

Calgary



# Centre City Levy 2024 Annual Report

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Author: The City of Calgary

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# Introduction

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The City of Calgary’s **Centre City Levy Annual Report** provides an overview of the levies collected and spent. This report is prepared in accordance with the [Municipal Government Act \(MGA\)](#). The 2024 levy balance will continue to fund projects within the Centre City Plan Area in line with Council direction and [Bylaw 38M2009](#).

The Centre City Levy program is a funding tool used to collect levies and charges developers to help fund local utility infrastructure and public realm improvements, supporting new growth within the Centre City Plan Area.

These levies are collected from all development projects in the Centre City Plan Area based on the length of a parcel’s frontage. These funds, often supplemented by additional sources, are used to invest in infrastructure programs that support growth, quality of life, and resilience in the Centre City Plan Area.

On February 8, 2010, through report [LPT2010-03](#), the Centre City Levy rates were set and have remained unchanged since.

According to Council direction, Centre City Levy funds can be used for projects within the following categories:

- Construction, upgrading, and replacement of water and sanitary sewer mains required for or impacted by a proposed subdivision or development.
- Community and recreation infrastructure.
- Alternative transportation infrastructure.
- Upgrading local parks, regional pathways, and regional parks.
- The 13 Avenue Greenway.

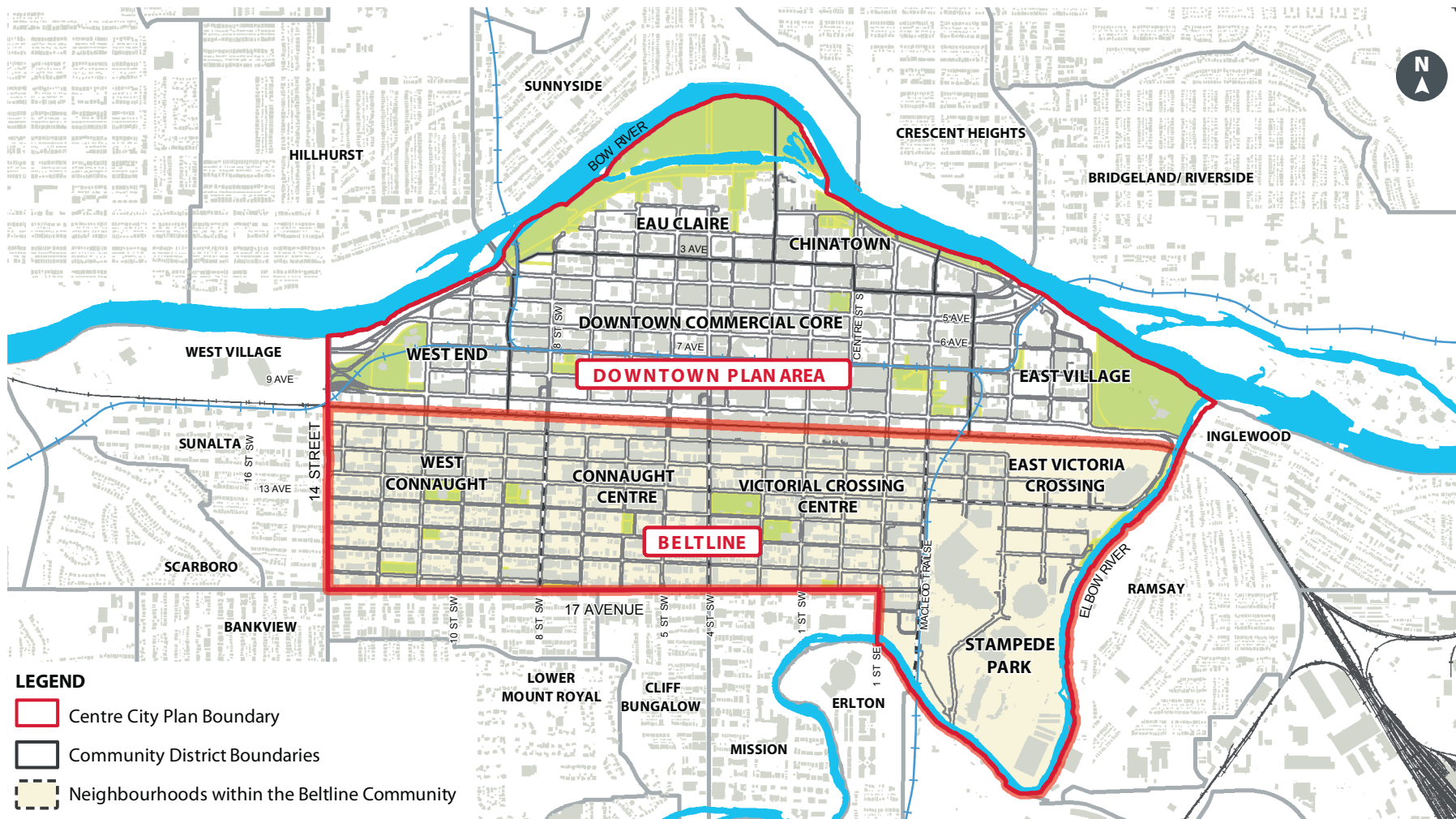


# Centre City Plan Area

Calgary's Centre City Plan Area is bound by the Bow and Elbow Rivers to the North and East, 17 Avenue to the South and 14 Street to the West. It includes the communities of:

Downtown Commercial Core, Downtown East Village, Beltline, Downtown West End, Eau Claire and Chinatown. The Centre City Levy Plan Area shows where the Centre City Levy is charged on new development, and where the levy funds can be used to support infrastructure projects.

