

Calgary



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Attachment 3

Centre City Levy

2019 Annual Report



Publishing Information

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Introduction and Overview

The Centre City Levy program is a funding tool used to collect levies and charges from developers to share in the funding of growth related local utility infrastructure and community improvement within the Centre City Plan Area.

To support the development of Centre City Plan Area, the Municipal Government Act permits municipalities, through a bylaw, to charge off-site levies to developers. The levy is then invested, often with additional funds from other sources, for infrastructure programs to support growth, quality of life, and resiliency in the Centre City Plan Area.

The program consists of two components: the utility portion through the Centre City Levy Bylaw (Bylaw 38M2009), under the authority of the Municipal Government Act, and the voluntary community services portion under Council resolution (as per report LPT2010--03). Collectively, these are referred to as the Centre City Levies. On 2010 February 8, through report LPT2010-03 the Centre City Levy rates were adjusted to the current rates.

In accordance with Council direction, Centre City Levy funds may be used towards projects that fall within the following scope:

- All or part of the capital costs of the construction, upgrading and replacement of water and sanitary sewer mains required for or impacted by a proposed subdivision or development in the Centre City Plan Area.
- Community or Recreation infrastructure (Transit, Fire, Police, Recreational Facilities, and Library facilities).
- Active transportation infrastructure (pedestrian overpasses and underpasses, bikeways, and sidewalks).
- Upgrading local parks, regional pathways, and regional parks.
- The 13 Avenue Greenway.



The City of Calgary's Annual Centre City Levy Report provides details on the Centre City Levies that were collected and spent, in accordance with Council direction and to ensure transparency to stakeholders. This report is prepared in accordance with **Section 4(35.3) of the City of Calgary Charter**. The 2019 levy balance will continue to be used to fund projects within the Centre City Levy area in accordance with Council direction and Bylaw 38M2009.

The Centre City Levy is undergoing a review as part of the Off-site Levy overview in 2020. It is anticipated that recommendations for a revised bylaw will be presented to Council in 2021 Q1.

Throughout this report, the Centre City Levy program will be referred to as either a levy or levies.



Calgary's Centre City is bound by the Bow and Elbow Rivers to the north and east and 17 Avenue to the south and 14 Street to the west. It includes communities : Downtown Commercial Core, Downtown East Village, Beltline, Downtown West End, Eau Claire and Chinatown. The Centre City Levy Plan Area shows where the Centre City Levy is charged on new development, and where the levy funds can be used to support infrastructure projects.

