



September 26, 2019

Sarah Alexander, P.Eng., MBA
Manager, Growth Funding and Investment
Calgary Growth Strategies, Planning & Development
The City of Calgary | Mail Code 8117
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

RE: OFF-SITE LEVY REVIEW PROCESS

Dear Ms. Alexander,

Thank you for reaching out to NAIOP Calgary to bring us up to speed on the anticipated schedule and process for reviewing and building on the work undertaken previously to support the 2016 Off-site Levy Bylaw. Your proactive approach is appreciated.

We understand that your team has worked on aligning Bylaw 2M2016 with the modernized MGA so that current community services charges can be incorporated, and is presenting this work to PFC on October 8, 2019. We see this as the beginning of a much more comprehensive process over the next couple of years that will delve into administrative audits of the Off-Site Levy Bylaw, annual reports on the Centre City levies and Off-Site levies, and ultimately a city-wide offsite levy review process that will be fundamental to the success of our industry assisting in city building.

We believe that this off-site levy review will provide for opportunities to discuss flexibility, process improvements, and also careful consideration of the ongoing challenges and headwinds that are impacting our members who practice in industrial, commercial, retail and mixed-use developments throughout Calgary.

Off-site levies can be an essential tool for funding some aspects of city building, but can also be a significant barrier to re-development or economic diversification initiatives if implemented in a way that encourages development to consider working in other jurisdictions. The on-going, and to this day, unresolved property tax shift issue is an example of how City decisions can drive development to occur in areas like Balzac instead of within our city if policy and cost considerations aren't addressed.

Board of Directors

JOHN FISHER
President

CHRIS OLLENBERGER
National Director

ROBERT HOMERSHAM
President-Elect

STEPHANIE BIRD
Treasurer

MIKE MANNIX
Secretary

RICHARD MORDEN
Director

BERNIE BAYER
Director

RYAN SIRSKI
Director

PAIGE MAGNUSSEN
Director

JEREMY THAL
Director

We appreciate your reaching out to NAIOP Calgary as a stakeholder in the off-site levy bylaw review process, and we are available to you at any time to discuss further or participate in working group on this important initiative. We are looking forward to working with you and your team to find solutions that encourage our members and the commercial, industrial and mixed-use development industry as a whole to build upon the foundation that Calgary has in place today.

Sincerely,
NAIOP Calgary



Chris Ollenberger, P. Eng.
Chair, Government Affairs, NAIOP Calgary
National Director, NAIOP

cc: Guy Huntingford, NAIOP Calgary
John Fisher, NAIOP Calgary



The City of Calgary
PO Box 2100, Station M
Calgary, AB T2P 2M5

October 1, 2019

Attention: Members of Priorities and Finance Committee

Re: PFC2019-1123: Development of Off-site Levies: Update and Bylaw Amendment

BILD Calgary Region (BILD) thanks the City's Growth Funding and Investment team for keeping our industry informed about the City's upcoming work on the Citywide Levy Bylaw Review, inclusive of both the Off-site and Centre City Levies.

We understand that the City is currently undergoing an audit, which will be publicly shared following the process of review and approval through the City's Audit Committee and Council; and that more extensive engagement with industry will follow over the course of 2019 and 2020 on all aspects of an updated off-site levy program for 2021.

We look forward to working with the City on this program over the remainder of 2019 and through 2020.

Respectfully,
BILD Calgary Region

A handwritten signature in black ink, appearing to read "Grace G. Lui".

Grace G. Lui
Director, Strategic Initiatives and Government Relations

c.c Stuart Dagleish, General Manager Planning & Development, City of Calgary
Matthias Tita, Director, Growth & Strategic Services, Planning & Development, City of Calgary
Sarah Alexander, Manager, Growth Funding & Investment, Planning & Development, City of Calgary
Brian Hahn, CEO, BILD Calgary Region