

Hillhurst/Sunnyside Community Amenity Fund Annual Report to Council

This briefing note provides a summary of the Hillhurst/Sunnyside Community Amenity Fund (the Fund) for 2022. 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 is to 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 \$269,475 on 2022 December 31. Below are the Fund transactions for 2022.

Hillhurst/Sunnyside Community Amenity Fund (HSCAF)

Opening balance 2022 January 1	\$259,328
Deposits received	-
Disbursements	(15,399)
Investment Income	25,546
Closing balance 2022 December 31	\$269,475

Disbursements

Year	Amount (\$)	Allocation
2022	(249)	Transfer of funds collected from DP2020-8227 (revoked in 2021) to DP2021-7521 (approved in 2022), which replaced DP2020-8227.
2022	(15,150)	Sunnyside Stormwater Lift Station #1 murals

Deposits Received

Development Permit	Applicant	Address	Year	Amount (\$)
			2022	-
			Total	NIL

Fund Updates

No contributions were collected in 2022, however there was an adjustment to contributions collected in 2021 for DP2020-8227, which was revoked. The developer submitted a new development permit application on the site, DP2021-7521, replacing the original application. As the floor area was slightly

smaller than the original approval, the contribution from DP2020-8227 was transferred to DP2021-7521 and the difference of \$249 was returned to the developer as an adjustment.

On 2023 March 23, the Administrative Committee met to discuss the status of the Fund, introduce new members and discuss any anticipated proposals to utilize the funds. New spending proposals were not introduced at the meeting, but members noted that new proposals are anticipated in the upcoming months. Meetings to review and vote on the proposals will be set based on when the proposals are received and the Committee's availability. The minutes from the 2023 March 23 meeting are included in Attachment 3.

Strategic & Implemented Projects/Allocated Funds

In 2022 there was one disbursement of funds for \$15,150 for the murals on the Sunnyside Stormwater Lift Station #1, which were completed in 2022 October. These murals were proposed by the Hillhurst Sunnyside Community Association. The site was selected as the lift station provided an opportunity to provide art in a gateway location to the community along Memorial Drive NW. The murals were designed by a Calgary artist in coordination with a local Indigenous Elder.

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 all spaces and amenities are now open, with some signage and interpretive work to be completed in the coming months. The project consists of widened sidewalks, improved lighting, new tree plantings, a new sound wall, recreational elements, and opportunities for community art. There is a new playground, bocce ball court, skate park, and community garden. For more info, refer to the project [website](#).

Calculation Method

Administration is not proposing an update to the calculation method. This method is based on a contribution rate per square meter of additional development above the minimum Floor Area Ratio (FAR) to a maximum FAR. The minimum and maximum FAR are included within the ARP. The contribution rate is adjusted by the Development Authority, based on the Statistics Canada Consumer Price Index (CPI) for Calgary for January 1. Although the rate reflects the CPI for January 1, it is typically not available until the middle to end of Q1 for the year. The contribution rate for 2023 is \$20.76 per square metre of additional floor area, which is applied through the development permit process.