Figure 1: Centre City Plan Area

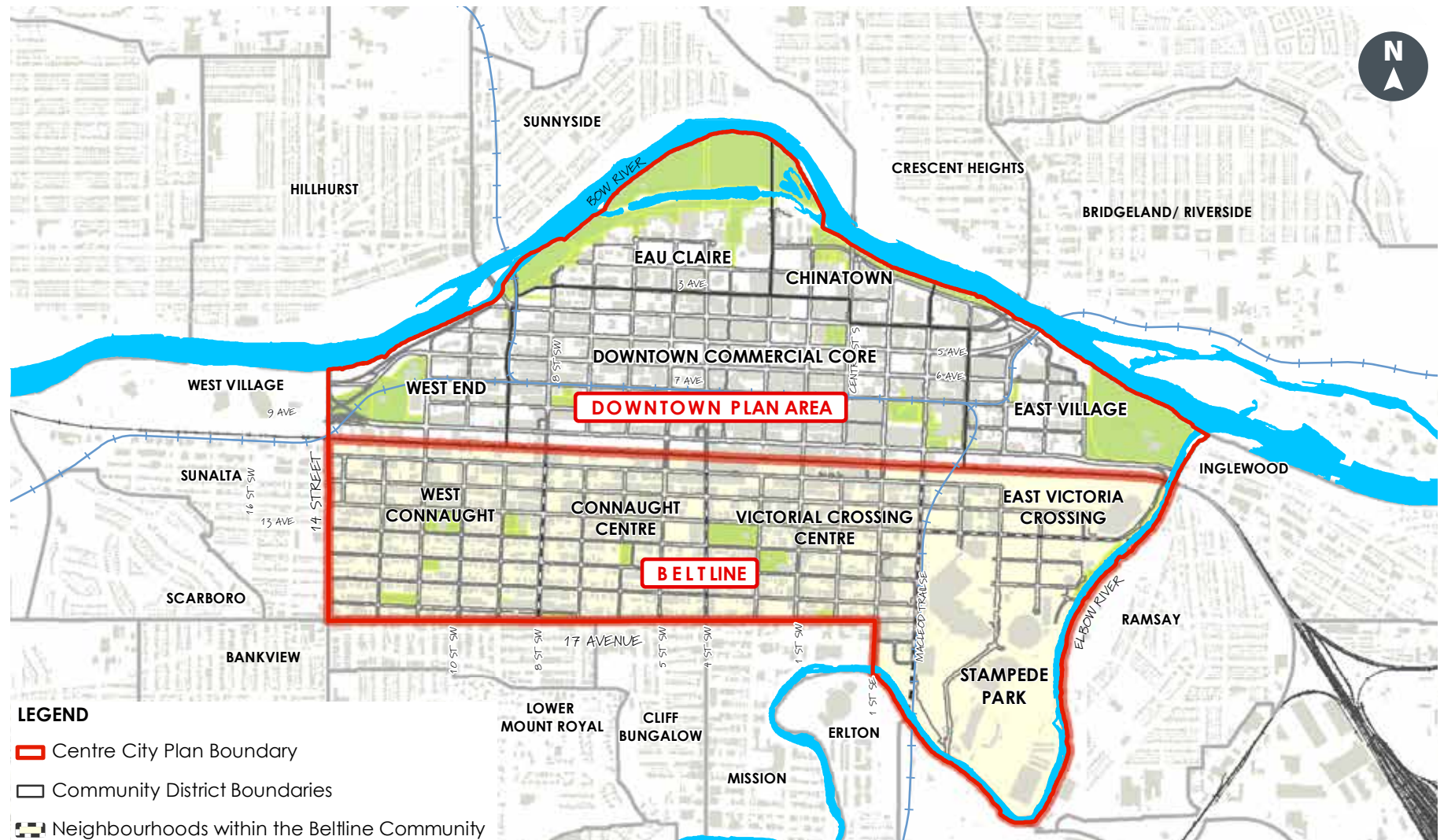


Table 1 identifies the current Centre City Levy rates. The Centre City Levy is collected from all development projects in the Centre City Plan Area on a linear frontage basis, calculated using the length of the parcel's frontage on the venues. Each infrastructure category has a different amount collected. These rates have not increased since 2010.

Table 1: Current Centre City Levy Rates, by Infrastructure Category		Levy Rates, by Year		
Department	Infrastructure Category	2007 Frontage Levy/Metre (\$)	2008 & 2009 Frontage Levy/Metre (\$)	2010 to 2019 Frontage Levy/Metre (\$)
Utilities ¹	Water	912	1,037	1,092
	Sanitary Sewer	912	1,037	1,092
	Total Levy for Utilities	1,823	2,073	2,184
Transit ²	Buses	272	278	279
Fire ²	Station and Land	75	85	90
Police ²	Station and Land	50	57	60
Recreation ²	Facility and Land	400	455	478
Library ²	My Branch Portion	333	379	399
	Total Levy for Community Services	1,130	1,254	1,306
Transportation ²	Pedestrian Overpasses	500	569	600
	Bikeways/Sidewalks	35	40	42
	Total Levy for Transportation	535	609	642
Parks ²	Local Park Upgrading	39	44	47
	Regional Park & Pathway Upgrading	183	208	219
	Total Levy for Parks	222	252	266
Roads (Greenways) ²	13 Avenue Greenway	260	296	312
	Total Levy for Roads (Greenways)	260	296	312
	Total (\$/metre)	\$3,970	\$4,484	\$4,710

¹ Funds for Utilities are collected through authorization of Bylaw 38M2009.

