

Planning and Development Services Report to  
Infrastructure and Planning Committee  
2023 June 07

ISC: UNRESTRICTED  
IP2023-0394  
Page 1 of 4

## Joint Use Coordinating Committee and Joint Use Reserve Fund Annual Report

### RECOMMENDATION:

That Infrastructure and Planning Committee recommend that Council receive this report and its attachments for the Corporate Record.

### RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2023 JUNE 7:

That Council receive this report and its attachments for the Corporate Record.

## HIGHLIGHTS

- The purpose of this report is to provide an annual update on the Joint Use Coordinating Committee (JUCC) work plan and the status of the Joint Use Reserve Fund (Reserve Fund).
- The report provides a summary of the Reserve Fund spending during 2022 (Attachment 2) along with identifying future demands on the Reserve Fund (Attachment 3). These demands are divided into three timeframes: current year demands, projections within the next five years and projections beyond the next five years.
- In 2022, Reserve Fund expenditures totalled \$27.1 million including land acquisition costs for the future high schools in Cornerstone and Rangeview. The 2022 December 31 Reserve Fund balance is \$54.2 million while the total anticipated future demands for 2023 and beyond are \$197.9 million.
- This report was prepared collaboratively by all four parties of the Joint Use & Planning Agreement (new Agreement): Calgary Board of Education (CBE), Calgary Catholic School District (CCSD), Conseil scolaire FrancoSud (FrancoSud), and The City of Calgary.
- The JUCC and the new Agreement align with the policies contained in Section 2.3.5 Municipal, School, Environmental and Conservation Reserves of the *Municipal Development Plan* (MDP).
- **What does this mean to Calgarians?** This new 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 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.
- Background and Previous Council Direction is included as Attachment 1.

## **Joint Use Coordinating Committee and Joint Use Reserve Fund Annual Report**

### **DISCUSSION**

#### **The Joint Use Coordinating Committee: Year in Review**

In 2022, the JUCC recommended that Council acquire land for two future high school sites in the communities of Cornerstone and Rangeview. The JUCC continues to provide awareness and transparency to its activities through two main initiatives:

- The sixth annual Open House meeting was held on 2022 December 05 in a virtual format with Councillors, School Board Trustees from the CBE, the CCSD, and FrancoSud, BILD Calgary Region, the Federation of Calgary Communities and other members of the public. Attendees received an overview of the previous Agreement, the role of the JUCC and an update on the new Agreement signing. This was followed by a question-and-answer period where the attendees shared their thoughts and inputs with the JUCC.
- An annual joint meeting was held between the Site Planning Team (a subcommittee of the JUCC tasked with reviewing application proposals for joint use sites) and the JUCC to discuss issues that the JUCC should be aware of and continue to identify opportunities moving forward between the two groups.

#### **The Reserve Fund for 2022**

During 2022, the Reserve Fund received cash receipts from development and disposition of reserves totalling \$1.3 million and investment income of \$1.7 million. During this same period, expenditures totalled \$27.1 million resulting in a fund balance on 2022 December 31 of \$54.2 million.

Below is a summary of the Reserve Fund account in 2022:

- |                                   |                   |
|-----------------------------------|-------------------|
| • Fund Balance on 2022 January 01 | \$ 78.3 million   |
| • Fund Receipts                   | \$ 1.3 million    |
| • Fund Investment Income          | \$ 1.7 million    |
| • Fund Disbursements              | (\$ 27.1 million) |
| • Fund Balance 2022 December 31   | \$ 54.2 million   |

Refer to Attachment 2 of this report for a detailed summary of the 2022 Reserve Fund Receipts and Disbursements.

#### **The Reserve Fund for 2023 and Beyond**

Anticipated future demands on the Reserve Fund are divided into anticipated spending for the current year of 2023, followed by future demand projections within the next five years and projections beyond the next five years. These demands are estimated at \$197.9 million (\$3.5 million in 2023, \$0.0 million from 2024 to 2028 and \$194.4 million 2029 and beyond), based on a high-level market value estimate for net fully serviced lands as of the date of this report. Land estimates are subject to change and do not include other fees or expenses that may arise. Future acquisitions require detailed site-specific market valuations and determination of other costs as part of The City's acquisition process. Yearly demands fluctuate depending on the timing of need for land purchase towards a future high school or recreation site, subject to phasing and development timelines of private industry. For a more detailed breakdown and itemization of these demands, see Attachment 3.

## **Joint Use Coordinating Committee and Joint Use Reserve Fund Annual Report**

### **EXTERNAL ENGAGEMENT AND COMMUNICATION**

- |  |   |
|--|---|
| <input type="checkbox"/> Public engagement was undertaken        | <input type="checkbox"/> Dialogue with interested parties was undertaken                |
| <input type="checkbox"/> Public/interested parties were informed | <input checked="" type="checkbox"/> Public communication or engagement was not required |

The JUCC is built on the consensus model, as such this report was written with the input and support of the Committee members.

### **IMPLICATIONS**

#### **Social, Environmental and Economic Implications**

The Reserve Fund enables the four JUCC parties to optimize the location of reserve land and facilitate complete communities, by enabling The City to purchase land in open space deficient communities for parks, recreation facilities and schools on an identified, equitable needs basis for all Calgarians.

#### **Service and Financial Implications**

#### **No anticipated financial impact**

There is no impact to The City's operating budget as the Reserve Fund is solely used for land acquisition as per the terms of the new Agreement. Any facilities constructed on purchased land are the responsibility of the applicable organization, including operating costs.

The new Agreement provides a mechanism to both collect and allocate money in place of reserve land in a coordinated fashion that ensures maximum benefit to the community by jointly locating educational and recreational facilities on joint use sites. This results in significant capital budget savings for both The City and school boards.

### **RISK**

With the Reserve Fund balance on 2022 December 31 being \$54.2 million and the future demands projected at \$197.9 million, the Reserve Fund is currently deficient. The Reserve Fund's revenue stream is predominantly dependent on cash in lieu being paid by industrial and commercial development in place of reserve land upon subdivision application. As future industrial and commercial subdivision takes place, there may be an increase in the Reserve Fund revenue. However, since this is market and application dependent, contributions beyond the next five years are difficult to predict. Historically, the risk has been mitigated as transactions have occurred across multiple years to allow time for the fund to be replenished.

### **ATTACHMENTS**

1. Previous Council Direction, Background
2. 2022 Reserve Fund Receipts and Disbursements
3. 2023 Joint Use Coordinating Committee Goals and Joint Use Reserve Fund Demand 2023 and Beyond
4. Presentation

**Planning and Development Services Report to  
Infrastructure and Planning Committee  
2023 June 07**

**ISC: UNRESTRICTED  
IP2023-0394  
Page 4 of 4**

**Joint Use Coordinating Committee and Joint Use Reserve Fund Annual Report**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Stuart Dalglish	Planning & Development Services	Approve
Hanna Oh	Law	Inform
Cindy Zhu	Finance	Inform
Keath Parker	Parks	Inform
Jennifer Symcox	Recreation	Inform
Carol Lee	Real Estate & Development Services	Inform