



# Off-site Levy Bylaw Review

## Stakeholder Consultation – Leviable Land Considerations

### 8 September 2021



# Agenda

- I. New strategic approach recap
- II. Leivable land considerations
- III. Next steps

Calgary



## New Strategic Approach Recap

*(As presented August 18, 2021)*





# Project Objectives

1. Customer-focused approach (including simple, easy to explain language)
2. Increased corporate consistency
3. Implement City strategies:
  - MDP and CTP
  - Improved growth process - using growth strategies to identify infrastructure needs
  - Frequency - align to growth strategy & budget cycle
4. Increase financial resilience
5. Enable off-site levy funds to be available at the right time
6. Legally defensible and legislatively compliant

## Proposed Approach

### **New off-site levy:**

1. Capacity-based model - funding of 100% of growth-related capital infrastructure cost for investments in greenfield growth area.
  - No change to treatment plant levy in greenfield area
2. Infrastructure required to service Council-approved new and actively developing communities.
3. OSL for infrastructure benefiting new community business cases.
4. Other City funding sources to be used for most infrastructure upgrades and downstream impacts in the Established Area.

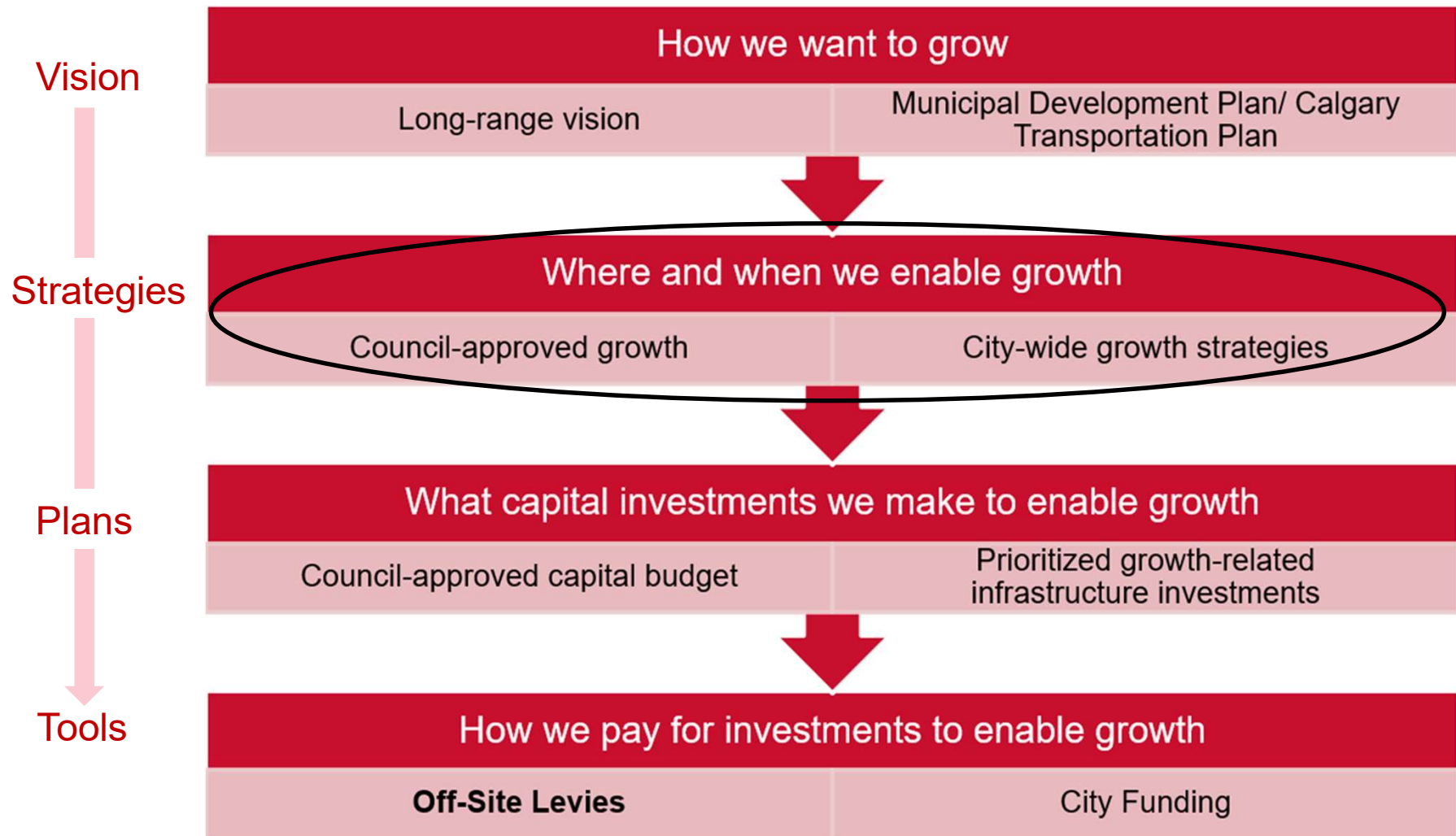


## Leviable Land Considerations

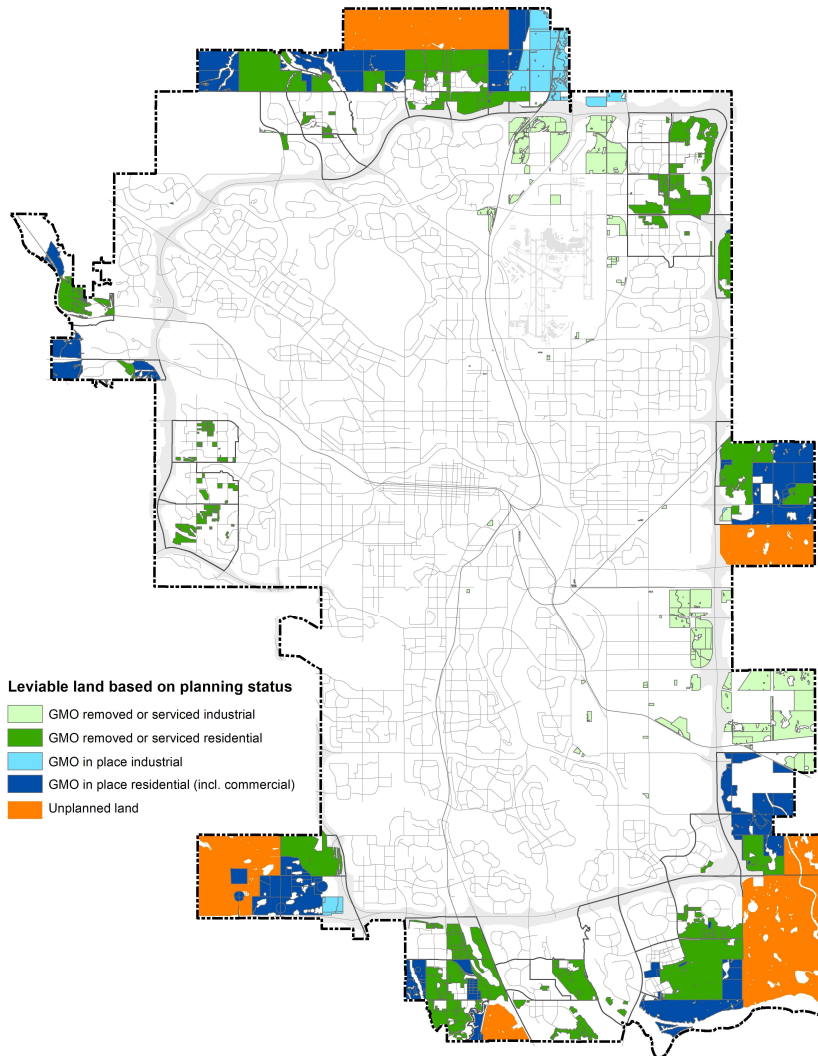




# A New, Responsive Off-site Levy



# What Lands Could Be Considered For The 2022 Off-site Levy Bylaw?



- Approved Growth (green)
- Planned lands (blue)
- Full City Boundaries (orange)

