Off-site Levies Bylaw Update Review – Infrastructure Costs and List for Transportation & Community Services: Industry Consultation Meeting Notes

Date/Time: Thursday, January 22, 2026 / 8:30am – 10:00 am

Location: Andrew Davidson Building, Online Teams Call

Attendees:

Internal	External
Krista Campbell	Jackie Stewart
Erin Felker	Marcello Chiaccia
Helen Hu	Nadia Friesen (online)
Pamela Ajoku	Christian Unsdeath
Natalia Ivanova	Guy Huntingford (online)
Brian Arthur	Glen Thoman
Sara Alinaghi pour	Mohamad Mohamad
Jarron Storbakken	Joel Armitage
Jennifer Symcox	
Braden Gray	
Derek Power	
Quinn Eastlick*	
Liz (Elizabeth) Tan	
Laura Urbain	
Regrets	
	Mark Winker
	Brian Hahn

*Note taker

Agenda

1. **Introduction and overview**
2. **Transportation and Transit**
3. **Community services**

Discussion

- Once half interchange in Westview is built, there will only be need for one fire station, and is that interchange currently approved?
- Any competition on aerial apparatus item? Ability to get a better price?
- Is buy Canadian procurement impacting the CS levy costs at all? Would it impact the aerial apparatus bid?

    - For the aerial apparatus, this is a 50% increase. Is there an opportunity to look for cost savings on that item before we simply increase the levy? Would there be a way were municipalities could band together to try to get better prices from other sources?
    - Industry to pass along information if other municipalities find solutions to this procurement challenge.
- What is the emergency response cost per square foot?
- Why has the construction cost doubled for police? We went through those contents in detail during the last bylaw review and are surprised this would have increased so much in only two years.
- For the purposes of the levy bylaw calculations, are you using just Calgary projects, or are you looking to different municipalities as a guideline?
    - In the Altus report, the costs are closer to half of what are included here for police.
- Are we sure we are we are talking about $2 million per hectare and not acre? It seems very low per acre.
- What an athletic park? What is the different between athletic parks and school fields, and how do they work together?
- Athletic parks under the mandate of Parks & Open Spaces or Recreation?
    - Just had a meeting with Parks yesterday, and they're going to IPC later this year to get playground requirements reduced for communities. Is there a chance this may happen to recreation as well?
- Is there some information you could pass along to show how you came to the standard of 1:22,000 for athletic park fields?
- Are arenas, athletic parks and fieldhouses all being added to the levy in this update? In the past all we had was the aquatics and fitness facilities?
- We need maps provided to understand where these facilities and other projects will be located. Even by quadrant?
    - Is population growth used for CS levy based on the City boundaries or ASPs? Could that not be used to inform locations of CS facilities?
    - Where do you get your population numbers? Could we get that?
- Are the additional rec facility types in the spreadsheet, and when will we receive that information?
- Would the four rec facility types have been rolled up into the 2024 bylaw, or are these additional three facility types all new?
    - There are 45 rec facilities here. How many were in the 2024 bylaw? Why this increase?
- What does the legislation say around CS and rec? Does it say what kind of facilities are eligible for levies?
- Are there any grants coming from the province to help fund these facilities?
- This is strictly for greenfield, not established area for rec?
- What proportion is The City paying for all the facilities versus industry? Not just for rec, this is for all levy types.
- Is there an initiative to look at Creating multi-use facilities to reduce costs and create efficiency?
- For this bylaw, minor increase in the denominator, but major change in the numerator for the calculation? Multi-use facilities are always a talking point, but rarely happen. I wonder if there has been a discussion to combine these facilities to realize cost efficiencies.
- Rec hears from people wanting more facilities, this goes to council, council approves GamePLAN without knowing costs?

- Could we get the slide deck from today?
- In terms of the costs, we need to understand who is paying for what. Need to understand this for every project. If you remove a project from the levy, what happens to those funds? Many questions on the finances, and may need additional meetings for that.
- Is costing based on backward looking information? There has been cost escalation in recent years, but the world is starting to change really quick since the middle of last year, and I've had conversations where my servicing costs will be zero. I have concern with us doing cost estimates based on backward looking information. Not sure how to address this yet, but we need to keep it in mind.
- Are we changing the equation by adding these additional rec facilities instead of just collecting for one integrated facility and just allocating to different uses as required? Is this atomization still just considered an input change and not a methodology change?
    - If the infrastructure list showed locations, it would be easier to understand and agree. Because we are talking a dollar agreement, and are adding different facilities, it's harder for us to rationalize.
    - Industry also wasn't consulted on GamePLAN and including those facilities. The connection between GamePLAN and levies wasn't drawn. Top up from another source may be needed to make up this difference instead of just levies.
- Where can I find the direction from council to add the game plan costs to off site levies? The report to the community development committee and council (CD2025-0047) doesn't list adding it to off site levies as a recommendation on page 1. Please advise, thanks.
    - What other sources of funding are you looking at for these facilities? When is the funding strategy set to be finalized?
- For future meeting preparation, why were we not given a heads up on the additional facilities? In the spirit of collaboration, we would like this information in advance for future meetings.
    - A bit concerned with the comments made today. It does seem a bit like an ambush. Concerns with the 2024 police costs were based on 2006 costs.

Summary of Action Items

- **Administration**
    - Clarify council direction linking GamePLAN to off-site levies.
    - Explore and report back on benchmarking with other Alberta municipalities.
- I**ndustry / Joint**
    - Share information if other municipalities identify procurement or pricing solutions for aerial apparatus.