² Funds for Community Services, Transportation, Parks, and Greenways are collected through Council resolution in report LPT2007-18. These rates were last adjusted by Council in 2010 through report LPT2010-03.

The Centre City Levies are one of the tools used to help fund the infrastructure required to build great communities. Since levies are collected as land development proceeds, it can take The City many years to build up enough resources to support a capital infrastructure project. To move ahead with projects in a timely manner to support development, infrastructure identified in the Centre City Levy Bylaw may be funded using a combination of levy funds and other funding sources, such as capital grants. This often results in a positive balance in the levy accounts at the end of the year.

In 2019, \$2,611,979 of Centre City Levy funds were used to invest in multiple infrastructure programs and the closing balance of the total Centre City Levy fund at the end of 2019 was \$7,442,861. This balance will be spent to support new and ongoing infrastructure projects in future years. For more detail on the Centre City Levies collected and spent, the rest of the report includes summary pages and appendices with project specific details.

Table 2: Centre City Levies Balance Collected and Spent

Opening Balance on January 1, 2019	7,799,087
Total Centre City Levies Collected	2,080,914
Investment Income Received	174,839
Centre City Levies Spent	(2,611,979)
Closing Balance, Centre City Levies on December 31, 2019	\$7,442,861



Figure 2 shows the total Centre City Levies collected since 2014 to current year.

In 2019, Centre City Levy funds were used to support the following infrastructure programs:

- Partial funding to purchase buses and community shuttle buses.
- 13th Avenue water main upgrades.
- Public realm improvements on 17 Avenue SW (crosswalks and intersections for pedestrians, including curb extensions on side streets).
- 8th Street master plan design and construction of pedestrian underpass enhancements.

- Improvements to 4 Street SW (underpass, prominent crosswalks, additional bike rack, increased street parking and new trees).
- Public realm improvements in West Eau Claire Park (new public promenade, public space, and pathway, including new site furnishings, lighting and landscaping).
- Public realm improvements in Beltline Park (engagement, design and the construction of a small park space located on the corner of 9th Street SW and 16th Avenue SW, estimated completion 2021).

For more details on center city levy capital projects, see Schedule A, B and C. Figure 3 shows the total Centre City Levies spent since 2014.

Figure 2: Centre City Levies Collected (by department)

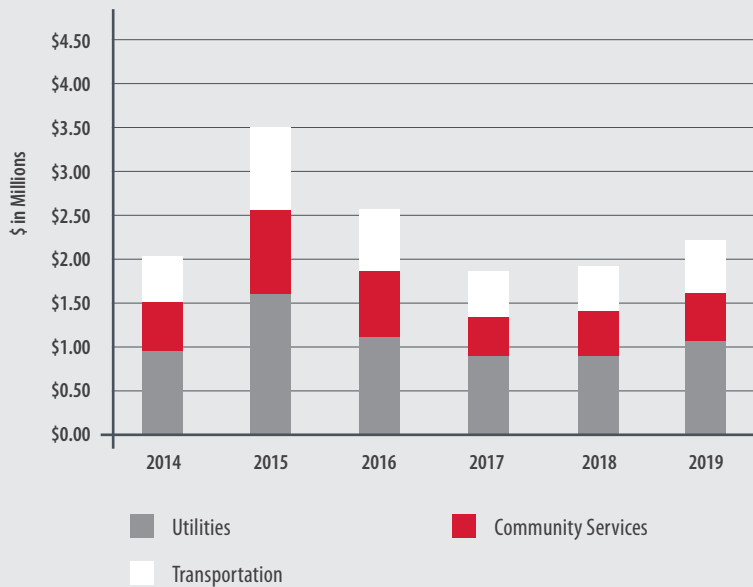
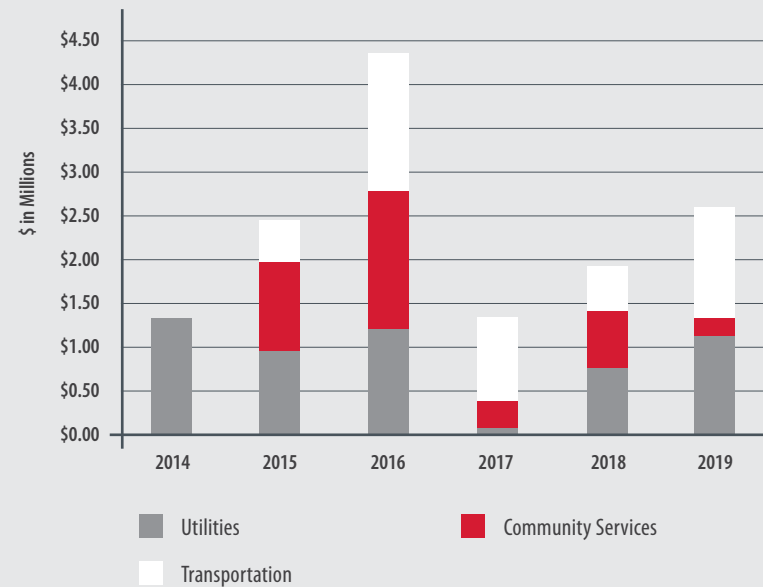


