

Planning and Development Services Briefing to

Community Development Committee

2026 May 06

ISC: UNRESTRICTED

CD2026-0307

Hillhurst Sunnyside Community Amenity Fund Annual Update (2025)

PURPOSE OF BRIEFING

This briefing note provides a summary of the Hillhurst/Sunnyside Community Amenity Fund (the Fund) activities for 2025.

SUPPORTING INFORMATION

The former Hillhurst/ Sunnyside Area Redevelopment Plan (ARP) established the policy basis for the Fund to link additional development density with funding for community amenities or public benefits. Although the former ARP has been repealed, the Fund continues to be governed by a Council-approved Terms of Reference (Attachment 1) which requires annual reporting to Council on the status of the Fund, implemented projects, allocated funds and any changes proposed to the contribution calculation method.

The recently approved Riley Communities Local Area Plan includes density bonusing mechanisms that are not included in the Fund. Existing Direct Control Districts with density bonusing requirements will remain in effect as Council approved bylaws. For this reason, the Terms of Reference will remain in place and continue to provide direction on the possible use of the funds.

Fund Updates

\$123,663.93 in funds were collected in 2025. Funds were collected by developer contributions through approved Development Permits, pursuant to the former ARP and existing Direct Control Districts. No disbursements were made in 2025.

Strategic & Implemented Projects/Allocated Funds

No projects received funding allocations in 2025 as no proposals were brought forward to the Administrative Committee for consideration. In early 2026, representatives from the Administrative Committee met to discuss the allocations planned for 2026.

Funds have previously been fully utilized for projects such as the Bow to Bluff Corridor (2019) and the Memorial Drive water treatment building murals (2022).

Status of the Fund

The Fund had a balance of \$1,091,526.09 on 2025 December 31. Below are the Fund transactions for 2025.

Hillhurst/Sunnyside Community Amenity Fund (HSCAF)

| | |
|--|--------------------|
| Opening balance January 1, 2025 | \$925,254 |
| Deposits received | \$123,664 |
| Disbursements | - |
| Investment Income | \$42,608 |
| Closing Balance December 31, 2025 | \$1,091,526 |

Disbursements

| Year | Amount (\$) | Allocation |
|-------------|--------------------|-------------------|
| 2025 | - | N/A |

Deposits Received

| Development Permit | Applicant | Address | Year | Amount (\$) |
|---------------------------|------------------------------|---------------------|--------------|--------------------|
| DP2023-05567 | NORR | 321 10 Street N.W. | 2025 | \$65,745 |
| DP2024-06196 | Davignon Martin Architecture | 120 10A Street N.W. | 2025 | \$57,918 |
| | | | Total | \$123,664 |

Calculation Method

The Fund contribution rate for 2026 is \$23.34 per square metre of additional floor area. As per the Fund Terms of Reference (Attachment 1), the contribution rate is adjusted by the Development Authority, based on the Statistics Canada Consumer Price Index (CPI) annual rate for Alberta for January 1.

ATTACHMENT

- 1. Terms of Reference

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General Manager Debra Hamilton concurs with the information in this Briefing.