**Figure A: Centre City Plan Area**



# Centre City Levy Rates

Table 1 identifies the Centre City Levy rates. The Centre City Levy is collected from all development projects in the Centre City Plan Area on a linear frontage basis, calculated using the length of the parcel’s frontage on the avenues. Each infrastructure category has a different amount collected. These rates have not increased since 2010.

**Table 1: Centre City Levy Rates by Infrastructure Type**

Centre City Levy Rates by Infrastructure Type			Levy Rates, by Year		
Infrastructure Type	Infrastructure Category	Authorization	2007 Frontage Levy/Metre (\$)	2008 & 2009 Frontage Levy/Metre (\$)	Effective 2010 Frontage Levy/Metre (\$)
Utilities <sup>1</sup>	Water	Authorized by Bylaw 38M2009	912	1,037	1,092
	Sanitary Sewer		912	1,037	1,092
	<b>Total Levy for Utilities</b>		<b>1,824</b>	<b>2,074</b>	<b>2,184</b>
Transit <sup>2</sup>	Buses	Development Permit Conditions (LPT2007-18)	272	278	278
Fire <sup>2</sup>	Station and Land		75	85	90
Police <sup>2</sup>	Station and Land		50	57	60
Recreation <sup>2</sup>	Facility and Land		400	455	479
Library <sup>2</sup>	My Branch Portion		333	379	399
<b>Total Levy for Community Services</b>			<b>1,130</b>	<b>1,254</b>	<b>1,306</b>
Transportation <sup>2</sup>	Pedestrian Overpasses	Development Permit Conditions (LPT2007-18)	500	569	600
	Bikeways/Sidewalks		35	40	42
	<b>Total Levy for Transportation</b>		<b>535</b>	<b>609</b>	<b>642</b>
Parks <sup>2</sup>	Local Park Upgrading	Development Permit Conditions (LPT2007-18)	39	44	47
	Regional Park & Pathway Upgrading		183	208	219
	<b>Total Levy for Parks</b>		<b>222</b>	<b>252</b>	<b>266</b>
Roads (Greenways) <sup>2</sup>	13 Avenue Greenway	Development Permit Conditions (LPT2007-18)	260	296	312
	<b>Total Levy for Roads (Greenways)</b>		<b>260</b>	<b>296</b>	<b>312</b>
<b>Total (\$/metre)</b>			<b>3,971</b>	<b>4,485</b>	<b>4,710</b>

<sup>1</sup> Funds for Utilities are collected through authorization of Bylaw 38M2009.

<sup>2</sup> Funds for Community Services, Transportation, Parks, and Greenways are collected through Council resolution in report LPT2007-18. These rates were last adjusted by Council in 2010 through report LPT2010-03.

