



Infrastructure Readiness for Residential Grade Oriented Infill (R-CG)

2025 December 3

IP2025-1000

On 2024 May 14, Council provided the following direction through a Motion Arising from Report CPC2024-0213,

“to augment Home is Here recommendation 1.C.13.1 by tracking Development Permit applications on Residential – Grade-Oriented Infill (R-CG) parcels citywide and identify areas where increased densification may require infrastructure investment (including but not limited to water, roads and parks), and to bring forward the most appropriate funding tool to ensure growth is supported with proper infrastructure with a report back to Council through Infrastructure and Planning Committee once each year at the end of the year.”

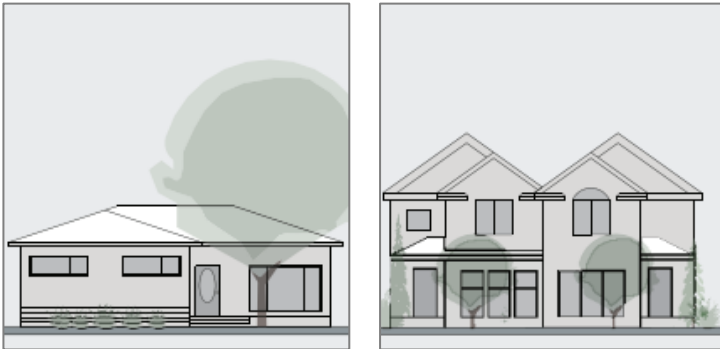
That Infrastructure Planning Committee recommend that Council receive the Report for the Corporate Record.



The City is meeting infrastructure demands associated with housing growth, including R-CG, through citywide, local area, and site-level approaches.



- R-CG does not trigger upgrades to parks or roads
- **Less than 1% of 1,949 R-CG homes reviewed** since 2024 Oct required utility upgrade
- New R-CG adds 0.4% to housing stock—about one new home for every 240 existing homes



Single/Semi-Detached
 34% of new R-CG homes
 64% of new R-CG applications



Rowhomes, Townhomes, and Fourplexes
 66% of new R-CG homes
 36% of new R-CG applications

Supporting All Growth Across the Established Area

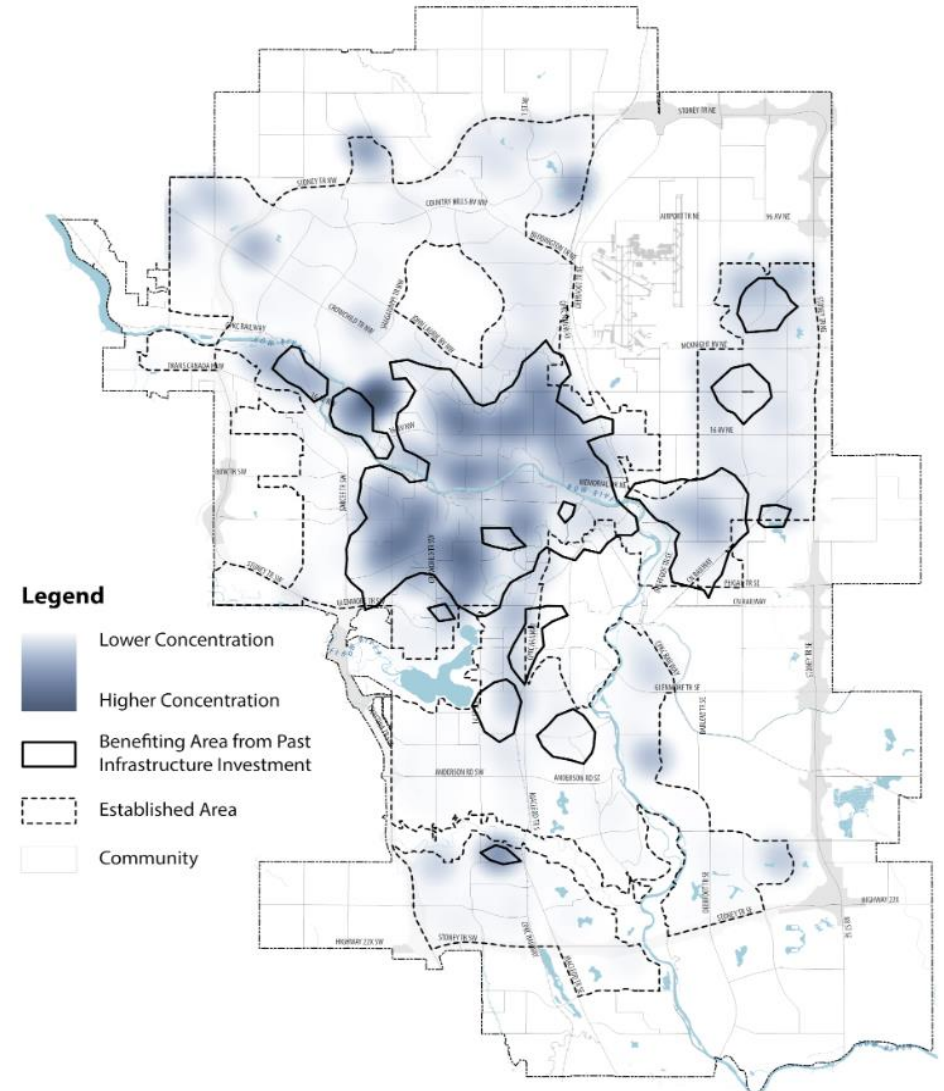
Existing Growth Investment Programs

- Main Streets
- Transit-Oriented Communities
- Established Area Growth & Change Strategy
- Local Area Investment Fund
- Utility Redevelopment Programs
- 5A Network
- Federal Housing Accelerator Initiatives

