

Centre City Levy

2021 Annual Report



Publishing Information

Title: Centre City Levy 2021 Annual Report

Author: The City of Calgary

Contact: 311

ISC: Unrestricted

SR: 22-00194455-ADV-13129

© The City of Calgary

ISC: Unrestricted

Contents

Introduction.....	2	Figure 1: Centre City Plan Area.....	4
Centre City Plan Area	4	Table 1: Centre City Levy Rates by Infrastructure Type.....	5
Centre City Levy Rates	5	Table 2: Centre City Levies Balance Collected and Spent.....	6
Overview.....	6	Figure 2: Total Centre City Levies Collected and Investment Income Earned....	7
Appendices	9	Figure 3: Total Centre City Levies Spent.....	7
Schedule A – Transportation Centre City Levy 2021 Summary	10	Table 3: Centre City Levies 2021 Summary by Infrastructure Type	8
Schedule B – Water Resources Centre City Levy 2021 Summary.....	12	Table 4: Transportation Centre City Levy 2021 Summary	10
Schedule C – Community Services and Police Centre City Levy 2021 Summary.	13	Table 5: Water Resources Centre City Levy 2021 Summary	12
Appendix 1 – 2021 Centre City Levy Collection Details	15	Table 6: Community Services and Police Centre City Levy 2021 Summary ...	13
		Table 7: 2021 Centre City Levy Collection Details.....	15

Introduction

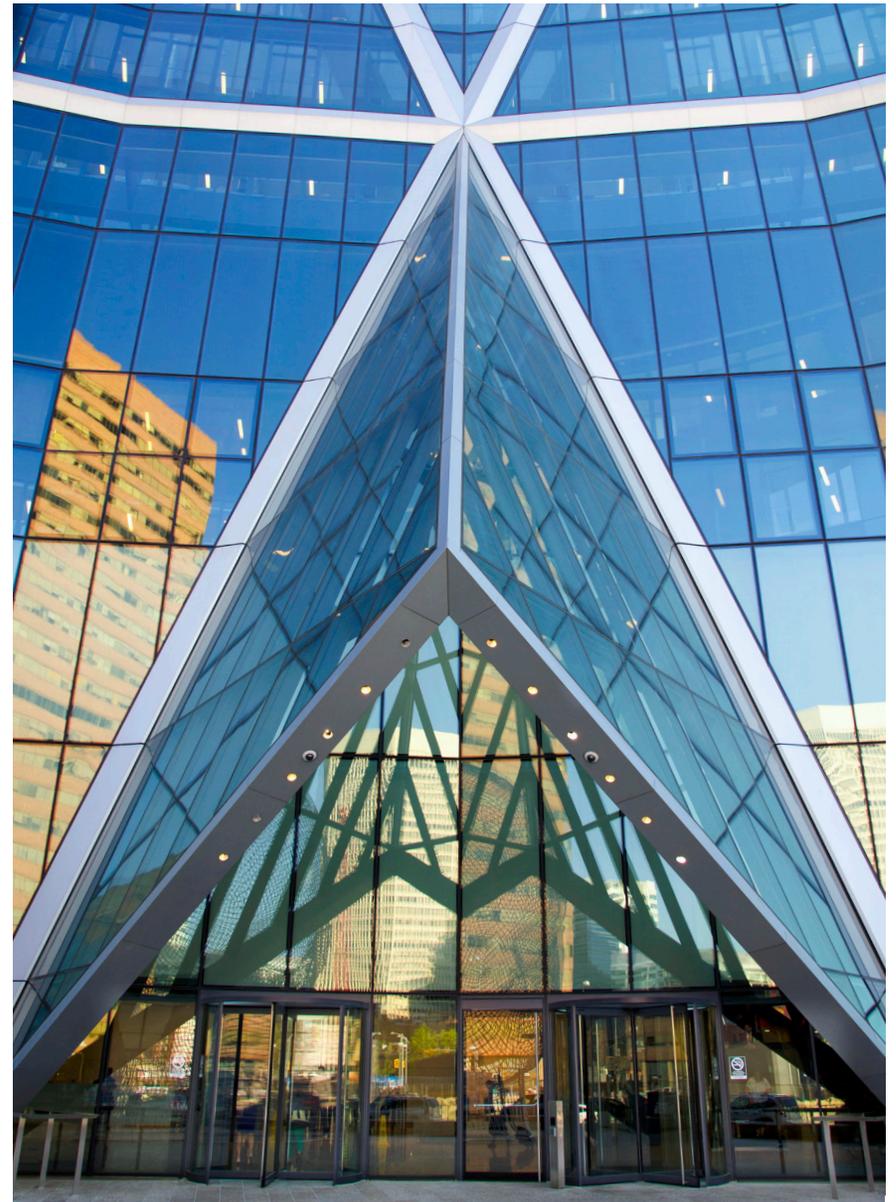
The Centre City Levy program is a funding tool used to collect levies and charges from developers to share in the funding of local utility infrastructure and public realm improvements to support new growth within the Centre City Plan Area.