# Overview

Centre City Levies are one of the tools used to fund the infrastructure needed to build strong communities. Since levies are collected as land development progresses, it can take years for The City to accumulate enough funds to support a major capital project. To keep projects moving forward and support ongoing development, infrastructure identified in the Centre City Levy Bylaw may be funded using tax dollars, utility rates, or cost-sharing with other levels of government. This approach results in a positive balance in the levy accounts at year-end.

In 2024, \$0.2 million of Centre City Levy funds were used to support two infrastructure programs. At the end of 2024, the total Centre City Levy fund balance was \$12.4 million. Of this amount, \$1.2 million is committed to one transit program and one transportation project. The remaining balance will be used to support new and ongoing infrastructure projects in the Centre City Plan Area. More details on the levies collected and spent are shown in Figures B and C. The rest of this report includes summary pages and appendices with project-specific details.

Table 3 reconciles the Centre City Levy balance with The City’s [Annual Financial Report](#) (AC2025-0323) (the "financial statements"). Differences are due to the financial reporting standards used in The City’s financial statements and how this report presents the data (see Note 4 for details).

**Table 2: Centre City Levy Balance Collected and Spent**

Opening Balance as at January 1, 2024	\$ 9,770,300
Centre City Levies Collected	2,452,636
Investment Income Received	453,722
Centre City Levies Spent	(242,087)
Closing Balance as at December 31, 2024	\$ 12,434,571
Committed Portion of Closing Balance <sup>1</sup>	1,160,788
Uncommitted Portion of Closing Balance <sup>2</sup>	11,273,783
Closing Balance as at December 31, 2024	\$ 12,434,571

<sup>1</sup> This portion is set aside for projects that Council has already approved.

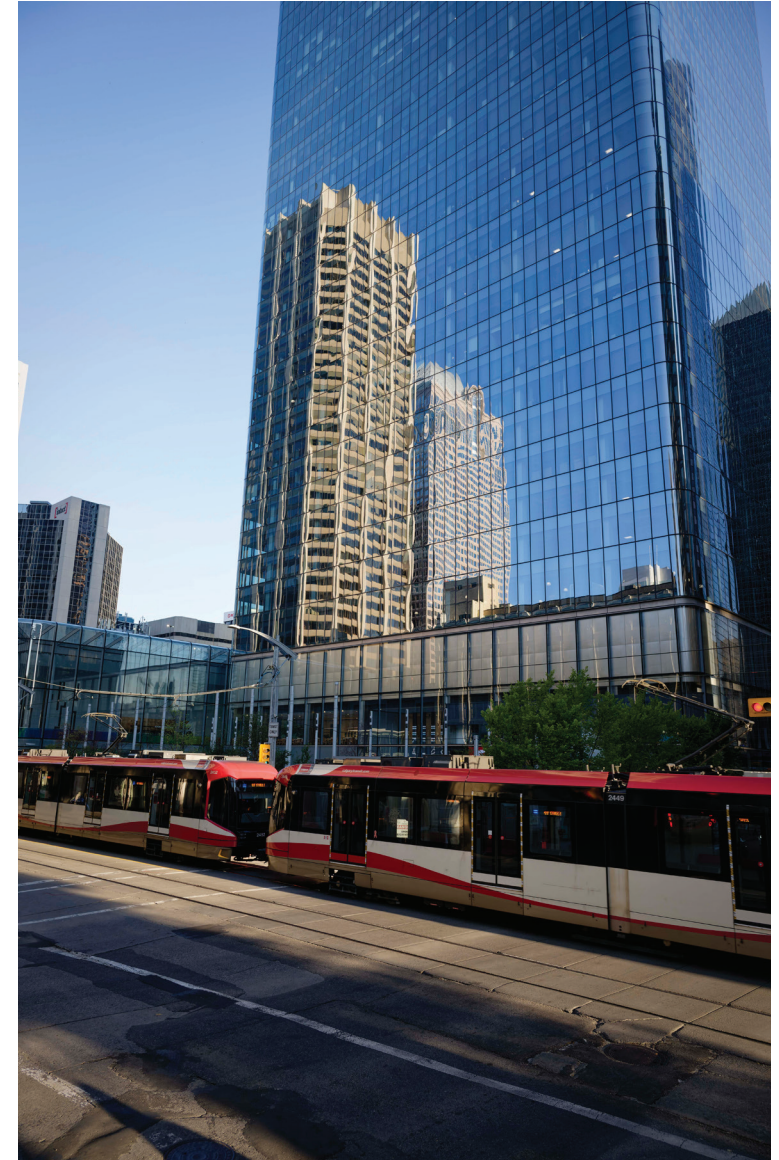
<sup>2</sup> This portion is available for future projects as Council approves them.

