



Off-site Levy Bylaw Review

Preliminary Transportation Rate

May 17, 2023



Today's Agenda

1. Welcome & Agenda Overview
- 2. Introductions**
3. Preliminary Levy Rate
4. Transportation Methodology
5. Levy Rate Model Intro
6. Discussion and Next Steps



Meeting Norms

- **Presentations:** Hold questions until the end.
- **Tone:** Keep a positive tone. Discuss ideas on addressing issues.
- **Listen & Respect:** Every voice is an important voice. Everyone participants, no one dominates
- **Sounds:** Mute your mic when you are not talking (online). Speak-up so that those online can hear (in-person).
- **Sights:** You are encouraged to turn on your camera if you are online.
- **Discussion:** If you would like to comment or have a question, please raise your hand (in-person/online). We will get to you in order as best as we can.



Preliminary Transportation Levy Rate

Two corrections:

1. *Sumif* formulas on Tab 7 excluded some priority project costs
2. Country Hills Boulevard widening:
 - a) Cost changed from \$125M to \$98M
 - b) Incorrectly categorized as ‘Shared Benefit’, changed to ‘Greenfield’

	2023 Posted Rates (\$/ha)	Preliminary Rate (\$/ha)	Change (%)
Transportation Levy Rate	156,694	154,219	-1.58%



Methodology Adjustments

	Fall 2022 Direction	Adjusted from Feedback and Analysis
Denominator	Remaining leviable lands within current ASP's	Full buildout scenario (current and future ASP's)
Capital Costs	<ul style="list-style-type: none"> • ~30-year horizon • Leviable vs Future 	Full buildout scenario, all projects benefiting growth
Benefit Categories	<p>We were exploring options:</p> <ul style="list-style-type: none"> • By infrastructure type/ group • Varying benefiting areas 	<p>Greenfield: cost shared between previously levied and future leviable</p> <p>Shared Benefit: cost shared citywide</p>
Benefit Measurement	Share of growth (population + jobs)	Forecast (population plus jobs)



Levy Rate Formula (old)



Capital Costs (\$)

x


Benefit (%)

Approved, Leviale Land (ha)


Levy Rate per Hectare



Levy Rate Model (new)

Annual Calculation 
using escalation and discount rates

Starting Balance	\$	
Capital Expenditures	Minus	
Developer Contributions (levy rate x ha)	Plus	
Investment Income	Plus	
Ending Balance	= \$	= \$0



Major Model Assumptions

Item	Description
Full City Buildout	<ul style="list-style-type: none"> • Includes all current and future ASP land • Includes all projects directly aligned with growth • Model period to 2076, plus 3 years for levy payment schedule
Land Absorption	<ul style="list-style-type: none"> • All leviable land will sign a development agreement (DA) by the end of the model period • Steady decline in DA's from 2027 to the end of the model period
Expenditures	<ul style="list-style-type: none"> • All projects will be built within the model period • No debt, expenditures will be managed to maintain a positive OSL balance • Other funding to deliver projects will be available as needed
Levy Rate	<ul style="list-style-type: none"> • Balances expenditures with revenues to achieve \$0 at the end of the model period
Levy Balance	<ul style="list-style-type: none"> • Supports the portion of costs not being paid by the remaining leviable land



Key Model Variables

Item	Model Location	Influencing Factors
Expenditures	<ul style="list-style-type: none"> • Rows 20 - 64 	<ul style="list-style-type: none"> • Priority projects, corporate prioritization, Council approvals
Land absorption	<ul style="list-style-type: none"> • Row 73 	<ul style="list-style-type: none"> • Annual fluctuations
Escalation rate	<ul style="list-style-type: none"> • E69 	<ul style="list-style-type: none"> • 5-year rolling average
Discount rate	<ul style="list-style-type: none"> • E70 	<ul style="list-style-type: none"> • 5-year rolling average
Payment schedule	<ul style="list-style-type: none"> • I80 – I84 	<ul style="list-style-type: none"> • Alternative options?



Future Levy Variables

Item	Model Location	Influencing Factors
Projects costs	<ul style="list-style-type: none"> • Tab 4 	<ul style="list-style-type: none"> • Design advancements and scope changes
Project inclusions	<ul style="list-style-type: none"> • Tab 4 	<ul style="list-style-type: none"> • Policy changes (Calgary Plan, RouteAhead, future ASP's)
Alternative Funding & Financing	<ul style="list-style-type: none"> • Tab 4 	<ul style="list-style-type: none"> • Funded by levy vs other means



Discussion and Next Steps

- Model:
 - What do you need to understand the model?
 - What information / descriptions are missing?
 - Versioning
- May 31: formal working group session
- Other options:
 - Reach out with specific questions - 1 on 1's?
 - Formal sessions?
 - Informal group Q&A?

Thank you!