

Community Recreation Facilities Off-site Levy Bylaw

July 23, 2024

Bylaw C-8550-2024

First Reading

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Council Feedback from Dec. 2023 and April 2024 Presentations

- i. Desire to approve Fire Master Plan prior to establishing levies;
- ii. Desire to evaluate Recreation levy rates for residential development on a per dwelling unit basis instead of per acre basis;
- iii. Preference for Recreation levies which development across the County would partially fund (not just within the local catchment); and
- iv. Further consideration for how Recreation facility benefits and costs should be allocated across the County versus users within the catchment (20-minute drive);
- v. Decision to remove South Springbank Phases 2 and 3 from the Off-Site Levy calculations; and
- vi. Request to evaluate potential inclusion of Bearspaw to Western Catchment.



Considerations for Residential Rate per Dwelling Unit

- Consideration for the implementation of a Recreation Levy on a per dwelling unit basis was considered but is not recommended:
 - Levies are to be implemented at the time of Subdivision Approval or Development Permit
 - For Residential development, the number of dwelling units is not known / confirmed at this time in the development process
 - No other municipality in Alberta has established a Recreation Levy on a per dwelling unit basis



Considerations for Inclusion of Bearspaw

- **Analytical Considerations:**

- The subdivision of Bearspaw into smaller portions to impose levies is not practical or consistent with the proposed levy framework for all other communities in the County;
- Growth and projected based on development potentials within the entire ASP boundary;
- Not all of Bearspaw constituents are within 20-minutes to the new Recreation facilities;
- Bearspaw benefits from an existing facility
- There is significant negative impact to the Western Catchment Levy Rate if the entire Bearspaw area was included:
 - Levy rate decreases to \$1,192 per acre (vs. \$2,887 per acre)
 - Projected 20-year levy funding decreases to approximately \$7.9M (vs. \$8.6M)

- **Recommendations:**

- Do not include Bearspaw within the Recreation Facility Western Catchment Levy



Updates to Levy Calculations

- i. **Growth Projections:** updated development projections based on recent inputs from County Planning;
- ii. **Hybrid County-Wide & Catchment-Specific Option:** allocated benefits of new facilities to users within the Catchment vs. entire County on a 2:1 ratio;
- iii. **Existing vs. Future Development:** allocated facility benefits and net capital costs to existing development based on its ratio vs. planned full buildout (per County Area Structure and Community Plans). Remaining net capital costs were allocated to future development; and
- iv. **Residential Rate Based on Dwelling Units:** further considered applicability for a dwelling-based rate instead of an area-based rate for residential growth.



