

Calgary



Exploration of Contingency Models to the Off-site Levy Bylaw for Funding Growth-Related Infrastructure

June 20, 2024



Recommendation

That Intergovernmental Affairs Committee recommends Council receive this report for the Corporate Record.

Previous Council Direction

On 2024 January 16:

- Council approved the 2024 Off-site Levies Bylaw (IP2023-1264).
- Council directed Administration to pursue an alternative model to the off-site levies (IGA2023-1366)

“In consideration of the risk and uncertainty associated with proposed off-site levy charter legislation, and the imperative to provide essential services to a growing city, direct Administration to report back to the Intergovernmental Affairs Committee with an update in 2024 Q2 regarding:

- a. Pursuit of an alternative model to the Off-site Levies Program and Bylaw for community planning, infrastructure portfolio planning, funding, and financing of growth-related infrastructure, to:
 - i. Ensure cost, scale and design of infrastructure is financially sustainable and supports future growth, and*
 - ii. Mirror the balance of financial risk with responsibility within the existing bylaw, and thus is covered by either the development industry or the Government of Alberta as opposed to passing the financial burden to the City of Calgary and existing taxpayers and utility rate payers.”**



10 Home and Business Essentials



1. Clean & safe drinking water



2. Flush toilet, 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



Highlights

Deliverable	Timing
Phase 1: Investigate contingency funding tools	
Project charter, governance model	2024 Q3
Workplan, project scope	2024 Q4
Project execution	2024 Q4- 2025 Q2
Phase 2: Assess implications of the contingency funding tools	
Off-site Levies Bylaw / financial sustainability impact assessment	2025 Q4 - TBD
Phase 3: Ready for approval: contingency funding tools	
Prepare for approval	TBD



Recommendation

That Intergovernmental Affairs Committee recommends Council receive this report for the Corporate Record.