

## Parks and Recreation Levy and Community Centre Levy – 2022 Rates

### ISSUE

This report provides an overview of the proposed 2022 rates for both the Parks and Recreation Levy and the Community Centre Levy.

### RECOMMENDATION

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That adjustments to the 2022 Parks and Recreation levy rate, as outlined in this report, be approved; and
2. That the 2022 Community Centre Levy rates for each developing neighbourhood, as outlined in this report, be approved.

### BACKGROUND

The City of Saskatoon (City) established the Parks and Recreation Levy as a means to fund core neighbourhood parks, neighbourhood pocket parks, village squares, linear parks, district parks, multi-district parks and approved recreation amenities.

City Council, at its Regular Business Meeting, on August 15, 2012, approved a single blended city-wide formula for calculation of the Community Centre Levy, beginning with the Kensington neighbourhood and all new neighbourhoods. Calculation of the Community Centre Levy is based on the year-to-year cost of acquiring 8 acres of potential elementary school-site property in each developing neighbourhood.

### DISCUSSION/ANALYSIS

#### Parks and Recreation Levy

The proposed 2022 Parks and Recreation Levy includes a \$2.40 decrease per front metre rate, which is a 0.57% decrease. Table 1 summarizes the proposed Parks and Recreation Levy rate changes for 2022.

**Table 1: Parks and Recreation Levy Rate Changes**

|                      | <b>2021<br/>Approved Rate</b> | <b>2022<br/>Proposed Rate</b> | <b>Rate Change</b> |
|----------------------|-------------------------------|-------------------------------|--------------------|
| Neighbourhood Parks  | \$295.45                      | \$294.80                      | (\$0.65)           |
| District Parks       | \$105.50                      | \$104.90                      | (\$0.60)           |
| Multi-District Parks | \$ 25.15                      | \$ 24.00                      | (\$1.15)           |
| Total                | \$426.10                      | \$423.70                      | (\$2.40)           |

The decrease in the Parks and Recreation Levy rate is in relation to a favourable adjustment for interest received on funds held in the Parks and Recreation Levy account. There are no offsetting inflationary increases in park construction costs, resulting in an overall rate reduction.

### Community Centre Levy

Calculation of the Community Centre Levy is based on the cost of acquiring 8 acres of land for potential school-site property in each developing neighbourhood. The proposed Community Centre Levy rates are summarized in Table 2.

**Table 2: Community Centre Levy Rate Changes**

|                        | <b>2021<br/>Approved Rate</b> | <b>2022<br/>Proposed Rate</b> | <b>Rate<br/>Change</b> |
|------------------------|-------------------------------|-------------------------------|------------------------|
| Rosewood Neighbourhood | \$107.50                      | \$107.50                      | \$ 0.00                |
| Future Neighbourhoods  | \$157.00                      | \$188.50                      | \$31.50                |

The Community Centre Levy rate for the Rosewood neighbourhood was established based on the individual neighbourhood, prior to the single blended rate policy changed. This neighbourhood has a unique rate, primarily due to variations in the size of the neighbourhood.

The Community Centre Levy rate for future neighbourhoods is applied to new neighbourhoods, including Kensington, Brighton, Elk Point, Aspen Ridge and all future neighbourhoods. The proposed 2022 Community Centre Levy rate of \$188.50 has been increased from \$157.00 to reflect the increase in cost of land and an increase in estimated interest rates. The required land is purchased prior to all levies being collected, with interest charged until the purchase is fully funded.

### Schools, Municipal Reserve and Potential Levy Implications

At the City Council Regular Business Meeting, on April 30, 2018, Administration presented a [report](#) containing the summary of the proposed amendments to *The Planning and Development Act, 2007*. The amendments included the requirement for placement of schools on Municipal Reserve (MR) lands. Administration continues to consult with Saskatoon Public School Division, the Greater Saskatoon Catholic School Division, and the development industry to discuss future strategies on allocation of MR to school sites. The Community Centre Levy noted above assists in addressing the situation related to elementary schools and the required 8-acre parcels without negatively impacting the available MR for the neighbourhood, however this levy did not contemplate the considerations or impacts for the much larger sites required for high schools. In developing potential strategies, Administration will be consulting with key stakeholders and will be considering the following:

- A focus on minimizing any negative implications to available park space within future neighborhoods;
- The impact of increased density and multi-unit dwellings on demand for park space;

- The size and enrollment of new schools and need for larger parks and maximum access to the adjacent parks;
- What role the Provincial Government can play in collaborative solutioning; and
- How best to address, the indications from School Divisions of, a future request for 10-acre sites for all new elementary school sites.

It is also important to note the Community Centre Levy was the funding source used to purchase additional land for elementary school sites for the most recently built P3 schools. This approach ensured the City was still able to construct the full size core neighbourhood parks immediately adjacent to the new elementary school sites, to the benefit of the school community and the broader community. At this point in time, no accommodation has been made to fund new high school sites using the Community Centre Levy. The School Divisions have identified the next new high school site to be in the Holmwood Sector, in order to accommodate the expected student population. Administration is meeting with the School Divisions and will be engaging with the Provincial Government to determine future options of addressing the need for land for high schools, including consideration for potential impacts to levies.

Administration will be providing a report back to the Standing Policy Committee on Planning, Development and Community Services on potential strategies and impacts to levies including industry feedback.

### **IMPLICATIONS**

The financial implications have been outlined in this report. There are no legal, social or environmental implications identified.

### **NEXT STEPS**

The rates noted above came into effect January 1, 2022; any servicing work that has been charged at 2021 rates will be adjusted. Although servicing work is primarily done in the spring and summer, most of the billing occurs later in the year.

Further to this, Administration began the Development Levy Program Review Project in 2022 and part of this process will include a review to rename the Community Centre Levy to better reflect the actual purpose of the levy. The name change could occur after the completion of this project and would be reflected in future reports.

### **REPORT APPROVAL**

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