



Report Number: PFC2020-0131

Meeting: Priorities & Finance Committee

Meeting Date: 2020 January 21

NOTICE OF MOTION

RE: Identifying a Funding Source for Public Realm Improvements in Established Areas

Sponsoring Councillor(s): Councillor Jyoti Gondek, Councillor Druh Farrell

WHEREAS:

- Community redevelopment helps keep our neighbourhoods vibrant, brings property tax uplift, and can help in creating complete communities;
- The City of Calgary needs to invest in established areas in order to incent redevelopment, as envisioned in the Municipal Development Plan (MDP), as well as to reignite investor confidence in Calgary;
- Strategic investment in public realm improvements in established communities will also assist in creating complete neighbourhoods that benefit residents and small businesses, as well as preparing the community for thoughtful redevelopment;
- There is no dedicated funding source identified for growth related public realm investments, and a funding gap generally remains for sustainable public realm investment in established communities;
- Policy priorities for Administration includes work on the Established Areas Growth and Change Strategy, as well as supporting initiatives like Main Streets and the Guidebook for Great Communities, in order to better prepare for and direct redevelopment in established areas;
- Administration is currently working on an analysis of variables like redevelopment readiness and economic viability to create a framework for prioritizing public realm improvements in established areas;
- The North Hill Multi-Community Plan is expected to come back to Council for approval in Q2 2020, and there are up to 41 multi-community plans that will follow, all of which will require a public realm investment framework for established areas with dedicated funding to be successful;
- A dedicated source to fund public realm improvements linked to redevelopment - such as but not limited to sidewalks, streetscapes, park space, traffic calming and recreation sites (either through capital or programming) - would be an equitable start in supporting quality of life within growing established communities while providing sufficient funds to help prove the concept/pilot within the 2019-2022 One Calgary budget cycle; and
- There currently exists a list of short-term, low cost, high impact unfunded public realm improvement projects in established communities, totalling approximately \$30 million.

NOW THEREFORE BE IT RESOLVED:

- That Council direct \$30 million from the anticipated 2019 Corporate Program savings (generated from favourable investment income) to create a dedicated funding stream for the Established Areas Growth Strategy, to be held and committed within the Fiscal Stability Reserve (FSR);
- That this dedicated funding stream for the Established Areas Growth Strategy will initially be allocated towards the following projects already in progress:
 - Public realm improvements arising out of the North-Hill Multi Community Planning pilot
 - Public realm improvements identified as gaps in Phase 1 established areas (map attached).
- That this dedicated funding stream for the Established Areas Growth Strategy will further be allocated by Administration for priority areas and projects arising from the upcoming investment decision framework (which may include Main Streets or TOD opportunities) to be outlined through the *Established Area Growth and Change Strategy* report to be brought to the Priorities and Finance Committee in 2020 May;
- That Council direct annual interest income earned from unused portions of the \$30 million to be recommitted to the Established Areas Growth Strategy within the FSR;
- That Council direct Administration to redirect on an annual basis any budget savings from investment income within Corporate Programs in the amount equal to 1% of the favourable variance to be allocated to the Established Areas Growth Strategy within the FSR;
- That as part of the continuing work on a suite of financing options for the Established Areas Growth Strategy, Administration explore the opportunity to replenish the dedicated finding stream outlined above with mechanisms such as property tax uplift in the area and density bonusing in order to ensure continued investment in redeveloping areas;
- That Administration develop Terms of Reference for the administration of the dedicated funding stream;
- That Administration report annually to Council through Priorities and Finance Committee on the status/balance, use and benefits of the dedicated funding stream for the Established Areas Growth Strategy through the *Growth Monitoring Report*; and
- That Administration return with an update to Council after recommendations related to the Solutions for Achieving Value and Excellence (SAVE) program are released, in the event that there are modifications to the Established Areas Growth Strategy and accompanying work plan.