

Background and Previous Council Direction

Bylaws, Regulations, Council Policies

The off-site levies and the off-site levy bylaw are governed by the Municipal Government Act (MGA), and the Off-Site Levies Regulation (Alta Reg 187/2017), as amended by The City of Calgary Charter, 2018 Regulation (Alta Reg 40/2018). The bylaw allows the cost of infrastructure for growth to be shared between The City and developers, providing for financial certainty and reduced risk to the development industry. The MGA also requires the publication of annual reports that provide full and open disclosure of all off-site levy payments received and used, with details on the type of infrastructure and costs within each benefitting area.

The levies collected are used to pay for all or part of the capital cost of new or expanded infrastructure and facilities such as: water/wastewater, treatment/pipes, storm water infrastructure, major interchanges/expressways, fire stations, recreation facilities and libraries. The levy fund is also used to pay required land and associated interest costs to finance the capital projects. These growth-related capital infrastructure investments are guided by policies of the Municipal Development Plan and Calgary Transportation Plan.

Off-site Levy Bylaw (2M2016)

The Off-site Levy Bylaw authorizes The City to place charges on development to fund growth-related capital infrastructure.

Centre City Bylaw (38M2009)

The Centre City levy supports growth, quality of life and resiliency in the Centre City Plan Area. The levy consists of two components:

1. The utility portion through the Centre City Levy Bylaw (Bylaw 38M2009).
2. The voluntary community services portion under Council resolution (as per report LPT2010-03).

Municipal Development Plan (24P2009)

In accordance with the Municipal Government Act, the Plan provides the long-term strategic framework for growth and development in the city of Calgary and addresses future land use, development and transportation, relationships with municipal neighbours, provision of municipal services and facilities, and the type and location of land uses adjacent to sour gas facilities.

Calgary Transportation Plan (24P2009)

The policy defines future transportation needs and guides orderly growth of Calgary's road and transit networks in a healthy, safe, mobile, and cost-effective manner.

Previous Council Direction

Below are all Previous Council Directions related to Off-site Levy and Centre City Levy.

Off-site Levy

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
07/07/2021	PUD2021-0969	Off-site Levy and Centre City Levy 2020 Annual Report Council received Off-site Levy and Centre City Levy 2020 Annual Report for the Corporate Record.
01/12/2021	PFC2021-0035	Off-Site Levy Update Council directed Administration to adopt the new off-site levy principles as a strategic foundation for a new off-site levy bylaw.
11/2/2020	C2020-1237	Off-Site Levy Update 1. Administration to transfer the confirmed \$56.3 million earned investment income to the associated Off-site Levy accounts from Corporate Programs as outlined in Attachment 1; 2. Effective 2020 January allocate any future investment income earned on the Community Services portion of the Centre City Levy to the Centre City Community and Recreation infrastructure levy accounts; and 3. Direct that the Report, Attachment and Recommendations remain confidential pursuant to Sections 24 (Advice from officials), 25 (Disclosure harmful to economic and other interests of a public body) and 27 (Legal advice) of the Freedom of Information and Protection of Privacy Act, to be reviewed 2020 November 09.
11/2/2020	PUD2020-0904	Off-site Levy and Centre City Levy 2019 Annual Report Council received Off-site Levy and Centre City Levy 2019 Annual Report for the Corporate Record.
7/20/2020	C2020-0775	Off-site Levy Payment Relief Program Council direct Administration to implement the off-site levy payment relief program in response to the COVID-19 pandemic as outlined in Attachment 2, to be in effect 2020 July 31 to 2020 December 31.
10/24/2019	AC2019-1241	Off-site Levy Annual Reporting Audit Audit Committee and Council received Off-site Levy Annual Reporting Audit report for information

10/21/2019	PFC2019-1123	<p>Development of Off-site Levies: Update and Bylaw Amendment</p> <p>Council adopted Administration's Recommendation to give three readings to the amending Charter Bylaw 2H2019, to include the Community Service Charges as an off-site levy, in alignment with the City of Calgary Charter Regulation.</p>
11/12/2018	PFC2018-0973	<p>Off-site Levy Bylaw Amendment Arising from New Community Growth Strategy 2018</p> <p>Council approved the proposed bylaw amendment to the Off-site Levy Bylaw 2M2016 in Attachment 1, to enable Council's direction on the New Community Growth Strategy 2018.</p>
1/11/2016	C2016-0023	<p>Off-site Levy Bylaw</p> <p>Council adopted the Administration Recommendations to:</p> <ol style="list-style-type: none"> 1. Give three readings to Bylaw 2M2016; 2. Adopt by resolution, the Community Services Charges; 3. Direct Administration to implement the key deliverables of the 2016 work plan to address issues that arose through this process; and 4. Direct Administration to create an Established Area Redevelopment Incentive Budget (EARIB) to offset reduced revenue resulting from the proposed density incentive program.

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
07/07/2021	PUD2021-0969	Off-site Levy and Centre City Levy 2020 Annual Report Council received Off-site Levy and Centre City Levy 2020 Annual Report for the Corporate Record.
09/02/2020	PUD2020-0904	Off-site Levy and Centre City Levy 2019 Annual Report Council received Off-site Levy and Centre City Levy 2019 Annual Report for the Corporate Record.
11/18/2019	PUD2019-1205	Centre City Levy 2018 Annual Report Council has received the 2018 Centre City Levy Annual Reports for information or for the Corporate Record.
6/25/2018	PUD2018-0389	Centre City Levy 2017 Annual Report Council has received the 2017 Centre City Levy Annual Reports for information or for the Corporate Record.
6/26/2017	PUD2017-0516	Centre City Levy 2016 Annual Report Council has received the 2016 Centre City Levy Annual Reports for information or for the Corporate Record.
9/26/2016	PUD2016-0706	Centre City Levy 2014-2015 Annual Report Council has received the 2014-2015 Centre City Levy Annual Reports for information or for the Corporate Record.
10/6/2014	PFC2014-0662	Centre City Levy 2013 Annual Report Council has received the 2013 Centre City Levy Annual Reports for information or for the Corporate Record.
6/1/2009	C2009-41	Centre City Bylaw Council approved and gave three readings to the Centre City Bylaw 38M2009.
5/7/2007	LPT2007-18	Centre City Levies Update Council directed: "Administration to: 3. Provide an annual report to the SPC on Land Use, Planning and Transportation on the status of the Centre City Levy funds, including the City's corresponding commitment to infrastructure upgrades."