

Modernization of the Joint Use and Planning Agreement

RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommends that Council:

1. Direct Administration to execute the Joint Use & Planning Agreement with the Calgary Board of Education, Calgary Roman Catholic Separate School District and Southern Francophone Education Region based upon the attached draft agreement (Attachment 1).

HIGHLIGHTS

- The City of Calgary (The City), Calgary Board of Education (CBE), Calgary Roman Catholic Separate School District (CRCSSD) and the Southern Francophone Education Region (FrancoSud) have collaborated for 16 months to draft a new Joint Use and Planning Agreement (Agreement) to utilize new authorities granted through the City Charter and align with new policies adopted since the original approval of the Agreement in 1985.
- **What does this mean to Calgarians?** This modernized Joint Use and Planning Agreement improves progress towards complete communities by providing a framework for the allocation, planning, development, use, and maintenance of municipal reserve, open space, and school sites to address the diverse and evolving needs of Calgarians. These spaces provide social and environmental benefits for all Calgarians in the communities in which they live, work and play.
- **Why does this matter?** It is important to have an Agreement that reflects the current legislative environment and uses the allowable authorities to support the development of joint use sites that are adaptable, integrated, multi-purpose and flexible components of complete communities. Complete communities are key elements to delivering social, economic and environmental equity by providing accessible services, recreation and natural infrastructure to local residents within their communities.
- This report is intended to outline the provisions contained within the Agreement and identify the unique opportunities included in this new Agreement.
- Preparation of the new Agreement has involved members of City Administration and all three school boards, as well as elected officials from all four parties involved.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods
- Background and Previous Council Direction is included as Attachment 2.

DISCUSSION

The new Joint Use Planning Agreement has been agreed to by all four partners. It is flexible and provides tools and guidance required to achieve complete communities and address the evolving needs of the partners and Calgarians. This modernized Agreement creates efficiencies in delivering land use, recreation, parks, and mobility options; and allows for multiple uses on Municipal and School Reserve lands to further the role of school sites as key activity nodes within communities.

This modernized Agreement addresses how The City and the school boards plan, develop, utilize, dispose of and service school sites. The general themes of significant changes to the Agreement include:

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- promoting the role of school sites in creating complete communities that can respond to the evolving and diverse needs of Calgarians;
- reflecting current City policy including the Municipal Development Plan;
- establishing a framework to identify uses which are for public benefit and compatible to school board purposes – enabling multiple uses on joint use sites;
- identifying/sharing maintenance and operational costs of multi-use buildings;
- updating the use of the reserve fund; and
- modernizing the disposition of surplus school sites.

This Agreement does not address the design or delivery of any individual joint use site within Calgary. Rather, it delivers the policies to enable improved land use and planning on joint use sites across the city. The creation of one single Agreement with all three school boards is an important outcome for equity and consistency. Additional detail outlining more specific updates to this Agreement can be found in Attachment 3.

Collaboration

This project uses two layers of collaboration with the school boards; an elected officials coordinating committee and an administrative advisory team. The administrative advisory team collaborated on policy creation, provided updates and made recommendations to the elected officials advisory committee at key milestones. The elected officials coordinating committee set the strategic direction of the project, directed the administrative advisory team to produce policy, and provided the following final recommendation on 2022 July 28:

“That the Elected Officials Coordinating Committee recommend the Calgary Board of Education, the Calgary Roman Catholic Separate School Division, the Francophone Regional Authority of Southern Francophone Education Region, and the City of Calgary execute the Joint Use & Planning Agreement based upon the attached draft agreement.”

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Public Engagement was undertaken
- Public Communication or Engagement was not required
- Public/Stakeholders were informed
- Stakeholder dialogue/relations were undertaken

Engagement for this project included English and French versions of a City Engage Portal page, targeted engagement with the development industry (BILD Calgary Region) and targeted surveys of the development industry and recreation groups. Public engagement through a survey for residents was open in the spring of 2021.

In general, respondents to our engagement highlighted the importance of green space within communities, as well as space for outdoor recreation opportunities, and wanted to ensure that any joint-use facilities (school sites with associated recreational play fields) maintained or maximized available green space. Of all the possible additional uses for joint-use facilities, both with or without schools, respondents were most in favor of including recreation centres, libraries, community association facilities and daycare facilities.

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An engagement workshop with representatives from the BILD Calgary Region was held on 2021 May 19. BILD was continuously updated throughout the project and provided written feedback on two occasions, in 2021 October and 2022 May. The project team provided responses to both of BILD's feedback letters and facilitated further meetings to discuss the concerns highlighted.

The 2022 May letter from BILD was in response to the formal circulation of the draft Agreement at which time three concerns were highlighted. Administration in partnership with the School Boards dealt with the concerns that were in scope of the Agreement.

While the opportunity to address the concerns with BILD was appreciated throughout the project, on 2022 August 26 BILD provided a final letter of feedback which is included in this report as Attachment 4. The partners have previously addressed the raised concerns that are in scope of the Agreement such as the inclusion of interim and public benefit compatible uses. Many of the concerns contained within this letter are out of scope of this Agreement. These concerns will be considered however, in the next update to the School Site Design Standards which is done on an ongoing basis by the Site Planning Team as new trends emerge. Furthermore, the Province and the school boards collaborate on building design, which is also not within scope of this Agreement.

The partners have engaged with the Province of Alberta throughout the process to include the most viable policies and guidance into the Agreement.

IMPLICATIONS

Social

This modernized Agreement will assist in fostering complete communities, and promote development on surplus, unused, closed or underutilized joint use sites to support a diverse city. This Agreement addresses the potential for multiple uses on school sites providing inclusive spaces for community members to gather, build relationships and play to maintain long-term health and create positive community links.

Environmental

This modernized Agreement provides for the potential of multiple uses on school sites which could reduce both transportation and building emissions as well as play an important role in achieving efficient land use within the city.

Economic

This modernized Agreement allows for cost savings and innovation in terms of uses on school sites. Allowing for additional uses on joint use sites will provide for new public and private development opportunities that could not be realized without this new Agreement.

Service and Financial Implications

No anticipated financial impact

There are no operating or capital budget requests associated with this report.

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RISK

This report recommends that Council direct Administration to execute the attached Agreement. The Agreement enables the utilization of public benefit compatible uses on school sites. The risk of not entering into this Agreement is that all parties would be unprepared if or when requests for public benefit compatible uses were proposed on these sites.

The modernized Agreement indicates the process to be undertaken where school sites are closed and/or deemed surplus by the affected school board. Defining this process in a current framework will ensure future situations are managed in a mutually agreed upon way.

There is a risk that allowing other uses on reserve lands will diminish the open space availability in the community. However, the Agreement provides checks and balances along with policies to ensure access to open space is maintained for all Calgarians.

ATTACHMENT(S)

1. Draft Joint Use and Planning Agreement
2. Background & Previous Council Direction
3. Detailed Updates to the Agreement
4. BILD Calgary Region Response

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Stuart Dalgleish	Planning & Development Services	Approve
Kyle Ripley	Operational Services	Inform
Hannah Oh	Law	Inform