

An aerial photograph of the Calgary city skyline during the "golden hour" of sunset. The sky is a clear, deep blue, and the sun is low on the horizon, casting a warm, golden glow on the buildings. The buildings are a mix of modern glass skyscrapers and older, more traditional office buildings. The foreground shows a large, modern building with a curved facade and a glass facade. The city extends into the distance, with a river visible on the right side.

Calgary



# Community Services: Off-site Levy Bylaw Review Consultation Session #1

December 14, 2021



I. Welcome from Fire Chief Dongworth

II. Introductions – membership

III. Consultation expectations

- Meeting format
- Logistics
- Feedback
- What to expect during meetings
- In & Out of scope

IV. Off-site Levy Strategy and Community Services

V. Types of infrastructure and input requested (and input not applicable)



## 1. Welcome from Chief Steve Dongworth

“We all need people who will give us feedback. That’s how we improve.”

Bill Gates



## 2. Introductions

I. Name

II. Organization

III. Position and why you are here (what is your personal interest)

IV. Most loved city you traveled to and brief backstory (only if you want to share)

## 3. Consultation Expectations

## Consultation expectations – logistics

- ENGAGE Resource Unit – facilitation of meetings
- Terms of Reference – received ahead of time
- Target to distribute materials 2 weeks prior to meeting, with a minimum of 1 week
- Target monthly meetings
- Delegates attending when you are out of town/away are ok. Working group members are responsible for ensuring delegates are prepared for the discussion.

# Meeting format

- Intro Presentation
  - Agenda
  - Summary of Previous Session
  - Requested Feedback/Discussion Questions to Consider for current Session
- Presentations from Subject Matter Experts\*
- Discussion
- Live meeting notes

\*Dependent on meeting subject matter

## Discussion questions:

1. What is your understanding of the new strategy and what it means for community infrastructure like recreation facilities, libraries, police and fire stations?
2. What concerns you? What interests you/excites you about the new strategy?



## How feedback will be used

- Consult – take feedback and incorporate where/when appropriate
- Consult on inputs to the new or updated calculation (anything else, out of scope)
- Checking assumptions with industry stakeholders to ensure a realistic approach

## Meeting expectations

- Presentations – hold questions until the end
- Everyone participates, no one dominates
- We are looking to leverage your expertise and experience on specific components of the Off-site Levy bylaw
- We will consider feedback and incorporate it where possible. For feedback that we cannot incorporate, we will share why not

## Out of scope

- Centre City Levy
- Detailed review of the current off-site levy rates and/or methodology
- Evaluating the long-term impacts of COVID-19 on city-building
- Review of funding sources for City-funded portions of growth-related capital infrastructure and/or incremental tax
- Evaluation of the service levels and policies that guide the planning of facilities and amenities required
- Transit Buses to be included in future Transportation Levy consultations

## **4. New Off-site Levy Strategic Approach – What does it mean to us?**

# Project objectives

1. Customer-focused approach (including simple, easy to explain)
2. Increased corporate consistency
3. Implement City strategies
  - MDP and CTP
  - Improved growth process - using growth strategies to identify infrastructure needs
  - Frequency - align to growth strategy & budget cycle
4. Increase financial resilience
5. Enable off-site levy funds to be available at the right time
6. Legally defensible and legislatively compliant



