

Infrastructure Upgrades That Help Established Area Communities Grow and Thrive

This attachment outlines the types of infrastructure upgrades that help communities in the established area grow and thrive. It shows how these investments are monitored and funded. Established area refers to neighbourhoods that have completed their first generation of development. This is also where R-CG zoning applies, though most R-CG applications do not trigger infrastructure requirements (see Attachment 4).

Type & Description	How The City Plans and Monitors	How Infrastructure is Funded
<p>Potable Water is used for drinking, cleaning and fire protection. It's delivered from treatment plants through underground pipes and hydrants. Both local and capital upgrades may be needed to support redevelopment where available fire flow becomes insufficient.</p>	<p>Water modeling and the Water Long Range Plan guide investment timing. Fire flow assessments are done for development proposals. Local upgrades are tracked to align with growth.</p>	<p>Funded through utility rates. Developers pay for infrastructure triggered by their projects.</p>
<p>Wastewater is collected and treated before being returned to the environment. Underground sanitary pipes connect to treatment plants. Both local and capital upgrades may be needed to support concentrations of redevelopment.</p>	<p>Sanitary modeling and the Sanitary District Studies guide investment. Site-specific assessments identify developer obligations. Cumulative impacts are monitored to time upgrades with growth.</p>	<p>Funded through utility rates. Developers pay for infrastructure triggered by their projects. The City is also piloting a new cost-sharing approaches, the Established Area Linear Levy Pilot, to fund upgrades.</p>
<p>Stormwater systems manage runoff to prevent local flooding and protect the environment. Redevelopment enables upgrades like storm mains, rain gardens and on-site storage to reduce local flooding.</p>	<p>Geospatial modeling of environmental data guides investment. Development proposals are reviewed for servicing impacts and developer obligations of local pipe extensions and on-site storage. Development Site Servicing Plans are tracked.</p>	<p>Funded through utility rates, the Stormwater Redevelopment Levy and grants. Developers are responsible for on-site solutions. The City is also piloting new cost-sharing approaches, the On-Site Stormwater Storage Pilot, and Storm Extension Pilot.</p>

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<p>Powerlines and distribution networks support growing electricity demand. ENMAX delivers infrastructure and is regulated by the Alberta Utilities Commission. Upgrades may be needed for redevelopment.</p>	<p>ENMAX models infrastructure capacity annually. The City formally circulates development applications to ENMAX and they review development proposals and flag needed upgrades. Power needs must be addressed before construction.</p>	<p>ENMAX investments are funded through regulated electricity utility rates, which are separate from The City's water and wastewater utility rates. Developers pay for infrastructure changes required by their projects.</p>
<p>Public realm includes sidewalks, plazas and community spaces. Investments enhance livability and support growth. Redevelopment creates opportunities for upgrades.</p>	<p>Growth tracking and Local Area Plans guide investment. Development proposals often trigger upgrades like landscaping and sidewalk renewal.</p>	<p>Funded through tax-supported capital programs like Local Area Investment Fund, Mainstreets and the Established Growth & Change Strategy. Developers deliver site-level improvements.</p>
<p>Parks support recreation and livability. In the established area, The City enhances existing parks and finds new spaces in the existing city rights-of-way when possible.</p>	<p>Park needs are assessed by population, level of amenity and access gaps. The Connect: Calgary's Parks Plan provides performance indicators.</p>	<p>Funded through tax-supported capital programs, ENMAX Parks Program (for Regional Parks), Established Area Growth & Change Strategy (for parks and other service lines), Playgrounds Amenities Program and funding from civic partners and private donors.</p>
<p>Transit, vehicular mobility, walking and wheeling networks support recreation, commuting and people getting around. Includes bus stops, shelters, bike storage, pathway improvements, walkability improvements and service improvements.</p>	<p>Growth tracking, service planning and asset monitoring guide investment. The transportation model forecasts transit demand. Pathway condition is tracked for repairs.</p>	<p>Funded through tax-supported capital programs and, for transit service, operating budgets.</p>
<p>Recreation facilities support health, wellness, and</p>	<p>Recreation needs are planned based on population</p>	<p>Funded through property tax and grants.</p>

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community connection through amenities such as leisure centres, arenas, and pools. In established areas, upgrades or new facilities may be needed to meet growing demand from redevelopment.	growth and service levels, guided by GamePLAN: Calgary’s Recreation Plan. Investment priorities are evaluated through the 10-Year Capital Investment Plan, which considers gaps in access and facility performance.	

In addition to new infrastructure, ongoing maintenance keeps communities livable by ensuring assets remain safe and reliable. This includes repairs to roads, pathways, utilities, and parks. As redevelopment increases population, added use and wear demand timely upkeep. The condition of infrastructure is tracked and planned through the Corporate Asset Management Plan (CAMP), using inspections and lifecycle assessments. This data helps prioritize repairs and coordinate with growth. Maintenance is funded through utility rates and both operating and capital budgets.