

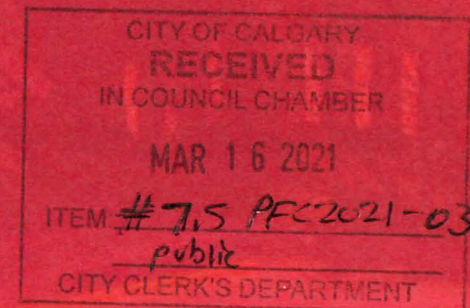


# Enabling Construction of Rangeview High School

## Response to Notice of Motion (PFC2020-1265)

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Priorities and Finance Committee Presentation  
ISC: Unrestricted





## Recommendation: Option 2

**Utilize a late payment relief mechanism like the Off-Site Levy Payment Relief Program in response to COVID-19**

If Brookfield subdivides the parcel, The City can enable and support the process by:

1. Leveraging the Off-Site Levy Payment Relief Program as a mechanism to support the developer.
2. Defer the construction of some infrastructure elements to a later stage.



## Background

- Capacity of the Calgary Catholic school system reaching a critical level over the next four years.
- The Catholic School District has expressed a strong need for a high school site in the area but are unable to prioritize the site for funding because it does not meet Provincial "readiness" criteria.
- Brookfield would like to support the School Board but wants The City to help them develop the site three years ahead of schedule by deferring some costs.
- The City's role is limited. There is no certainty that facilitating the development of the site will result in a school being funded and ultimately constructed.



## Benefits & Risks of Option 2

### BENEFITS

- Much of the off-site levy payment barrier will be removed for Brookfield in this specific case related to the school site and could be used for others in the future.
- The City will not be viewed as a barrier in the prioritization process.
- This mechanism could be modified based on observed impacts to school prioritization over time and is the most flexible and expedient option available.

### RISKS

- Other sites may wish to utilize the same mechanism for similar, or potentially very different cases.
- Risk that the school site is not constructed for many 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.
- Infrastructure required to service the school site may sit idle for several years.



## Recommendation

That Council:

1. Direct Administration to pursue option 2 in Attachment 2, table 2 and further develop the detailed elements of an Off-Site Levy late payment relief program in support of construction of the Rangeview high school site; and
2. Direct Administration to report back to Council with a formalized program by July 2021.