

Industry Letter - NAIOP



Date: 26-May-2023

To: Stuart Dalglish, GM Planning and Development

Re: NAIOP letter of support : 2022 Annual Levy reports.

On behalf of the Board of Directors of NAIOP Calgary we provide this letter of support for the 2022 Annual Levy reports.

With respect to the 2022 Centre City report it continues to provide the necessary detail for the projects that are leviable in the Centre City Plan Area. The levy rates have been consistent since 2010. The Center City levy fund continues to provide the necessary seed funds for future Centre City infrastructure requirements. The fund balances have remained stable in recent years. It should be noted that the Center City Levy fund has not been part of the on-going discussions to implement a new Levy Bylaw in early 2024. As a result we expect to see continued stability in both rates and fund balances.

With respect to offsite levies (OSL) the annual report for 2022 is the result of lengthy discussions between the City and Industry.

Each year these discussions attempt to deal with changes to the report that provide both the City and the Industry with improved understanding , by infrastructure type, of the amount of levies that were collected, how much of the levy funds were spent and for what projects. The level of detail and transparency has improved year over year.

Industry understood that the City wished to keep changes to the 2022 and 2023 report as simplified as possible as a new OSL Bylaw will be implemented in 2024 which is expected to create many changes to future reports. Changes for 2022 were mostly confined to reformatting for clarity and transparency. These changes were both positive as well as cause for concern as some data was lost that industry felt provided clearer understanding. Specifically this related to grant funding. Industry feels that there needs to be project level detail regarding how grants are

collected and used and their impact on levy balances. This same concern was identified in the 2021 report. After a number of discussions the City has committed to addressing this issue in the 2023 report.

Further, the Industry has requested more data related to the project details. This includes information about project budgets and improved understanding of variances year over year for multi year projects.

For future reports, we would request that the City engages Industry as part of all proposed report changes and involves Industry in what data/changes are required for reporting post the implementation of the new Bylaw in 2024.

We request that the Committee and Council accept the 2022 Annual Levy reports for information and direct administration to continue to enhance the OSL reporting based on both the internal and external auditors recommendations as well as suggestions detailed above.

Sincerely, on behalf of, NAIOP Calgary



Guy Huntingford
Director Strategic Initiatives
NAIOP Calgary

Cc: Rachel Gill, A/Manager, Growth Funding & Investment
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