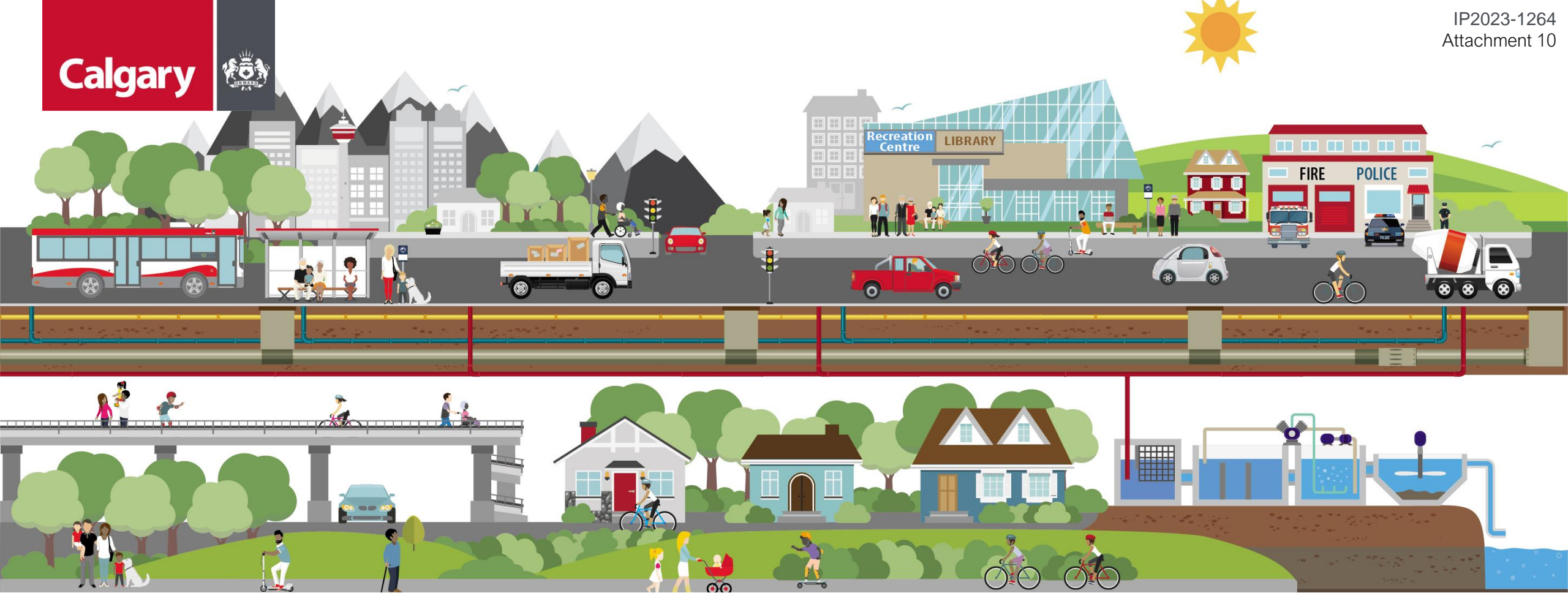


Calgary



10 Home and Business Essentials Improved Off-site Levies Program and Bylaw

December 13, 2023

Recommendation

That the Infrastructure and Planning Committee recommends:

1. That this item be forwarded to the 2024 January 16 Public Hearing Meeting of Council.

That the Infrastructure and Planning Committee recommends that Council:

2. Give three readings to the proposed Off-site Levies Bylaw (Attachment 3).



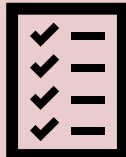
Summary



1. 10 home and business essentials



2. Improved levy program and bylaw



3. Accountability and due diligence



10 Home and business essentials



1. Clean & safe drinking water



2. Flush toilets, drain sinks & bathtubs



3. Storm drainage to remove rain & snow melt, avoid flooding



4. Pathways & bikeways



5. Buses



6. Streets



7. Fire & emergency response



8. Police protection



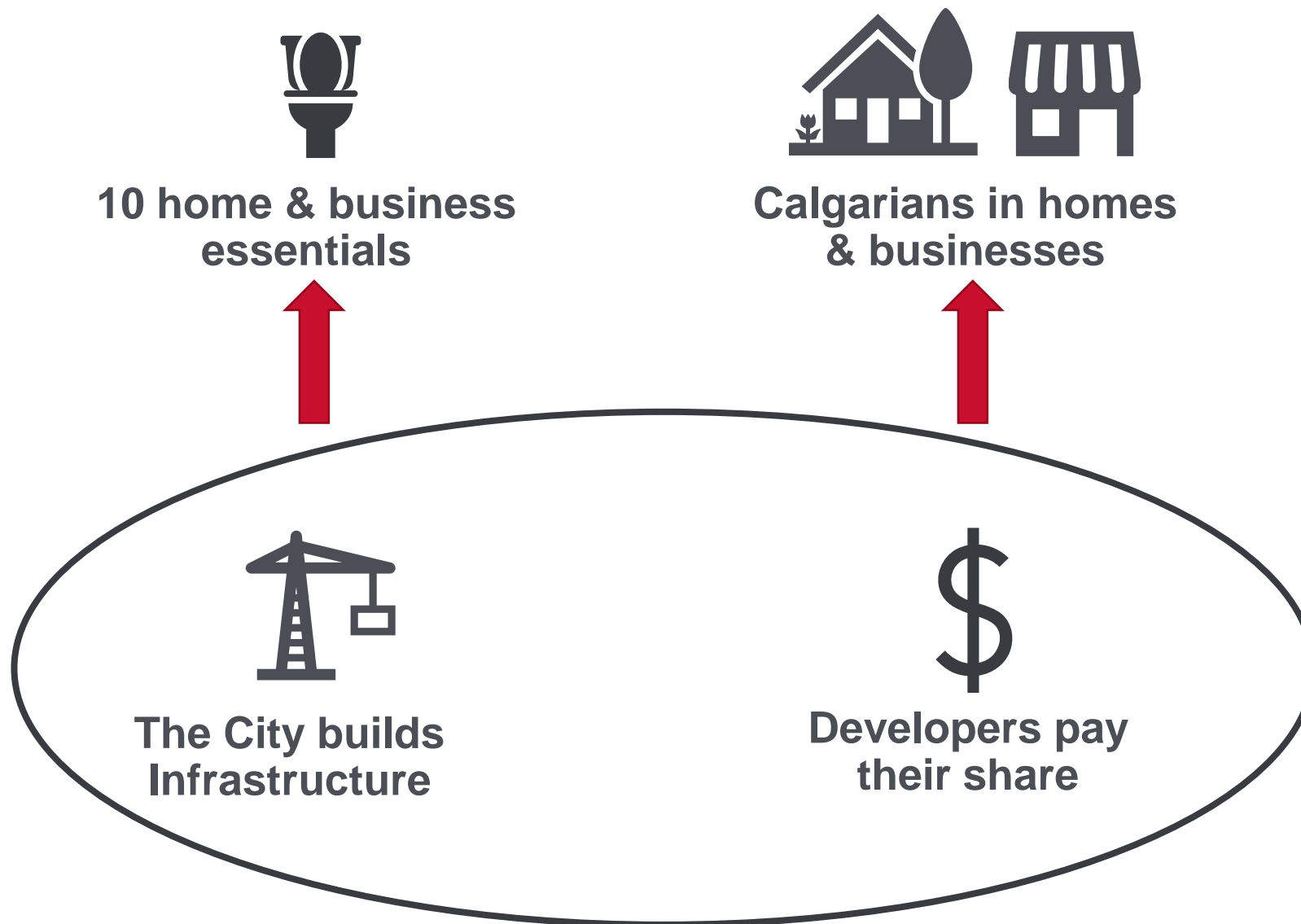
9. Libraries



10. Recreation



How it works





Off-site levy formula



$$\left(\text{Cost of Infrastructure (\$)} \times \text{Benefit (\%)} \right)$$

=

Levy Rate
(\$/hectare)

Unlevied Land (ha)





Current vs. proposed off-site levy rates*

Current Off-site Levies Bylaw	
2023 rate	\$540,700 per hectare
2024 rate (inflation adjusted +4%)	\$564,000 per hectare

