## AGENDA

# SPC ON UTILITIES AND CORPORATE SERVICES 

June 17, 2020, 9:30 AM<br>IN THE COUNCIL CHAMBER<br>Members<br>Councillor W. Sutherland, Chair<br>Councillor P. Demong, Vice-Chair<br>Councillor G. Chahal<br>Councillor D. Colley-Urquhart<br>Councillor D. Farrell<br>Councillor R. Jones<br>Councillor S. Keating<br>Mayor N. Nenshi, Ex-Officio

SPECIAL NOTES: Public are encouraged to follow Council and Committee meetings using the live stream http://video.isilive.ca/calgary/live.html
Members may be participating remotely.

## 1. $\underline{\text { CALL TO ORDER }}$

2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
4. CONFIRMATION OF MINUTES
4.1 Minutes of the Standing Policy Committee on Utilities and Corporate Services, 2020 April 15
5. CONSENT AGENDA

### 5.1 DEFERRALS AND PROCEDURAL REQUESTS None

### 5.2 BRIEFINGS

5.2.1 Status of Outstanding Motions and Directions - Q2 2020, UCS2020-0700
6. POSTPONED REPORTS
(including related/supplemental reports)
None
7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None
8. ITEMS DIRECTLY TO COMMITTEE

### 8.1 REFERRED REPORTS <br> None

8.2 NOTICE(S) OF MOTION

None
9. URGENT BUSINESS
10. CONFIDENTIAL ITEMS

### 10.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

10.1.1 Summary of Real Estate Transactions for the First Quarter 2020, UCS2020-0654 Held confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials) and 25 (Disclosure harmful to economic and other interests of a public body) of the Freedom of Information and Protection of Privacy Act.

Review By: 2020 July 20
10.1.2 Summary of Green Line Real Property Transactions for the First Quarter 2020, UCS2020-0653
Held confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials) and 25 (Disclosure harmful to economic and other interests of a public body) of the Freedom of Information and Protection of Privacy Act, unless The City is required to disclose pursuant to the Expropriation Act (Alberta).

## Review By: 2029 February 12

10.1.3 Proposed Initiation of Expropriation for the Green Line LRT Project - Ward 09 and Ward 12, UCS2020-0652
Held confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials) and 25 (Disclosure harmful to economic and other interests of a public body) of the Freedom of Information and Protection of Privacy Act, unless The City is required to disclose pursuant to the Expropriation Act (Alberta).

## Review By: 2029 February 12

10.1.4 Proposed Non-Profit Method of Disposition (Forest Lawn) - Ward $09-47258$ AV SE (ADJ. ROW), UCS2020-0651
Report and Attachments 1-5 held confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials) and 25 (Disclosure harmful to economic and other interests of a public body) of the Freedom of Information and

Protection of Privacy Act until the report is published in the Council agenda except for Attachment 4 which shall remain confidential.

Review By: 2020 September 20, except for Attachment 4 which shall remain confidential.

### 10.2 URGENT BUSINESS

11. ADJOURNMENT

MINUTES
SPC ON UTILITIES AND CORPORATE SERVICES

April 15, 2020, 9:30 AM IN THE COUNCIL CHAMBER

PRESENT:

ALSO PRESENT: A/General Manager D. Limacher
Councillor W. Sutherland, Chair Councillor P. Demong, Vice-Chair (Rephote Participation) Councillor G. Chahal (Remote Pafticipation) Councillor D. Colley-Urquhart (Remqte Participation)
Councillor D. Farrell (Renroterparticipatien
Councillor R. Jones (Remote Paxticipation)
Councillor S. Keating (Remote) Participation)
Councillor J. Farkas (Remote Participation) Legislative AdxisokD. Willims Legislative Advisor J. Palaschuk

1. CALL TO ORDER

Councillor sutherland galled the Meeting to order at 9:32 a.m.
2. OPENING REMARKS

Cquncilorsutherland proyided opening remarks.
To confirm Members of Committee present in Chamber and Remote Participation:
ROLL CAL
Councillor Chahal, Councillor Colley-Urquhart, Councillor Demong, Councillor Farrell, Councillor Jones, Councillor Sutherland, Councillor Farkas
Absent for Roll Call: Councillor Keating (joined at Item 7.1, UCS2020-0440)
3. CONFIRMATION OF AGENDA

Moved by Councillor Demong
That the Agenda for today's Meeting be amended by bringing forward Item 10.1.1 (Postponed) Summary of Real Estate Transactions for the Fourth Quarter 2019, UCS2020-0357, to be dealt with in the Consent Agenda.

## MOTION CARRIED

## Moved by Councillor Demong

That the Agenda for the 2020 April 15 Regular Meeting of the Standing Policy Committee on Utilities and Corporate Services be confirmed, as amended.