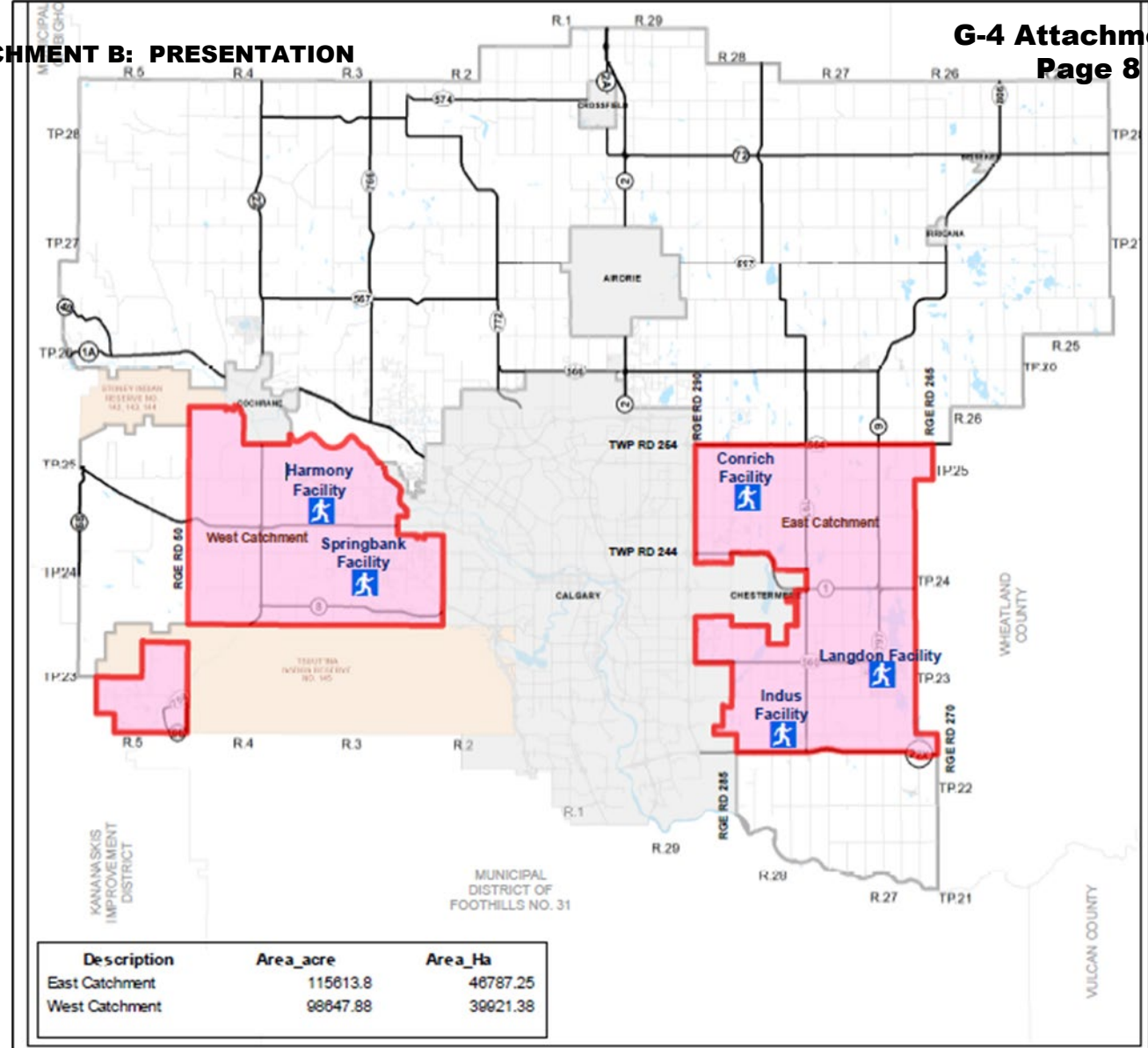
Recreation Facilities Cost Estimates

Facility	Description	Target Service Areas	Est. Year	Cost Estimate \$000's <i>(future value)</i>
Indus	Ice Rink	Eastern Catchment	2025	\$11,933
South Springbank	Phase 1. Community Centre	Western Catchment	2027	\$15,676
Langdon	Recreation Centre & Fieldhouse	Eastern Catchment	2027	\$37,606
Harmony	Community Centre	Western Catchment	2034	\$17,635
Conrich	Community Centre	Eastern Catchment	2034	\$16,118
Total Estimated Future Value Capital Costs:				\$98,969*