Proposed Off-site Levies Bylaw	
2024 proposed rate	\$609,000 per hectare

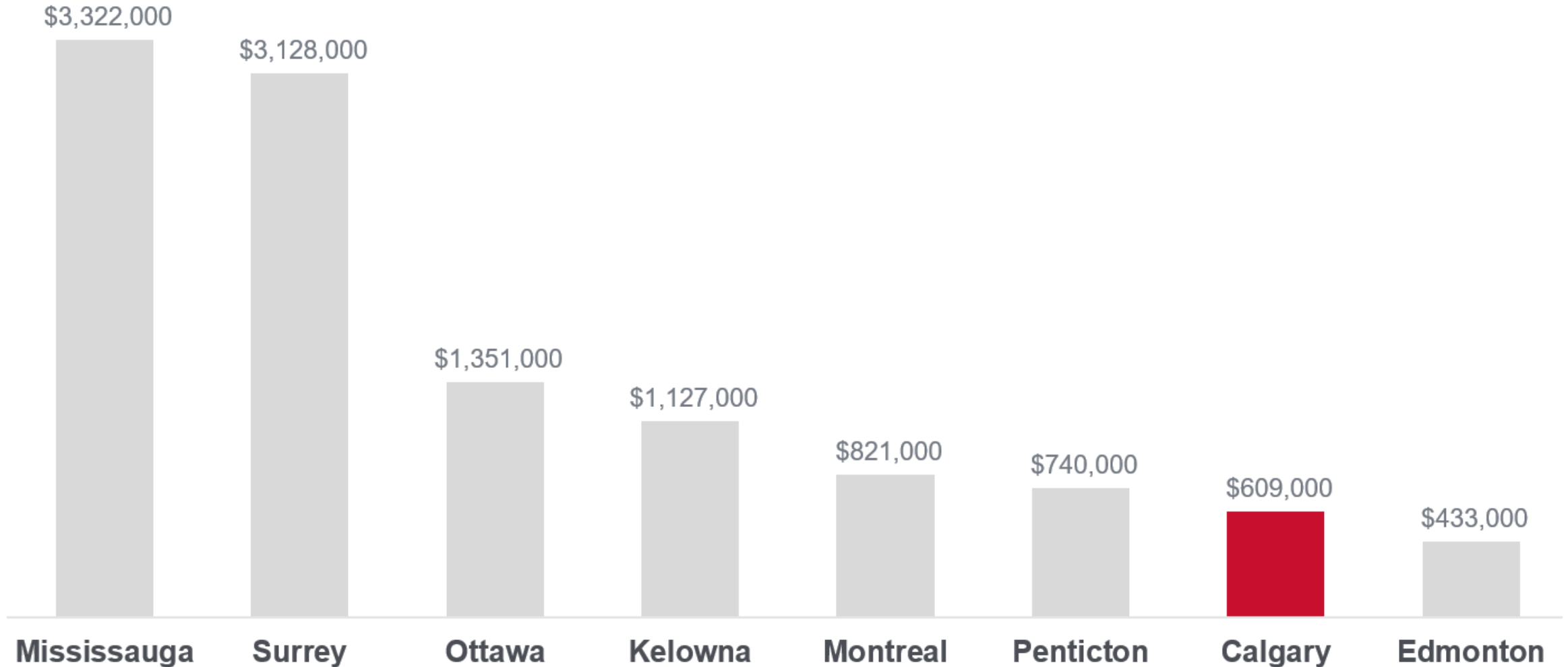


8% increase

***Rounded to nearest 100**


















Levy/development charge comparison (per hectare)





Levies are an important cost sharing tool

		Off-Site levies	Utility rates & Property taxes
	Initial Build		
	Operate		
	Maintain		
	Lifecycle		
	Replace		