Figure 3: Total Centre City Levies Spent (by department)



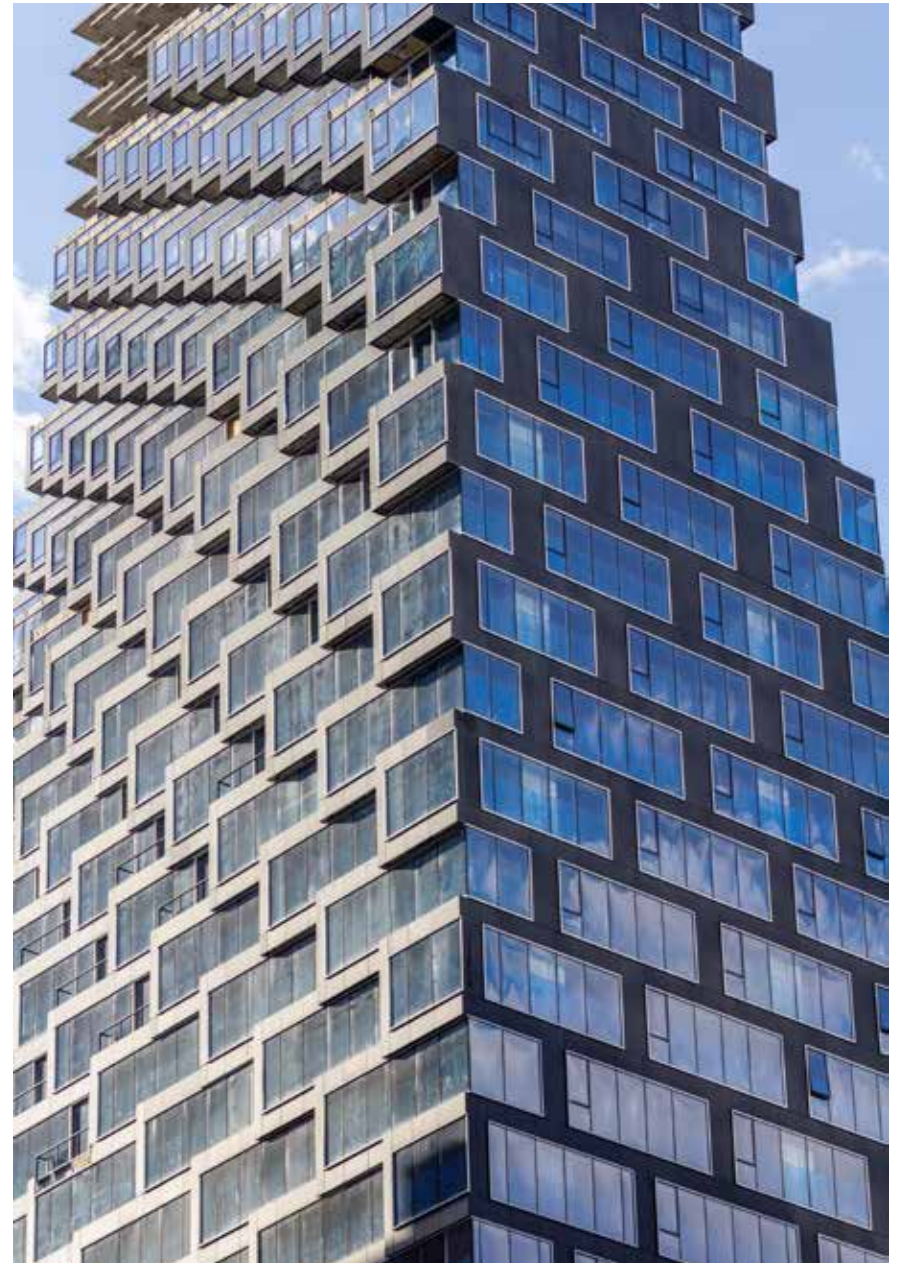
A detailed breakdown of the Centre City Levies collected, investment income, expenditures and department closing balances are included in Table 3.