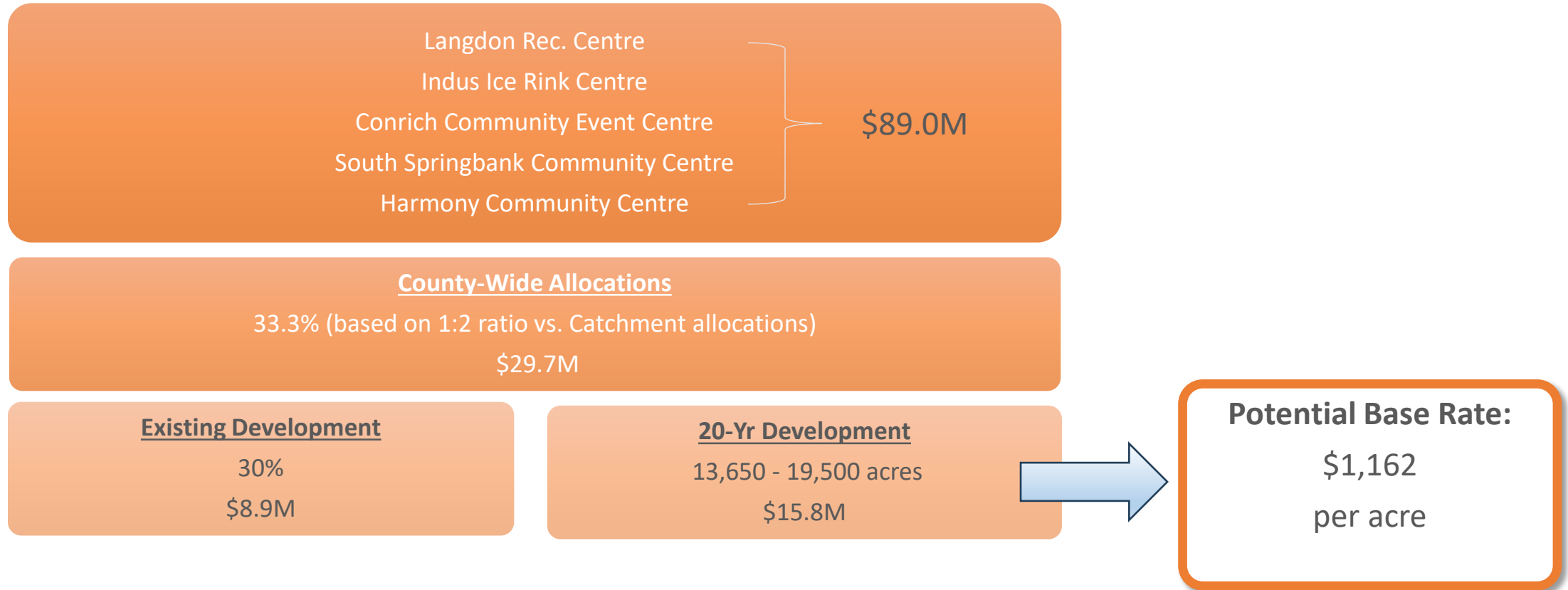
* Not including projected contributions from others (Indus and Harmony). Total net capital costs estimated at \$89,001,037

Recreation Hybrid Base + Catchment Levy Method

- The following levy rates will apply:
 - A “Base” County-Wide rate
 - An East Catchment rate
 - A West Catchment rate
- Facility benefits and capital costs are allocated between Catchments (20-minute drive) and the entire County on a 2:1 basis
- Facility benefits and capital costs per Catchment are allocated across Existing vs. Future Development based on ratio of Existing Land Built-Out vs. Total Planned Land Buildout (per ASP & CS plans)



Base Levy Rate Calculations



Eastern Catchment Levy Rate Calculations

Langdon Rec. Centre
Indus Ice Rink Centre
Conrich Community Event Centre } \$64.5M

