City of Lethbridge

Offsite Levy

Offsite Levy Review 2023-2025

Offsite Levy Review

- Froze the rate in 2019 for 2020 – 2022.
- A check-in – What does the post COVID future look like?

Offsite Levy Rates

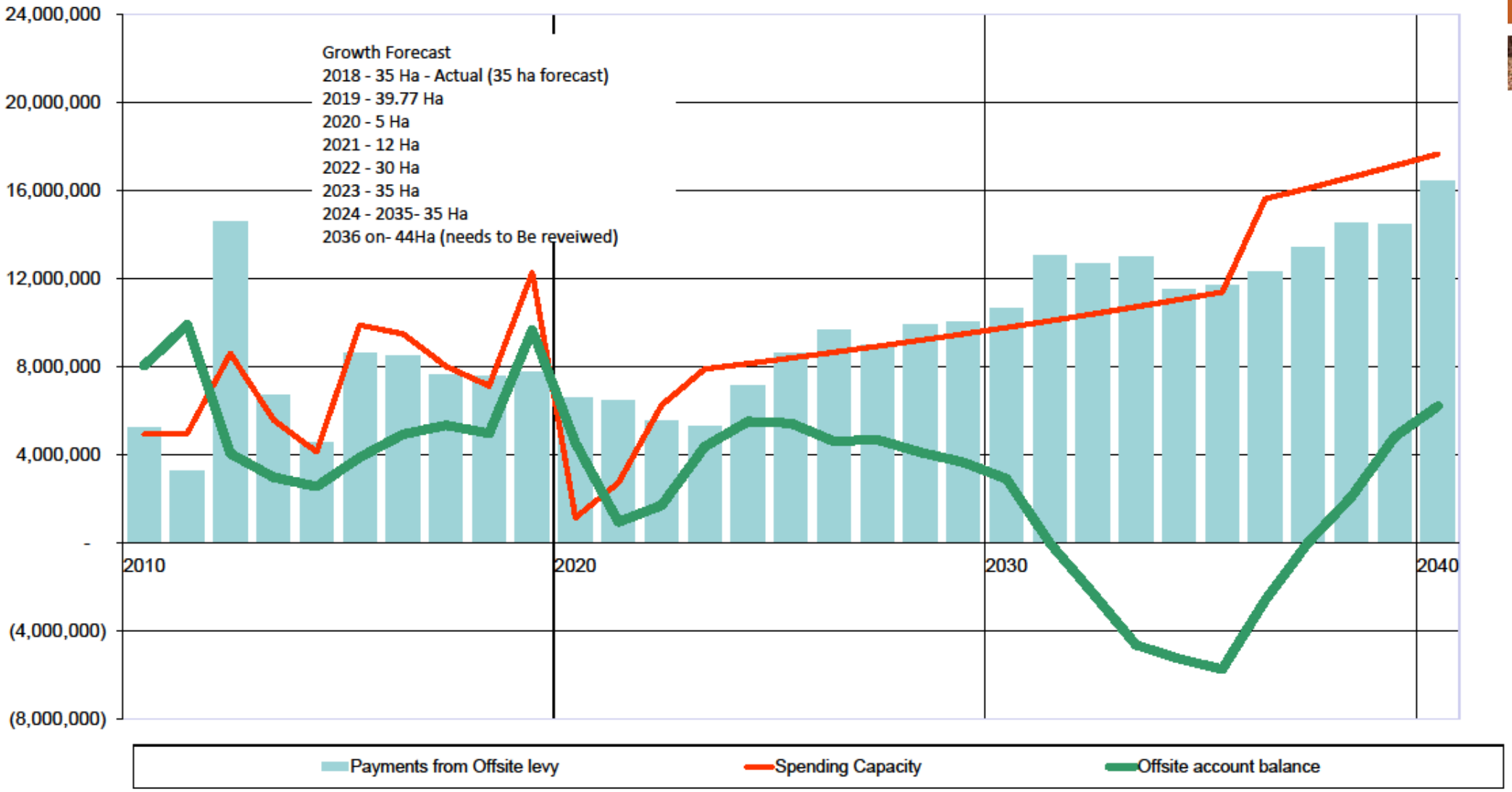
Offsite Levy Rate $ / ha					
2019	2020	2021	2022	2023	2024
273,000	281,000	281,000	281,000	?	?