MOTION CARRIED

## 4. CONFIRMATION OF MINUTES

4.1 Minutes of the Standing Policy Committee on Utilities and corporate Services, 2020 February 19

Moved by Councillor Demong
That the Minutes of the 2020 February 19Regolak Neeting of the Standing Policy Committee on Utilities and Corporate Sevvices be confikmed.
5. CONSENT AGENDA Moved by Councillor Demong

MOTION CARRIED

That the Committee Recommendations contained in the following reports be approved in an omnibus motion:
5.1 DEFERRALSANR PRQCEDURAL REQUESTS
5.2 BRLEFNNGS




## MOTION CARRIED

## 6. POSTPONED REPORTS

None
7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES
7.1 Residential Black Cart Collection Mixed Service Delivery Pilot Project Update, UCS2020-0440

A presentation entitled "Residential Black Cart Collection Mixed Senvice Delivery Pilot Project Update", dated 2020 April 15 was electronically distrikuted and displayed with respect to Report UCS2020-0440.

Moved by Councillor Demong
That with respect to Report UCS2020-0440, the following be approyed:
That the Standing Policy Committee on Utidities and Corporate Services recommend that Council:

1. Direct Administration to finalize andissue the Request for Proposals (RFP) to move forward with the Mlixed Service Delivery Pidoffor residential black cart collection; and
2. Direct that Attackment 3 be held oonfidential pursuant to Section 24 (Advice from officials) of the Ereedom of Information and Protection of Privacy Act, and remain confidentialyutil the RFP to contract out up to 25 per cent of residential black cart ©Qllection services is released publicly or to be reviewed by 2025 Aprilqe

For: (7): Councillor Sutherland, Councillor Demong, Councillor Chahal, Councillor ColleyUrquhart, Councillor fones, Councillor Keating, and Councillor Farkas Against: (1): Councillor Farret


## MOTION CARRIED

Chrate Resilience Strategy Update 2019, UCS2020-0308
The foklowing presentations were distributed and displayed with respect to Report UCSE2020-0308:

- "Climate Resilience Strategy Update 2019", dated 2020 April 15; and
- "Calgary Climate Hub, Post Covid Future".

A document entitled "Late Public Submissions" was electronically distributed with respect to Report UCS2020-0308.

The following speakers addressed Committee with respect to Report UCS20200308:

1. Charlie Lund, Hillhurst Sunnyside Community Association
2. Bob Morrison, Calgary Climate Hub
3. Joan Lawrence, Calgary Climate Hub
4. Natalie Robertson, Calgary Climate Hub
5. Mike Mellross, Calgary Climate Innovation Fund

Councillor Sutherland left the Chair at 10:59 a.m. and Vice Chair Demong assumed the Chair (Remotely).

Councillor Sutherland resumed the Chair at 11:03 a.m.
Moved by Councillor Demong
That with respect to Report UCS2020-0308, the following be approved:
That the Standing Policy Committee on Utilities and Coxporate Services recommend that Council direct Administration to return to the Standing Rolicy Committee on Utilities and Corporate Services petween annyakreports with a briefing report update, as required.
7.32019 Flood Resiliency and Mitigation Annual Update, UCS2020-0372

A presentation entitled " 2019 Flood Resithency and Mitigeation Annual Update", dated 2020 April was distributed and displayed with respect to Report UCS20200372.

A document entitled "LatePubtic Sybmissions"'was electronically distributed with respect to Report⿲二S2020-0372
Pursuant to section 6(1) ofthe Procedure Bylaw 35M2017, as amended, Section 78 2(a) be suspended bygeneraxconsent to allow Committee to complete the remainder of foday'sAgenda, prior to the scheduled break.
The following speakers addressed Committee with respect to Report UCS20200372


Chaxlie Lund, Hillhurst Sunnyside Community Association
2. Lean Woeller, Bowness Responsible Flood Mitigation Society

3 Jason New, Bowness Responsible Flood Mitigation Society
4. David Chalack, Bowness Responsible Flood Mitigation Society
5. Hank Vrielink, Bowness Responsible Flood Mitigation Society

Moved by Councillor Farkas
That with respect to Report UCS2020-0372, the following be approved:
That the Standing Policy Committee on Utilities and Corporate Services recommend that Council direct Administration to:

1. Proceed with the Sunnyside Flood Barrier project at Administration's recommended service level;
2. Return to Council with budget adjustments for ACRP-impacted projects no later than the 2020 November mid-cycle adjustments; and
3. Report back to the Standing Policy Committee on Utility and Corporate Services no later than Q4 2020 with recommendations regarding the Bowness barrier project.