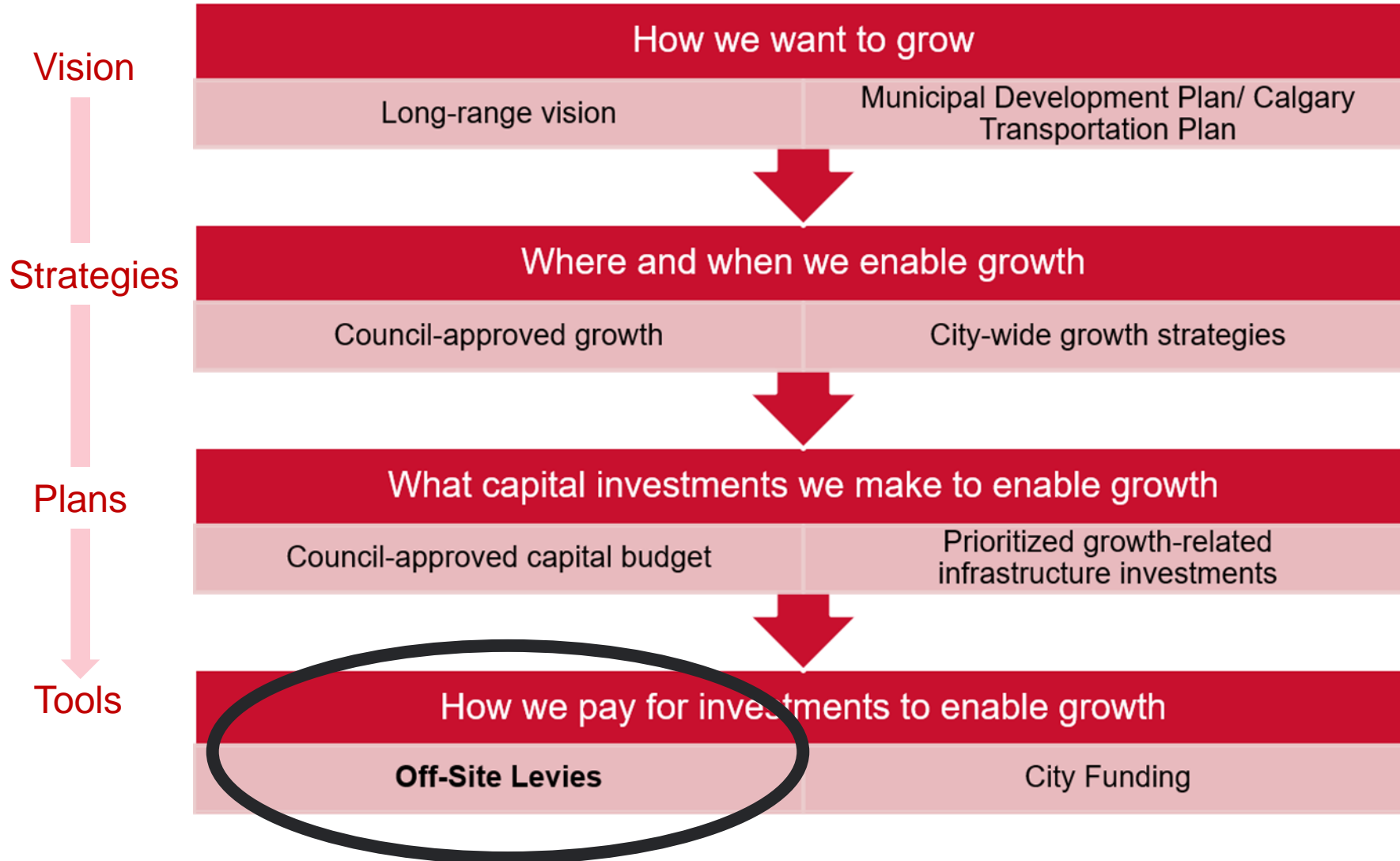
# Proposed Approach

## **New Off-site Levy:**

- Capacity-based model - funding of 100% of growth-related capital infrastructure cost for investments in greenfield growth area.
- Infrastructure required to service Council-approved new and actively developing communities.
- Off-site Levy for infrastructure benefiting new community business cases.
- Other City funding sources to be used for most infrastructure upgrades and downstream impacts in the Established Area.