To support the development of the Centre City Plan Area, the Municipal Government Act (MGA) permits municipalities, through a bylaw, to charge off-site levies to developers. The Centre City Levy program collects levies for local infrastructure needs usually placed on a specific development. The Centre City Levy is collected from all development projects in the Centre City Plan Area on a linear basis, calculated using length of a parcel's frontage. These funds are used, often with additional funds from other sources, to invest in 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), and the voluntary Community Services portion under Council resolution. On 2010 February 8, through report LPT2010-03, the Centre City Levy rates were adjusted to the current rates.

According to 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 and Recreation infrastructure.
- Alternative transportation infrastructure.
- 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, to ensure transparency to stakeholders. This report is prepared in accordance with the MGA. The 2021 levy balance will continue to be used to fund projects within the Centre City Plan area in accordance with Council direction and Bylaw 38M2009.

In 2021, Council approved the Greater Downtown Plan (C2021-0524). While the current Centre City Levy was developed in alignment with the 2007 Centre City Plan, it continues to enable growth-related investments towards the vision for the Greater Downtown.

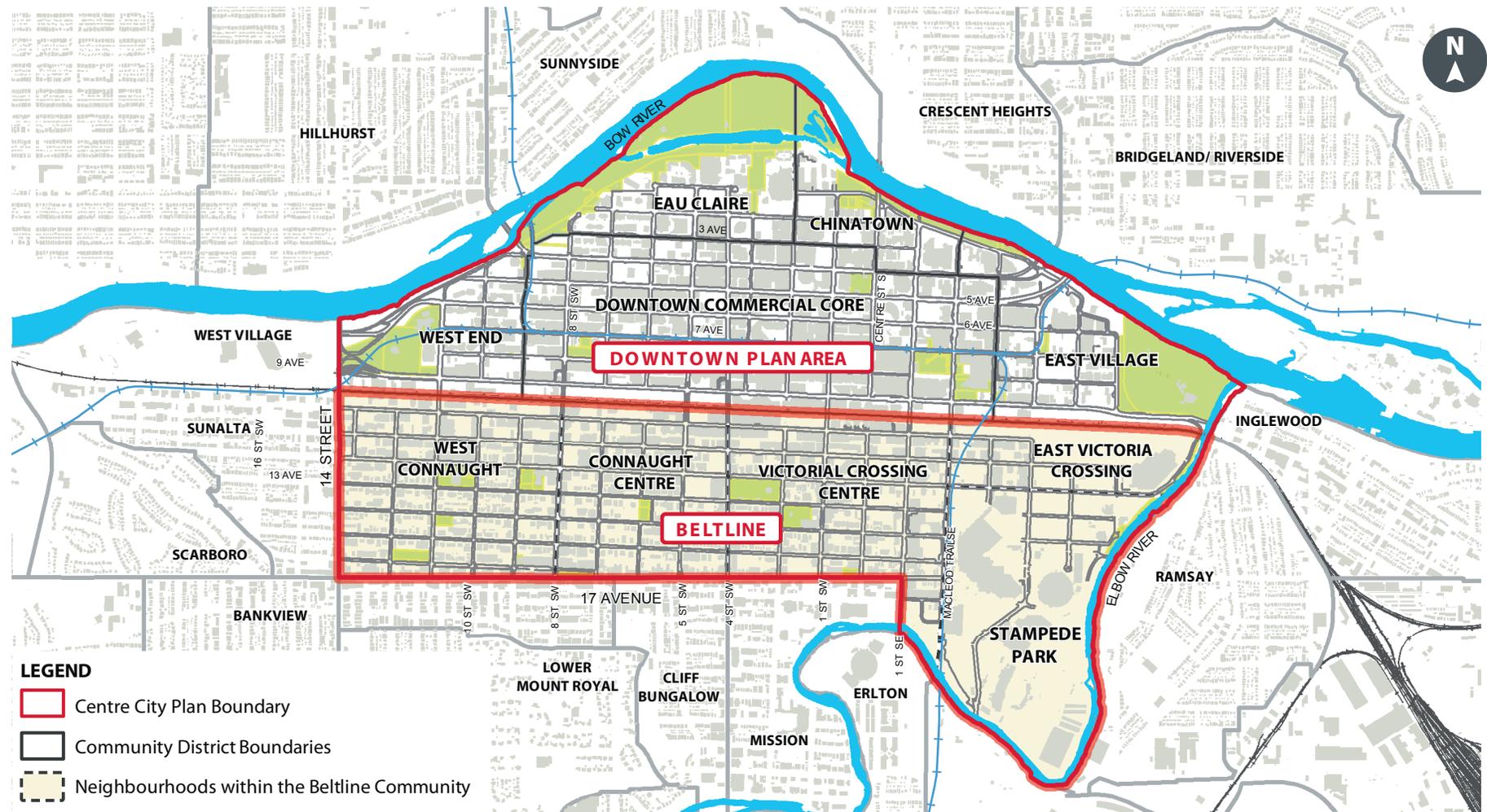
Throughout this report, the Centre City Levy program will be referred to as either a levy or levies.