MOTION CARRIED
8. ITEMS DIRECTLY TO COMMITTEE

### 8.1 REFERRED REPORTS

None
8.2 NOTICE(S) OF MOTION

None
9. URGENT BUSINESS

None
10. CONFIDENTIAL ITEMS
10.1 ITEMS FROM OFFICERS, ADMINISTRATION ANDCOMMITTEES
10.1.1 (Postponed) Summaryof ReaNEstateVransactions for the Fourth Quarter 2019, UCS2020-0355
This item was deat witt ander the Consent Agenda and approved by omnibus motion.
Held oonficentiahpursuanto Sections 23 (Local public body


ROLL CALL VOTE:
For: (8): Councillor Sutherland, Councillor Demong, Councillor Chahal, Councillor ColleyUrquhart, Councillor Farrell, Councillor Jones, Councillor Keating, and Councillor Farkas

MOTION CARRIED
THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2020 APRIL 27 COMBINED MEETING OF COUNCIL:

## CONSENT:

- Residential Black Cart Collection Mixed Service Delivery Pilot Project Update, UCS2020-0440
- Climate Resilience Strategy Update 2019. UCS2020-0308
- 2019 Flood Resiliency and Mitigation Annual Update, UCS2020-0372
- Summary of Real Estate Transactions for the Fourth Quarter 2019 UCS2020-0357

The next Regular Meeting of the Standing Policy Committee on Utilities and Corporate Services is scheduled to be held on 2020 May 20 at 9:30 a.m.

CONFIRMED BY COMMITTEE ON


## Status of Outstanding Motions and Directions - Q2 2020

## PURPOSE OF BRIEFING

This briefing note summarises the status of the Department of Utilities and Environmental Protection's outstanding motions and directions for Standing Policy Committee (SPC) on Utilities and Coprporate Services (UCS) as of 2020 June 17.

## SUPPORTING INFORMATION

On 2007 February 06, the Personnel and Accountability Committee approved PAC2007-05 Status of Outstanding Motions and Directions, directing Administration to bring forward as an item of business to each Standing Policy Committee, a list of tabled and referred motions and reports for each committee; such lists to be reviewed by each Standing Policy Committee on a quarterly basis.

There are no current or future capital or operating budget implications associated with this status report.

## ATTACHMENT(S)

1. Attachment 1 - Status of Outstanding Motions and Directions - Q2 2020

| ITEM | DATE OF REQUEST | APPROVAL | SUBJECT | MEETING DATE |
| :---: | :---: | :---: | :---: | :---: |
| Annual Organizational Health, Safety and Wellness Performance | 2019 May 15 | UCS2019-0460 | Direct Administration to change environmental and safety performance reporting frequency from biannual to annual and provide separate corporate performance reports on the following service lines going forward as part of One Calgary: <br> - Organizational health, safety and wellness. | $\begin{gathered} 2020 \\ \text { Jul } 22 \end{gathered}$ |
| Lead Water Pipe Removal Options | $2019$ <br> December 3 |  | Direct Administration to prepare a report on accelerated removal of lead water pipes, from both public and private sector properties, returning to council through SPC on UCS no later than Q1 2020, considering: <br> - Estimated costs and funding options <br> - Opportunities for collaboration and cost sharing with private property owners and the Government of Alberta <br> - Timelines <br> *Deferred to Q3 2020 (as per C2020-0390) | $2020$ <br> Sept 16 |
| Source Water Protection Plan and Policy | $\begin{gathered} 2019 \\ \text { Dec } 18 \end{gathered}$ | UCS-20191539 | Administration to report on the Source Water Protection Plan and Plicy by end of Q2 2020. <br> *Deferred to Q3 2020 (as per C2020-0390) | $2020$ <br> Sept 16 |
| Progress Update: Nose Creek Watershed Water Management Plan | $\begin{gathered} \hline 2019 \\ \text { June } 19 \end{gathered}$ | UCS-20190808 | Administration to report back to SPC on Utilities and Corporate Services with a progress update on Plan implementation no later than 2020 Q3. | 2020 <br> Sept 16 |


| ITEM | DATE OF REQUEST | APPROVAL | SUBJECT | MEETING DATE |
| :---: | :---: | :---: | :---: | :---: |
| Water Customer Assistance Program Pilot | $2018$ <br> November 19 | UCS2018-1193 | Administration to proceed with a project to conduct customer billing data collection and analysis to determine the need for a Water Customer Assistance Program Study and report back to Council no later than Q1 2020 on results and recomendations for next steps. <br> *Deferred to Q4 2020 (as per C2020-0390) | $\begin{gathered} 2020 \\ \text { Dec } 16 \end{gathered}$ |
| Scoping Report for Privatization of up to $25 \%$ of Residential Black Cart Collection Services | $2019$ <br> November 18 | C2019-1467 | Direct Administration to: <br> - Report back to the SPC on UCS no later than April 2020 on the scoping and development of a RFP to contract out up to $25 \%$ of residential black cart collection services/ and <br> - Report back to the SPC on UCS no later than Q4 2020 on the results of the RFP and a timeline for an implementation goal of Q1 2022 | $\begin{gathered} 2020 \\ \text { Dec } 16 \end{gathered}$ |
| Cost Analysis for the Potential Reintroduction of Fluoride into the Water System | $\begin{gathered} 2019 \\ \text { October } 29 \end{gathered}$ | CPS2019-0965 | Direct Administration to undertake a full cost analysis for the potential reintroduction of fluoride into the water system including ongoing projected operational costs, City's authority and jurisdiction with regard to fluoridation, capital cost and possible utility rate impacts; and report back directly through the Priorities and Finance Committee no later Q2 2020 <br> *Deferred to Q4 2020 (as per C2020-0390) | $\begin{gathered} 2020 \\ \text { Dec } 16 \end{gathered}$ |

