



Question 1. What is an off-site levy?

Off-site levies are a funding tool through which municipalities recover the capital cost for the construction of infrastructure required to support growth.

Question 2. Under what authority are levies collected and governed?

Off-site levies are enabled under the Municipal Government Act and governed through an off-site levy bylaw.

Question 3. When will the levy be implemented?

The bylaw was approved by Edmonton City Council in August and will be in effect on January 1, 2022.

Question 4. What infrastructure will be constructed through the off-site levy?

The levy could be used to pay for a range of capital investments including community recreation facilities, fire halls, police stations, libraries and transportation connections to provincial highways. However, City Administration is taking a phased approach to implementation of the bylaw in Edmonton with only new fire halls eligible under Phase I.

Question 5. Who will be paying these charges?

The off-site levy is paid by developers as a condition of subdivision approval and collected under the provisions of a Servicing Agreement. The levy is for a fire hall benefiting a development area.

Question 6. How will it impact citizens as homeowners?

The off-site levy is charged to developers at the time of subdivision so it will not directly impact homeowners, but may impact new home buyers.

Question 7. How will off-site levy rates be calculated?

The off-site levy rate is calculated by dividing the construction cost of a facility by the assessable area within a catchment.

Question 8. What is included in the construction cost?

Construction costs include the cost of design and construction of a facility in accordance with all City standards and policies. It also includes the cost of land, fire trucks, and equipment necessary to the operation and services provided by the fire hall.

Question 9. How is the assessable area being calculated?

The assessable area is calculated by subtracting the land area used for public utilities, schools, parks, major roads and any non-developable land from the gross area inside the catchment basin.

Question 10. Who will build the facilities?

Facilities that are paid for by off-site levies will be designed and constructed by the City.

Question 11. Who will own the facility after construction?

Facilities constructed using a levy will be owned by the City.

Question 12. Will expansion or renovation of existing facilities be included in the off-site levy bylaw?

No, expansion or renovations of facilities will not be included in Phase 1 of the off-site levy bylaw.

Question 13. What is the catchment area of a facility?

The catchment of a facility is the area mainly serviced by that facility. It is established based on level of service, geographic conditions, development patterns and the proximity to other similar facilities.

Question 14. Will the existing development inside the catchment also pay the off-site levy?

No, the off-site levy will not be charged to existing developments. The City will contribute the costs that would have been paid by the existing developments.

Question 15. When will the next phases of off-site levies be implemented and what facilities will be included in future phases?

The City is working on a growth management framework, which will evaluate a variety of tools for providing municipal facilities. Off site levies will be one of the tools evaluated. The growth management approach may point to expanding the off site levy bylaw, or recommend alternative tools and approaches. This work will take place in cooperation with our development partners.

Question 16. Will off-site levies expedite the construction timing of these facilities?

Off-site levies provide a new source of revenue for the City to finance the construction of critical infrastructure which should allow for the timely delivery of these facilities. That in turn contributes to the vibrancy of our neighbourhoods. However, timing of the facilities will be based on need and subject to Council approval.

Question 17. Will the City continue to receive funding from the federal or provincial government for infrastructure? If so, will it fund the same things that the levy is paying for?

The City will continue to apply for grants and funding from other orders of government to pay for municipal capital and operating initiatives. If the City uses grant money to pay for components of a facility, then the City cannot collect money for the same components as part of the off-site levy and

the rate will be reduced accordingly. There will not be a case where the City will collect more than is needed.

Question 18. Will the facilities be built to the City's new Climate Resilience Policy standard?

The City's [Climate Resilience Policy C627](#) requires that the City design and construct emission neutral and climate ready buildings; this includes fire halls built using off-site levies.

Question 19. What if there isn't enough money collected by the levy when it's time to construct the fire hall?

There will be instances where there is not enough money collected through the off-site levy to pay the full cost for the fire hall at the time of construction. The City is considering different strategies that could pay for this shortfall, including borrowing money. Fees associated with borrowing, such as interest, will be included in the off-site levy rates.

Question 20. How will the off-site levies program be governed and reported on?

A committee structure will be established by the City composed of representatives from City Administration, such as Fire Rescue Services and Development Services, and members of the development industry. The City will publish an annual report that will include information such as revenue collected, expenditures and the off-site levy rates. The report will be available on the City's website.