Centre City Plan Area

Calgary's Centre City Plan Area is bound by the Bow and Elbow Rivers to the north and east, 17 Avenue to the south and 14 Street to the west. It includes the communities of: 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



Centre City Levy Rates

Table 1 identifies the 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: Centre City Levy Rates by Infrastructure Type			Levy Rates, by Year		
Infrastructure Type	Infrastructure Category	Authorization	2007 Frontage Levy/Metre (\$)	2008 & 2009 Frontage Levy/Metre (\$)	2010 to 2021 Frontage Levy/Metre (\$)
Utilities ¹	Water	Authorized by Bylaw 38M2009	912	1,037	1,092
	Sanitary Sewer		912	1,037	1,092
Total Levy for Utilities			1,824	2,074	2,184
Transit ²	Buses	Development Permit Conditions (LPT2007-18)	272	278	278
Fire ²	Station and Land		75	85	90
Police ²	Station and Land		50	57	60
Recreation ²	Facility and Land		400	455	479
Library ²	My Branch Portion		333	379	399
Total Levy for Community Services			1,130	1,254	1,306
Transportation ²	Pedestrian Overpasses	Development Permit Conditions (LPT2007-18)	500	569	600
	Bikeways/Sidewalks		35	40	42
Total Levy for Transportation			535	609	642
Parks ²	Local Park Upgrading	Development Permit Conditions (LPT2007-18)	39	44	47
	Regional Park & Pathway Upgrading		183	208	219
Total Levy for Parks			222	252	266
Roads (Greenways) ²	13 Avenue Greenway	Development Permit Conditions (LPT2007-18)	260	296	312
	Total Levy for Roads (Greenways)		260	296	312
Total (\$/metre)			3,971	4,485	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.

Overview

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. This results in a positive balance in the levy accounts at the end of the year.

In 2021, \$1,179,444 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 2021 was \$8,723,013. This balance will be spent to support new and ongoing infrastructure projects in future years. \$1,183,876 is committed to three Transportation projects while \$7,539,137 will be used towards future Water Resources and Community Services projects and Calgary Police Service district offices. For more details on the Centre City Levies collected and spent, refer to Figures 2 and 3. The rest of this report includes summary pages and appendices with project specific details.

Table 2: Centre City Levies Balance Collected and Spent

Opening Balance, January 1, 2021	\$	8,312,062
Centre City Levies Collected		1,334,799
Investment Income Received		255,596
Centre City Levies Spent		(1,179,444)
Closing Balance, December 31, 2021	\$	8,723,013