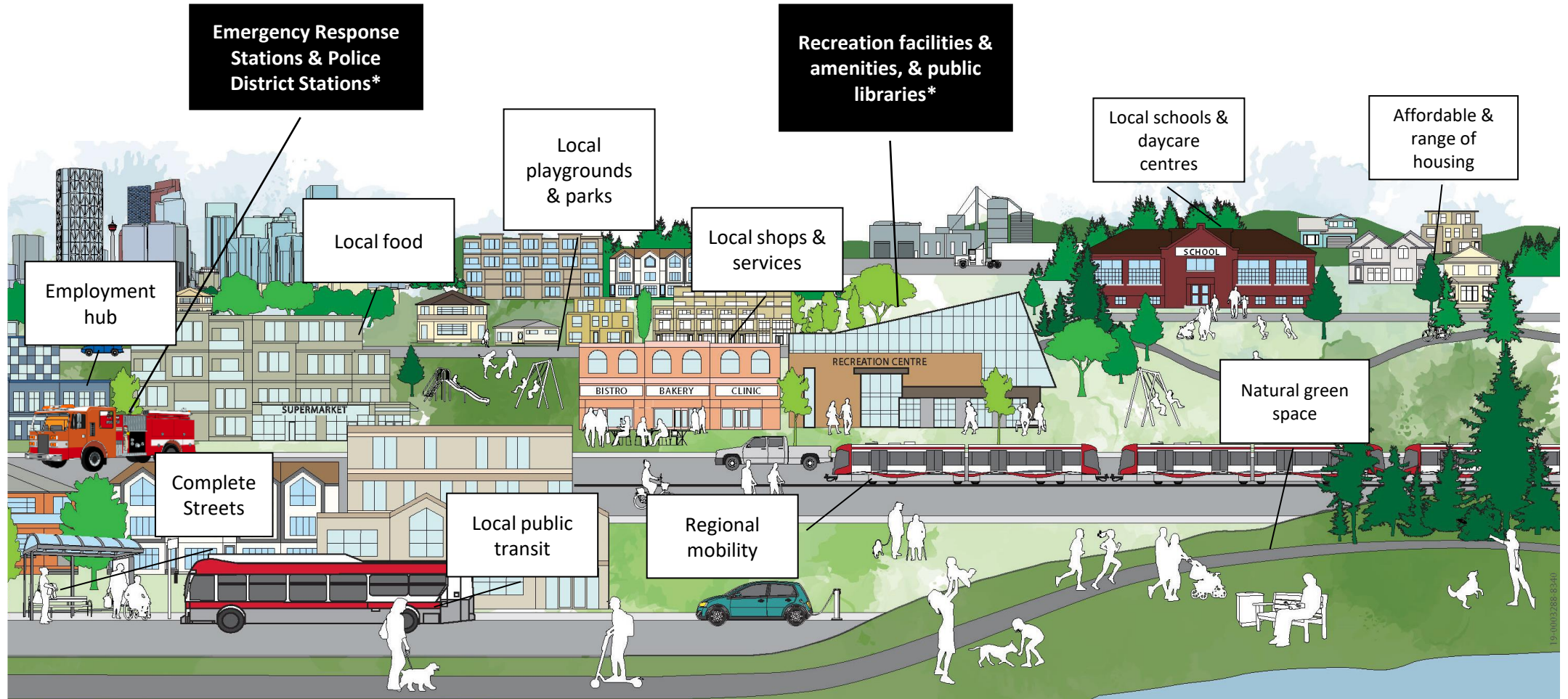
# A New, Responsive Off-site Levy





# Complete Communities

Vision  
↓  
Strategies  
↓  
Plans  
↓  
Tools



\*Within scope of the Community Services Off-site Levy



# Planning for public infrastructure

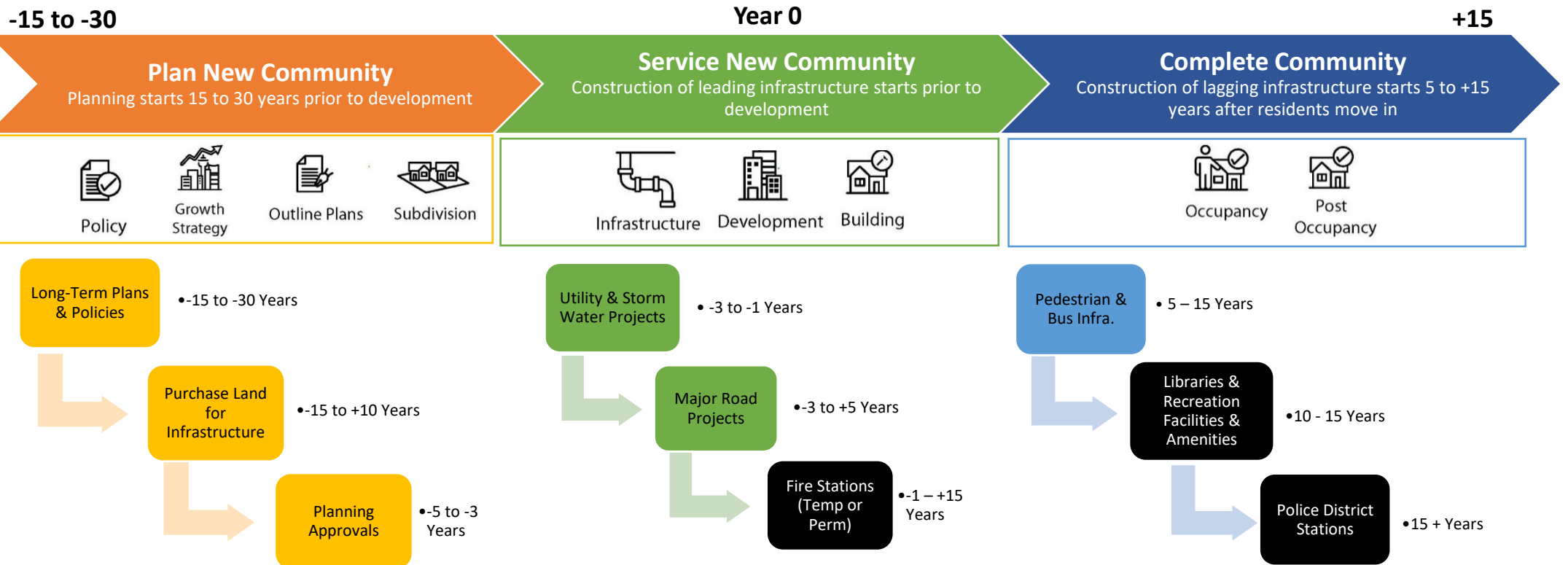


Vision

Strategies

Plans

Tools



