



Off-site Levy Bylaw Review

Community Services Session #4

November 3, 2022



Today's Agenda

- 1. Welcome & Agenda Overview**
- 2. Meeting Norms (Hybrid)**
- 3. Work Plan Update**
- 4. Team Update**
- 5. Libraries**
- 6. Benefit Update**
- 7. Discussion**



Meeting Norms (hybrid)

Norms

- **Presentations:** Hold questions until the end.
- **Tone:** Keep a positive tone. Discuss ideas on addressing issues.
- **Listen & Respect:** Every voice is an important voice. Everyone participates, no one dominates
- **Sounds:** Mute your mic when you are not talking (online). Speak-up so that those online can hear (in-person).
- **Sights:** You are encouraged to turn on your camera if you are online, and to face the camera when you are in person.
- **Discussion:** If you would like to comment or have a question, please raise your hand (in-person/online). We will get to you in order as best as we can.



Adjusted Work Plan

Community Services	Topics
Session 1 – December	Overview
Session 2 – February	Police & Fire
Session 3 – July	Benefit
Session 4 – November	Libraries
Session 5 – December	Benefit
Session 6 – January	Recreation
Session 7 – February	Wrap Up



Project Team Update

Krista Campbell



Project Sponsor*

Angela Sedor



Project Lead

Brian Arthur



Transportation Lead

Chris Tse



Water Resources Lead

Jennifer Black



Community Services Lead

*Rachel Gill acting for Krista Campbell

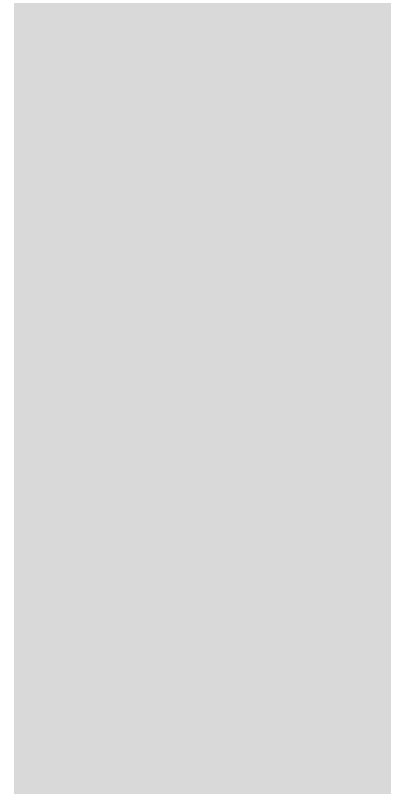
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Calgary Public Library

Level of Service

- Most common method to measure amount of library service provided is square feet per capita
- Aim to have 0.36 ft² of public library space per person





