



Public Submission

CC 968 (R2026-03)

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First name [required] Mohamad

Last name [required] Mohamad

How do you wish to attend? In-person

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)

What meeting do you wish to comment on? (If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026") Standing Policy Committee on Community Development

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Apr 1, 2026



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[required] - max 75 characters

7.5 Water Efficiency Plan and Update to the Water Utility Bylaw, CD2026-015

Are you in favour or opposition of the issue? [required]

Neither

The matters to be considered at the 2026 March 23 Public Hearing of Council are set out in [advertising](#). For further information about the Proposed Citywide Rezoning Changes, you may also review [Understanding the proposed citywide rezoning change](#).

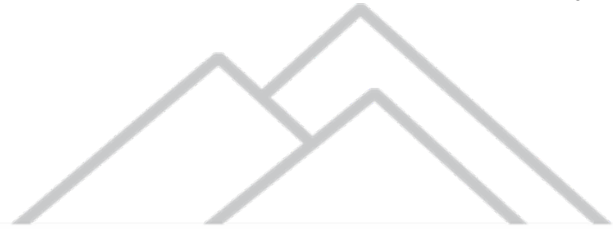
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2026-03-26 BILD Letter -Item 7.5–Water Efficiency Plan and Update to the Water Utility Bylaw-CD2026-0150.pdf

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Brian Hahn is also registered to speak and will stand at the podium with Mr. Mohamad.



March 26, 2026

The City of Calgary
800 Macleod Trail SE
Calgary, AB T2G 5E6

Re: Item 7.5 – Water Efficiency Plan and Update to the Water Utility Bylaw, CD2026-0150

Dear Members of the Community Development Committee

BILD Calgary Region (“BILD”) is a non-profit organization with a membership base that includes all facets of residential home and commercial construction, including builders, renovators, developers, trades, suppliers, and professional companies involved in the building industry. We advocate for affordability, choice, quality, and innovation.

BILD and its members appreciate the opportunity to comment on City Administration’s proposed updates to the Water Efficiency Plan (WEP) and the associated amendments to the Water Utility Bylaw 40M2006. BILD has participated actively and constructively throughout the City’s WEP engagement process, including BILD-specific workshops and technical modules held on June 19, June 26, and December 15, 2025.

We commend Administration’s leadership, transparent engagement, and diligent efforts in advancing these updates. BILD also extends its sincere appreciation to the City’s WEP Project Team, Rehanna Rajabali, Nicole Newton, Austin Weleschuk, Sarah Marshall, Pamela Duncan, Aaron Boulton-Chaykowski, Josée Méthot, and Nicole Willment, for their professionalism, collaborative approach, and responsiveness throughout this process.

BILD and its members support the overarching objective of ensuring Calgary’s long-term water security in the context of economic and population growth, as well as responsible water stewardship and conservation. We provide the following feedback in support of these objectives and continuing the good work of City Administration:

Calgary’s Success in Reducing End User Water Consumption

Calgary’s original WEP, developed in 2005, has been demonstrably successful. The City of Calgary met its “30 in 30” per capita consumption reduction target a full decade ahead of schedule, holding total withdrawals from the Bow and Elbow Rivers at or below 2003 levels despite substantial population growth.

- Residential indoor water use in Calgary is now well below the Canadian average, reflecting widespread adoption of low flow fixtures, efficient appliances, and sustained public education.
- Calgary’s per capita end-user water use compares favourably with other major Canadian municipalities, placing Calgary among national leaders in end user efficiency.

These accomplishments are a direct result of:

- High efficiency fixtures and appliances which meet or exceed the City of Calgary’s 40M2006 Water Utility Bylaw;
- Efficient captured surface-level stormwater utilization for construction activities;
- Updated technical Standards and Specifications for Waterworks Construction;
- Longterm collaboration between the City of Calgary, businesses, and consumers.

For additional information, please see BILD’s letter dated May 9, 2024, re: [Development Industry Feedback on Empirical Evidence Related to Water-Saving Measures to Inform Work on Maximum Water Demand - IP2023-1264](#).

Reasonable Limits to Further End-User Efficiency Gains

While incremental improvements in end-user efficiency remain possible, further significant reductions in per capita consumption will become increasingly marginal and costly.

The draft Water Utility Bylaw amendments, such as further tightening of low water use fixture requirements, largely align Calgary with peer jurisdictions.

BILD supports these updates in principle. However, it is important that Council recognize:

- The diminishing returns associated with ever lower fixture flow rates;
- The potential for consumer dissatisfaction and behavioural rebound;
- The limited ability of these measures to materially alter system wide water demand relative to past gains.

System Performance v. End User Consumption Reduction

The success in reducing end-user per capita water consumption stands in contrast to important aspects of the operational performance of the water distribution system. [The City's data](#) and third-party reviews confirm that:

- [Approximately 22% of treated water is currently lost through leakage](#) and system failures, a level that has persisted for several years.
- Calgary's Infrastructure Leakage Index (ILI) ranks second highest and real losses rank highest among comparable Canadian municipalities surveyed by [AECOM](#) (see pg. 8).