Status of Outstanding Motions and Directions - Q2 2020 Continued

| ITEM | DATE OF REQUEST | APPROVAL | SUBJECT | MEETING DATE |
| :---: | :---: | :---: | :---: | :---: |
| Annual Corporate Environmental Management Performance | 2019 May 15 | UCS2019-0460 | Direct Administration to change environmental and safety performance reporting frequency from biannual to annual and provide separate corporate performance reports on the following service lines going forward as part of One Calgary: <br> - Environmental management. | $\begin{gathered} 2020 \\ \text { Q4 } \end{gathered}$ |
| Extra Strength Surcharge <br> Parameters for Wastewater | $\begin{aligned} & 2018 \\ & \text { July } 30 \end{aligned}$ | UCS2018-0884 | Administration to report back on rates and limits for wastewater extra strength surcharge parameters no later than 2020 November. | $\begin{gathered} 2020 \\ \text { Q4 } \end{gathered}$ |
| Bowness Barrier Recommendations | $\begin{gathered} 2020 \\ \text { Apr } 15 \end{gathered}$ | UCS2020-0372 | Administration to report back to SPC on UCS no later than Q4 2020 with recommendations regarding the Bowness barrier project. | $\begin{gathered} 2020 \\ \text { Q4 } \end{gathered}$ |
| Budget Adjustments due to ACRP Rescindment | $\begin{gathered} 2020 \\ \text { Apr } 15 \end{gathered}$ | UCS2020-0372 | Return to Council with budget adjustments for ACRPimpacted projects no later than the 2020 November miccycle adjustments. | $\begin{gathered} 2020 \\ \text { Q4 } \end{gathered}$ |
| Single Use Items Reduction Strategy and Implementation Plan | 2019 May 15 | UCS2019-0370 | Administration to develop a single-use items reduction strategy and implementation plan to return to Committee with a strategy no later than Q3 2020. <br> *Will be proposing a deferral to Q1 2021. | $\begin{gathered} 2021 \\ \text { Q1 } \end{gathered}$ |


| ITEM | DATE OF REQUEST | APPROVAL | SUBJECT | MEETING DATE |
| :---: | :---: | :---: | :---: | :---: |
| Extended Producer Responsibility | $2019$ <br> February 4 | C2019-0129 | Administration to cooperate with other Alberta municipalities, AUMA, producers and recyclers of packaging and paper products, and the Province of Alberta to develop a baseline that can inform the design of a provincial EPR program by researching: <br> - The benefits, challenges, and risks of an EPR program in Alberta for these groups and their constituents; <br> - The current recycling systems and supply chains across the province, and potential impacts of an EPR program in Alberta; <br> and report back through the SPC on Utilities and Corporate Services no later than 2019 October. <br> *Deferred to Q1 2021 (as per C2020-0390). | $\begin{gathered} 2021 \\ \text { Q1 } \end{gathered}$ |
| Detailed Pilot Plan for Variable Set-Out for the Black Cart Program | $\begin{gathered} 2018 \\ \text { Dec } 18 \end{gathered}$ | UCS2019-1142 | Administration to report back to the SPC on UCS no later than Q2 2021 with results from the review of customer behaviour and a detailed pilot plan including proposed pilot communities, rates that will be piloted, a detailed cost estimate, and a plan for funding the pilot. | $\begin{gathered} 2021 \\ \text { Q2 } \end{gathered}$ |
| Annual Water Efficiency Plan update | 2005 December 12 <br> 2019 <br> Dec 18 | UE2005-55 <br> UCS2019-1539 | Administration to report back to the SPC on Utilities and Corporate Services annually with updates on progress towards "30 in 30" goal. <br> Report on water security annualy as part of the Water Utility update to the Standing Policy Committee on UCS | $\begin{gathered} 2021 \\ \text { Q2 } \end{gathered}$ |
|  |  |  |  |  |