**Table 3: Centre City Levy Balance per Financial Statements**

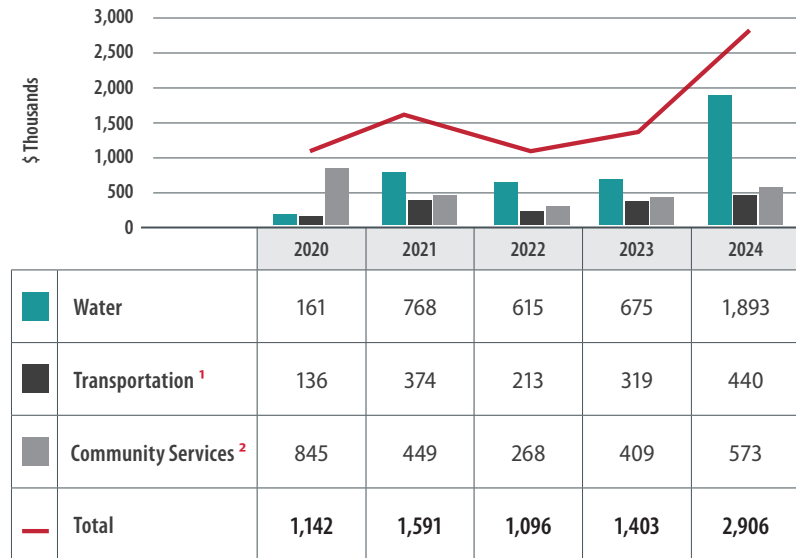
Centre City Levies Balance per Financial Statements as at December 31, 2024 <sup>3</sup>	\$ 11,303,115
Centre City Levies Paid by The City’s Internal Business Units <sup>4</sup>	1,131,456
Closing Balance as at December 31, 2024	\$ 12,434,571

<sup>3</sup> The City of Calgary 2024 Annual Financial Report can be found [here](#). Refer to the Notes to the Consolidated Financial Statements, Note 12 Capital Deposits.

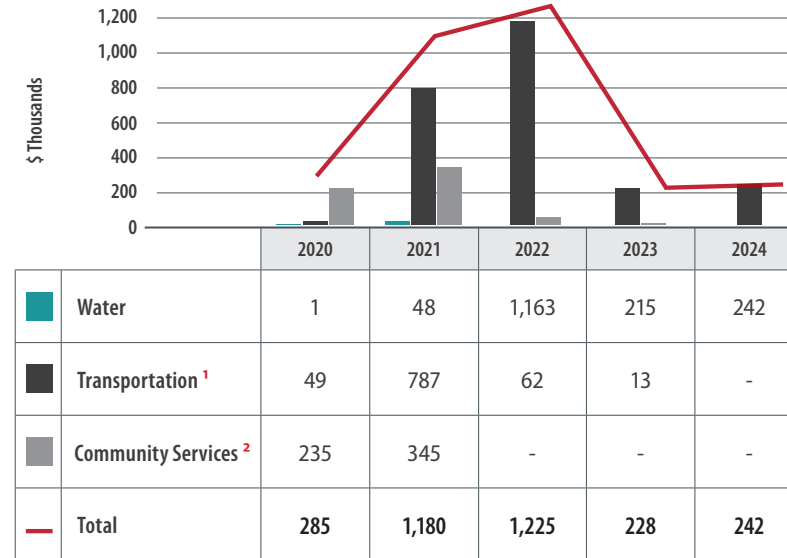
<sup>4</sup> Levies can be paid by The City when it develops land. In The City’s financial statements, any internal transactions are excluded to adhere to financial reporting standards used by the financial statements. For the purposes of this report, levies paid internally by The City have been included.