Infrastructure Needs

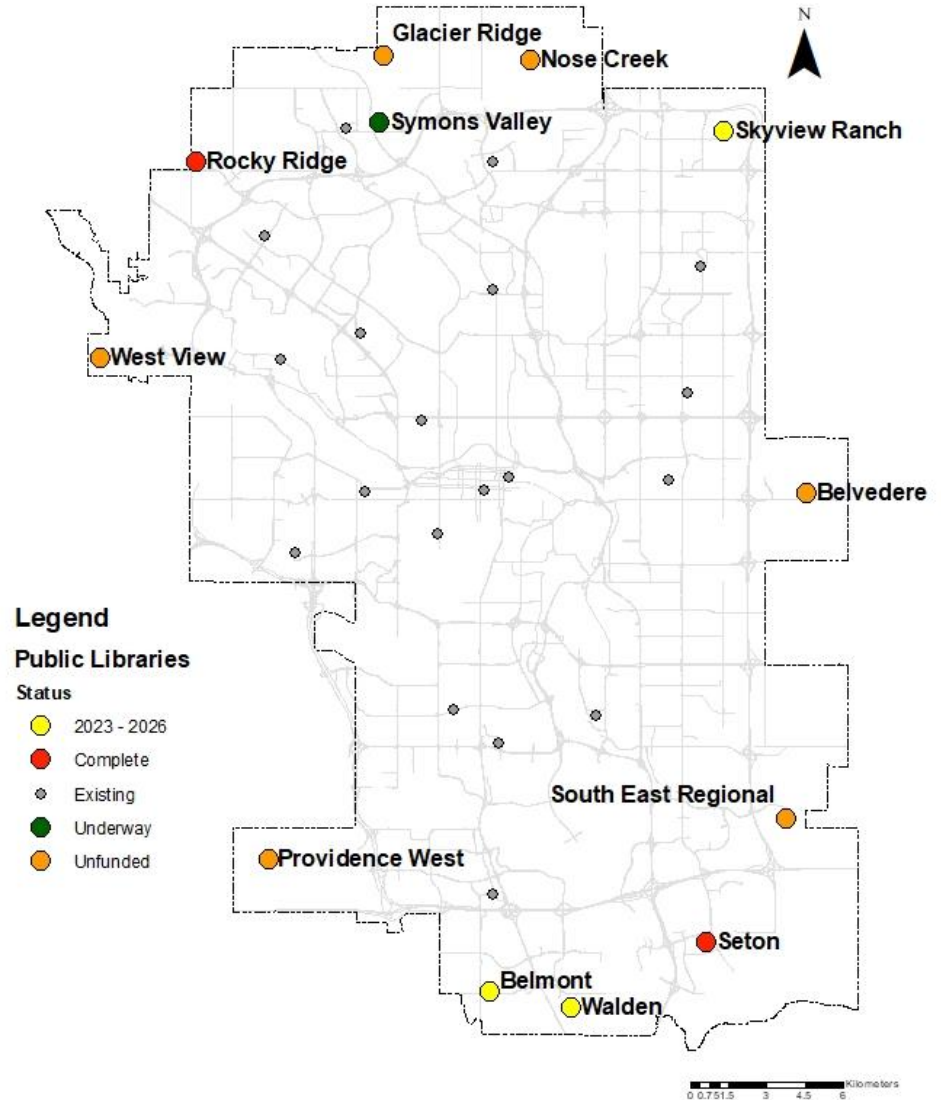
Project Name	Status	Est. Project Cost
Seton Library	Complete – 2019	\$ 12,650,000
Symons Valley Library	Underway	\$11,000,000
Belmont Library	2023 – 2026 Budget Cycle	\$6,500,000
Walden Library	2023 – 2026 Budget Cycle	\$6,500,000
Skyview Ranch Library	2023 – 2026 Budget Cycle	\$13,000,000
Belvedere Library	Unfunded	\$19,500,000
Glacier Ridge Library	Unfunded	\$15,600,000
Nose Creek Library	Unfunded	\$6,500,000
Skyview Ranch Library	Unfunded	\$13,000,000
Providence West Library	Unfunded	\$25,350,000
East Regional Library	Unfunded	\$19,500,000
West View Library	Unfunded	\$15,600,000



Infrastructure Map

Supporting Policies

- Glacier Ridge Area Structure Plan
- Keystone Area Structure Plan
- Symons Valley Area Structure Plan
- Skyview Ranch Area Structure Plan
- West MacLeod Area Structure Plan
- East MacLeod Area Structure Plan
- South Shepard Area Structure Plan
- Westview Area Structure Plan
- Southwest Regional Policy Plan



Infrastructure Costs

Table 41 - Precedent Costs from a Variety of Co-located Libraries

Library	CPL Land (acres)	Gross Library Size (per sf)	Library Development Costs			Total	Total Cost per sf
			Building Development	Furniture, Fixtures & Equipment	Site Development		
Genesis Phase 1 (2011)	1.89	18,783	\$ 5,100,000 (A)	\$ 1,165,240 (A)	\$ 1,140,000 (A)	\$ 7,405,240	\$ 394
Seton (2018)	1.45	24,100	\$ 8,630,000 (B)	\$ 2,200,000 (B)	\$1,820,000 (B)	\$ 12,650,000	\$ 525
Quarry Park (2016)	1.26	13,455	\$ 4,670,000 (A)	\$ 800,000 ³ (B)	\$ 860,000 (A)	\$ 6,330,000	\$ 470
Average	1.54	18,799	\$ 6,133,333	\$ 1,388,413	\$ 1,273,333	\$ 8,795,080	\$ 463
Contingency (10%)							\$ 46
Revised Average							\$ 509

** FFE does not include costs associated with materials, books etc.

*** includes purchase cost, acreage assessment, off-site servicing, on-site servicing & improvements

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Benefit Update



Formula



Capital Costs (\$)²
*Including adjustment factors
 for TVM & inflation*

x



Benefit (%)³

Options to simplify
 benefit

**= Levy Rate per
 Hectare⁴**

Leviable Land (ha)¹



- 1 Leviable land refers to land available for development that has not previously paid levies, within active Area Structure Plans t
- 2 Capital costs required for leviable land
- 3 Benefit attributable to leviable land
- 4 Different levy rates per infrastructure type/infrastructure category

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Thank you!

Questions & Comments