Nearly one quarter of the water Calgary treats, pumps, and pays to deliver never reaches a customer.

The Largest Untapped Water Efficiency Opportunity: Reducing System Water Loss

- The [BPSFM Independent Panel Report](#) identified water loss, resulting from asset failures, and deferred risk management as not isolated incidents but symptoms of two decades of fragmented governance, deferred investment, and insufficient asset integrity oversight.
- The [BPSFM Independent Panel Report's](#) recommendations explicitly identify accelerated leak detection, proactive pipe renewal, and improved data transparency as priority actions.

The BPSFM Independent Panel further emphasized that improving system integrity is foundational to:

- Reducing unplanned outages from water main breaks, along with the corresponding necessary testing and flushing of water mains required to effect repairs and restore service;
- Avoiding unnecessary capital expansion.

The foregoing strongly suggests the greatest remaining opportunity for water efficiency in Calgary lies not in a focus on end-user behaviour, but with aggressively reducing system water loss.

The benefits of doing so are substantial and multidimensional:

- Reduced pressure on the Bow and Elbow Rivers, exceeding what marginal fixture improvements are likely to achieve.
- Deferred or avoided capital expenditures for water treatment, storage, and delivery infrastructure.
- Lower operating costs and energy consumption for pumping, treatment, and emergency response.
- Measurably improved resilience and reliability, by directly addressing the matters highlighted in the BPSFM report.

BILD's Recommendations to Council

BILD respectfully urges Council to ensure that the updated WEP and accompanying recommendations:

- Are consistent with Administration's recommendations, explicitly prioritize system water loss reduction as a primary driver of future water efficiency gains.
- Clearly distinguish between key components of water efficiency, including:
 - End-user conservation measures, which may be approaching practical limits;
 - Utility system performance, where further material gains remain achievable.
- Align WEP implementation with the Independent Panel's recommendations respecting water loss reduction, asset integrity, and risk management.
- Ensure that future capital planning fully consider the avoidable costs associated with a high rate of water loss due to leakage.

Once again, BILD and its members commend Administration's leadership, candid engagement, and diligent work on updating the WEP. BILD stands ready to continue working with Council and Administration to support a WEP that is balanced, evidence based and focused on the greatest public benefit.

If you have any questions regarding technical/engineering matters, please reach out to Mohamad Mohamad at m.mohamad@bildcr.com

Sincerely,



Brian Hahn
Chief Executive Officer
BILD Calgary Region



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First name [required]	Jared
Last name [required]	Blustein
How do you wish to attend?	
If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)	n/a
What meeting do you wish to comment on? (If you are provid-	Standing Policy Committee on Community Development
Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026"	Apr 1, 2026



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[required] - max 75 characters

Water Efficiency Plan

Are you in favour or opposition of the issue? [required]

In favour

The matters to be considered at the 2026 March 23 Public Hearing of Council are set out in [advertising](#). For further information about the Proposed Citywide Rezoning Changes, you may also review [Understanding the proposed citywide rezoning change](#).

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The Calgary Climate Hub (CCH) supports the City's Water Efficiency Plan, particularly the focus on protecting the Bow and Elbow rivers. Protecting Calgary's water sources is vital for strengthening drought resilience and ensuring reliable and safe water services for current and future generations. Our water comes from the watersheds in the foothills, and mountains of the Eastern Slopes west of Calgary, and is threatened by a number of factors such as drought, climate impacts, population growth (in the Eastern Slopes and our city) and resource extraction. This will only become more pronounced over time. As such, we must protect our headwaters to ensure a safe and secure source of water for Calgary. Accordingly, CCH is advocating for the establishment of a 200-metre buffer zone around the banks of all rivers/streams within the Bow/Elbow headwaters to:

- Maintain healthy forest connected root systems to hold riparian banks together during increasing flash floods.
- Absorb snowmelt and rainfall to store water over the summer in soils and slowly meter this water back into streams during increasing drought.
- Restore natural instream habitats and sinuosity to reduce flood energy.

Additionally, reduce pollution and impact on these waterways by:

- Stopping selenium from entering the watershed by banning new coal mines on the Eastern Slopes.
- Reducing mud/sediments from clear cut logging and dirt road building from entering the watershed by regrading all dirt roads away from riparian corridor and into vegetated swales outside buffer zones.
- Directing all polluted runoff (salt, nutrients, vehicle/tire chemicals, and hot water) from paved roads and parking lots into vegetated swales and run-off ponds outside buffer zones.

The idea of a city protecting its headwaters is far from new. In 1927, the Greater Vancouver Water District obtained a 999-year lease agreement in the Seymour and Capilano watersheds to protect Vancouver's water source. Similarly, in the 20th Century, New York City bought large tracks of watershed in the Catskills Mountains to protect their source of water. While impossible for Calgary to emulate today, it highlights how other cities recognize the crucial relationship between a city's water and their watersheds.