**Figure B: Total Centre City Levies Collected and Investment Income Earned**



**Figure C: Total Centre City Levies Spent**



<sup>1</sup>Transportation category includes Transit, Transportation, and Roads (Greenways) infrastructure types.

<sup>2</sup>Community Services category includes Fire, Police, Recreation, Library, and Parks infrastructure types.



A detailed breakdown of the Centre City Levies collected, investment income, spent and closing balances are included in Table 4.

**Table 4: Centre City Levies 2024 Summary by Infrastructure Type**

Infrastructure Type	Opening Balance January 1 (\$)	Collected <sup>1</sup> (\$)	Investment Income (\$)	Spent (\$)	Closing Balance December 31 (\$)	Committed Portion of Closing Balance <sup>2</sup> (\$)	Uncommitted Portion of Closing Balance <sup>3</sup> (\$)
Transit	792,490	82,238	35,669	-	910,397	792,489	117,908
Transportation	169,446	189,916	8,937	-	368,299	368,299	-
Roads (Greenways)	679,015	92,296	30,728	-	802,039	-	802,039
Utilities	3,893,719	1,705,396	188,191	(242,087)	5,545,219	-	5,545,219
Fire	354,687	26,624	15,886	-	397,197	-	397,197
Police	449,489	17,749	20,000	-	487,238	-	487,238
Recreation	2,473,092	141,697	110,437	-	2,725,226	-	2,725,226
Library	805,926	118,032	36,535	-	960,493	-	960,493
Parks	152,436	78,688	7,339	-	238,463	-	238,463
<b>Totals</b>	<b>9,770,300</b>	<b>2,452,636</b>	<b>453,722</b>	<b>(242,087)</b>	<b>12,434,571</b>	<b>1,160,788</b>	<b>11,273,783</b>

<sup>1</sup>Please refer to Appendix 1 for a listing of contributors to the Centre City Levy in 2024.

<sup>2</sup>This portion is set aside for projects that Council has already approved. The remaining levy budget to complete is listed for each project at the detailed project schedules at Schedules A, B and C.

<sup>3</sup>This portion is available for future projects as Council approves them.

# Schedule A – Transportation Centre City Levy 2024 Summary

Table 5 shows the project details and amounts of the Centre City Levy spent for Roads, Transit, and Transportation as at December 31, 2024.

Infrastructure Type	Project / Program (#)	Project Name	Project Description	Estimated Start/End Date	Funding Allocation per Council-Approved Budget					Actual Spent to Date				Current Year	Remaining Budget to Complete				
					Centre City Levy Portion of Budget		City Portion of Budget			Total Project Budget	Centre City Levy Spent to Date	City Contribution to Date		Total Project Spend	Centre City Levies Spent in 2024	Centre City Levy Cost to Complete	City Cost to Complete		Total Cost to Complete
					(\$)	% of Total Budget	Grants (\$)	Other (\$)	% of Total Budget	(\$)	(\$)	Grants (\$)	Other (\$)	(\$)	(\$)	(\$)	Grants (\$)	Other (\$)	(\$)
Roads (Greenways)	127-140	13 Avenue Greenway	20 Block Separated Pedestrian and Multi-use Pathway	Complete (2009 to 2019)	1,318,930	13%	4,766,453	3,712,732	87%	9,798,115	1,318,930	4,766,453	3,712,732	9,798,115	-	-	-	-	-
Transit	665-02W	Big Buses / Community Shuttle Buses	Purchase of Buses & Shuttles <sup>1</sup>	Ongoing (Indefinite)	1,933,489	0.2%	824,548,353	272,267,433	100%	1,098,749,276	1,141,000	390,826,882	43,063,513	435,031,395	-	792,489	433,721,472	229,203,920	663,717,881
Transportation	126-103	City Wide Active Modes Program	City Wide Active Modes Program	Ongoing (Indefinite)	151,000	2%	5,532,567	363,060	98%	6,046,627	151,000	5,532,567	363,060	6,046,627	-	-	-	-	-
	223-000	8 Street Corridor Phase 1	Design and construction of pedestrian underpass enhancements including construction of new sidewalks, concrete surfaces, etc.	Complete (2013 to 2020)	604,299	7%	6,936,221	1,302,962	93%	8,843,482	604,299	6,936,221	1,302,962	8,843,482	-	-	-	-	-
	223-000	Pedestrian Overpass St. Patrick's Bridge	St. Patrick's Bridge	Complete (2009 to 2010)	161,657	34%	-	318,563	66%	480,221	161,657	-	318,563	480,221	-	-	-	-	-
	223-007	Pedestrian Overpass Bow River	Peace Bridge	Complete (2009 to 2017)	243,214	1%	24,048,450	708,336	99%	25,000,000	243,214	24,048,450	708,336	25,000,000	-	-	-	-	-
	569-001	Centre City Mobility Program	Pedestrian Overpasses / Centre City Mobility, Traffic Control	Ongoing (Indefinite)	10,556	28%	4,190	23,235	72%	37,980	10,556	4,190	-	14,745	-	-	-	23,235	23,235
	569-001	Downtown West Promenade	The project will extend the existing River District, Eau Claire improvements and 8th Street SW project to complete the River Promenade. Generally, the project will begin at 10th Street SW, extending to 14th Street SW and includes the spaces adjacent the Bow River to Bow Trail.	2022 to 2025	925,509	39%	132,107	1,301,911	61%	2,359,527	-	57,297	805,615	862,912	-	925,509	74,810	496,296	1,496,615

