Background

City of Calgary off-site levies are governed by a number of bylaws, regulations and Council policies. The off-site levies and the off-site levy bylaw are governed by the Municipal Government Act (MGA), and the Off-Site Levies Regulation (Alta Reg 187/2017), as amended by The City of Calgary Charter, 2018 Regulation (Alta Reg 40/2018). Off-site levies are financial tools that enable development in Calgary by providing certainty of costs to the land development industry, while providing The City with funds to pay for all or part of the capital cost of new or expanded infrastructure, supporting the economic stability of The City. Off-site levy charges are placed on development to fund major off-site growth-related capital infrastructure such as: water/wastewater, treatment/pipes, storm water infrastructure, major interchanges/expressways, fire stations, recreation facilities and libraries.

These growth-related capital infrastructure investments are guided by policies of the Municipal Development Plan and Calgary Transportation Plan. As outlined in the Off-Site Levy Bylaw (2M2016), current payment terms for off-site levies in greenfield areas are 30 per cent within one year, 30 per cent within two years, and 40 per cent within three years of the date of execution of a development agreement. Off-site levies in Established Areas are due at the time the Development Completion Permit is issued. In the Centre City Levy Bylaw (38M2009), the levies are due on or before the date of subdivision approval, or on or before the date of release of the development permit. In all cases, payment is due in full 30 days from invoice date, after which interest is charged at 1.5% per month or 18% per annum.

The Municipal Government Act outlines consultation requirements for off-site levy bylaws. Stakeholder consultation at The City of Calgary is also guided by the Engage Policy.

Context

Through a Notice of Motion from Councillor Keating (PFC2020-1265), Council directed Administration to explore options to support the commencement of the Rangeview Catholic High School. The Catholic School District has expressed urgency for this high school as they anticipate the capacity of their school system to reach a critical level over the next four years.

As such, Administration considered options included in the Notice of Motion and also developed additional options to consider. Administration also conducted a risk analysis for each option identified and ensured that the analysis addressed issues related to this Notice of Motion while also investigating and understanding the wider implications for school development.

Administration met with the Catholic School District and Brookfield Residential to discuss all feasible options. By way of this report, Administration is presenting all investigated options and risks for Council's consideration.

Previous Council Direction

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; we can work with BF to complete landscape according to construction schedule, can address in DA stage, IF choose to proceed
c) Deferring the construction of the north leg of Main Street, to be included in a future phase; when formal sub div submitted we can investigate doing this, can't commit to anything until application submitted
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
e) Other options deemed feasible.

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