



# Off-site Levy Bylaw Review – Community Services Working Group Stakeholder Consultation Meeting Notes

**Date/Time:** February 28, 2022 / 9:00 to 10:43 am

**Location:** MS Teams – video conferencing

**Attendees:**

Internal	External
Trent Chahal	Marcello Chiacchia
Kay Choi	Jamie Cooper
Shannon Cox	Brian Hahn
Fire Chief Dongworth	Guy Huntingford
Quinn Eastlick*	Thilo Kaufmann
Bruce McBride	Graeme Melton
Pam McHugh	Jackie Stewart
Patrick McMahan	
Angela Sedor	
Agnes Szaflarski	
John Wright	
Regrets	
	Raminder Brar
	Shameer Gaidhar
	Paul Gedye

\*note taker

## Agenda

- 1. Consultation expectations refresh** (Pamela McHugh)
- 2. Review of last consultation session** (Angela Sedor)
- 3. Overall approach for funding greenfield facilities** (Angela Sedor)
- 4. Current Methodology** (Trent Chahal, Shannon Cox)
- 5. Proposed methodology** (Angela Sedor)
- 6. Project Lists** (Angela Sedor)
- 7. Consultation Questions** (Angela Sedor/Pamela McHugh)

## Feedback collected:

**Question 1:** Do you have any questions or concerns about the move to the new proposed methodology?

- No comments

**Question 2:** Do you have any suggestions on how to improve the proposed methodology?



- Still a bit early to discuss this until we can dive into the documents to be provided following this session.
- The principle of the methodology makes sense, but we are not aligned on the methodology. Improvements to the methodology will come out of the numerator discussion and acceptance of what is included in the denominator. Opening up the numerator will bring up further discussions on cost. Methodology is not narrow and defined enough to suit our need.
- Think it's a mistake to use just the green area. To calculate this effectively, you'll need to include the green and the blue. In order to calculate one, you'll need to calculate the other. More drawbacks from excluding the blue than benefits and will require more work on the City side to include them when they do come online. As mentioned, if the levy is done right, it shouldn't change the levy rate.
- Our suggestions for proposed denominators really hinge on what the benefit allocation methodology looks like. Look forward to the follow up meeting to discuss this further.
- Applicability of how grant funding is applied to projects and how that would adjust the budget. Is that something that we should account for? Will result in an overcollection if we don't account for this and would like to know where the overcollection would go if it did occur.
- On the numerator, want to make sure that every acre is only paying its proportional share.
- Don't need the numbers to agree on the methodology. If we had the formula down and agreed to, the numbers would not be a concern.

**Question 3:** Do you have any concerns or suggestions for the proposed denominator(s)? Do you have a preference between the two denominators?

- No comments

**Question 4:** Do you have any concerns or suggestions for funding temporary facilities through the OSL?

- No comments

**Question 5:** What do you think the broader industry would want see on our engagement portal? What from this session is important to disseminate to your broader industry contacts?

- BILD meets with their steering committee weekly on this, and monthly with our board. Is a survey planned for the CS levy, and at what stage would you suggest that there is enough information for that engagement to go out? Making a leap of faith that the answers to our questions will be provided on the Portal. Is that fair?

#### **General Feedback/Comments**

- Will the 2021 balances be provided prior to finalization of the levy proposals?
  - My question was whether the 2021 balances will be provided prior to the finalization of the levy proposals. Will they? Will the levy be based on 2020, or 2021?
- Please explain what benefiting population/area benefits from the Varsity Multi Service Centre?
  - Understanding is that \$14 Million has been set aside from off-site levies for this station. This is quite an old area, so wondering how it could be justified to use levy funds for this development.
  - According to the OSL Annual report 48% of the cost of Varsity is allocated to levies.
  - My follow up question would be, is the \$14.2M allocated 48% of the total cost?
  - Total cost of project is \$31M - \$14.2 is 48%.



