

Background and Previous Council Direction

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
1/12/2021	PFC2021-0035	<p>Off-Site Levy Update</p> <p>Council directed Administration to adopt the new off-site levy principles as a strategic foundation for a new off-site levy bylaw.</p>
11/2/2020	PFC2020-1140	<p>Water Utility Rates – Revised for 2021 and 2022 and Financial Plan Update</p> <p>Council directed Administration to examine potential corporate funding and financing sources to reduce the impact of Off-site Levy shortfalls on Water Utility rates and report back with the 2021 Off-site Levy Bylaw review.</p>
5/25/2020	PFC2020-0381	<p>Established Area Growth and Change Strategy 2020: Phase 1 Recommendations</p> <p>Council directed Administration to explore a new Established Area off-site levy for local-sized water and sanitary pipes, through consultation with stakeholders, and for Council's consideration, as part of the current Off-site Levy Bylaw review.</p>
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

Off-site Levy Bylaw

Council adopted the Administration Recommendations to: 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.

Bylaws, Regulations, Council Policies

City of Calgary off-site levies are governed by a number of bylaws, regulations and Council policies.

The off-site levies and the Off-site Levies Bylaw are governed by the Municipal Government Act (MGA), the Off-Site Levies Regulation (Alta Reg 187/2017) and The City of Calgary Charter, 2018 Regulation (Alta Reg 40/2018). Off-site levies are financial tools that enable development in Calgary by providing certainty of costs to the land development industry, while providing The City with funds to pay for all or part of the capital cost of new or expanded infrastructure, supporting the economic stability of The City.

Off-site levy charges are placed on development to fund major off-site growth-related capital infrastructure such as: water/wastewater treatment & pipes, storm water infrastructure, major interchanges/expressways, fire stations, recreation facilities and libraries. These growth-related capital infrastructure investments are guided by policies of the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP).

The Municipal Government Act outlines consultation requirements for off-site levy bylaws. Consultation with interested parties is guided by the City of Calgary's Engage Policy.

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 (TP012)

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.

Off-site Levies Bylaw (2M2016)

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

Centre City Levy 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).

Engage Policy (CS009)

The Engage Policy provides guidelines for the development and implementation of engagement processes for stakeholders, both external and internal in order to achieve alignment, support, consistent and clear practices, and enhancement of The City of Calgary's reputation. Administration is directed to develop and adhere to the Engage Administration Framework, within The City's ability to finance and resource.