Table 3: Centre City Levies 2019 Summary, by Department and Business Units

Department	Table Reference	Opening Balance as at (\$)	Collected (\$)	Investment Income (\$)	Centre City Levy Spent (\$)	Closing Balance December 31, 2019 (\$)
Utilities	Table 5: Water Resources	3,093,115	964,909	111,415	(1,081,373)	3,088,065
Transit	Table 4: Transportation	1,349,623	122,823	37,251	(1,000,000)	509,697
Fire	Table 6: Community Services	179,269	39,763	-	-	219,032
Police	Table 6: Community Services	286,418	26,508	-	-	312,926
Recreation	Table 6: Community Services	1,413,476	211,626	-	-	1,625,102
Library	Table 6: Community Services	146,005	176,281	-	-	322,286
Transportation	Table 4: Transportation	505,598	283,639	20,441	(213,683)	595,995
Parks	Table 6: Community Services	564,865	117,521	-	(316,922)	365,464
Roads (Greenways)	Table 4: Transportation	260,719	137,844	5,731	-	404,294
Totals		\$7,799,087	\$2,080,914	\$174,839	(\$2,611,979)	\$7,442,861

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Schedule A – Transportation Details

Table 4 shows the detailed projects and amount of the Centre City Levy budgeted, collected and spent for Transportation as of December 31, 2019.

Table 4: Transportation Centre City Levy 2019 Summary

Dept	City Dept Project # Program #	Project Name	Project Description	Start Date of the Project & Estimated Completion Date	Budget 2007-2022				Actuals					
					Total Budget of Project (\$)	City Portion of Budget (Other Sources) (\$)	Centre City Levy Portion of Budget (\$)	Centre City Levy portion of Total Project Costs (\$)	Centre City Levy Collected in 2019 (\$)	Centre City Levy Investment Income from 2019 (\$)	Total Centre City Levy Funds Collected from 2007 to 2019 (\$)	2019 Centre City Levy Spent (\$)	Overall Expenditures from 2007 to 2019 (\$)	Centre City Levy Closing Balance @ Dec.31, 2019 (\$)
Transit	665-02W	Big Buses/Community Shuttle Buses	Purchase of Buses & Shuttles.	ongoing	365,978,526	364,837,526	1,141,000	0.3%	122,823	37,251	1,650,697	1,000,000	1,141,000	509,697
Roads (Greenways)	127-140	RD-13 Ave Greenway	20 block separated pedestrian and multi use pathway	2009 to 2019	9,798,115	8,479,185	1,318,930	13%	137,844	5,731	1,723,224	-	1,318,930	404,294
Transportation	569-001	TR-Centre Cit Mobility Prgm	Pedestrian Overpasses / Centre City Mobility, traffic control	on-going (budget holder for program)	3,590,959	2,127,490	1,463,469	41%	283,639	20,441	3,551,342	-	10,556	595,994
		TR-17 Ave SW Public Realm Improve	Improving crosswalks and intersections for pedestrians, including curb extensions on side streets.	2017 to 2020	4,315,181	4,229,915	85,266	2%				14,726	84,811	
		TR-8 Street Master Plan	Detailed designed for the 8 Street underpass to improve the pedestrian realm.	2017-2020	446,733	2,844	443,889	99%				9,536	9,733	
		TR-Cycle Trac Project	Signal timing adjustments; improvements to network along 12 Avenue and 8 Avenue	2017-2020	1,400,000	1,349,566	50,434	4%				-	50,434	
		TR-1 St SW Corridor	Streetscape improvements for pedestrians including sidewalks and prominent crosswalks.	2016 to 2020	4,693,056	4,552,707	140,349	3%				210	137,724	
		TR-4 Street SW Underpass	Prominent crosswalks, additional bike racks, increased number of on-street parking spaces and new tree planting.	2016 to 2020	8,136,006	7,170,233	965,773	12%				179,614	965,773	
	223-000	TR-8 Street Corridor Phase 1	Design and construction of pedestrian underpass enhancements including construction of new sidewalks, concrete surfaces, etc.	2013 to 2020	8,869,695	8,265,395	604,299	7%				9,597	604,299	