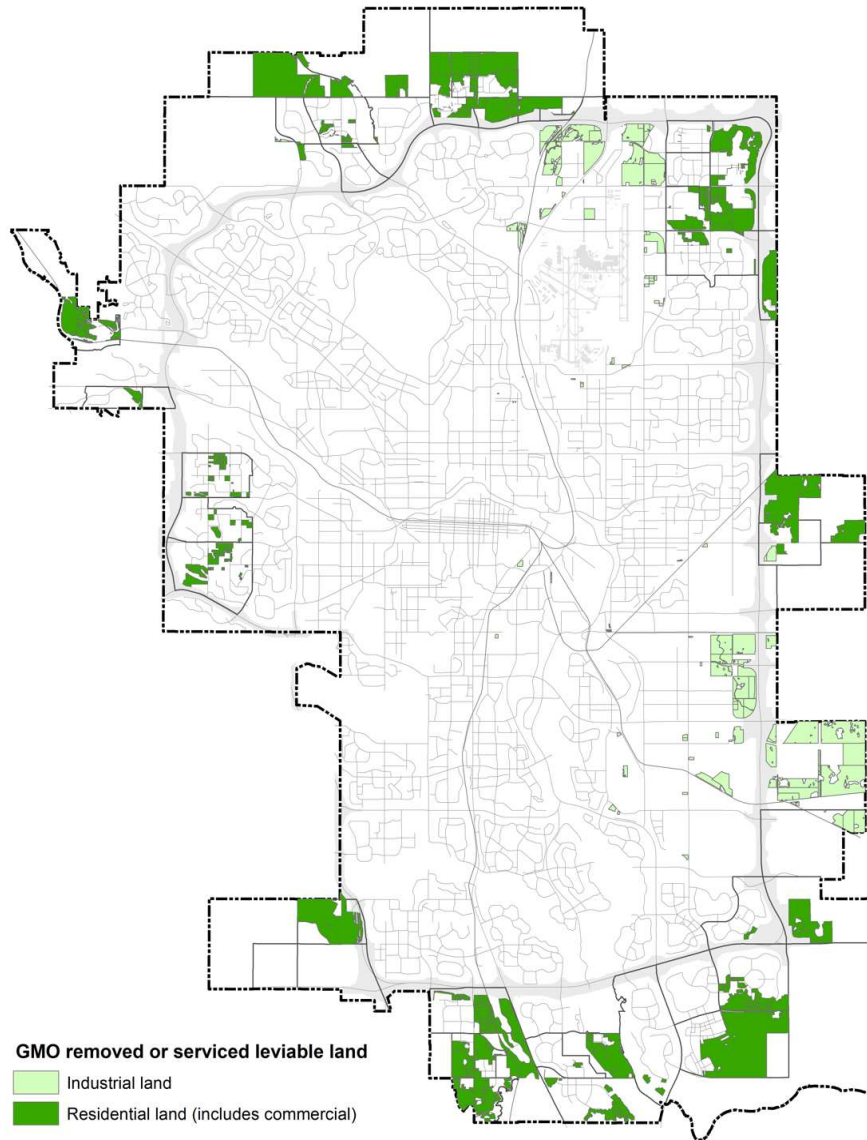


Certainty

*\*Map for illustrative purposes*



# Proposed 2022 OSL Bylaw Leviable Lands



- All remaining leviable lands within approved growth areas:
  - The 27 actively developing communities;
  - The 14 new communities approved in 2018; and
  - Any new communities approved in 2022
- All serviced industrial and employment lands

*\*Map for illustrative purposes*



## Next Steps



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Questions?