Status of Outstanding Motions and Directions - Q2 2020 Continued

| ITEM | DATE OF REQUEST | APPROVAL | SUBJECT | MEETING DATE |
| :---: | :---: | :---: | :---: | :---: |
| Flood Resiliency and Mitigation annual report | 2014 December 02 | PFC2015-0777 | Administration to report back to the SPC on Utilities and Corporate Services annually on progress related to the recommendations from the Expert Management Panel on River Flood Mitigation. (Expert panel recommendation 6f). | $\begin{gathered} 2021 \\ \text { Q2 } \end{gathered}$ |
| Variable Stormwater Rate Structure | $\begin{aligned} & 2018 \\ & \text { July } 30 \end{aligned}$ | UCS2018-0884 | Administration to develop an implementation plan for a variable stormwater rate structure and report back to Council by Q4 2020 for potential implementation for the 2023 to 2026 business cycle. <br> *Will be proposing a deferral to Q4 2021. | $\begin{gathered} 2021 \\ \text { Q4 } \end{gathered}$ |
| Water, Wastewater and stormwater rates for 2023-2026 | 2018 July 30 | UCS2018-0884 | Administration to develop water, wastewater and stormwater rates for 2023-2026 that recover 100\% of the cost of service for each customer class. | 2022 |

## NOTICE OF MOTION

# RE: THE BRENDA STRAFFORD FOUNDATION LTD- CLIFTON HOUSE LAND ACQUSITION 

Sponsoring Councillor(s): Gian-Carlo Carra

WHEREAS The Brenda Strafford Foundation Ltd., being a registered Canadian charitable organization, owns and operates the seniors care facility, known as the Clifton Manor, located at 47268 Avenue SE; and

AND WHEREAS The Brenda Strafford Foundation Ltd. is proposing a new 175 bed seniors care facility on a vacant parcel of land located at 47258 Avenue SE ( $7610185 ; B ; 4$ ); and

AND WHEREAS The City of Calgary is the owner of the 47 Street SE road right of way adjacent to 47258 Avenue SE (herein referred to as the "Property") in the community of Forest Lawn; and

AND WHEREAS The Brenda Strafford Foundation Ltd. has expressed an interest in acquiring an approximate 0.11 acre portion of the Property at below market value to expand and develop a greater public interface and landscaping.

NOW THEREFORE BE IT RESOLVED that City Administration be directed to:
Prepare a Non-Profit Method of Disposition Report as approved through UCS2018-0912 Proposed Framework - Transacting with Non-Profit Organizations below Market Value, and report back to Council through the SPC on Utilities \& Corporate services no later than Q3 2020.

## 7. CONSENT AGENDA

The Consent Agenda items were brought forward, by general consent, to be dealt with immediately following the Presentation(s) and Recognition(s).
Moved by Councillor Colley-Urquhart
Seconded by Councillor Chu
That the Committee Recommendations contained in the following Reports be adopted in an omnibus motion:

### 7.1 CFD Medical Response Business Model, IGA2018-0830

7.2 The City of Calgary Regional Water Licence Update, IGA2018-0828
7.3 Code of Conduct Annual Report, AC2018-0794
7.4 External Auditor 2017 Management Letter, AC2018-0635
7.5 Employee Expense Audit, AC2018-0756

### 7.6 Deferral Request Regarding Amendments to the Hillhurst/Sunnyside ARP PUD2018-0826

7.7 Social Wellbeing Advisory Committee Terms of Reference, CPS2018-0870

Moved by Councillor Carra
Seconded by Councillor Colley-Urquhart
That with respect to Report CPS2018-0870, the following be adopted, after amendment:
That Council:

1. Approve Attachment 1 "Social Wellbeing Advisory Committee Terms of Reference";
2. Direct the Social Wellbeing Advisory Committee to advise on the development of the Gender Equity and Diversity Strategy; and
3. Direct Administration to work with the Social Wellbeing Advisory Committee following the appointment of members at the 2018 October Organizational Meeting of Council and return to Standing Policy Committee on Community and Protective Services no later than Q2 2020 with its first annual report.

MOTION CARRIED
7.8 This Report was removed by the City Clerk.
7.92026 Olympic and Paralympic Winter Games City Secretariat Update, OPC2018-0866
Moved by Councillor Woolley
Seconded by Councillor Colley-Urquhart
That with respect to Report OPC2018-0866, the following be adopted:
That Council approve the Secretariat budget included as Amended Attachment
3 to Report OPC2018-0866 with funds to be transferred from anticipated 2018
Corporate Programs intentional savings to the Budget Savings Account for aone-time budget increase in 2018 and 2019 in Law and Legislative Servicesprovided that the release of any funds required for 2019 remain subject toCouncil deciding to submit a bid for the 2026 OPWG.
ROLL CALL VOTECouncillor Carra, Councillor Chahal, Councillor Colley-Urquhart,Councillor Davison, Councillor Demong, Councillor Farkas,For: (12)
Councillor Gondek, Councillor Jones, Councillor Keating, CouncillorSutherland, Councillor Woolley, and Mayor Nenshi
Against:(3)Councillor Chu, Councillor Farrell, and Councillor Magliocca
MOTION CARRIED
7.102017 Audited Financial Statements for Business Revitalization Zones and Business Improvement Areas, PFC2018-0821
7.11 2017 Report on Reserves and Long Term Liabilities, PFC2018-0765
Moved by Councillor Chu
Seconded by Councillor Sutherland
That with respect to Report PFC2018-0765, the following be adopted:
That Council:

1. Receive the 2017 Report on Reserves and Long Term Liabilities(Attachment 1) for information; and
2. Direct that the Closed Meeting discussion remain confidential subject toSections 23 and 24 of the Freedom of Information and Protection ofPrivacy Act.
MOTION CARRIED
7.12 Pension Governance, PFC2018-0818 ..... (4)
Moved by Councillor Colley-Urquhart
Seconded by Councillor Jones
That with respect to Report PFC2018-0818, the following be adopted: That Council receive this Report for information.
MOTION CARRIED
7.13 Council Innovation Fund Application Council Sponsor: Councillor Gian-Carlo ..... 四
Carra, Ward 9 Internal Sponsor(s): Calgary Neighbourhoods Name of Project: Gender Equity and Diversity Baseline Assessment, PFC2018-0910

## UCS2020－0651 <br> ATTACHMENT 7 <br> Page 3 of 14 <br> 7．14 Discussion Regarding MDP and CTP 10－Year Review Timeline Options （PUD2018－0696 Referral），PFC2018－0867

7．15 Council Innovation Fund Application，Councillor Sutherland，Project：Calgary ..... 凹 Community Court：Pilot Readiness，PFC2018－0925
7．16 National Trade Corridors Fund－Airport Trail Phase 2，TT2018－0856 ..... 四
7．17 South Shaganappi Study Report，TT2018－0822 ..... 四
7．18 Glenmore Trail East Functional Planning Study，TT2018－0827 ..... 凹
7．19 Bus Rapid Transit Network Marketing Strategy（PFC2018－0776），TT2018－ ..... 凹0905
Moved by Councillor Keating
Seconded by Councillor Davison
That with Respect to Report TT2018－0905，the following be adopted：That Council approve funding option 2 and allocate $\$ 366,000$ to Calgary TransitProgram 110 from the Fiscal Stability Reserve for the Bus Rapid TransitNetwork Marketing Strategy．ROLL CALL VOTEMayor Nenshi，Councillor Carra，Councillor Chahal，Councillor
For：（9）Davison，Councillor Demong，Councillor Farrell，Councillor Gondek，Councillor Jones，and Councillor Keating
Against：Councillor Chu，Councillor Colley－Urquhart，Councillor Farkas，（5）Councillor Magliocca，and Councillor SutherlandMOTION CARRIED
7.20 Water, Wastewater, and Stormwater Lines of Service Cost of Service Study, UCS2018-0884
Item 7.20, Report UCS2018-0884, was postponed, by general consent, to the end of the Agenda.
Item 7.20, Report UCS2018-0884, was brought forward and dealt with at this time, by general consent.
Distributions made with respect to Report UCS2018-0884:

- A PowerPoint Presentation, dated 2018 July 30; and
- A Revised Attachment 2 to Report UCS2018-0884.
Moved by Councillor Sutherland
Seconded by Councillor Demong
That with respect to Report UCS2018-0884, the following be adopted, after amendment:
That Council:

1. Direct Administration to develop water, wastewater and stormwater rates for 2019-2022 for each inside city customer class, and for outside city customers following the strategies articulated in Revised Attachment 2 of this report, and report back to Council as part of One Calgary in 2018 November;
2. Direct Administration to prepare related Bylaw amendments and report back to Council in 2018 November.
3. Direct Administration to develop an implementation plan for a variable stormwater rate structure and report back to Council by Q4 2020 for potential implementation for the 2023 to 2026 business cycle.
4. Direct Administration to report back on rates and limits for Wastewater extra strength surcharge parameters no later than 2020 November.
5. Direct Administration to develop water, wastewater and stormwater rates for 2023-2026 that recover 100\% of the cost of service for each customer classes.
MOTION CARRIED
7.21 Integrated Civic Facility Planning Program Update \& Policy, UCS2018-0525
7.22 $\frac{\text { Proposed Framework - Transacting with Non-Profit Organizations below }}{\text { Market Value, UCS2018-0912 }}$
7.23 Calgary Aboriginal Urban Affairs Committee - Resignation, C2018-0850 回

## Proposed Framework - Transacting with Non-Profit Organizations below Market Value

## EXECUTIVE SUMMARY

The purpose of this report is to respond to Section 2 of Notice of Motion C2018-0509, where Council directed Administration to develop a framework for the disposition of land at less than market value to non-profit organizations (the "Framework").