Note: Totals may not add due to rounding.

Continued on next page

<sup>1</sup> This is a citywide program therefore the City Portion of Budget reflects the citywide budget; the Centre City Levy Portion of Budget is only for buses purchased for growth in the Centre City Plan Area. Additionally, this program's capital budget includes \$490 Million for the Electric Bus Program which is not related to growth.

**Table 5: Transportation Centre City Levy 2024 Summary – continued**

Infrastructure Type	Project / Program (#)	Project Name	Project Description	Estimated Start/End Date	Funding Allocation per Council-Approved Budget					Actual Spent to Date			Current Year	Remaining Budget to Complete					
					Centre City Levy Portion of Budget		City Portion of Budget			Total Project Budget	Centre City Levy Spent to Date	City Contribution to Date		Total Project Spend	Centre City Levies Spent in 2024	Centre City Levy Cost to Complete	City Cost to Complete		Total Cost to Complete
					(\$)	% of Total Budget	Grants (\$)	Other (\$)	% of Total Budget	(\$)	(\$)	Grants (\$)	Other (\$)	(\$)	(\$)	(\$)	Grants (\$)	Other (\$)	(\$)
Transportation	569-001	5 Street SW Underpass	Direct North-South connection between the communities of Beltline and Downtown Calgary.	Complete (2019 to 2024)	853,188	23%	1,254,829	1,675,260	77%	3,783,278	853,188	1,254,829	1,675,260	3,783,278	-	-	-	-	-
	569-001	Cycle Track Project	Signal timing adjustments; improvements to network along 12 Avenue and 8 Avenue	Complete (2017 to 2024)	50,434	5%	506,569	406,292	95%	963,295	50,434	506,569	406,292	963,295	-	-	-	-	-
	569-001	4 Street SW Underpass	Prominent crosswalks, additional bike rack, increased number of on-street parking spaces and new tree planting	Complete (2016 to 2022)	990,773	12%	4,929,754	2,518,162	88%	8,438,690	990,773	4,929,754	2,518,162	8,438,690	-	-	-	-	-
	569-001	8 Street Master Plan	Detailed design for the 8 Street underpass to improve the pedestrian realm	Complete (2017 to 2020)	19,733	100%	-	-	0%	19,733	19,733	-	-	19,733	-	-	-	-	-
	569-001	17 Avenue SW Public Realm Improvements	Improving crosswalks and intersections for those pedestrians, including curb extensions on side streets	Complete (2017 to 2020)	84,811	2%	4,161,088	53,304	98%	4,299,203	84,811	4,161,088	53,304	4,299,203	-	-	-	-	-
	569-001	1 Street SW Corridor	Streetscape improvements for pedestrians including sidewalks and prominent crosswalks	Complete (2016 to 2020)	170,349	4%	4,534,820	51,627	96%	4,756,796	170,349	4,534,820	51,627	4,756,796	-	-	-	-	-
	569-001	Thompson Family Park	Components of new public park (Thompson Family Park) in Beltline	Complete (2016)	2,131	2%	357	98,362	98%	100,851	2,131	357	98,362	100,851	-	-	-	-	-
	569-001	1 Street SW Underpass Project	Enhancement with new lighting, new sidewalks, new guardrails, placemaking elements, entranceway marquees, in sidewalk quadrant lighting, etc.	Complete (2015 to 2016)	524,015	12%	2,124,789	1,799,000	88%	4,447,804	524,015	2,124,789	1,799,000	4,447,804	-	-	-	-	-
<b>Total</b>					<b>8,044,090</b>	<b>1%</b>	<b>883,480,548</b>	<b>286,600,239</b>	<b>99%</b>	<b>1,178,124,877</b>	<b>6,326,092</b>	<b>449,684,266</b>	<b>56,876,788</b>	<b>512,887,146</b>	-	<b>1,717,998</b>	<b>433,796,282</b>	<b>229,723,451</b>	<b>665,237,731</b>

