

2024 Joint Use Coordinating Committee Goals and Joint Use Reserve Fund Demand: 2024 and Beyond

As per the Joint Use & Planning Agreement (JUPA), the Joint Use Coordinating Committee (JUCC) provides an annual update to Council on the status of the Joint Use Reserve Fund (Reserve Fund) and the anticipated future demands. Future demands are divided into anticipated demands on the Reserve Fund for the current year, followed by projections within the next five years, and projections beyond the next five years.

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.

This report was prepared collaboratively by all four parties of the Agreement – Calgary Board of Education (CBE), Calgary Catholic School District (CCSD), Conseil Scolaire FrancoSud (FrancoSud) and The City of Calgary.

Context

Fund Demands for current year (2024)

There are no anticipated expenditures for the current year.

Projections within the next five years (2025-2029)

The following is a list of expected obligations that require funding in the next five years. The CBE has indicated that the West McLeod Highschool site will be required within the next five years. This site would require the acquisition of between 4.0 hectares (10 acres) for an estimated cost of \$13.0 million. Additionally, the remaining contributions to the land servicing costs in Seton will become due for an estimated cost of \$5.5 million. The total obligation from 2025 – 2029 is estimated to be \$18.5 million.

High School Site

- West Macleod CBE High School.

Land Acquisition for Regional Park, Recreation Facilities and Open Space

- Remaining Contributions to the Land Servicing Costs in Seton.

Projections beyond the next five years (2030 and beyond)

The following is a list of expected obligations that will require funding beyond the next five years. The total land area required for acquisition is approximately 62 hectares (153.2 acres) with an estimated total cost of \$199.2 million.

High School Sites

- Glacier Ridge CCSD High School;
- Glacier Ridge CBE High School;
- Belvedere CBE High School;
- Providence CBE High School; and
- Keystone/Livingston CBE High School.

Regional Park and Recreation Facilities

- Glacier Ridge Regional Recreation Facility and Library;
- Providence Athletic Park;
- Belvedere Regional Recreation Facility and Library;
- Nose Creek Regional Recreation Facility and Library; and
- West View Regional Recreation Facility and Library.

Conclusion

In summary the projection for expected obligations that will require funding from one year to beyond five years (excluding demands for the current year of 2024) are estimated to be \$217.7 million. This estimated total is based on a high-level market value estimate for net fully serviced lands as of the date of this report. An internal valuation or an external appraisal will be prepared at the time of each purchase to determine the fair market value of each property. The estimated total does not include other acquisition costs including survey, appraisal, legal and/or acquisition fees.