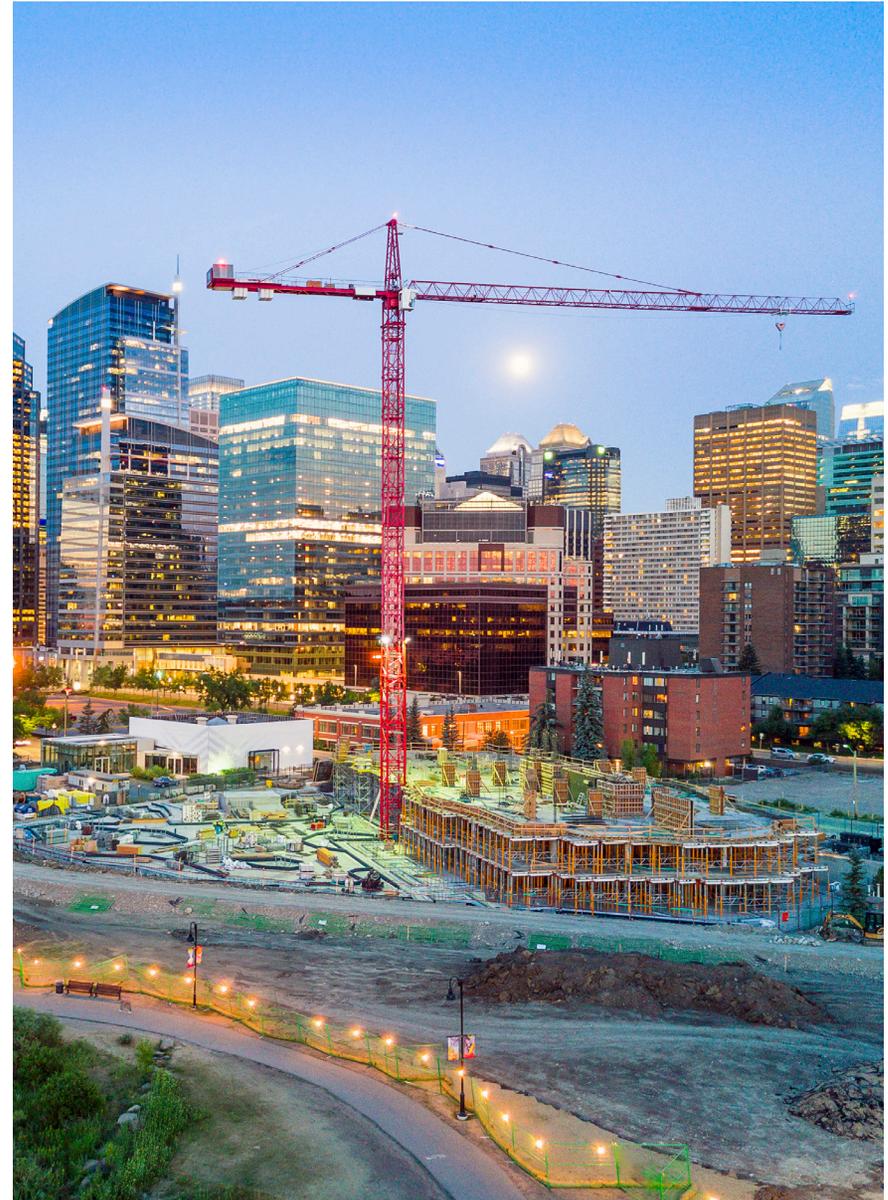
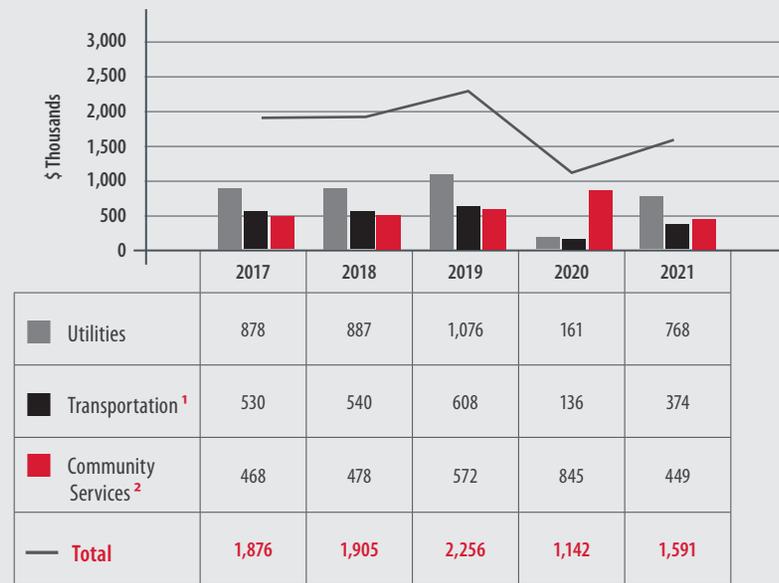


Figure 2: Total Centre City Levies Collected and Investment Income Earned



¹ Transportation category includes Transit, Transportation, and Roads (Greenways) infrastructure types.

² Community Services category includes Fire, Police, Recreation, Library, and Parks infrastructure types.

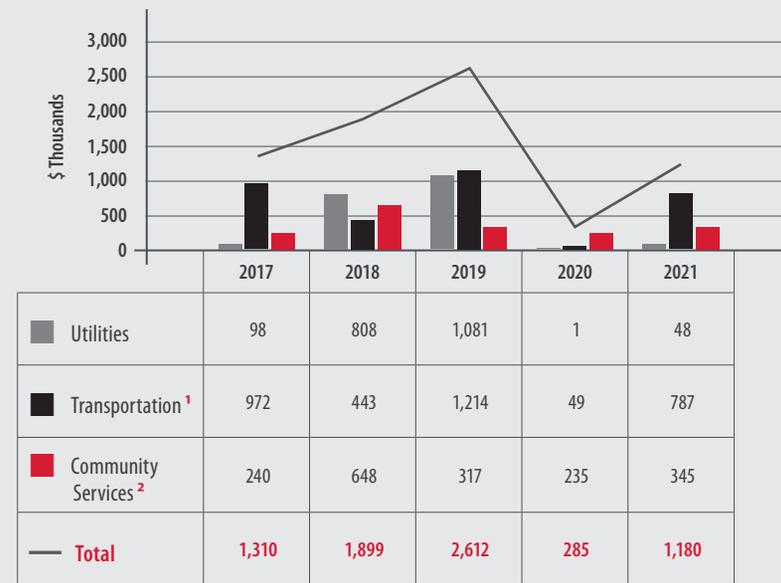
Figure 2 shows the total Centre City Levies collected and investment income earned since 2017 to current year.