Note: Totals may not add due to rounding.

# Schedule B – Water Centre City Levy 2024 Summary

Table 6 shows the program details and amounts of the Centre City Levy spent for Utilities as at December 31, 2024.

**Table 6: Water Centre City Levy 2024 Summary**

Infrastructure Type	Project / Program (#)	Project Name	Project Description	Estimated Start/End Date	Funding Allocation per Council-Approved Budget					Actual Spent to Date			Current Year	Remaining Budget to Complete					
					Centre City Levy Portion of Budget		City Portion of Budget			Total Project Budget	Centre City Levy Spent to Date	City Contribution to Date		Total Project Spend	Centre City Levies Spent in 2024	Centre City Levy Cost to Complete	City Cost to Complete		Total Cost to Complete
					(\$)	% of Total Budget	Grants (\$)	Other (\$)	% of Total Budget	(\$)	(\$)	Grants (\$)	Other (\$)	(\$)	(\$)	(\$)	Grants (\$)	Other (\$)	(\$)
Water	2013146	Waterworks-Downtown Upgrades	Multiple Projects	Ongoing (Indefinite)	8,706,479	98%	-	182,800	2%	8,889,279	8,706,479	-	182,800	8,889,279	162,503	-	-	-	-
Sanitary	2013147	Wastewater-Downtown Upgrades	Multiple Projects	Ongoing (Indefinite)	5,538,629	100%	-	-	0%	5,538,629	5,538,629	-	-	5,538,629	79,584	-	-	-	-
<b>Total</b>					<b>14,245,108</b>	<b>99%</b>	<b>-</b>	<b>182,800</b>	<b>1%</b>	<b>14,427,908</b>	<b>14,245,108</b>	<b>-</b>	<b>182,800</b>	<b>14,427,908</b>	<b>242,087</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Note: Totals may not add due to rounding.

# Schedule C – Community Services Centre City Levy 2024 Summary

Table 7 shows the project details and amounts of the Centre City Levy spent for Fire, Library, Parks, Recreation and Police as at December 31, 2024.

