

Hillhurst/Sunnyside Community Amenity Fund Annual Report to Council

This report provides a summary of the Hillhurst/Sunnyside Community Amenity Fund (Fund) for years 2019 and 2020. The Hillhurst/Sunnyside Area Redevelopment Plan (ARP) includes a density bonusing system which outlines one of the bonusing options for sites located in the TOD Study Area boundary is to provide cash contributions to the Fund, in exchange for bonus density. This Fund was created to link additional densification to community funding contributions to finance public improvements in a defined area. As per the Fund's Terms of Reference, the Administrative Committee for the Fund will prepare an annual report to Council on its status, list of strategic projects, implemented projects, allocated funds and any changes proposed to the contribution calculation method on a regular basis.

Status of the Fund

As of 2020 December 31, the Fund has \$155,255. Below are the Fund transactions for 2019 and 2020, as well as potential future transactions for 2021.

Hillhurst/Sunnyside Community Amenity Fund (HSCAF)

| | |
|--|------------------|
| Opening balance January 1, 2020 | \$56,270 |
| Deposits received | 89,520 |
| Disbursements | - |
| Investment Income | 9,465 |
| Closing balance December 31, 2020 | \$155,255 |

| | |
|--|-----------------|
| Opening balance January 1, 2019 | \$566,931 |
| Deposits received | 42,245 |
| Disbursements | 566,931 |
| Investment Income | 14,025 |
| Closing balance December 31, 2019 | \$56,270 |

Disbursements

| Project/Initiative | Year(s) | Amount (\$) |
|--|--------------|----------------|
| Parks – Bow to Bluff Project C2019-0457 (P500) | 2019 | 566,931 |
| | Total | 566,931 |

Deposits Received

| Developer | Development Permit | Year | Amount (\$) |
|-----------------------|--------------------|--------------|----------------|
| Spray Properties | DP2019-0680 | 2019 | 42,245 |
| Graywood Developments | DP2018-4679 | 2020 | 89,520 |
| | | Total | 131,765 |

Potential future HSCAF contributions

| Application | Address | Status | BCIF Contribution (\$) |
|-------------|--------------|--------------|------------------------|
| DP2020-8227 | 229 9A St NW | Under Review | \$98,037.63 |
| | | Total | \$98,037.63 |

Fund Updates

On 2019 March 6, the Administrative Committee met and received a presentation from the Parks Department on the Bow to Bluff project. Committee voted 9-0 in favor of allocating \$566,931 to this project. Because this amount is over \$200,000, Council approval was required as per the Terms of Reference.

On 2019 April 29, Council approved the expenditure of the funds (\$566,931) for the Bow to Bluff project.

There were no active applications for expenditures proposed through the fund in 2020. The Administrative Committee did not meet due to prioritization of other core operations by their members due to COVID.

On 2021 April 05, the Administrative Committee convened to discuss the fund, new projects, governance oversight and how to potentially utilize the fund. The minutes from the 2021 April 5, meeting are included in Attachment 3. There were a number of action items identified through the 2021 April 05 Committee meeting. These included:

1. Community Amenity Fund Governance Review: Administration is currently undertaking a review of the other Community Amenity Fund/ Community Investment Funds in place (Beltline Community Amenity Fund and Sunalta Community Investment Fund). The results of this review will produce a series of recommendations to optimize these committees. Administration will bring forward the recommendations of this review to the Administrative committee in Q3 2021 for discussion and potential adoption. The results of this review may result in an update to the current Terms of Reference.
2. Request for more fund transparency: The Administrative Committee discussed the current application process and supported publishing the fund finances and annual reporting on the City of Calgary website.
3. Request for new funding applications: The Administrative Committee discussed the use of the existing funds and the best way to facilitate and support the process of new applications to access the funds. Additional work will be undertaken by the Committee to align investments with the existing and/or planned investments already being supported through The City of Calgary Established Area Growth and Change Strategy, the Business Improvement Area or private investment.

There are potential future contributions from the proposed development at 219 9A St NW, which is estimated to contribute \$98,037.63.

Strategic & Implemented Projects/Allocated Funds

On 2019 April 29, Council approved the expenditure of the funds (\$566,931) for the Bow to Bluff project. Construction will begin in Spring 2021 and is expected to be completed in Summer 2022. The project will consist of widened sidewalks, improved lighting, new tree plantings, a new sound wall and opportunities for community art. There will also be a new playground, bocce, skate park, and community garden. For more info, refer to the project website: <https://www.calgary.ca/csps/parks/locations/downtown-parks/bow-to-bluff-urban-design-framework.html?redirect=/bowtobluff>

Calculation Method

Administration is not proposing an update to the calculation rate at this time.