- In 2019 rate for set 2020 and 2021 only
- Slower growth and reduced revenue is offset by delaying projects
- This review will set future rates for 2023-2024 and potentially 2025

Growth Rate Forecast

	Forecast Growth by Year (ha)						
	2019	2020	2021	2022	2023	2024-2035	ongoing
Forecast	27	5*	12*	30	35	35	44
Actual	38.74	5.03	17.73				

Offsite Levy Forecast 2019-2039



Growth Investment

Plan Area	Prior Forecast Investment Year	New Forecast Investment Year
West Lethbridge Employment Area Structure Plan	2025	2029
South East Area Structure Plan	2029	2030
Water Mark Outline Plan	2027	2028
Royal View Area Structure Plan	-	2031*

* Existing road infrastructure would allow development to start in 2025-26

Goals for This Review

- Phase 1 (This Review)
- Set Offsite Levy Rate for 2023, 2024 and potentially 2025
- Reformat the Offsite Levy Bylaw align with latest MGA requirements
- Review current state of the Bylaw

- Phase 2
- Full Bylaw Rewrite
- By Consultant

Review Schedule

April 13	Meeting #1	Offsite Levy 101
April 25-29	Meeting #2	Financial Factors and Growth Forecast
May 9-13	Meeting #3	Project Scope / Estimates / Timing Discussions
May 23-27	Meeting #4	Set the Levy Rate
June 6-10	Meeting #5	Document Review
June 20-24	Meeting #6	Finalize the Report

Meeting Times

The City has the following times available:

Mondays 10-12
Mondays 2 – 4
Tuesdays 10 -12 *
Wednesday 8-10

*** This works best for key City Staff**

BILD Participation

- Requesting:
- BILD appoint / volunteer participants
- Select a preferred time for the meetings

- Meetings will be open to others who wish to attend.
- Get Involved Lethbridge Site - Another Engagement Opportunity

City of Lethbridge

Questions?

Offsite Levy Purpose

A mechanism to fund the Offsite Infrastructure needed for continued Growth.

Consultative Process

BILD®
LETHBRIDGE REGION

Represents:

- Land Developers
- Home Builders
- Consultants
- Contractors

Offsite Levy Eligible Projects

- Include new or expanded:

WATER

STORM

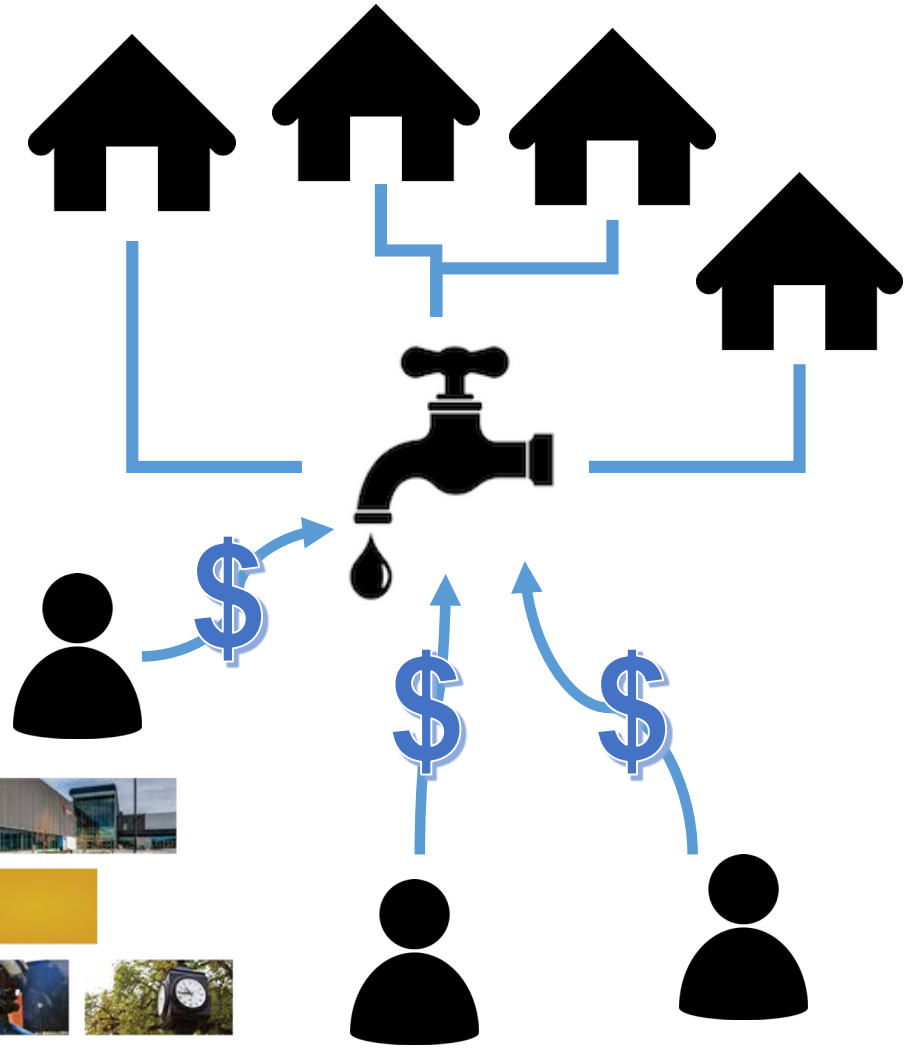
SANITARY

ROADS

Principles

- Growth pays for Growth
- Level Playing Field
- Planned Orderly Development
- Transparent Process
- Community pays for Community Projects

