

Planning and Development Services Briefing to

Infrastructure and Planning Committee

2024 May 15

ISC: UNRESTRICTED

IP2024-0146

Joint Use Coordinating Committee and Joint Use Reserve Fund Annual Update

PURPOSE OF BRIEFING

The purpose of this briefing 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).

SUPPORTING INFORMATION

This briefing was prepared collaboratively by all four parties of the Joint Use & Planning Agreement (JUPA): Calgary Board of Education (CBE), Calgary Catholic School District (CCSD), Conseil scolaire FrancoSud (FrancoSud) and The City of Calgary (The City).

The JUCC and JUPA align with the policies contained in Section 2.3.5 Municipal, School, Environmental and Conservation Reserves of the *Municipal Development Plan* (MDP) to improve progress towards complete communities by providing a framework for the members to work together to address the diverse and evolving needs of Calgarians.

The Joint Use Coordinating Committee: Year in Review

In 2023, the JUCC continued to provide awareness and transparency to its activities through two main initiatives:

- The seventh annual Open House meeting was held on 2023 December 11 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 role of the JUCC and the JUPA. This was followed by a question-and-answer period where the attendees shared their thoughts 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.

The Reserve Fund

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.

As per the JUPA, the JUCC provides an annual update to Council on the status of the Reserve Fund and 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.

The Reserve Fund for 2023

During 2023, the Reserve Fund received cash receipts from development and disposition of reserves totalling \$3.4 million, as well as investment income of \$2.0 million. During this same period, there were no expenditures, which resulted in a fund balance on 2023 December 31 of \$59.6 million.

Below is a summary of the Reserve Fund account in 2023 (\$ millions):

Balance on 2023 January 01	54.2
Receipts	3.4
Investment Income	2.0
Disbursements	-
Balance 2023 December 31	59.6

Refer to Attachment 2 for a detailed summary of the 2023 Reserve Fund Receipts and Disbursements.

The Reserve Fund for 2024 and Beyond

Anticipated future demands on the Reserve Fund are divided into anticipated spending for the current year of 2024, followed by future demand projections within the next five years and projections beyond the next five years. These demands are estimated at \$217.7 million (\$nil in 2024, \$18.5 million from 2025 to 2029, and \$199.2 million 2030 and beyond). This is based on a high-level market value estimate for net fully serviced lands as of the date of this report. For a more detailed breakdown and itemization of these demands, see Attachment 3.

With the Reserve Fund balance on 2023 December 31 being \$59.6 million and the future demands projected at \$217.7 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 School Board requests for high school sites have been staggered over many years, and similarly the transactions have occurred across multiple years to allow time for the fund to be replenished.

ATTACHMENTS

- 1. Background and Previous Council Direction
- 2. 2023 Reserve Fund Receipts and Disbursements
- 3. 2024 Joint Use Coordinating Committee Goals and Joint Use Reserve Fund Demand 2024 and Beyond

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General Manager T. Keane concurs with the information in this Briefing.