Table 4: Transportation Centre City Levy 2019 Summary – continued

Table 4: Transportation Centre City Levy 2019 Summary – continued					Budget 2007-2022				Actuals					
Dept	City Dept Project # Program #	Project Name	Project Description	Start Date of the Project & Estimated Completion Date	Total Budget of Project	City Portion of Budget (Other Sources)	Centre City Levy Portion of Budget	Centre City Levy portion of Total Project Costs	Centre City Levy Collected in 2019	Centre City Levy Investment Income from 2019	Total Centre City Levy Funds Collected from 2007 to 2019	2019 Centre City Levy Spent	Overall Expenditures from 2007 to 2019	Centre City Levy Closing Balance @ Dec 31 2019
					\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Completed Projects														
Transportation	223-007	TR-Ped O/P Bow River	Peace Bridge		-						-		243,214	-
	223-000	TR-Ped O/P St. Patrick's Bridg	St Patrick's Bridge		-						-		161,657	
	126-103	City Wide Active Modes Program	City Wide Active Modes Program		-						-		151,000	
	569-001	TR-1st St SW Underpass Project	Enhancement with new lighting, new sidewalks, new guardrails, placemaking elements, entranceway marquees, in sidewalk quadrant lighting, etc.		-						-		524,015	
	569-001	TR-Thompson Family Park	Components of new public park (Thompson Family Park) in Beltline		-						-		2,131	
Totals					\$407,228,271	\$401,014,861	\$6,213,410	-	\$544,306	\$63,423	\$6,925,262	\$ 1,213,683	\$ 5,415,278	\$1,509,985

Schedule B – Water Resources Details

Table 5 shows the detailed projects and amount of the Centre City Levy budgeted, collected and spent for Water Resources as of December 31, 2019.

Table 5: Water Resources Centre City Levy 2019 Summary

Dept	City Dept Project # Program #	Project Name	Project Description	Start Date of the Project & Estimated Completion Date	Budget 2007-2022				Actuals					
					Total Budget of Project (\$)	City Portion of Budget (Other Sources) (\$)	Centre City Levy Portion of Budget (\$)	Centre City Levy Portion of Total Project Costs (\$)	Centre City Levy Investment Income from 2019 (\$)	Centre City Levy Collected in 2019 (\$)	Total Collected from 2007 to 2019 (\$)	2019 Actual Centre City Levy Spent (\$)	Overall Expenditures from 2007 to 2019 (\$)	Centre City Levy Closing Balance @ Dec. 31, 2019 (\$)
Water	2013146	Waterworks-Downtown Upgrades	13 Ave Watermain	Ongoing	7,244,504	56,000	7,188,504	99%	30,719	513,173	7,658,480	1,081,373	7,132,504	525,977
Sanitary	2013147	Wastewater-Downtown Upgrades	DT & Beltline Sanitary Upgrades	Ongoing	8,476,204	1,510,000	6,966,204	82%	80,696	563,151	8,018,290	-	5,456,204	2,562,086
Total					\$15,720,707	\$1,566,000	\$14,154,707		\$111,415	\$1,076,324	\$15,676,771	\$1,081,373	\$12,588,707	\$3,088,063

Note: The 2021-2022 budget is currently zero as there are no forecasted projects required at this time for Water.