Working Together



Lot Owners

- Are connected to Utilities and Roads
- Pay for their share in the lot price

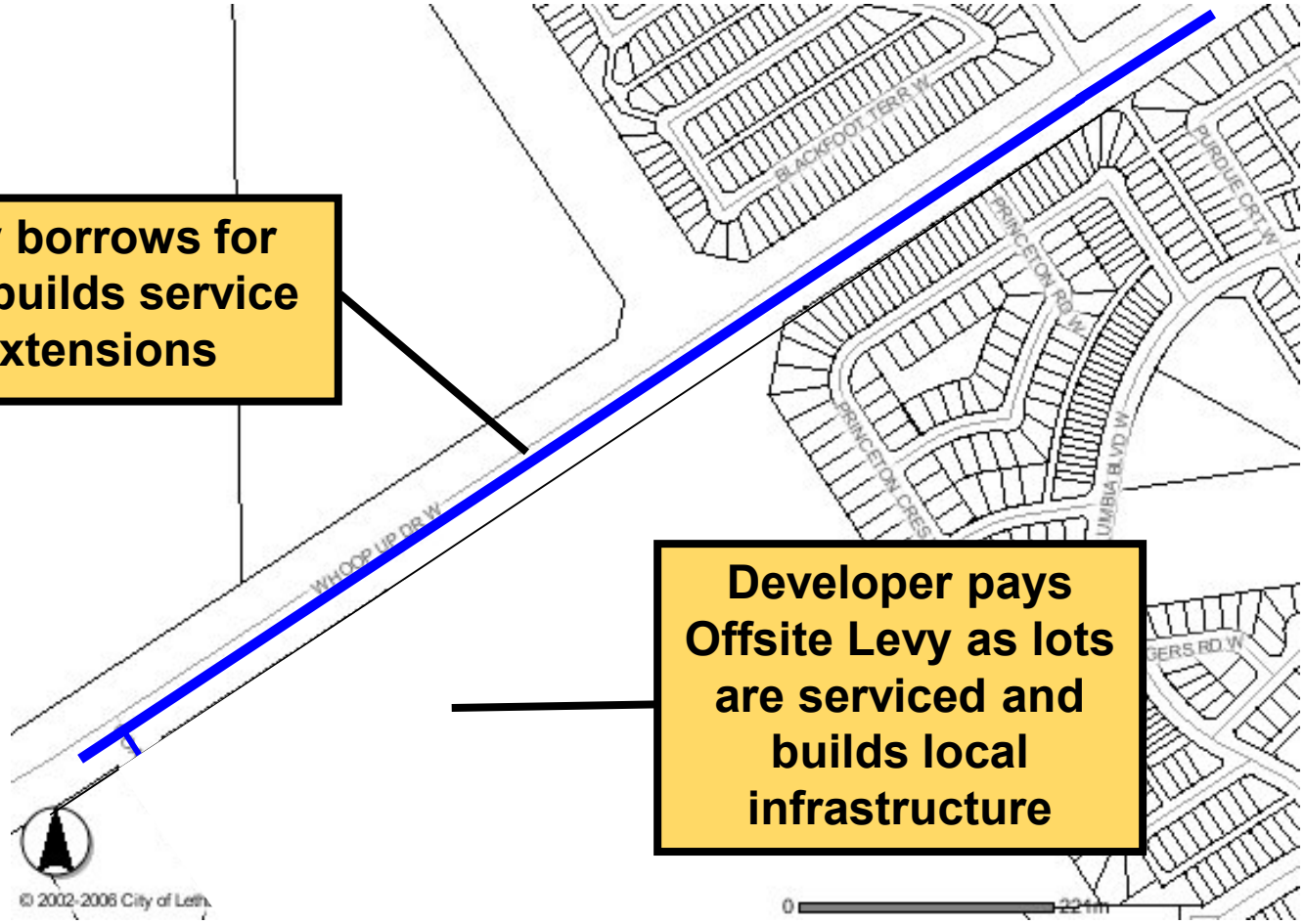
The City

- Manages the Offsite Levy Fund
- Coordinates infrastructure planning
- Expands Trunk Infrastructure and Arterial Roads
- Facilitates Orderly Development (No skipping and no blocking)
- Carries debt risk

