

Table 1: Response to Notice of Motion items Council directed Administration to investigate	
Council Direction from Notice of Motion (PFC2020-1265)	Administration Response
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%);	<ul style="list-style-type: none"> • Refer to table 2
b) Deferring Brookfield’s requirement to landscape the parcel until 2022, as subdivision will likely run late into fall 2021	<ul style="list-style-type: none"> • If Brookfield chooses to proceed with a subdivision application, The City can work with them at the Development Agreement stage to complete landscape requirements according to their construction schedule.
c) Deferring the construction of the north leg of Main Street, to be included in a future phase	<ul style="list-style-type: none"> • If Brookfield chooses to proceed with a subdivision application, the City can investigate deferral of construction of the north leg of Main Street to a later date. The trigger for the construction of this roadway will require additional input from a Professional Engineering consultant and would form part of the approval of the subdivision application.
d) Facilitating the appropriate changes to the land use/zoning to enable the development and feasibility of the school site; and no land use change required	<ul style="list-style-type: none"> • No land use change would be required if Brookfield chose to proceed with subdivision of this school site
e) Other options deemed feasible	<ul style="list-style-type: none"> • Refer to table 2

Table 2: Proposed other options to enable construction of Rangeview high school

	Option 1: Do nothing to support	Option 2: Utilize a late payment relief mechanism like the Off-Site Levy Payment Relief Program in response to COVID-19	Option 3: Changes to the off-site levy payment schedule and/or exemption of off-site levies for school sites as part of the Off-Site Levy consultations
Benefits	<ul style="list-style-type: none"> No additional financial risk for The City. Brookfield will pay levies according to the 30/30/40 levy payment schedule. If Brookfield proceeds with subdivision and development agreement execution in 2021, the first 30% of the \$4.3M (\$1.3M) will be payable in 2022. The City will not play a part in the prioritization process for school site development. No special treatment for an individual school site. No potential precedent setting scenario would be established. 	<ul style="list-style-type: none"> Much of the off-site levy payment barrier will be removed for Brookfield in this specific case related to the school site. The mechanism could be used for other sites in the future, at the discretion of administration. The City will not be viewed as a barrier in the prioritization process. This would allow a developer to proceed with development of the school site, while postponing the off-site levy payments until a school is funded by the Province, up to a maximum of three years. Since The City typically collects off-site levies in full within three years of the Development Agreement signing, in this scenario, The City will have the levies paid in whole in the same time period; while receiving the payments for leading infrastructure earlier than would be anticipated if there were no incentive. The program could be modified based on observed impacts to school prioritization over time and is the most flexible and expedient option available. 	<ul style="list-style-type: none"> A comprehensive view of the financial impact of deferring levies relating to school sites, which often lag years behind the other adjacent development patterns.
Risks	<ul style="list-style-type: none"> Brookfield may defer subdivision and servicing of the parcel for three or more years when the market warrants sufficient return for Brookfield to justify the levy payment amount. The school site would not likely meet "Site Readiness" criteria for several more years, subject to Brookfield's timing. The City is seen as a barrier for school site prioritization for this site and potentially others in newer greenfield communities, based on the requirement to pay levy amounts in advance of actual site development occurring. 	<ul style="list-style-type: none"> Other sites may wish to utilize the same mechanism for similar, or potentially very different cases. This would set a precedent and could lead to unintended consequences. This is mitigated by creating clear criteria for the program to be applied. Risk that the school site is not constructed for many years and Brookfield continues to defer payment for three years. Late payment of levies could create cashflow challenges for debt-financed infrastructure and potentially other capital projects depending on the scale of how this mechanism is applied. This is mitigated by charging a nominal fee, and only allowing the program to be applied to the school site itself. Infrastructure required to service the school site may sit idle for several years, which can have a negative effect on the life span of that infrastructure. 	<ul style="list-style-type: none"> This would be disruptive to the already challenging consultation with stakeholders. There is a likelihood that this will introduce more complexity into this process and delay consultation, with potential impacts to timing of a new off-site levy bylaw.