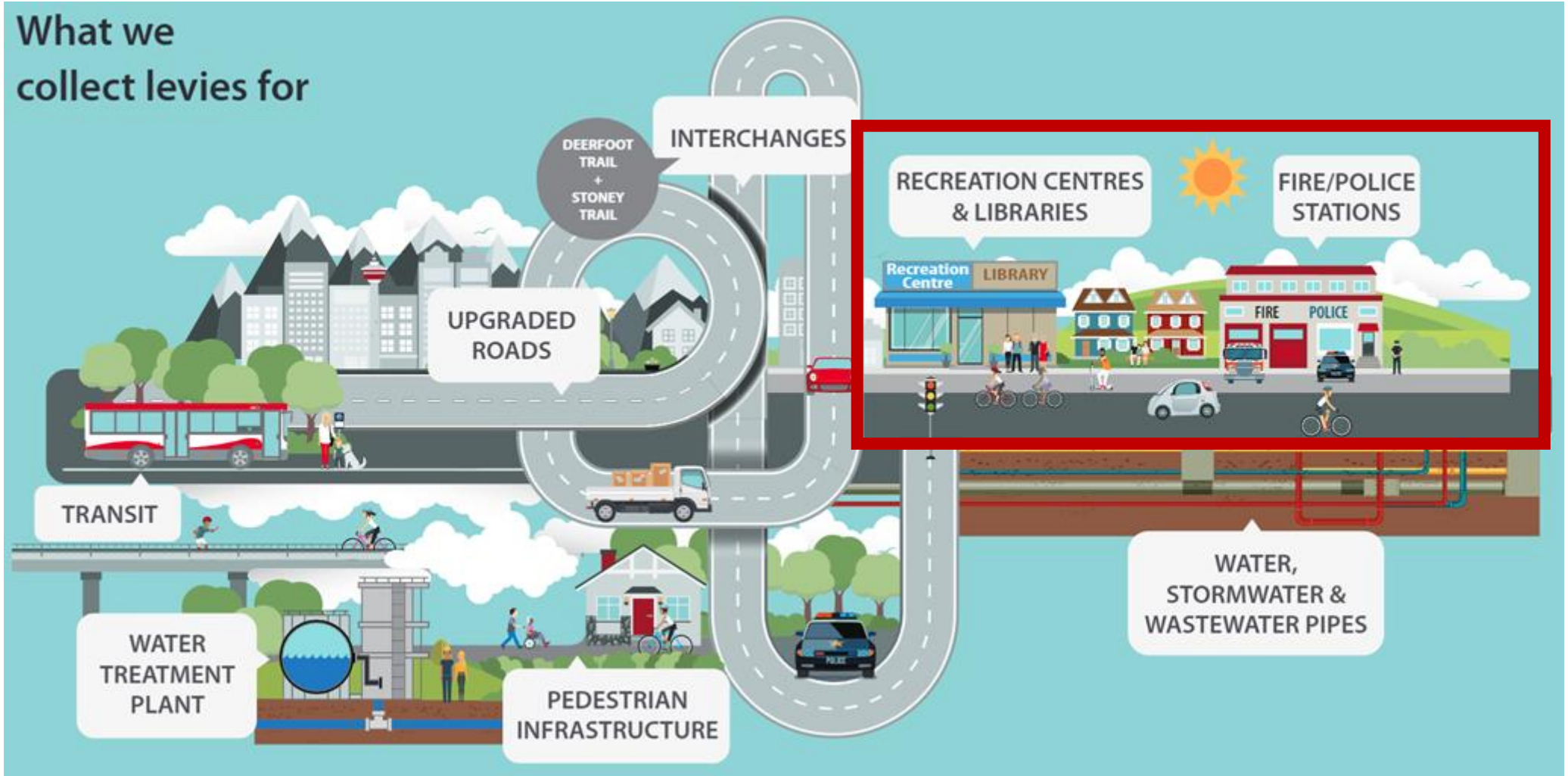
\*Within scope of the Community Services Off-site Levy





# Current Off-site Levies

Vision  
↓  
Strategies  
↓  
Plans  
↓  
Tools







**Estimated Capital Costs (\$)**



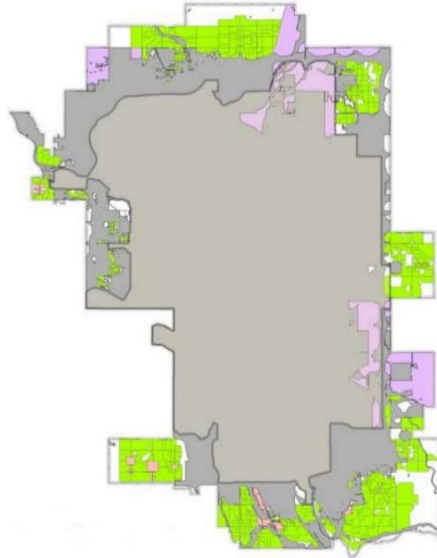
**Levy rate per hectare**

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**Leviable Land (Ha)**

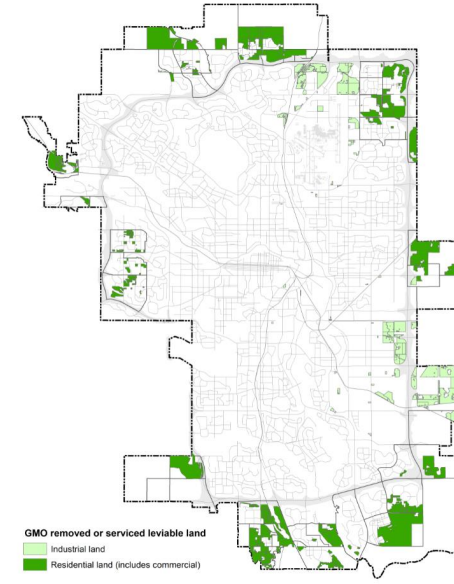


## Current: Based on forecasted growth



~11.36 Fire Halls  
 ~122,730 sq. ft. of Libraries  
 ~5.41 Recreation Centres

## Proposed: Based on approved growth



- List of Projects (e.g.:**
- Glacier Ridge Emergency Response Station
  - Skyview Recreation Centre
  - West Macleod Library

