



Off-site Levy Bylaw Review

Community Services Off-site Levy Working Group

September 21, 2023



Today's Agenda

1. Welcome & Agenda Overview
2. Draft levy rates
3. Supporting documents
4. Summary of Feedback
5. Schedule and Next Steps
 - Other engagement opportunities
 - Feedback on consultation – plan next year



Meeting 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 participants, 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.
- **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.



Draft Levy Rates

	2023 Posted Rates (\$/ha)	2024 Inflation- Adjusted Rate (\$/ha)*	2024 Rate (\$/ha)**	Change (%)
Fire	22,359	24,673	17,092	-31
Police	8,749	9,659	7,438	-23
Library	6,831	7,541	5,832	-23
Recreation	47,677	52,635	52,510	0
Total	85,606***	94,520***	82,972	-12

*Posted rate escalated by 10.4%, the 2023 estimate for non-residential building construction price index per Calgary's *Spring 2023 Calgary and Region Economic Outlook, 2023-2028* ([Calgary & Region Economic Outlook 2023-2028](#))

**Pending Council approval

***Excludes Transit Buses



Supporting Documents

Available online at engage.calgary.ca/OffsiteLevies:

- **Levy Rate Models:** provides calculation
- **White Papers:** description of methodology
- **Project Summaries:** project descriptions and rationales



Summary of Feedback Incorporated

Topic	Actions
Bylaw continuity	<ul style="list-style-type: none"> Bylaw continuity tab was introduced
Supporting information	<ul style="list-style-type: none"> Incorporated supporting information how the benefit allocation was calculated Incorporated supporting information how infrastructure cost was calculated
Infrastructure costs	<ul style="list-style-type: none"> Infrastructure costs reflect a basic facility that meets community needs.



Infrastructure Costs

- **Comparison with Altus Group Canadian Cost Guide (2023) for respective infrastructure**
- **Why are City constructed facilities more expensive than privately constructed facilities? Why are soft costs so high?**
 - *City facilities are community hubs*
 - *City facilities are built to last*
 - ✓ [Calgary Corporate Accessibility Policy \(CSPS003\)](#) and associated [Access Design Standards](#)
 - ✓ [Sustainable Building Policy](#)
 - ✓ [Calgary Climate Strategy](#)
 - ✓ [Design Guidelines for City of Calgary Funded Buildings](#)
 - ✓ [Planning and Development Policies and Plans](#)



Acknowledgement of Feedback Not Incorporated

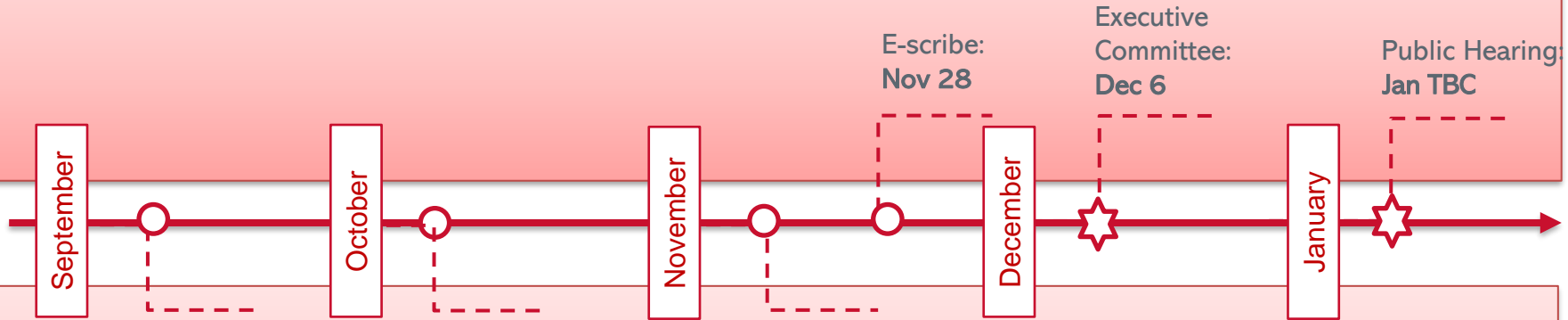
- Grants:
 - No assumptions on grants embedded within the off-site levy rate formula
 - Future grants:
 - ✓ Grants from the Federal or Provincial Governments are considered City of Calgary funding
 - ✓ Exceptions considered on a case-by-case basis

- Keeping the same levy cost structure for residential and industrial lands



2024 Off-site Levies Bylaw timelines

Council report



External and Engagement



Next Steps

Other engagement opportunities:

- Survey: engage.calgary.ca/OffsiteLevies
- Virtual workshop
 - WHEN: September 27 and 28, 11:30 – 1:00 p.m.
 - WHERE: Microsoft Teams
 - September 27: <https://oslworkshop1.eventbrite.ca>
 - September 28: <https://oslworkshop2.eventbrite.ca>
- Final Session – All Working Groups Oct 5
- Public disclosure until January Council Public Hearing

Consultation on future bylaw updates:

- Similar format? Different?



Thank you!