Off-site Levies Bylaw Update Review – Water Infrastructure Costs – Linear & Stormwater: Industry Consultation Meeting Notes

Date/Time: Monday, February 23, 2026 / 8:30 am – 10:00 am

Location: Andrew Davidson Building, Online Teams Call

Attendees:

Internal	External
Krista Campbell	Bob Faktor,
Erin Felker	Brett Freisen
Helen Hu	Jackie Stewart
Brian Arthur	Mohamad Mohamad
Maggie Choi	Graeme Melton
Quinn Eastlick*	Christian Undseth
Liz (Elizabeth) Tan	Brian Hahn
Laura Urbain	Grace Lui
	Keith Haraburda
	Nadia Freisen
	Greg Bodnarchuk
Regrets	
	Shameer Gaidhar

*Note taker

Agenda

1. **Introduction and rationale for updates**
2. **Overview of infrastructure cost updates**
3. **Group discussion and follow up**

Discussion

- Explain this process with the 10-year capital plan, and how it aligns with the 4-year budget cycle and how it triggers some of these projects?
- Are the approved plans in the denominator ~~are~~ tied to funded projects?
- Last Prairie Economic Gateway (PEG) sanitary project - how would this look in project costs by year based on the funding schedule shown in the presentation?
- How is redundancy calculated, especially given the repairs to the existing system?
- For projects of the size of South Calgary, how do you calculate the benefit allocation of greenfield versus established area?
- For PEG, will you be providing benefit allocation for all those projects, and do you have a timeline for this?
- For PEG, could you explain the benefit allocation?
- Do PEG lands require a growth application?

- In the absence of PEG, would the infrastructure to service area 1 in the map be developer sized and developer funded?
- There is significant mobility infrastructure in the north part of the PEG maps. Will that be included in the levy?
- Are these PEG areas all industrial land.
- What is the approximate area of area 1 in the presentation map?
- For the Belvedere N/S storm trunk, are there additional lands in the Belvedere ASP that drain into that pipe that require an application? Does it also support the south Belvedere ASP?
- On the meter chamber locations, could you explain how those are attributable to growth?
- Why wasn't the 17 Ave line to Chestermere at the City Limits installed to begin with? Isn't that something that could be funded in part by providing municipalities? Should be a qualifying cost to that municipality if moving the line is required to accommodate growth.
- Who owns the line on the north side of the meter chamber? Are you moving the meter chamber and taking ownership of the pipe to the city limits?
- We're not challenging the need for a meter. We're challenging charging growth for the relocation of the meter to provide water. Unfortunate if it was installed after the annexation.
- PEG map is standing out because it is costing more than it will create positive inflow. There will be an area between PEG and Hotchkiss that will not be approved for growth. If that area benefits, how will that benefit be accounted for?
- The implementation date was understood to have moved, but it had yet to be signed off on. When will this be approved?
- When will we get the updated MDD?
    - Reviewing the MDD should be an important task to free up capital to service as many projects as possible.
    - The MDD, based on how much water is produced at the treatment plant, the design inputs for that line are based on the MDD and not usage.
- Would like The City to consider the latent capacity in the system that could be used to help right size infrastructure similar to what Edmonton conducted.
- Are the pipes in the north and south Calgary going to be leaking at 22%? This is the fundamental issue that The City needs to consider here.
- Incumbent upon us to put forward a case that is beneficial to The City and industry. We'll be sharing ideas on this.
- Could we get the Water Levy balances and accounts for the last few years?
- Sounds like we'll be breaking this into phases. Phase 2, which after we agree on inputs we will discuss financial modelling, which would occur in April/May?
- Could you send in writing an update to the workplan and timing?
- When projects share regional benefit, does the City negotiate proportion of benefit to the regional partner? For instance, if there is 50% benefit to Rockyview County, is it negotiated with them to calculate benefit?
- When you get to financial modeling, are you only amortizing the 45% from which we take benefit? Other 55% is handled outside of the levy process?
- Nose Creek extension: triggered by Airdrie, benefits Nose Creek ASP. We haven't been provided the regional benefit, correct? And The City collects money through the rates they charge Airdrie? We need to see the benefit allocation to the existing growth area. This may be a problem as we progress.

- It's not as if Cochrane pays Calgary as a developer would pay a levy. There is an amount you collect through rates, which is how the city collected levies between 2000 and 2010.

Summary of Action Items

- **Administration**
  - Ensure map is available for Tuesday meeting (North Calgary Water Servicing Consultation: March 3, 2026) similar to last bylaw review.
  - Benefit allocation details for PEG projects, including timing.
  - Updated MDD and confirmation of implementation date approval.
  - Water Levy balances and accounts for recent years.
  - Written update to the workplan and overall timing.