Table 7: Community Services Centre City Levy 2024 Summary					Funding Allocation per Council-Approved Budget					Actual Spent to Date			Current Year	Remaining Budget to Complete					
Infrastructure Type	Project / Program (#)	Project Name	Project Description	Estimated Start/End Date	Centre City Levy Portion of Budget		City Portion of Budget			Total Project Budget (\$)	Centre City Levy Spent to Date (\$)	City Contribution to Date		Total Project Spend (\$)	Centre City Levies Spent in 2024 (\$)	Centre City Levy Cost to Complete (\$)	City Cost to Complete		Total Cost to Complete (\$)
					(\$)	% of Total Budget	Grants (\$)	Other (\$)	% of Total Budget			Grants (\$)	Other (\$)				Grants (\$)	Other (\$)	
Fire	42	Station #1 Upgrades	Station and Land	Complete (2011 to 2016)	250,000	9%	161,031	2,393,826	91%	2,804,857	250,000	161,031	2,393,826	2,804,857	-	-	-	-	-
Library	479	New Central Library	New landmark civic institution with multi-faceted spaces to serve a range of ages, activities and needs from growing communities like East Village, as well as all citizens of Calgary.	Complete (2012 to 2018)	1,759,000	1%	-	173,038,483	99%	174,797,483	1,759,000	-	173,038,483	174,797,483	-	-	-	-	-
Parks	500	Centre City Parks	Upgrades/enhancements to pedestrian environment in existing Centre City parks.	Ongoing (Indefinite)	56,414	69%	-	24,962	31%	81,376	56,414	-	24,962	81,376	-	-	-	-	-
	500	Century Gardens	A highly valued urban park in the centre of Calgary's bustling downtown and a recognized historic resource.	Complete (2007 to 2023)	345,000	2%	-	16,490,369	98%	16,835,369	345,000	-	16,490,369	16,835,369	-	-	-	-	-
	500	Beltline Park	Engagement, Design and the Construction of a small piece of Parks-owned land in the heart of the Beltline.	Complete (2019 to 2023)	295,486	21%	-	1,138,506	79%	1,433,991	295,486	-	1,138,506	1,433,991	-	-	-	-	-
	500	West Eau Claire Park	New public promenade, public space, and pathway, including new site furnishings, lighting and landscaping.	Complete (2017 to 2021)	904,514	11%	5,326,000	1,646,117	89%	7,876,631	904,514	5,326,000	1,646,117	7,876,631	-	-	-	-	-
Recreation	507	Beltline Aquatic & Fitness Centre and Streetscape Frontage Improvements	Facility and Land	Complete (2015)	873,663	100%	-	-	0%	873,663	873,663	-	-	873,663	-	-	-	-	-
<b>Total</b>					<b>4,484,077</b>	<b>2%</b>	<b>5,487,031</b>	<b>194,732,263</b>	<b>98%</b>	<b>204,703,371</b>	<b>4,484,077</b>	<b>5,487,031</b>	<b>194,732,263</b>	<b>204,703,371</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Note: Totals may not add due to rounding.

# Appendix 1 – 2024 Centre City Levy Collection Details

**Table 8:** 2024 Centre City Levy Collection Details as required by the Municipal Government Act

Developer Name	Infrastructure Type										Grand Total (\$)
	Transit (\$)	Transportation (\$)	Roads (\$)	Utilities - Sanitary (\$)	Utilities - Water (\$)	Fire (\$)	Police (\$)	Recreation (\$)	Library (\$)	Parks (\$)	
External Contributor 1	(6,355)	(14,676)	(7,132)	(24,963)	(24,963)	(2,057)	(1,372)	(10,950)	(9,121)	(6,081)	(107,670)
External Contributor 2	-	-	-	66,623	66,623	-	-	-	-	-	133,246
External Contributor 3	8,473	19,568	9,510	33,284	33,284	2,743	1,829	14,600	12,162	8,108	143,561
External Contributor 4	12,018	27,753	13,487	47,206	47,206	3,891	2,594	20,707	17,248	11,499	203,609
External Contributor 5	12,713	29,359	14,268	49,937	49,937	4,116	2,744	21,905	18,246	12,164	215,389
External Contributor 6	14,678	33,898	16,474	57,658	57,658	4,752	3,168	25,291	21,067	14,045	248,688
External Contributor 7	40,710	94,014	45,689	159,912	159,912	13,180	8,786	70,145	58,430	38,953	689,732
Internal Contributor 1	-	-	-	463,041	463,041	-	-	-	-	-	926,082
<b>Total</b>	<b>82,238</b>	<b>189,916</b>	<b>92,296</b>	<b>852,698</b>	<b>852,698</b>	<b>26,624</b>	<b>17,749</b>	<b>141,697</b>	<b>118,032</b>	<b>78,688</b>	<b>2,452,636</b>

Note: Totals may not add due to rounding. Negative amounts shown above are refunds due to cancellations or adjustments.