East Catchment Allocations

66.7% (based on 2:1 ratio vs. County-Wide allocations)
\$43.0M

Existing Development

21%
\$9.0M

20-Yr Development

4,350 acres
\$26.5M

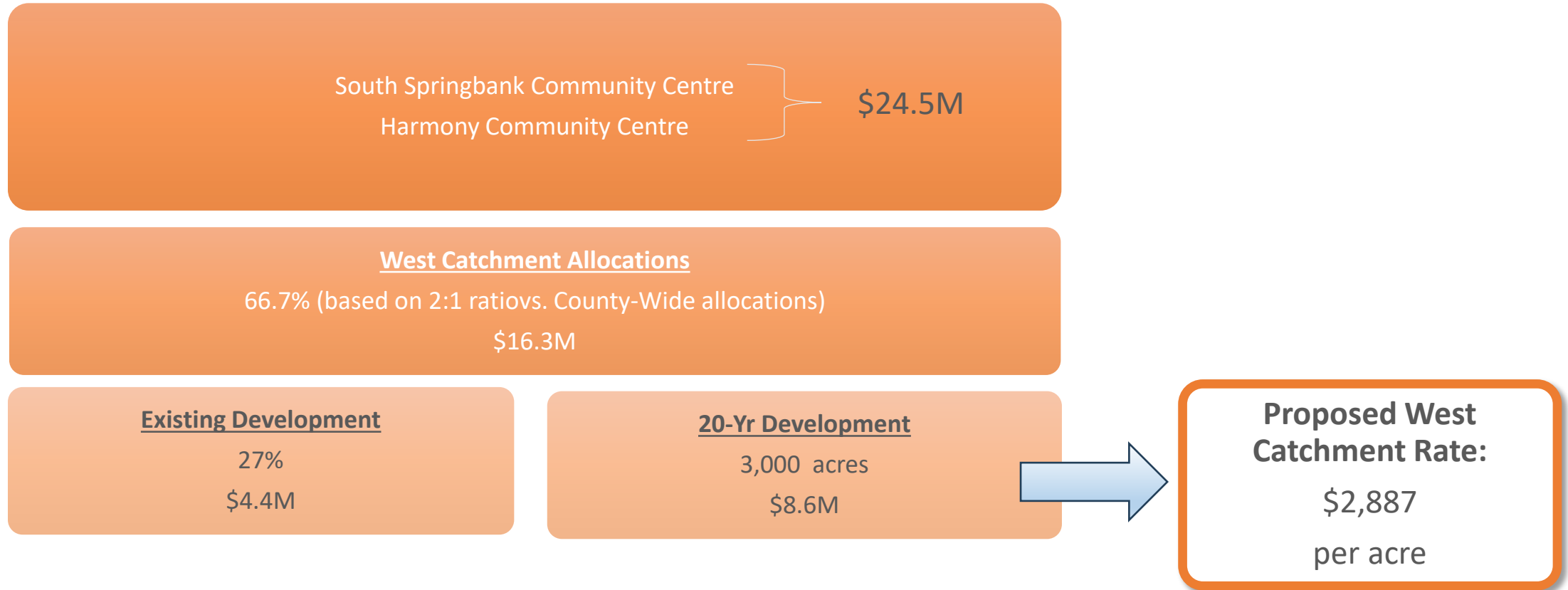


Proposed East Catchment Rate:

\$6,076
per acre



West Catchment Levy Rate Calculations



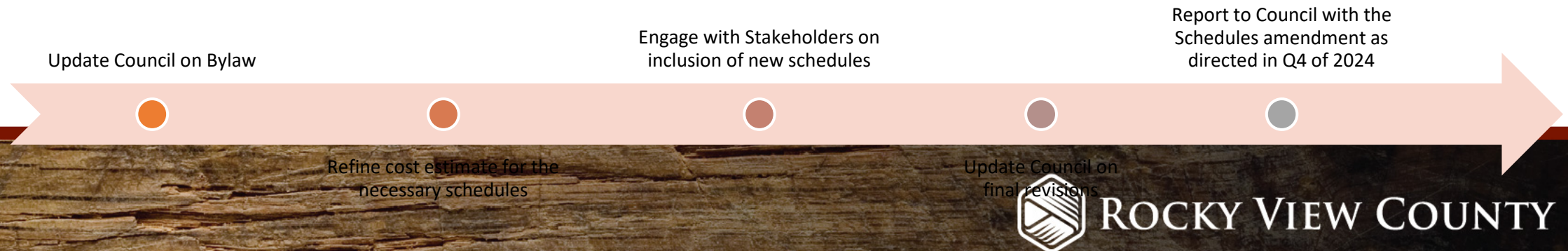
Recommended Levy Rates

Catchment	Range of Levy Rates \$/acre	Projected 20-Year Levy Funding	Funding Allocated to Existing Development	Eligible Facilities	Target Servicing Areas / ASP's
Base Rate: Entire County	\$1,162	\$15.8M	\$8.9M	All	Entire County
Eastern	\$6,076	\$26.5M	\$9.0M	Indus Langdon Conrich	Indus & Fulton Langdon Conrich Dalroy Delacour Janet OMNI
Western	\$2,887	\$8.6M	\$4.4M	Springbank Harmony	Bragg Creek Elbow Valley Springbank Harmony



Next Steps....

- Stakeholder Consultation on Bylaw
- Website – Supporting Information
- Engage industry representatives and stakeholders on updates/changes
- Final Edits & Consolidate Feedback
- Prepare final bylaw package for Council consideration
- Bylaw would then apply to development after the date of adoption - 2025



Questions & Comments

