

Hillhurst Sunnyside Community Amenity Fund Annual Report to Council

This report provides a summary of the Hillhurst/Sunnyside Community Amenity Fund (the Fund) for 2021. The Hillhurst/Sunnyside Area Redevelopment Plan (ARP) includes a density bonusing system. One of the bonusing options for sites located in the Transit Oriented Development (TOD) Study Area boundary is to provide cash contributions to the Fund in exchange for bonus density. The Fund was created to link additional densification to community funding contributions, which would finance public improvements in a defined area. As per the Fund's Terms of Reference (Attachment 2), 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.

Status of the Fund

The Fund had a balance of \$259,328 on 2021 December 31. Below are the Fund transactions for 2021, as well as potential future adjustments for 2022.

Hillhurst/Sunnyside Community Amenity Fund (HSCAF)

Opening balance January 1, 2021	\$155,255
Deposits received	98,038
Disbursements	-
Investment Income	6,035
Closing balance December 31, 2021	\$259,328

Disbursements

<u>Year(s)</u>	<u>Amount (\$)</u>
<u>2021</u>	<u>Nil</u>

Deposits Received

<u>Development Permit</u>	<u>Applicant</u>	<u>Address</u>	<u>Year</u>	<u>Amount (\$)</u>
DP2020-8227	Lola Architects	229 9A Street NW	2021	98,038
			Total	98,038

Potential Future HSCAF Adjustments

Development Permit	Applicant	Address	Permit Status	Contribution (\$)
DP2020-8227	Lola Architects	229 9A Street NW	Revoked	-98,038.00*
DP2021-7521	Lola Architects	229 9A Street NW	Pending Appeal	97,926.98**
			Total	- 111.02

*Application DP2020-8227 has been revoked. Contribution may be either be fully refunded or transferred to DP2021-7521. This is dependant on the outcome of the pending appeal for DP2021-7521.

** Contribution is dependent on the outcome of the pending appeal.

Fund Updates

2021 contributions were received based on an approval for DP2020-8227, however, since receiving these funds this development permit application was revoked / withdrawn. A new development permit application, DP2021-7521, has been received for the same site. It is currently pending appeal. The floor area of this proposal is slightly lower than the floor area proposed in DP2020-8227, resulting in a lower potential contribution to the amenity fund. The conclusion of the pending appeal may result in adjustments to the fund, refunding or transferring funds from the DP2020-8227 contribution to the potential DP2021-7521 contribution. Any changes to the Fund will be reflected in the 2022 annual report.

There were no applications for expenditures proposed through the Fund in 2021.

On 2022 March 10, the Administrative Committee convened to discuss the Fund, new projects, governance oversight, and how to potentially utilize the fund. The minutes from the 2022 March 10, meeting are included in Attachment 3. There were several action items identified through the meeting including:

1. Community Amenity Fund Governance Review: Administration is currently undertaking a review of the Beltline Community Investment Fund. The review may generate recommendations to optimize these committees. Administration will bring forward the recommendations of this review to the Administrative Committee for discussion and potential adoption. The results of this review may result in an update to the Terms of Reference.
2. Request for new funding applications: The Administrative Committee discussed the use of the existing funds and how to best manage new applications to access the funds. It is anticipated that new proposals will be received through 2022, and the Administrative Committee will meet as per the Terms of Reference to discuss. Any requests received over \$200,000 will be advanced via a standalone report to Council as per the Terms of Reference.

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 began in 2021 Spring and is expected to be completed in 2022 Summer. The project consists of widened sidewalks, improved lighting, new tree plantings, a new sound wall, recreational elements, 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](#).

Calculation Method

Administration is not proposing an update to the calculation rate.