Schedule C – Community Services Details

Table 6 shows the detailed projects and amount of the Centre City Levy budgeted, collected and spent for Community Services & Police as of December 31, 2019.

Table 6: Community Services & Police Centre City Levy 2019 Summary					Budget 2007-2022				Actuals					
Dept	City Dept Project # Program #	Project Name	Project Description	Start Date of the Project & Estimated Completion Date	Total Budget of Project	City Portion of Budget (Other Sources)	Centre City Levy Portion of Budget	Centre City Levy portion of Total Project Costs	Centre City Levy Investment Income from 2019	Centre City Levy Collected in 2019	Total Collected from 2007 to 2019	2019 Actual Centre City Levy Spent	Overall Expenditures from 2007 to 2019	Centre City Levy Closing Balance @ Dec 31 2019
					(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
Recreation	507	Beltline Aquatic & Fitness Centre and Streetscape Frontage Improvements	Facility and Land	2015 May - 2015 December	873,663	-	873,663	100%	-	-	873,663	-	873,663	-
	507	Future Projects	Facility and Land	TBD	-	-	-	TBD	-	211,626	1,625,102	-	-	1,625,102
Parks	500	Centre City Parks	Upgrades/enhancements to pedestrian environment in existing centre city parks, especially around areas of high use and public benefits.	Ongoing	81,376	-	81,376	100%	-	-	-	-	56,414	-
		Beltline Park	The project will encompass Engagement, Design and the Construction of a small piece of Parks owned land in the heart of the beltline, located on the corner of 9th St SW and 16th Ave SW. right near the new BOSA building.	2019 -2020	1,500,000	1,300,000	200,000	13%	-	117,521	1,387,048	60,656	60,656	365,464
		West Eau Claire Park	New public promenade, public space, and pathway, including new site furnishings, lighting and landscaping.	2017-2019 December	8,523,000	7,523,000	1,000,000	12%	-	-	-	256,266	904,514	-

Table 6: Community Services & Police Centre City Levy 2019 Summary – continued

Dept	City Dept Project # Program #	Project Name	Project Description	Start Date of the Project & Estimated Completion Date	Budget 2007-2022				Actuals					
					Total Budget of Project (\$)	City Portion of Budget (Others Sources) (\$)	Centre City Levy Portion of Budget (\$)	Total Portion of Centre City Levy of total project costs (\$)	Centre City Levy Investment Income from 2019 (\$)	Centre City Levy Collected in 2019 (\$)	Total Collected from 2007 to 2019 (\$)	2019 Actual Centre City Levy Spent (\$)	Overall Expenditures from 2007 to 2019 (\$)	Centre City Levy Closing Balance @ Dec 31 2019 (\$)
Fire	42	Station #1 Upgrades	Station and Land	2011 June-2016 August	3,100,000	2,850,000	250,000	8%	-	-	250,000	-	250,000	-
		Future Projects	Station and Land	TBD	TBD	-	-	TBD	-	39,763	219,032	-	-	219,032
Library	479	New Central Library	New landmark civic institution with multi-faceted spaces to serve a range of ages, activities and needs from growing communities like East Village, as well as all citizens of Calgary.	2012-2018 December	175,000,000	173,241,000	1,759,000	1%	-	-	1,759,000	-	1,759,000	-
		Future Projects	City Centre Libraries	TBD	TBD	-	-	TBD	-	176,281	322,288	-	-	322,288
Police	TBD	Future Projects	Station and Land	TBD	TBD	-	-	TBD	-	26,508	312,926	-	-	312,926
Total					\$189,078,039	\$184,914,000	\$4,164,039		-	\$571,700	\$6,749,059	\$316,922	\$3,904,247	\$2,844,812

Note: The 2020-2022 budget is currently zero as there are no approved capital projects for this budget cycle. All the future projects are shown as "TBD".