

# BRIEFING

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Item # 5.2.2

Planning & Development Briefing to  
Priorities and Finance Committee  
2020 June 08

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PFC2021-0581

## **Enabling Construction in Cooperation with School Boards and Developers**

### PURPOSE OF BRIEFING

At the 2021 March 16 Priorities and Finance Committee, Administration was directed to 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 report back with details of the formalized program by July 2021.

This briefing note serves to provide details for a formal off-site levy late payment relief program to enable the prioritization of the Rangeview Catholic high school site. The program also offers a potential solution for future school sites that are unable to be prioritized for funding by their respective School Boards, and, ultimately, the Province, due to a School Board not being a registered owner of the subject parcel. The program provides an incentive for a developer to subdivide and service a school site that is outside of their own anticipated development timelines.

# BRIEFING

## SUPPORTING INFORMATION

At the 2021 March 16 Priorities and Finance Committee meeting, Administration was directed to develop a late payment relief mechanism, like the off-site levy payment relief program. The intent of this mechanism is to enable Brookfield Residential to proceed with the development of the Rangeview High School site while postponing the off-site levy payments until the school is funded by the province of Alberta, up to a maximum of three years. The school site is currently three (3) years ahead of Brookfield's anticipated development timeline. This program will provide an incentive for Brookfield to subdivide and service the parcel to support the timing required by the Calgary Catholic School Board.

Since The City typically collects off-site levies in full within three (3) years of the Development Agreement signing, given the situation of the Rangeview High School, 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. This program can be applied to the Rangeview high school site and can also support other school sites in similar circumstances.

Criteria of the program are:

1. The developer must make a formal request for relief with their application by submitting rationale to the attention of the Director, Calgary Approvals Coordination as part of the subdivision submission and review process;
2. The proposed subdivision must conform to the approved Outline Plan;
3. The proposed subdivided area must include a school site that has been identified as a priority by a school board and confirmed by the Joint Use Coordinating Committee (JUCC);
4. The relief will apply only to the area of the subdivision designated as Municipal School Reserve (MSR). Relief will not be applied to boundary roads or other roadways or rights-of-way that are required to support the subdivision of the parcel; and
5. The program will be available to consider applications for any subdivision approved after March 16, 2021.

The developer will be invoiced for off-site levies according to the standard 30/30/40 per cent levy payment schedule; however, they may elect to pay the first two installments in year three (3) of the signing of the Development Agreement. The late payments will be subject to a late payment penalty of 2.47 per cent per annum, on the outstanding balance. In any event, the full levy balance, plus applicable interest, must be paid in full by the end of year three (3) of signing of the Development Agreement.

## ATTACHMENT(S)

None