Through this Framework, Administration is recommending that unless otherwise directed by Council through a Notice of Motion, Administration will continue to transact on real property with non-profit organizations in alignment with Real Property Bylaw 52M2009 (the "Bylaw").

It is proposed that, in circumstances where direction from Council is received to explore opportunities to dispose of real property to non-profit organizations, Administration will present a Non-Profit Method of Disposition Report to Council for consideration. Based on the information and options provided within the Non-Profit Method of Disposition, Administration will look to Council to provide direction on the preferred option.

## ADMINISTRATION RECOMMENDATION:

The SPC on Utilities and Corporate Services recommend that Council approve the proposed Framework as detailed within this Report and in Attachment 2.

RECOMMENDATION OF THE SPC ON UTILTIES AND CORPORATE SERVICES, DATED 2018 JULY 20:

That the Administration Recommendation contained in Report UCS2018-0912 be approved.

## PREVIOUS COUNCIL DIRECTION / POLICY

On 2018 April 23, Council adopted Notice of Motion C2018-0509 among other matters, directed Administration to provide a framework for disposing of land at less than market value to not-forprofit organizations, and to report back to Council through the Standing Policy Committee on Utilities and Corporate Services, no later than Q3 2018.

## BACKGROUND

Real Estate \& Development Services ("RE\&DS") is a City business unit whose lines of service include the acquisition, disposition, occupation, and development of City owned real property. Administered and managed through the Bylaw, RE\&DS is authorized to transact real property on behalf of The City.
Often, RE\&DS is contacted by interested parties seeking to acquire City owned land for various purposes, and on occasion, these interested parties include non-profit organizations. Currently, the Bylaw does not address the delegation of authority to dispose of real property with one party differently than another. Thus, if not already directed through policy or approved strategy, such as the Affordable Housing Strategy, Administration will seek Council's direction and approval on transactions which do not follow standard process as outlined throughout the Bylaw.

## Proposed Framework - Transacting with Non-Profit Organizations below Market Value

As directed by Notice of Motion C2018-0509, RE\&DS has developed this Framework in an effort to provide consistency when transacting with non-profit organizations. The current process for the disposition of City owned real property is summarized in Attachment 1.

## INVESTIGATION: ALTERNATIVES AND ANALYSIS

RE\&DS, being the authorized business unit to transact on real property on behalf of The City, is committed to being responsible with The City's real property assets, and thus, is guided by the following key principles of good land management;

- The City is a good steward of real property and manages its holdings as corporate assets;
- RE\&DS provides professional real estate services and advice to its corporate partners and to Council;
- City owned real property will be leveraged to provide the maximum value for The City and for Calgarians;
- This is typically achieved through public marketing and the sale of real property at market value
- RE\&DS maintains its financially sustainable, non-mill rate supported programs through transactions of real property.

By virtue of these key principles, RE\&DS is proposing the following 4 step framework when transacting with non-profit organizations. A visual summary of the proposed Framework is shown in Attachment 2.

Step 1: Notice of Motion
When a non-profit organization is interested in acquiring or occupying City owned real property for less than market value and/or through a direct negotiation with said organization, RE\&DS recommends that Council direct Administration, through a Notice of Motion. Administration will work with members of Council and report back with a Non-Profit Method of Disposition Report which shall include the appropriate information and options for Council to make an informed decision.

## Step 2: Non-Profit Method of Disposition Report

Upon direction through a Notice of Motion, Administration shall prepare a detailed land report, that will include the following information/analysis for Council's deliberation;

1. Background of Non-Profit Organization:
a) Who they are, and what they do
b) What is their proposed use of the real property
c) Perceived alignment to corporate and community values and outcomes
2. Site Assessment:
a) General information of the property
b) Corporate Land Management Framework circulation comments and results
c) Estimate of market value
d) Highest and best use analysis

## Proposed Framework - Transacting with Non-Profit Organizations below Market Value

3. Social, Environmental, Economic Impact Analysis
4. Alignment with corporate and strategic objectives
5. Options
a) Publically market the property and transact at market value (appropriate if the property is determined to be a standalone parcel)
b) Direct negotiate with non-profit organization at market value (appropriate if the property is determined to be a remnant parcel)
c) Direct negotiate with non-profit organization at book value plus administration fees and all associated transaction costs
d) Direct negotiate with non-profit organization at nominal value plus administration fees and all associated transaction costs
e) Do not proceed with a transaction with the interested non-profit organization
6. City Contribution Analysis
a) Value comparison:

|  | Market Value | Book Value | Nominal Value |
| :--- | :--- | :--- | :--- |
| Additional Associated Costs <br> i.e. Administration fees, survey costs, Road <br> Closure/Land Use application fees...etc. |  |  |  |
| Municipal Contribution to Non-Profit <br> Organization |  |  |  |
| Total Consideration |  |  |  |
| Total Contribution |  |  |  |

b) Lease vs. sell analysis (where appropriate)
c) Alternative opportunity analysis (is there a more appropriate location)
7. Summary of annual contribution under this Framework

|  | Market Value | Transacted <br> Value | Municipal <br> Contribution to Non- <br> Profit Organization <br> e.g. UCS2018-XX1 (address) <br> e.g. UCS2018-XX2 (address) <br> Total Contribution for 2018$\$ 1,000,000.00$ |
| :--- | :--- | :--- | :--- |
| $\$ 10$ | $\$ 900,000.00$ | $\$ 100,000.00$ | $\$ 400,000.00$ |