Improved program and bylaw



More detailed infrastructure list



More accurate infrastructure costing



Increased financial sustainability



Improved attribution of benefits to investment



Updatable and repeatable methodology



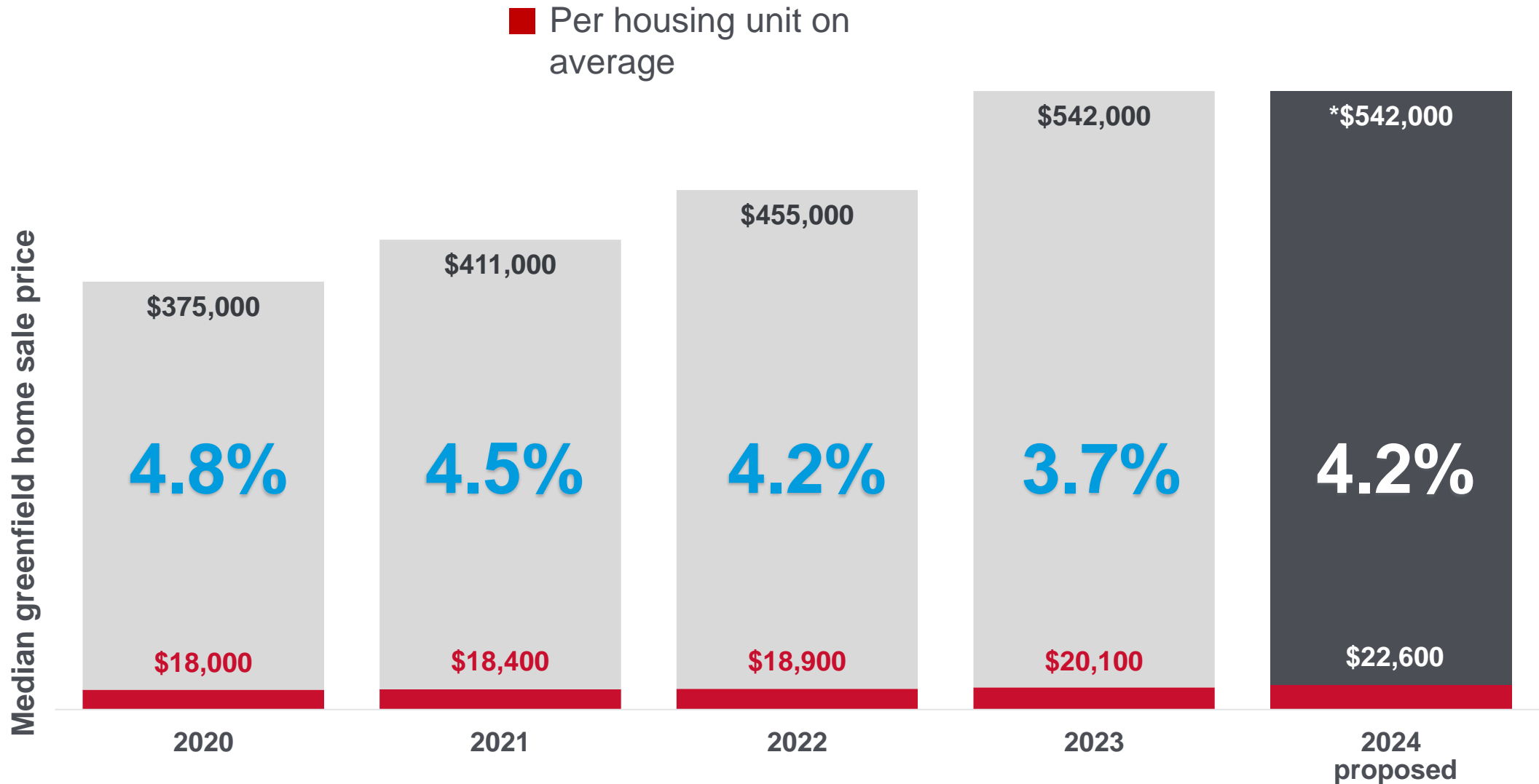
Proposed total per housing unit on average

\$22,600

Calculated by dividing the proposed levy rate of \$609,059 per hectare by 27 units, which is the average number of homes per hectare in outline plan approvals 2018-2022