We urge you to take appropriate action now to ensure water security for all Calgarians today and in the future. We thank you for truly considering the relationship between our



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water and our watersheds, and for supporting our resilience and



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First name [required] **Joel**

Last name [required] **Beatson**

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Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" **Apr 1, 2026**



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[required] - max 75 characters

7.5 Updates to Water Efficiency Plan

Are you in favour or opposition of the issue? [required]

In favour

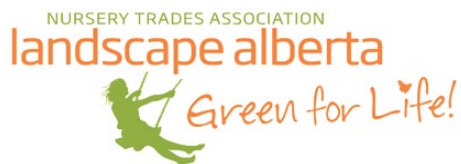
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City of Calagary WEP 2026 - Letter of Support.pdf

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)



18051 107 Ave NW Edmonton, Alberta T5S 1K3

admin@landscape-alberta.com www.landscape-alberta.com www.greenindustryshow.com

March 30, 2026

Subject: Letter of Support for the 2026 Water Efficiency Plan

To whom it may concern,

On behalf of the Landscape Alberta Nursery Trades Association (Landscape Alberta), I am writing to express our support for the City of Calgary's 2026 Water Efficiency Plan. As stewards of Calgary's green spaces and advocates for sustainable landscaping practices, we commend The City for its forward-thinking approach to water efficiency and conservation.

The proposed updates in the Water Efficiency Plan reflect a strong commitment to addressing Calgary's growing water demand, climate challenges, and infrastructure pressures. We are particularly encouraged by the following initiatives:

1. **Residential Landscape Transformation Education and Incentives:** The establishment of community demonstration gardens, YardSmart starter kits, and the expansion of the Rain Barrel Incentive Program are excellent steps toward empowering Calgarians to adopt water-wise landscaping practices. These initiatives will help residents transition to sustainable landscapes, reduce outdoor water use, and support healthier ecosystems.
2. **Water Managed Sites Program:** The incentive-based framework for upgrading irrigation systems is a practical and impactful approach to reducing peak day water demand. We appreciate the recognition of certified sites and the flexibility provided during water shortage periods.
3. **Strengthened Regulations and Standards:** Updating the Water Utility Bylaw, Sustainable Building Guide, and Zoning Bylaw to include water-efficient building and landscape design standards is a critical step in embedding water efficiency into Calgary's built environment. Healthy greenspaces are measured not solely but water used or saved, but in the benefit, it provides Calgarians. Reduced urban heat island effect, better stormwater management, reduced wildfire risk, cleaner air quality and the myriads of mental and physical health improvements all need to be considered in a holistic approach to creating health green cities.
4. **Partnerships with Local Nurseries and Landscaping Professionals:** Collaborating with industry stakeholders to promote native and water-efficient plants, sod, and seed mixes is a promising initiative that aligns with our association's goals.

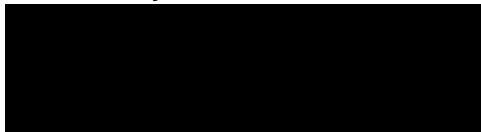
While we are enthusiastic about the direction of the Water Efficiency Plan, we believe there are areas for continued improvement:

1. **Enhanced Support for Landscape Transformation:** While the proposed initiatives are commendable, we encourage The City to consider additional incentives for transitioning from water-intensive turfgrass to drought-tolerant alternatives. Expanding rebate programs and providing financial support for soil amendments and efficient irrigation systems could further accelerate adoption. Recent research done by the Alberta Turfgrass Research Institute in partnership with the City of Calgary shows that modern turf varieties use 40-60% less water than conventional belief.
5. **Streamlined Processes for Water Managed Sites:** We recommend simplifying the application and certification process for the Water Managed Sites Program to encourage greater participation from property owners and managers. We continue to believe that including all newly FAC'd sites as Water Managed Sites will improve uptake and the program while reducing red-tape.
2. **Increased Collaboration with Industry:** The landscape industry is uniquely positioned to support the City's water efficiency goals. We encourage The City to deepen its partnerships with our association and other industry stakeholders to co-create solutions, provide training and certification opportunities, and ensure the availability of water-efficient landscaping materials.
3. **Public Awareness and Education:** While the plan includes robust education initiatives, we believe there is an opportunity to further engage Calgarians through targeted campaigns that highlight the benefits of water-wise landscaping and provide practical, easy-to-implement solutions.

Landscape Alberta is committed to working alongside The City to ensure the success of the Water Efficiency Plan. We are eager to contribute our expertise, resources, and industry insights to help Calgary achieve its 2040 goal of reducing per capita water demand by 20 percent and advancing long-term water resilience.

Thank you for your leadership in prioritizing sustainable water management and for recognizing the vital role of landscaping in achieving these goals. We look forward to collaborating with The City to make every drop count and build a thriving, water-resilient Calgary for generations to come.

Sincerely,



Joel Beatson, CLHM, CAE

Executive Director