Figure 3 shows the total Centre City Levies spent since 2017 to current year.

In 2021, Centre City Levy funds were used to support the following infrastructure programs:

- Improvements to 5th Street S.W. Underpass (\$778 thousand): The project will offer a direct north-south connection between the communities of Beltline and Downtown Calgary.
- Improvements to 4th Street S.W. Underpass (\$9 thousand): Prominent crosswalks, additional bike racks, increased number of on-street parking spaces and new tree planting.

Figure 3: Total Centre City Levies Spent



¹ Transportation category includes Transit, Transportation, and Roads (Greenways) infrastructure types.

² Community Services category includes Fire, Police, Recreation, Library, and Parks infrastructure types.

- Century Gardens (\$345 thousand): Improvements were made to the public washrooms, water-proofing on the heritage waterfalls, and modifications to the public art sculptures.
- Waterworks - water main upgrades (\$45 thousand): Water main upgrades were completed on 4th and 5th Street S.E.
- Wastewater - sanitary main upgrades (\$3 thousand): A sanitary main upgrade was completed along 14th Avenue S.E.

For more details on Center City Levy capital projects, see Schedules A, B, and C.

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

Table 3: Centre City Levies 2021 Summary by Infrastructure Type

Infrastructure Type	Table Reference	Opening Balance January 1 (\$)	Collected ¹ (\$)	Investment Income (\$)	Spent (\$)	Closing Balance December 31 (\$)
Transit	Table 4: Transportation	560,703	73,873	17,509	-	652,085
Transportation	Table 4: Transportation	601,246	170,598	15,014	(786,858)	-
Roads (Greenways)	Table 4: Transportation	434,930	82,908	13,953	-	531,791
Utilities	Table 5: Water Resources	3,260,484	663,565	104,332	(47,586)	3,980,795
Fire	Table 6: Community Services	272,126	23,916	8,339	-	304,381
Police	Table 6: Community Services	377,757	15,944	11,505	-	405,206
Recreation	Table 6: Community Services	1,988,866	127,285	60,257	-	2,176,408
Library	Table 6: Community Services	498,591	106,026	16,182	-	620,799
Parks	Table 6: Community Services	317,359	70,684	8,505	(345,000)	51,548
Totals		8,312,062	1,334,799	255,596	(1,179,444)	8,723,013

¹ Please refer to Appendix 1 for a listing of external contributors to the Centre City Levy in 2021.

