



Centre City Levy Update

The Centre City Levy is a financial tool that includes both a levy and a charge collected from developers to fund growth-related local public infrastructure within the Centre City Plan Area¹. The levy portion of the tool is collected to fund utility upgrades through the Centre City Levy Off-site Levy Bylaw 38M2009. The non-utility portion of the tool includes a Council directed charge for infrastructure improvements for transit, alternative transportation, fire, police, recreation, libraries, park upgrades and greenways. The City collects the funds through the subdivision or development permit process and combines them with other sources of funding to pay for the capital cost of growth related infrastructure; they are not used for maintenance or life-cycle costs. Details of the expenditure are published on Calgary.ca and are presented to Council in an annual report.

The Centre City Levy program has been in place for over 10 years and has generally been well received by members of the development industry and the community. This is mainly because it reduces the financial risk and uncertainty for developers, especially for deep utilities. The program also allows for the development of the unique infrastructure requirements of the Centre City plan area to support growing populations and businesses, which is important for vibrancy and economic development.

However, the Centre City Levy Program has not been comprehensively reviewed since 2007. To address the current economic situation and to help enable development in the Centre City Plan Area, The City will forgo the non-utility portion of the Centre City Levy if requested as part of the application process. This request can be made in writing as part of the submission package for either the subdivision or development permit application. The City will then include a condition that will only require the utility portion of the levy (the water and sanitary sewer mains) to be paid as part of the development team review. The details of the rate breakdown are shown in Table 1. If applicable, the Off-site Levy Bylaw 2M2016 will still be charged for your application.

¹ Includes both the Downtown Plan area and the Beltline Area Redevelopment Plan area.



Table 1 Centre City Levy Rate (2019)

Infrastructure Type	Rate (\$/metre frontage)
Non-Utility Portion (charges)	
Community & Recreation Infrastructure	\$1,306
Alternative Transportation Infrastructure	\$642
Local and Regional Parks & Pathways	\$266
13 Ave Greenway	\$312
Utility Portion (levy)	
Water & Sanitary Sewer Mains	\$2,184
Total Levy Rate (\$/metre)	\$4,710

In order to keep current with a desire for review from the development industry, and to align with the revised regulations in the Municipal Government Act and the Calgary Charter, The City will undertake a full review of the Centre City levy program starting in 2019. This review will occur in conjunction with the Off-site Levy Bylaw (2M2016) review. Throughout the review process, the ability to opt out of the non-utility portions of the Centre City Levy Program will continue to be in place. The following is a high level timeline of the work that will be completed by 2021.



To ensure this review happens in a timely manner, and that there are ongoing resources allocated to this important work, a new permanent team has been created that will be led by Sarah Alexander, Manager Growth Funding and Investment.

If you have any questions about the upcoming work, or about levies in general, please contact sarah.alexander@calgary.ca, 403-268-2041.