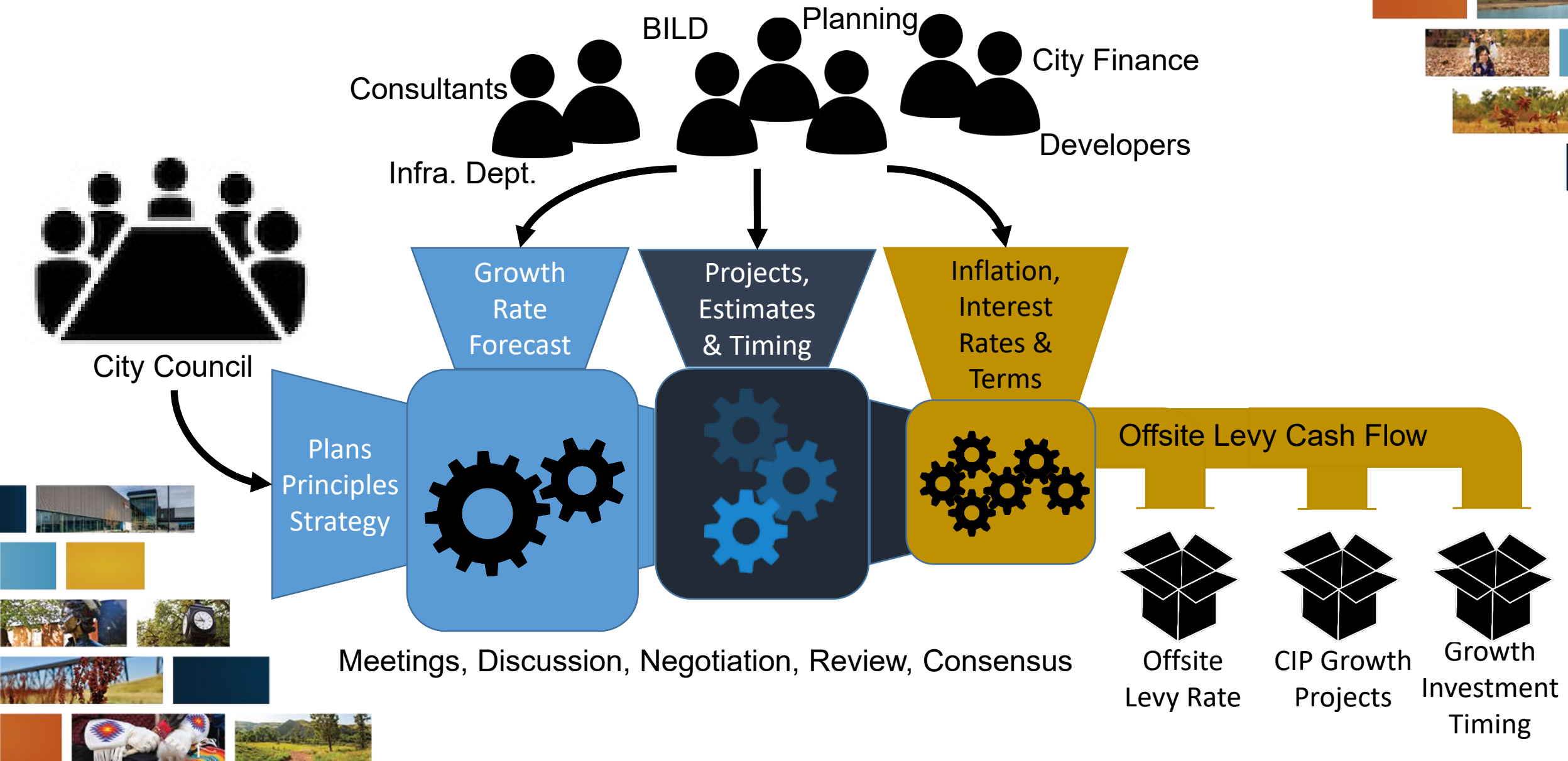
Land Developers

- Contribute to the Offsite Levy Fund
- Avoid large upfront infrastructure investments (improved cash flow)
- Benefit from coordinated infrastructure
- Create lots
- Invest and realize returns / losses.
- Recover cost from lot buyers

Offsite Levies Service Extensions (New Infrastructure)



City borrows for and builds service extensions

Developer pays Offsite Levy as lots are serviced and builds local infrastructure

Offsite Levy Review