

OFF-SITE LEVIES FUNDING TIMELINE EXTENSION FOR CALGARY WINTER LACROSSE ASSOCIATION, MUNICIPAL RESERVE SITE IN OGDEN

EXECUTIVE SUMMARY

Administration was directed by Council to identify a funding source to cover the outstanding off-site levies (previously referred to as acreage assessments) for the Municipal Reserve (MR) parcel in Ogden (shown on Attachment #1) where the Calgary Winter Lacrosse Association (CWLA) has proposed constructing an indoor recreation facility.

On 2015 March 30 Council approved PUD2015-0248, a one-time funding expenditure of up to \$1.3 Million to cover the off-site levies from the Reserve for Future Capital (RFC) valid to 2016 December, subject to a successful due diligence review of the project and compliance with all City requirements.

Administration on behalf of the Calgary Winter Lacrosse Association (CWLA) is requesting an extended timeline for the Council approved funding source of the off-site levies for the proposed development of an indoor recreation facility to be located at 2720 80 Avenue SE.

ADMINISTRATION RECOMMENDATION

That the Priorities and Finance committee recommends that Council:

1. Extend the date for a one-time funding expenditure of up to \$1.3 Million from the Reserve for Future Capital (RFC) to cover the off-site levies for the Ogden Parcel located at 2720 80 Avenue SE on behalf of the Calgary Winter Lacrosse Association (CWLA); subject to a successful due diligence review of the project and compliance with all City requirements, including the Green Line South East LRT Transit Oriented Development Planning, from no later than 2016 December to no later than 2017 December.

RECOMMENDATION OF THE PRIORITIES AND FINANCE COMMITTEE, DATED 2016 DECEMBER 13:

That the Administration Recommendation contained in Report PFC2016-0894 be approved.

Excerpt from the Minutes of the Regular Meeting of the Priorities and Finance Committee, held 2016 December 13:

“2. Report PFC2016-0894 be sent to the 2016 December 19 Regular Meeting of Council as an item of Urgent Business.”

PREVIOUS COUNCIL DIRECTION / POLICY

At its 2015 March 30 meeting, Council approved a one-time funding expenditure of up to \$1.3 Million to cover the off-site levies from the Reserve for Future Capital (RFC); subject to a successful due diligence review of the project and compliance with all City requirements, including Green Line South East LRT Transit Oriented Development Planning, by no later than

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2016 December, in order to cover the required acreage assessments for the Ogden Parcel located at 2720 80 Avenue SE on behalf of the Calgary Winter Lacrosse Association (CWLA).

At its 2014 October 31 meeting, Council approved Councillor Keating's motion to refer Report PUD2014-0771 to Administration to identify the most appropriate funding source for covering the outstanding off-site levies for the Municipal Reserve (MR) parcel in Ogden, located at 2720 80 Avenue SE, at the Calgary Winter Lacrosse Association (CWLA) proposed facility, and to report back to SPC on Planning and Urban Development no later than 2015 Q1.

At its 2014 February 24 meeting, Council adopted Councillor Keating's revised NM2014-15, Acreage Assessment Levies, directing Administration to explore options that would establish a reimbursement program that would provide certain types of incorporated not-for-profit organizations in a Lease or Leasing Licence with an off-site levy reimbursement.

BACKGROUND

The Calgary Winter Lacrosse Association (CWLA) is planning to develop an indoor recreation facility on a vacant Municipal Reserve (MR) parcel in Ogden. The payment of off-site levies is required for development of this site. On many MR parcels the off-site levies have been paid but due to the age of this particular MR parcel they had not yet been paid. Off-site levies are, in this case, cost prohibitive to the CWLA who is covering the cost of development primarily through grants and fundraising efforts. Therefore this organization sought and received financial assistance of up to \$1.3 million from the Reserve for Future Capital to offset the off-site levies subject to a successful due diligence review of the project and compliance with all City requirements, including Green Line South East LRT Transit Oriented Development Planning, by no later than 2016 December.

The CWLA is not yet at a state of readiness to apply for the development permit which would initiate the payment of the off-site levies for the proposed development. The CWLA is working with administration to complete the required due diligence for the development. The project is forecasted to apply for the development permit in 2017. Therefore, Administration is recommending that Council continue to support a one-time funding expenditure of up to \$1.3 Million from the Reserve for Future Capital (RFC) to cover the off-site levies; subject to a successful due diligence review of the project and compliance with all City requirements, including Green Line South East LRT Transit Oriented Development Planning, from no later than 2016 December to no later than 2017 December.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Administration reviewed the alternatives to an extension of timeline for funding and determined that the loss of the off-site levies funding from The City would be prohibitive for the group in obtaining the required funding for the proposed development.

Analysis determined that the impact of this extension of funding timeline has limited risk to the City and offers the CWLA the required time to complete the project.

Stakeholder Engagement, Research and Communication

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Engagement was comprehensive of consultation with the CWLA and internally with affected business units. The recommendation in this report was discussed with the CWLA and they have stated that they are in support. See Attachment #2.

Strategic Alignment

The analysis and conclusions presented in this report are in alignment with the following:

Council's Fiscal Plan for Calgary (2012-2014) - Investing in great communities and a vibrant urban fabric.

2020 Sustainability Direction – Calgary has natural environments and infrastructure that contribute to physical, social and mental well-being and personal development.

The City of Calgary Municipal Development Plan – the recommendation contributes to complete communities by providing community services and facilities, parks, open spaces and outdoor recreation which creates an attractive City.

Recreation Master Plan 2010-2020 – the recommendation recognizes the importance of recreation facilities as community hubs.

Social, Environmental, Economic (External)

The City of Calgary seeks to promote and maintain a high quality of life through the provision and support of opportunities for cultural and recreation activities, which are essential elements of a complete community.

A strong social infrastructure is integral to a strong economy. The City supports cultural and recreational activities through investments in infrastructure and programs, and by leveraging partnerships that result in facility development opportunities.

Financial Capacity

Current and Future Operating Budget:

There are no impacts to the current or future operating budget as a result of this report.

Current and Future Capital Budget:

Funding will be drawn from the Reserve for Future Capital (RFC). The amount will be determined at the time of development permit approval.

Risk Assessment

Without an extension of the timeline for funding, the project will not likely be completed and investment of leveraged government and public dollars will not be utilized to improve recreational opportunities for Calgarians.

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REASON FOR RECOMMENDATION:

Administration requests this extension of timeline for funding in support for a non-for-profit group seeking to complete a capital development for the recreational use by Calgarians. This additional time will support CWLA in completing the project due diligence.

ATTACHMENTS

1. Context Maps of Ogden Parcel
2. Letter of Support CWLA