

CENTRE CITY LEVY UPDATE- DEFERRAL REQUEST

EXECUTIVE SUMMARY

This is a deferral request for the 2014 annual update report on the Centre City Levy Program. Administration would like to defer the annual Centre City Levy Report until after the Off-site Levy Bylaw Report has gone to Council on 2016, January 11, to ensure there is an opportunity to understand the context of both bylaws.

Information has been gathered from the various departments involved in the 2014 reporting of the Centre City Levy, including the amounts collected, project examples and remaining balances.

ADMINISTRATION RECOMMENDATION(S)

That the Priorities and Finance Committee recommend that Council approve Administration's request to defer reporting on the Centre City Levy Update until Council has considered the Off-site Levy Bylaw being recommended to Council in 2016 January 11.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2007 February 05, Council adopted the following recommendations contained in Report LPT2007-02 to approve Bylaw 9M2007.

On 2007 May 7 Council adopted the following recommendations contained in LPT2007-18:

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.

On 2010 February 08 Council adjusted the rates of the levy to the current rates in Report LPT2010-03.

BACKGROUND

The Centre City Levy is a financial tool used to pool resources to fund local public infrastructure within the Centre City. The Levy mitigates the potential burden on any one development to front end the necessary upgrades to service not only their development, but the surrounding area.

The Centre City Levy was established so that The City could impose charges that would be used towards future local utility and non-utility related infrastructure improvements in the Centre City Plan Area. This area is made up of the Downtown Urban Structure Plan area and the Beltline Area Redevelopment Plan area.

The local utility and non-utility infrastructure includes water, sanitary, transit, transportation fire, police, fire, emergency medical service, recreation, libraries, park upgrades and greenways. As the improvements are local in nature, the levies are not used for major capital infrastructure such as water or wastewater treatment or major interchanges. The Centre City Levy differs from the city-wide Off-Site Levy Bylaw. Therefore, The Off-Site Levy Bylaw is currently being reviewed as a separate project, and is anticipated to be presented to Council in January 2016.

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The Centre City Levy is collected from all development projects on a linear frontage basis in the Centre City Plan Area, and allows for the sharing of infrastructure costs amongst several projects in order to not hinder any one project with the total cost impact. The levy is collected as a condition of approval on development permits.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

A comprehensive review of this program is anticipated in 2016 to determine if improvements need to be made. This will include consultation with the internal departments, the development industry, and business community. Any proposed changes will be brought to the Priorities and Finance Committee (PFC) for consideration.

Stakeholder Engagement, Research and Communication

None

Strategic Alignment

There are no implications associated with this deferral request.

Social, Environmental, Economic (External)

There are no implications associated with this deferral request.

Financial Capacity

Current and Future Operating Budget:

There are no implications associated with this deferral request.

Current and Future Capital Budget:

No capital expenditures associated with this deferral request

Risk Assessment

There are no implications associated with this deferral request.

REASON(S) FOR RECOMMENDATION(S):

This report requests a deferral of the Centre City Levy Update report. With a deferral, Administration will use the additional time to incorporate guidance from the 2016 January 11 Council Meeting on the next Off-site Levy and make adjustments to the report on the Centre City Levy Update as appropriate.

ATTACHMENT(S)

None