



Report Number: PFC2020-1265

Meeting: Priorities & Finance Committee

Meeting Date: 2020 December 01

NOTICE OF MOTION

RE: Enabling Construction of Calgary Catholic School District Rangeview High School to Commence

Sponsoring Councillor(s): COUNCILLOR KEATING

WHEREAS, the economic conditions faced by businesses in Calgary during these times means we must make considerations when needed. The Rangeview High School's servicing costs are \$10,707,000 of which \$6,895,000 are City fees and Levies that leaves \$3,812,000 to be covered by the developer. It is a challenge for developers to pay these costs at an early stage of site servicing.

WHEREAS, the Calgary Catholic School District is facing limits in available High School space across the City of Calgary as a whole, with additional High School space required in Southeast Calgary,

WHEREAS, by 2024-2025 the utilization rate will be operating above 100% utilization city-wide and the current High School in the Southeast area, the recently opened proximal high school, All Saints is predicted to be operating at 134% utilization within this time frame,

WHEREAS, funding for the construction of schools, the district must submit a capital plan annually to request funding for a number of competing projects through district. All submitted projects must meet certain criteria to be considered as a year one project,

WHEREAS, the Rangeview High School can be considered a priority year one project once title for this school has been registered to the City of Calgary and/or the Calgary Catholic School District, enabling construction to commence,

AND WHEREAS, the Rangeview High School site is not yet serviced by the developer of the area and still requires significant development investment from Brookfield to meet site readiness criteria, and would serve the greater area of SE Calgary,

AND WHEREAS, purchasing of this site would follow the typical processes for acquiring joint use sites. The Joint Use Coordinating Committee would make a recommendation on the purchase of this land to Council. Council would then decide whether to authorize the spending of the Joint Use Fund on the subject lands.

NOW THEREFORE BE IT RESOLVED, that **Council direct Administration to explore options to enable the commencement of the construction of the Rangeview High School, that include:**

- a) **Deferring** the levies associated with the subdivision of Phase 114 until the Rangeview High School has been granted occupancy. The levies would then be paid in three installments beginning the first year the high school has been granted occupancy (30%), the second year of occupancy (30%) and the third year of occupancy (40%);
- b) **Deferring** Brookfield's requirement to landscape the parcel until 2022, **as** subdivision will **likely** run late into fall 2021;
- c) **Deferring the** construction of the north leg of Main Street, **to be included in** a future phase;
- d) **Facilitating the appropriate** changes to the land use/zoning to enable the development and feasibility of the school site; and
- e) **Other options deemed feasible.**

And report back with recommendations to Council through the Priorities and Finance Committee no later than Q1 2021.