- Do you think the 48% should be adjusted since we're adjusting the leviable land? Given that the old methodology included far more land?
- Why is the Aurora Business Park (yet to be developed by The City) missing in the leviable land, it is about 350 acres.
- I would consider opening balances as an input. I think that is considered in scope. It's important to understand what the current balances are.
- How will the levy balances be factored into the formula? How will old methodology (the funds previously collected for specific hectares of land) be transitioned to new methodology?
- What I understand is that you will take the capital costs of the projects for the area you use, and in there you will adjust based on the benefiting area. Also understand that if there are fire halls you are still paying for, you would add the committed costs as well. Is that correct? Committed projects would also need modifiers based on their benefit to the areas you use. To me, it shouldn't matter what area you use. If a new area benefits from a facility, you will make them pay. I don't see how changing the leviable area will change the rate, as it shouldn't matter if you've done your formula correctly.
  - I understand scenarios where you think it might change. The only way a levy would change by adding the blue area would be if there was a piece of infrastructure in that area that only benefited the blue area. Would be very surprised if something like that existed. Might get that with Transportation for something like a bridge that only benefited that one area, but don't see it working like that for Community Services.
- The current methodology seems to be based-on population. The proposed methodology seems to rely on a "New proportion benefit methodology". Angela are you able to provide further understanding at this time on the difference between the two?
- I've been involved in these reviews numerous times over the decades. Would like to provide a suggestion for how this should unfold. We have provided questions twice in February, and there will be more coming out of this session. We will likely need to have interim meetings to address these questions. I don't think there will be sufficient time to address those questions at future sessions.

### Police Section Discussion

- What determines the need for a station? Is it population driven?
  - Predominantly using area. For Fire, there is a metric for 30,000 per fire hall. For Police, if it's population with a modified, we need to ensure we are happy with the population estimates.
- Slide 15 indicates that Police District Offices catchment is 149,000. While not stated on the slide, we have assumed that is population—correct? Slide 15 also indicates response times, call volumes and crime statistics are also factored in. How are all these factors (i.e., population, response times, call volumes and crime statistics) rolled into the decision for a need for a building? Is that roll up of factors applied uniformly across The City?
  - Is it possible for you or someone else to provide a roll-up for all the factors considered, as well as weighting for station need and location?
  - When might the report be available? (Service Optimization Review) Please provide.
  - Looks like the operating model is that if an officer has a shift, they drive in, get their supplies and car and go? Is there any consideration of officers taking their cars and other supplies home so that they could walk out their door and clock in for their shift?
- Trent, looking forward to the report that reviews Police District Office needs. Thank you.



- Can you provide information that supports the \$500/sq ft?
  - This is very expensive. Trying to understand why that number is so high, and what specifications are required that drive the cost. Perhaps provide a recent example that gives an idea of those costs? In a position where The City gets the asset, but we need to pay for 100% of it, so we need to make sure we're paying for what's needed, and not both needed and wanted. Start with what you think is necessary to understand this, and we can drill down from there.
  - Police estimates are 40-50% premium range for office. Would be useful to have a one-to-two-page summary of construction cost breakdowns for specialty equipment so we can understand where the anomalies are.
- In comparison to the 2016 Bylaw it appears the cost estimate for a police station has not changed. Is that correct?
- \$500/sq ft seems very costly. I understand that there may be extra needs for a district station, but that number is extraordinarily high. It should be noted that the leased space would not have cost near that much. I am specifically thinking of the old Silver Springs Station, which was in an old grocery store, and is now a value village. It would be worthwhile to see what the most recent builds were for district stations.

#### Fire Section Discussion

- Good morning and welcome Shannon and Bruce! Thank you for your presentation and discussing the various factors in planning for emergency response station. How do the existing emergency response stations measure up against those factors and how is the assessment of existing stations factored into the planning and construction of future stations?
- Like police, can we get the basis behind the construction costs?
- Regarding slides 18 and 19, the estimate basis appears to be based on Calgary experience only. Has Calgary Fire looked at the cost for similar stations in other Alberta communities like Airdrie, Cochrane, Okotoks, Red Deer, Edmonton, etc.?
- Comparing slides 10 and 20. Slide 10 shows committed amounts and seems quite a bit lower than \$18 Million. Want to make sure that the Fire Hall levy pays for the fire hall component, and not the other uses in the building (think about Varsity). Is there a way to change the input to just include the fire component? Tuscany and Royal Vista are two very structures. Understanding how the costs are generated would be helpful.
- Is the East Macleod Station for a budget of \$5M the temporary station in Walden? How does a temporary station function differently from a permanent station?

#### Summary of Action Items

- City to look into question around Varsity Fire Hall.