



# 2018 Off-site Levy Calculation

Bylaw 2M2016

Site Address: \_\_\_\_\_ Application #: \_\_\_\_\_ office use only

## Step 1: Determine if the site development area is in the Established Area or Greenfield Area (refer to Appendix A: Off-site Levy Map)

If the site development area is within the Established Area, proceed to Step 2: Established Area Calculations

If the site development area is within the Greenfield Area, skip to Step 3: Greenfield Area Calculations

## Step 2: Established Area Calculations (levy determined as part of development permit process)

**Step 2A:** Determine if the number of existing residential units and commercial/industrial floor space on the site development area is eligible for the levy. Deduct the demolition date, if not yet demolished, from the DP application date. If the difference of the two dates is equal to or less than ten years, include the existing units in the New Units field of Step 2D. If the difference of the two dates is greater than ten years, do not include the existing units in Step 2D.

DP Application Date			yyyy/mm/dd
Demolition Date (if applicable)	-		yyyy/mm/dd
	=		*

\*if this value is equal to or less than 10.0 years, the existing units of residential and square metres of commercial and industrial can be included in the calculation for Step 2B.

**Step 2B:** Determine if your proposed development qualifies for the density incentive program for the Established Area. Only residential and commercial developments are applicable for the program. Only include the additional new units/square metres if Step 2A met the ten year rule listed above.

Unit Type	New Units	Average people per unit	Equivalent Population (residential)
Single Detached Dwelling	x	2.9	= EP
Semi-detached / Duplex Dwelling	x	2.6	= EP
Multi-residential Grade Oriented	x	1.8	= EP
Multi-residential (two bedrooms or more)	x	1.5	= EP
Multi-residential (one bedroom or less)	x	1.2	= EP
<b>Subtotal 1</b> (sum of residential EPs)			EP
Commercial	Square Metres	Average people per square metre	Equivalent Population (commercial)
Commercial	x	0.017	= EP
<b>Subtotal 2</b> (commercial EP total)			EP
<b>Total Equivalent Population</b> (sum of Subtotal 1 and Subtotal 2)			EP
			÷
<b>Site Development Area</b>			ha
<b>*Site Development Density</b> (Total Equivalent Population ÷ Site Development Area) =			EP/ha

\*If the value of the Site Development Density is greater than or equal to 285 EP/ha, the development qualifies for the density incentive program. Proceed to Step 2C: Density Incentive Program. If the value of the Site Development Density is less than 285 EP/ha, the development does not qualify for the density incentive program. Proceed to Step 2D: Levy Calculation.

## Step 2: Established Area Calculations (levy determined as part of development permit process)

### Step 2C: Density Incentive Program

$$285 \text{ EP/ha} \times \$2,161/\text{EP} \times \text{Site Development Area (ha)} = \$615,885/\text{ha} \times \underline{\hspace{2cm}} \text{ ha}$$

$$\text{Levy Estimate (2018 phase in)} = \$615,885/\text{ha} \times \underline{\hspace{2cm}} \text{ ha} \times 100\% = \$ \underline{\hspace{2cm}}$$

**Step 2D: Levy Calculation** (to be filled out only if the Density Incentive Program does not apply). Complete this step by stating the existing units (determined in Step 2A), in the appropriate field below. For example, if there are no new single detached dwellings, but one is being demolished, the equation will result in a negative value. Fill in all the applicable lines below then complete the calculation to determine the levy estimate. **NOTE:** If the calculations result in a negative value, the levy estimate will equal zero.

Unit Type	New Units	Existing Units (refer to Step 2A)	Number of Units	2018 Levy	Levy Estimate (residential)
Single Detached Dwelling	<u>                    </u>	<u>-</u>	<u>                    </u> = <u>                    </u> X	\$6,688	= \$ <u>                    </u>
Semi-detached / Duplex Dwelling	<u>                    </u>	<u>-</u>	<u>                    </u> = <u>                    </u> X	\$5,996	= \$ <u>                    </u>
Multi-residential Grade Oriented	<u>                    </u>	<u>-</u>	<u>                    </u> = <u>                    </u> X	\$4,151	= \$ <u>                    </u>
Multi-residential (two bedrooms or more)	<u>                    </u>	<u>-</u>	<u>                    </u> = <u>                    </u> X	\$3,460	= \$ <u>                    </u>
Multi-residential (one bedroom or less)	<u>                    </u>	<u>-</u>	<u>                    </u> = <u>                    </u> X	\$2,767	= \$ <u>                    </u>
<b>Subtotal 1</b> (sum of residential levy estimates)					\$ <u>                    </u>

Commercial / Industrial	Square Metres	Existing Square Metres (if applicable)	Square Metres	2018 Levy	Levy Estimate (commercial/industrial)
Commercial	<u>                    </u>	<u>-</u>	<u>                    </u> = <u>                    </u> X	\$39.08	= \$ <u>                    </u>
Industrial	<u>                    </u>	<u>-</u>	<u>                    </u> = <u>                    </u> X	\$18.76	= \$ <u>                    </u>
<b>Subtotal 2</b> (sum of commercial and industrial levy estimates)					\$ <u>                    </u>

**Levy Estimate** (sum of Subtotal 1 and Subtotal 2)      \$                     

**NOTES:**

In situations where the site development density is close to 285 EP/ha, and there is an existing development credit, the calculation in Step 2D may produce a smaller charge than the calculation in Step 2C. In this situation, the lesser of the two calculations will apply.



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## Step 3: Greenfield Areas Calculation (levy determined as part of subdivision permit process)

**Step 3A:** Determine which watershed is applicable to the site development area, as shown on Appendix A: Off-site Levy Map

Watershed	Bylaw 2M2016 Levy Rates (\$/ha)
1 Nose Creek	\$442,914
2 Shepard	\$476,398
3 Bow River	\$438,281
4 Pine Creek	\$448,769
5 Fish Creek	\$430,829
6 Elbow River	\$430,829

**Step 3B:** Calculate the levy estimate

Applicable Watershed Rate	_____	\$/ha
Site Development Area	x _____	ha
<b>Levy Estimate = \$ _____</b>		

This levy amount owed is payable over three years from the execution of the development agreement. The payment plan is as follows:

- 30% at the one year anniversary of signing the agreement
- 30% at the two year anniversary of signing the agreement
- 40% at the three year anniversary of signing the agreement

### NOTES:

For more information on off-site levies, please visit [calgary.ca/offsitelevy](http://calgary.ca/offsitelevy)

The levy on this calculation form is an estimate only. The actual levy will be calculated by the City of Calgary and included on the conditions of approval.

*For the Established Area:*

The off-site levy will be set at the development permit approval stage and will then be listed on the conditions of approval.

The off-site levy will be due prior to the development completion permit (DCP).

## Appendix A: Off-site Levy Map