Between 2015 and 2024:

- **\$192M** invested via property tax, utility rates and funding from other levels of government

Matching City Investment in Infrastructure to Housing Growth, 2015–2024



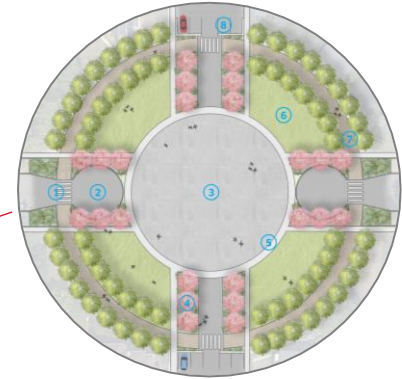
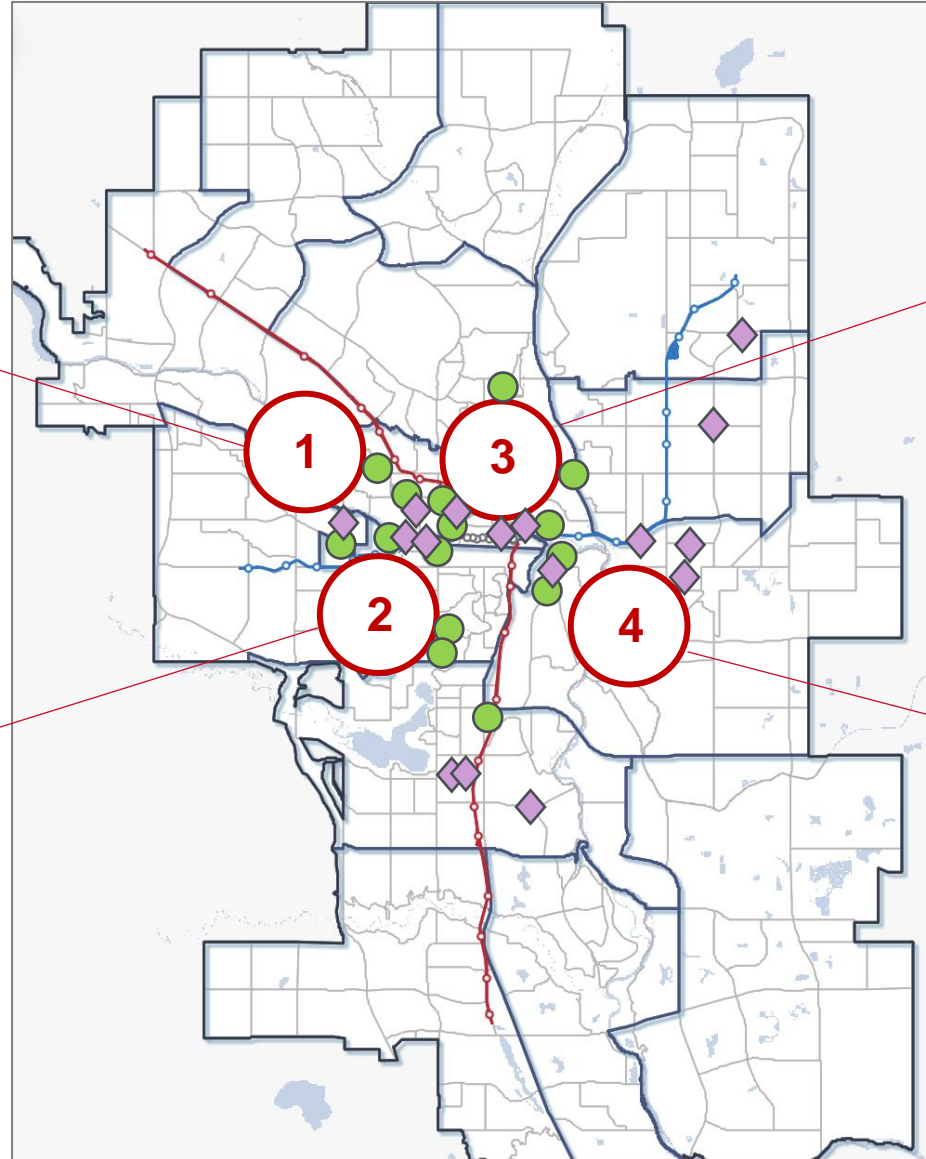
Examples of Infrastructure Renewal and Upgrades



1. \$0.6 million for Grasshopper Hill Park Enhancements



2. \$5.7 million in utility and stormwater upgrades in Marda Loop



3. \$2.6 million for the Balmoral Circus Park Improvements



4. \$1.3 million in Dover Neighborhood Street Improvements

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