## Step 3: Report Back \& Decision

Administration to report back to Council through SPC on Utilities \& Corporate Services with a Non-Profit Method of Disposition Report within the timeframe specified within the Notice of Motion.

Council shall elect an option outlined in the Non-Profit Method of Disposition Report, or, propose an alternate option not outlined in the report.

# Proposed Framework - Transacting with Non-Profit Organizations below Market Value 

## Step 4: Transaction

Upon Council direction, Administration shall proceed based on the option approved by Council through the Non-Profit Method of Disposition Report.

If the direction by Council is for Administration to proceed with a transaction with a non-profit organization, Administration shall prioritize the transaction through the RE\&DS standard prioritization matrix and assign an agent as soon as possible. The transaction may be approved through delegated authority in the Bylaw by the Deputy City Manager, unless otherwise directed by Council.

The proposed process is summarized in Attachment 2.

## Valuation

Upon direction by Council through a Notice of Motion to prepare a Non-Profit Method of Disposition Report, Administration shall follow its current valuation process to determine the Market Value of the property; an internal review or an independent appraisal shall be prepared and endorsed by Administration's Valuation Review Committee.

## Stakeholder Engagement, Research and Communication

N/A

## Strategic Alignment

Administration is developing a Corporate Land Strategy, which will document how it delivers Real Estate and Land Development \& Sales services within an overall corporate approach. It is intended that the Framework will form the basis of a section of this strategy.

Additionally, Administration is developing an Affordable Housing Disposition Strategy, which is intended to advance a framework that will leverage City owned land for the purposes of encouraging the development of affordable housing. The Framework herein is intended to focus on non-profit organizations where affordable housing is not a primary line of business.

As the details of the Corporate Land Strategy and Affordable Housing Disposition Strategy are developed and key internal stakeholders are engaged, the process presented here will be reviewed for alignment and consistency with the comprehensive land management approaches.

## Social, Environmental, Economic (External)

No implications identified for the purposes of this report, however, if the proposed Framework is approved, Social, Environmental, and Economic implications will be analyzed on a case by case basis through the Non-Profit Method of Disposition Report.

## Proposed Framework - Transacting with Non-Profit Organizations below Market Value

## Financial Capacity

No implications identified for the purposes of this report, however, if the proposed Framework is approved, budgetary implications will be analyzed on a case by case basis through the NonProfit Method of Disposition Report.

## Risk Assessment

If the proposed Framework is not approved, inconsistencies will remain when transacting with non-profit organizations at below market value. Frustrations will continue to occur between Council, Administration, and non-profit organizations. This risk can be mitigated by either approving the proposed Framework, or creating a framework that works for the parties involved.

## REASON(S) FOR RECOMMENDATION(S):

The proposed Framework is intended to provide a consistent approach to transacting directly with non-profit organizations below market value as well as mitigate potential social, legal, financial and reputational risks.

Administration has developed this framework with the understanding that Administration can provide information but should not be the authority to decide whether the disposition of land should be transacted below market value; this decision should reside with Council.

## ATTACHMENT(S)

1. Attachment 1 - Current Disposition Process Flow Chart
2. Attachment 2 - Proposed Non-Profit Framework Flow Chart

ATTACHMENT 7
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Current Dispositioct Rrorcess Flow Chart
UCS2018-0912
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1) Non-profit declares an interest in City owned property \& Council directs Administration through a NOM to prepare a Non-Profit Method of Disposition (MOD).


## Options:

1) Publically market the property and transact at market value.
2) Direct negotiate with Non-Profit organization at market value.
3) Direct negotiate with non-profit organization at book value plus administration fees and all associated transaction costs.
4) Direct negotiate with Non-Profit organization at nominal value plus administration fees and all associated transaction costs.
5) Do no proceed with a transaction with the interested Non-Profit organization.
6) Non-profit declares an interest in City owned property \& Council directs Administration through a NOM to prepare a Non-Profit Method of Disposition (MOD).


## Options:

1) Publically market the property and transact at market value.
2) Direct negotiate with Non-Profit organization at market value.
3) Direct negotiate with non-profit organization at book value plus administration fees and all associated transaction costs.
4) Direct negotiate with Non-Profit organization at nominal value plus administration fees and all associated transaction costs.
5) Do no proceed with a transaction with the interested Non-Profit organization.