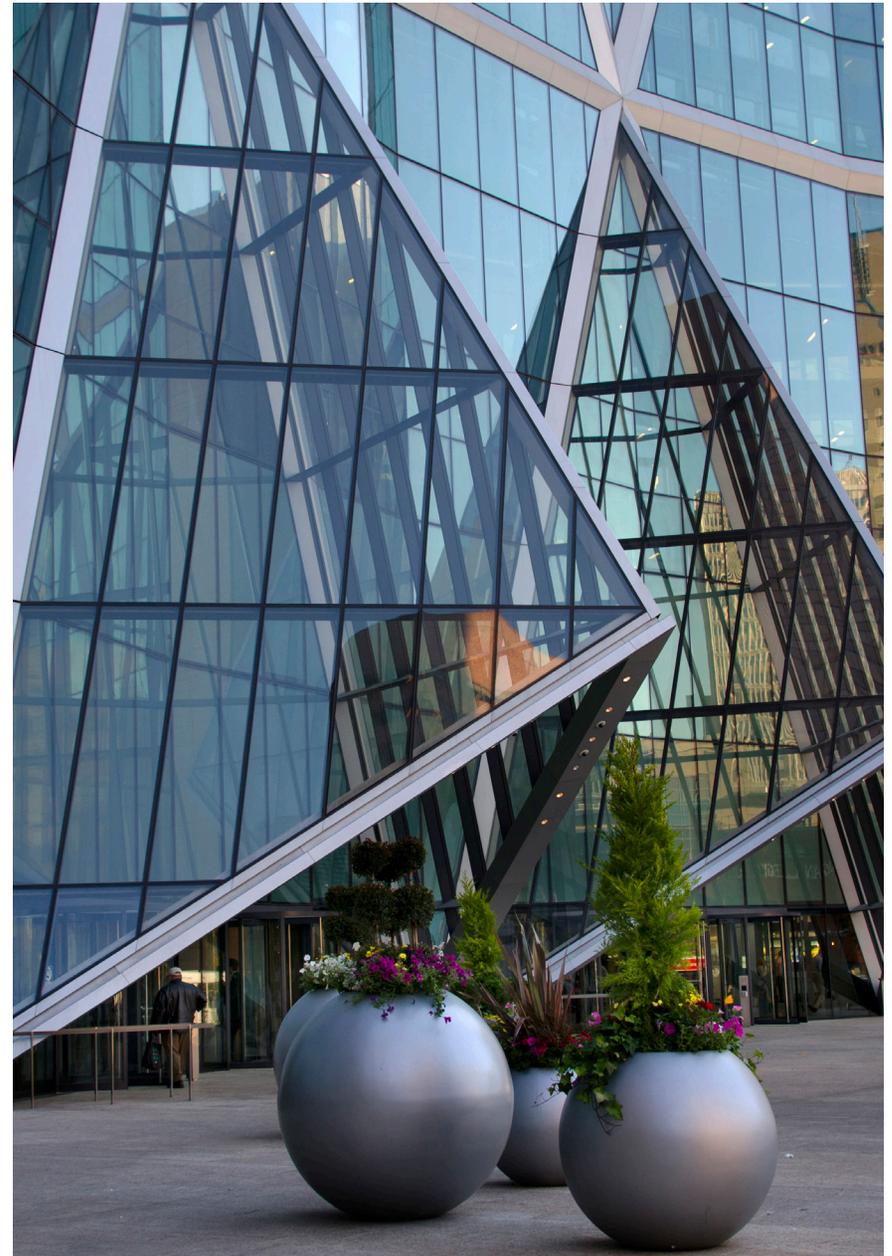
Appendices

Schedule A – Transportation Centre City Levy 2021 Summary 10

Schedule B – Water Resources Centre City Levy 2021 Summary 12

Schedule C – Community Services and Police Centre City Levy 2021 Summary .. 13

Appendix 1 – 2021 Centre City Levy Collection Details 15



Schedule A – Transportation Centre City Levy 2021 Summary

Table 4 shows the detailed projects and amount of the Centre City Levy budgeted, collected and spent for Transportation at December 31, 2021.

Table 4: Transportation Centre City Levy 2021 Summary					Budget 2007-2022				Actuals						
Infrastructure Type	Project / Program (#)	Project Name	Project Description	Start Date of the Project & Estimated / Actual Completion Date	Total Budget of Project (\$)	City Portion of Budget (Others Sources) (\$)	Centre City Levy Portion of Budget (\$)	Centre City Levy Portion of Total Project Costs (%)	Centre City Levy Collected in 2021 (\$)	Centre City Levy Investment Income from 2021 (\$)	Total Centre City Levy Funds Collected from 2007 to 2021 (\$)	Centre City Levy Spent 2021 (\$)	Total Expenditures from 2007 to 2021 (\$)	Centre City Levy Closing Balance @ Dec 31, 2021 (\$)	Centre City Levy Cost to Complete (\$)
Transit	665-02W	Big Buses / Community Shuttle Buses	Purchase of Buses & Shuttles	Ongoing	372,319,526	370,678,526	1,641,000	0.4%	73,873	17,509	1,793,084	-	1,141,000	652,084	500,000
Roads (Greenways)	127-140	13 Avenue Greenway	20 Block Separated Pedestrian and Multi-use Pathway	2009 to 2019	9,798,115	8,479,185	1,318,930	13%	82,908	13,953	1,850,721	-	1,318,930	531,791	-
Transportation	569-001	Centre City Mobility Program	Pedestrian Overpasses / Centre City Mobility, Traffic Control	Ongoing	1,218,090	585,009	633,080	52%	170,598	15,014	3,790,899	-	10,556	-	622,525
	569-001	5 Street SW Underpass	Direct North-South connection between the communities of Beltline and Downtown Calgary.	2019 to 2022	4,433,591	3,277,419	1,156,173	26%				777,926	777,926		378,247
	569-001	Cycle Track Project	Signal timing adjustments; improvements to network along 12 Avenue and 8 Avenue	2017 to 2022	1,063,295	1,012,861	50,434	5%				-	50,434		-
	569-001	4 Street SW Underpass	Prominent crosswalks, additional bike rack, increased number of on-street parking spaces and new tree planting	2016 to 2022	8,438,690	7,447,917	990,773	12%				8,932	990,773		-
	569-001	17 Avenue SW Public Realm Improvements	Improving crosswalks and intersections for those pedestrians, including curb extensions on side streets	2017 to 2020	4,299,203	4,214,392	84,811	2%				-	84,811		-
	569-001	8 Street Master Plan	Detailed designed for the 8 Street underpass to improve the pedestrian realm	2017 to 2020	19,733	-	19,733	100%				-	19,733		-
	569-001	1 Street SW Corridor	Streetscape improvements for pedestrians including sidewalks and prominent crosswalks	2016 to 2020	4,756,796	4,586,447	170,349	4%				-	170,349		-

Note: Totals may not add due to rounding.