**Estimated Capital Costs (\$)**

30-year pop forecasts/service-based metric x est. public infra. costs per infrastructure type

**Leviable Land (Ha)**

30-year forecasted land absorption for residential + industrial in greenfield

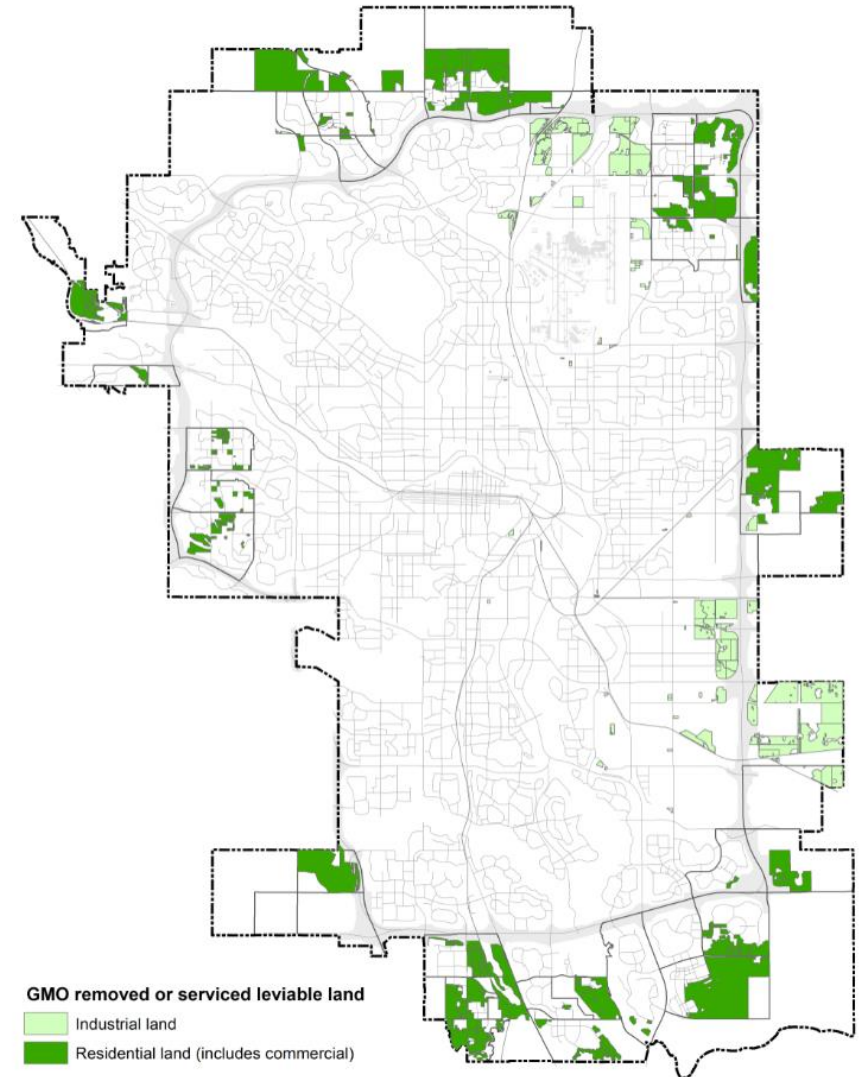
Est. capital costs Community Services public infrastructure projects

Leviable land (14 new communities, 27 actively developing + vacant industrial)

# What is different for Community Services

## OSL Strategy impacts to Community Services:

- 1) Projects being levied for will be listed in the Off-site Levy Bylaw
- 2) Direct linkage to Business Case process
  - Levy rate will be sensitive to approval of new community Business Cases
- 3) Proposed proportion benefit methodology
- 4) Updated every two years



