



ISC: Unrestricted

April 2025

Established Area Growth Strategy – On-site Stormwater Funding Pilot Phase 1 Rules & Guidelines

The City of Calgary (“The City”) is pleased to introduce Phase 1 of a pilot program to provide up to \$50,000 per site towards eligible on-site stormwater storage infrastructure required for redevelopment in the Established Areas. This pilot starts **April 11, 2025** and is part of the [Established Area Growth Strategy](#).

As part of managing stormwater in an effective way, The City requires on-site stormwater storage when developing housing with three or more primary homes. This storage helps reduce the impact of flooding, ensure public safety, reduce damage to property and keep our rivers healthy. Building on-site stormwater storage can be both expensive and technically challenging, leading some developers to avoid building more than two primary housing units per project. This means both fewer homes and less stormwater infrastructure are built.

The goal of the On-site Stormwater Funding Pilot is to enable and accelerate the delivery of housing in existing communities by temporarily reducing these development cost barriers, while also supporting effective stormwater management in growing communities and testing updates to on-site stormwater storage requirements¹.

This pilot complements other work supporting utility infrastructure, including:

- Plug & Play On-site Stormwater Designs
- Established Area Linear Levy Pilot
- Shallow Utility Relocation Program
- Storm Extension Pilot

This pilot is funded by the Government of Canada’s Housing Accelerator Fund. The City will monitor uptake and results of the pilot to determine next steps for this initiative.

Pilot Inquiries and Funding Submissions:

The City of Calgary
Utilities Infrastructure Planning
Stormwater@Calgary.ca

For the latest pilot information including submission forms and any updates or adjustments:
[On-site Stormwater Funding Pilot](#) or [Calgary.ca/SHIP](https://calgary.ca/SHIP).

Phase 1 Pilot Details:

1) Parameters

- a) Phase 1 of the pilot will be open to submissions starting April 11, 2025. Phase 1 submissions will close:

¹ last updated in the October 2018 Industry [Bulletin](#) “Unit Area Release Rates for Development (2018)”.



- i) When available funds are exhausted;
 - ii) When concluded at the sole discretion of The City, whether for the purposes of adjustments and improvements to the program or for any other purpose; OR
 - iii) On September 25, 2026.
- b) As of April 11, 2025, developers can inquire about funding eligibility once a stormwater release rate requirement has been identified through their Development Permit application.

2) Pilot Eligibility

- a) Eligibility will be determined at the sole discretion of The City.
- b) Eligible projects include on-site stormwater storage in the [Established Area](#) built to meet release rate requirements triggered by residential or mixed-use development applications with 3 or more dwelling units. Additional on-site stormwater storage or other on-site stormwater infrastructure may also be eligible at the sole discretion of The City.
- c) Funding is limited and only available for eligible developments under the [Housing Accelerator Fund](#) that require on-site stormwater storage. Development permits that do not meet this criterion or provide incomplete or inaccurate information as part of this application will not qualify for funding under this pilot, and any funds provided must be immediately returned to The City.
- d) Servicing connections, private or on-site infrastructure which is not for stormwater servicing, offsite infrastructure of any kind or master-planned multi-site developments do not qualify for funding.
- e) For a project to be considered eligible, the developer must provide any additional information upon request from The City.
- f) The developer must comply with fair, open and transparent procurement practices complying with applicable law, trade agreement, or policy when seeking tenders for construction.
- g) Projects with Development Site Servicing Plans approved on or after April 11, 2025, may be considered for funding pending an eligibility review. Projects with Development Site Servicing Plans issued before April 11, 2025, for which pilot eligibility was discussed with The City before April 11, 2025, may also be considered for funding at the sole discretion of The City. No projects with Development Site Servicing Plans approved before November 1, 2023, can be considered eligible

3) Additional Conditions

- a) Developers are responsible for construction of the on-site stormwater storage required for their development.
- b) Regardless of any approvals or reimbursements through this pilot, for current and future regulatory purposes, the costs and construction of on-site stormwater storage for developments in Calgary remain the responsibility of the developer and are not transferred to The City.
- c) Funding commitments will be made on a first come first served basis, subject to annual availability of funds. Funding commitments for pre-approvals may be held for up to 1 year, but cannot be held beyond September 24, 2027. For any funding commitments whose conditions



have not been met when the commitment period elapses, the committed funds may be reallocated at the sole discretion of The City.

4) Optional Pre-Approval

- a) Where possible, developers are encouraged to optionally submit a pre-approval form, approved development site servicing plan, and cost estimate for the required onsite stormwater storage. These can be submitted at any time after the development site servicing plan is approved, until Phase 1 submissions close. Project eligibility and funding commitment may be conditionally pre-approved for up to 1 year, with reimbursement to follow if reimbursement conditions are met within the commitment period.

5) Reimbursement

- a) To receive reimbursement, a developer must submit a reimbursement form, an itemized invoice with receipts, the approved Development Site Servicing Plan, the issuance of the Private Property Inspection Report confirming that the required on-site stormwater storage was built to plan, and any additional information upon request from The City. For projects without eligibility pre-approval, project eligibility and funding commitment will be determined at this time.
- b) Funding reimbursement will be made following confirmation of eligibility and fund commitment, construction and final inspection of the required on-site stormwater storage infrastructure, and confirmation of compliance with City requirements.
- c) For the purposes of determining the maximum threshold for reimbursement, a "Housing Unit" means any Dwelling Unit, Backyard Suite, or Secondary Suite.
- d) Reimbursement will be based on the actual invoice amount submitted by the developer, and will not exceed either that invoiced amount nor a maximum threshold of:
 - i. \$10,000 per development permit application for developments with 3 Housing Units;
 - ii. \$20,000 per development permit application for developments with 4 Housing Units;
 - iii. \$30,000 per development permit application for developments with 5 Housing Units;
 - iv. \$40,000 per development permit application for developments with 6 Housing Units; OR
 - v. \$50,000 per development permit application for developments with 7 or more Housing Units.
- e) Costs that exceed the maximum threshold for reimbursement are the obligation of the developer.

A pre-approval form, a reimbursement form, and the latest information on the pilot including any updates or adjustments are available on the Stormwater & Housing Impacts Program webpage at [On-site Stormwater Funding Pilot](#) or www.calgary.ca/SHIP.