Continued on next page

Table 4: Transportation Centre City Levy
2021 Summary – continued

Infrastructure Type	Project / Program (#)	Project Name	Project Description	Start Date of the Project & Estimated / Actual Completion Date	Budget 2007-2022				Actuals						
					Total Budget of Project (\$)	City Portion of Budget (Others Sources) (\$)	Centre City Levy Portion of Budget (\$)	Centre City Levy Portion of Total Project Costs (%)	Centre City Levy Collected in 2021 (\$)	Centre City Levy Investment Income from 2021 (\$)	Total Centre City Levy Funds Collected from 2007 to 2021 (\$)	Centre City Levy Spent 2021 (\$)	Total Expenditures from 2007 to 2021 (\$)	Centre City Levy Closing Balance @ Dec 31, 2021 (\$)	Centre City Levy Cost to Complete (\$)
Transportation	223-000	8 Street Corridor Phase 1	Design and construction of pedestrian underpass enhancements including construction of new sidewalks, concrete surfaces, etc.	2013 to 2020	8,843,482	8,239,182	604,299	7%	Continued from previous page	Continued from previous page	Continued from previous page	-	604,299	Continued from previous page	-
	223-007	Pedestrian Overpass Bow River	Peace Bridge	2009 to 2017	25,000,000	24,756,786	243,214	1%				-	243,214		-
	223-000	Pedestrian Overpass St. Patrick's Bridge	St. Patrick's Bridge	2009 to 2010	480,221	318,563	161,657	34%				-	161,657		-
	126-103	City Wide Active Modes Program	City Wide Active Modes Program	Ongoing	6,046,627	5,895,627	151,000	2%				-	151,000		-
	569-001	1 Street SW Underpass Project	Enhancement with new lighting, new sidewalks, new guardrails, placemaking elements, entranceway marquees, in sidewalk quadrant lighting, etc.	2015 to 2016	4,447,804	3,923,789	524,015	12%				-	524,015		-
	569-001	Thompson Family Park	Components of new public park (Thompson Family Park) in Beltline	2016	100,851	98,720	2,131	2%				-	2,131		-
Totals					451,266,024	443,514,423	7,751,601		327,379	46,476	7,434,704	786,858	6,250,829	1,183,875	1,500,771

Note: Totals may not add due to rounding.

Schedule B – Water Resources Centre City Levy 2021 Summary

Table 5 shows the detailed projects and amount of the Centre City Levy budgeted, collected and spent for Water Resources at December 31, 2021.

Table 5: Water Resources Centre City Levy 2021 Summary					Budget 2007-2022				Actuals						
Infrastructure Type	Project / Program (#)	Project Name	Project Description	Start Date of the Project & Estimated / Actual Completion Date	Total Budget of Project (\$)	City Portion of Budget (Others Sources) ¹ (\$)	Centre City Levy Portion of Budget (\$)	Centre City Levy Portion of Total Project Costs (%)	Centre City Levy Collected in 2021 (\$)	Centre City Levy Investment Income from 2021 (\$)	Total Centre City Levy Funds Collected from 2007 to 2021 (\$)	Centre City Levy Spent 2021 (\$)	Total Expenditures from 2007 to 2021 (\$)	Centre City Levy Closing Balance @ Dec 31, 2021 (\$)	Centre City Levy Cost to Complete (\$)
Water	2013146	Waterworks-Downtown Upgrades	Multiple Projects	Ongoing	7,166,570	-	7,166,570	100%	331,782	21,064	8,054,890	45,000	7,166,570	888,320	-
Sanitary	2013147	Wastewater-Downtown Upgrades	Multiple Projects	Ongoing	5,458,790	-	5,458,790	100%	331,782	83,269	8,551,265	2,587	5,458,790	3,092,474	-
Total					12,625,361	-	12,625,361		663,565	104,332	16,606,155	47,586	12,625,361	3,980,794	-

¹ The 2021-2022 budget is currently zero as these projects are not forecasted to be required at this time for Water.

Note: Totals may not add due to rounding.

Schedule C – Community Services and Police Centre City Levy 2021 Summary

Table 6 shows the detailed projects and amount of the Centre City Levy budgeted, collected and spent for Community Services and Police as at December 31, 2021.