## **5. Consultation plan and areas for input**

# Community Services new Bylaw components:

## New 2022 Off-site Levy Bylaw:

### 1. Develop infrastructure lists

- List growth related infrastructure for each infrastructure type to be levied for

### 2. Provide updated capital cost estimates

### 3. Consult on methodology & overall calculation

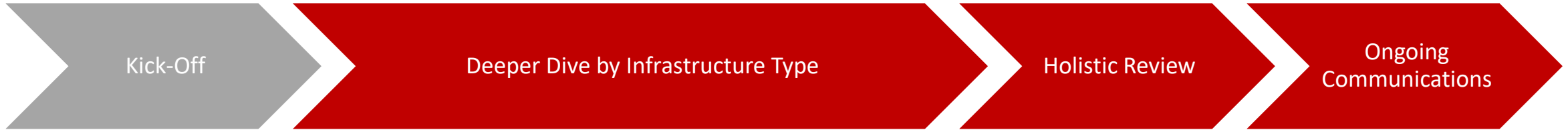
- Collect feedback on:
  - Proposed concepts being incorporated including proportion benefit methodology

### 4. Consult on keeping industry informed

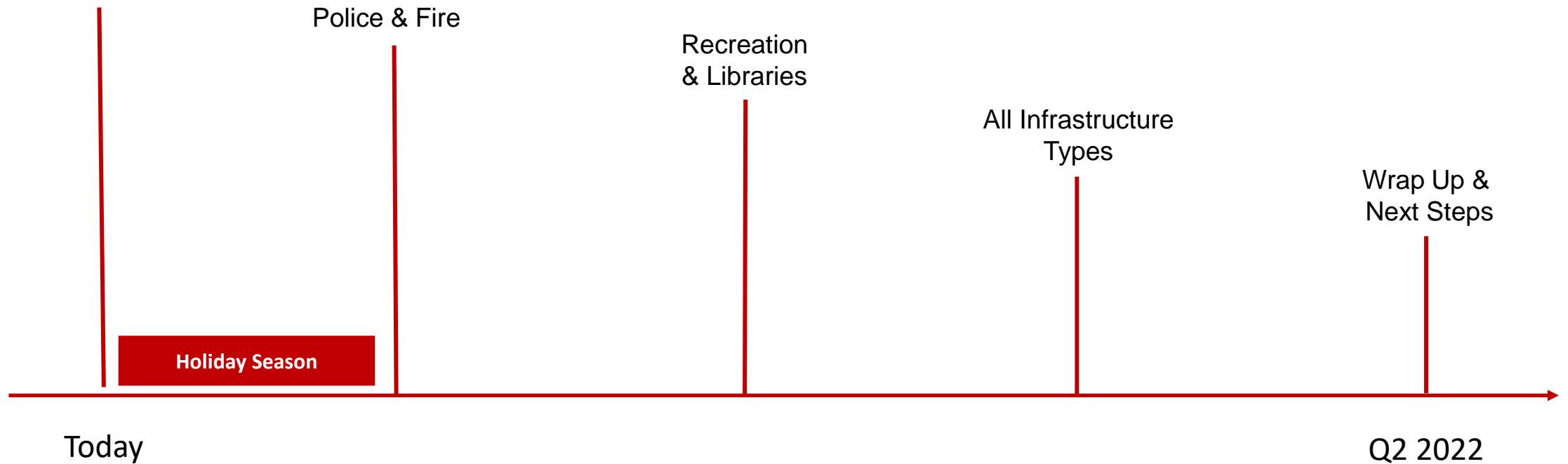




# Draft consultation plan\*



★ Introductions & New OSL Strategy Impacts



| = Planned meeting(s)

★ = Where we are

\*Draft plan subject to change

1. What is your understanding of the new strategy and what it means for community infrastructure like recreation facilities, libraries, police and fire stations?
2. What concerns you? What interests you/excites you about the new strategy?

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**Thank you and questions!**