Home sale price vs. levy over time





The levy provides excellent value for Calgarians



\$22,600 per housing unit on average



1. Clean & safe drinking water **\$4,300**



2. Flush toilets, drain sinks & bathtubs **\$7,900**



3. Storm drainage to remove rain & snow melt, avoid flooding **\$800**



4. Pathways & bikeways **\$600**



5. Buses **\$700**



6. Streets **\$5,300**



7. Fire & emergency response **\$600**



8. Police protection **\$300**



9. Libraries **\$200**

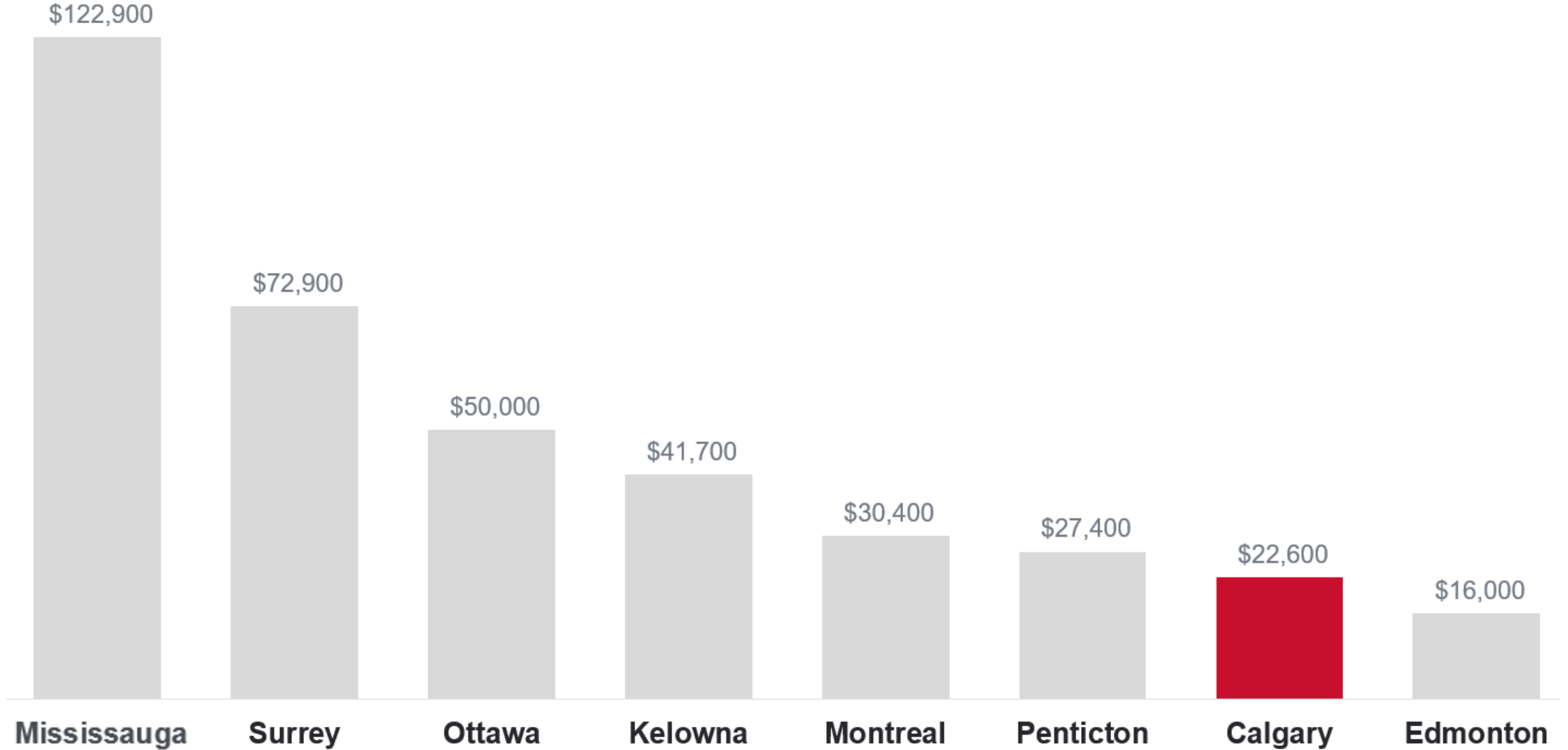


10. Recreation **\$1,900**



Levy/development charge comparison

(per housing unit on average)





Affordability considerations



REASONABLE



CHANGE OVER
TIME



COMPETITIVE



Accountability and due diligence



Municipal Government
Act (MGA)



Met Council approved
principles



Extensive consultation



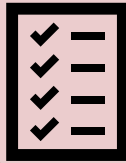
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