Table 6: Community Services and Police Centre City Levy 2021 Summary					Budget 2007-2022				Actuals						
Infrastructure Type	Project / Program (#)	Project Name	Project Description	Start Date of the Project & Estimated / Actual Completion Date	Total Budget of Project (\$)	City Portion of Budget (Others Sources) (\$)	Centre City Levy Portion of Budget (\$)	Centre City Levy Portion of Total Project Costs (%)	Centre City Levy Collected in 2021 (\$)	Centre City Levy Investment Income from 2021 (\$)	Total Centre City Levy Funds Collected from 2007 to 2021 (\$)	Centre City Levy Spent 2021 (\$)	Total Expenditures from 2007 to 2021 (\$)	Centre City Levy Closing Balance @ Dec 31, 2021 (\$)	Centre City Levy Cost to Complete (\$)
Recreation	507	Beltline Aquatic & Fitness Centre and Streetscape Frontage Improvements	Facility and Land	2015	873,663	-	873,663	100%	127,285	60,257	3,050,071	-	873,663	2,176,408	-
		Future Projects	Facility and Land	TBD	-	-	-	N/A				-	-		-
Parks	500	Centre City Parks	Upgrades/enhancements to pedestrian environment in existing centre city parks.	Ongoing	81,376	24,962	56,414	69%	70,684	8,505	1,652,963	-	56,414	51,549	-
		Century Gardens	A highly valued urban park in the centre of Calgary's bustling downtown and a recognized historic resource.	2007-2022	16,800,000	16,455,000	345,000	2%				345,000	345,000		-
		Beltline Park	Engagement, Design and the Construction of a small piece of Parks owned land in the heart of the Beltline.	2019 -2021	1,595,486	1,300,000	295,486	19%				-	295,486		-
		West Eau Claire Park	New public promenade, public space, and pathway, including new site furnishings, lighting and landscaping.	2017-2019	8,523,000	7,618,486	904,514	11%				-	904,514		-

Note: Totals may not add due to rounding.

Continued on next page

Table 6: Community Services & Police Centre City Levy 2021 Summary – continued

					Budget 2007-2022				Actuals						
Infrastructure Type	Project / Program	Project Name	Project Description	Start Date of the Project & Estimated / Actual Completion Date	Total Budget of Project	City Portion of Budget (Others Sources)	Centre City Levy Portion of Budget	Centre City Levy Portion of Total Project Costs	Centre City Levy Collected in 2021	Centre City Levy Investment Income from 2021	Total Centre City Levy Funds Collected from 2007 to 2021	Centre City Levy Spent 2021	Total Expenditures from 2007 to 2021	Centre City Levy Closing Balance @ Dec 31, 2021	Centre City Levy Cost to Complete
	(#)				(\$)	(\$)	(\$)	(%)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
Fire	42	Station #1 Upgrades	Station and Land	2011 June - 2016 August	3,100,000	2,850,000	250,000	8%	23,916	8,339	554,380	-	250,000	304,380	-
	42	Future Projects	Station and Land	TBD	-	-	-	N/A				-	-		-
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%	106,026	16,182	2,379,799	-	1,759,000	620,799	-
	479	Future Projects	City Centre Libraries	TBD	-	-	-	N/A				-	-		-
Total					205,973,525	201,489,448	4,484,077		327,911	93,283	7,637,213	345,000	4,484,077	3,153,136	-
Police	TBD	Future Projects	Future Projects	TBD	-	-	-	N/A	15,944	11,505	405,206	-	-	405,206	-
Total					-	-	-	-	15,944	11,505	405,206	-	-	405,206	-

Note: Totals may not add due to rounding.

Appendix 1 – 2021 Centre City Levy Collection Details

Table 7: 2021 Centre City Levy Collection Details

Contributor	Infrastructure Type										Grand Total (\$)
	Transit (\$)	Transportation (\$)	Roads (\$)	Utilities - Sanitary (\$)	Utilities - Water (\$)	Fire (\$)	Police (\$)	Recreation (\$)	Library (\$)	Parks (\$)	
External Contributor 1	-	-	-	41,605	41,605	-	-	-	-	-	83,210
External Contributor 2	12,360	28,543	13,872	48,550	48,550	4,001	2,668	21,296	17,740	11,826	209,407
External Contributor 3	13,933	32,177	15,637	54,731	54,731	4,511	3,007	24,007	19,998	13,332	236,065
External Contributor 4	17,158	39,624	19,257	67,398	67,398	5,555	3,703	29,564	24,626	16,418	290,701
External Contributor 5	30,422	70,254	34,142	119,498	119,498	9,849	6,566	52,417	43,663	29,108	515,415
Infrastructure Type Total	73,873	170,599	82,908	331,782	331,782	23,916	15,944	127,285	106,026	70,684	1,334,799

Note: Totals may not add due to rounding.