

Supporting growth and change in established communities

The Established Area Growth and Change Strategy (Strategy) recommends investing in improvements that can help deliver great communities for existing and future residents and businesses. This includes developing financial and policy tools that will enable growth, boost investor confidence and certainty, and attract private investment to partner with public investments in communities. Together, these will help us achieve the goals set out in the Municipal Development Plan and Calgary Transportation Plan, meet existing market demand, consider the financial impacts and increase the capacity of existing communities for redevelopment.

Existing City investment programs support communities across the city. Sidewalks, parks, roadways and utilities undergo regular repairs and lifecycle maintenance work. This includes work like fixing potholes in roads, repairing streetlights and mowing grass and caring for gardens in parks. These efforts help maintain our communities so that we can use these spaces for years to come.

Working collaboratively with stakeholders, the Strategy recommends reinvestment that will support citizens and businesses in areas that are experiencing growth and change. The first project recommendations in 2020 include a series of public realm and utility improvements and the development of financial tools. The first project recommendations in 2020 include a series of public realm and utility improvements and the development of financial tools to support these types of investments

The public realm and utility improvements support reinvestment in local places and spaces, such as pedestrian access, urban plazas and open spaces. The public realm improvements include traffic calming and pedestrian safety improvements; park and recreation upgrades; pathway connections, sidewalk and streetscape improvements; and programming within public spaces. Once constructed, these improvements will encourage people to explore and spend time in the spaces within their communities, and support businesses in the area.

Utility improvements include proactive upgrades to the water and sanitary lines to support growth, specifically where 17 Avenue S.W. and 33 Avenue S.W. Main Streets projects are taking place.

Financial and policy tools that will support future growth related public realm and utility investments identified in Phase 1 will be explored and/or developed in Phase 2 (2020-2022). This work will include:

- exploring a new Established Area off-site levy for local-sized water and sanitary pipes. An off-site levy is a charge that developers pay to The City to help pay for infrastructure that supports their development.
- developing a two-year pilot property tax uplift reinvestment tool in the North Hill Communities Local Area Plan. Property tax uplift is the increase in property tax when a site is redeveloped. It is not an additional tax charged to the property owner.
- exploring additional financial tools and strategies for growth-related public realm investment.

For more information on the Established Area Growth and Change Strategy and project updates, please visit calgary.ca/EstablishedArea.

