

## Planning and Development Services Briefing to

Infrastructure and Planning Committee

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

### PURPOSE OF BRIEFING

This briefing provides an annual update on the Joint Use Coordinating Committee (JUCC) work plan and the status of the Joint Use Reserve Fund (Reserve Fund). Also included is a summary of the Reserve Fund spending during 2025 (Attachment 2) and highlights of future demands on the Reserve Fund (Attachment 3).

### 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**

The JUCC continues to review and discuss a variety of development applications relating to joint use interests such as applications where cash-in-lieu payments are required instead the provision of municipal reserve land is not practical or desirable – primarily in industrial and commercial areas of the city.

The JUCC hosted its annual open house on 2025 December 8 with partners including Building Industry and Land Development Association (BILD), the Federation of Calgary Communities, City Councillors, and School Board Trustees, followed by a question-and-answer period with interested stakeholders.

#### **The Reserve Fund**

The Reserve Fund enables the four JUCC parties to optimize the location of reserve land and support complete communities by prioritizing strategic land acquisition, particularly for future high school sites, in open space deficient communities, based on an identified and equitable needs assessment 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 2025**

During 2025, the Reserve Fund received a total of \$3.6 million. During this same period, there were expenditures totalling \$21.2 million resulting in a fund balance on 2025 December 31 of \$45.6 million.

Summary of the Reserve Fund Account in 2025:

Opening Balance on 2025 January 01	\$ 63.1 million
Receipts	\$ 1.6 million
Investment Income	\$ 2.0 million
Disbursements	\$ 21.2 million
Ending Balance 2025 December 31	\$ 45.6 million

Refer to Attachment 2 of this report for a detailed summary of the 2025 Reserve Fund Receipts and Disbursements.

**The Reserve Fund for 2026 and Beyond**

Anticipated future demands on the Reserve Fund are divided into anticipated spending for the current year of 2026, 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 (\$13.5 million in 2026, \$68.9 million from 2027 to 2030, and \$115.5 million 2031 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.

Planning Time Period	Estimated Demand (M)
2026	\$13.5
2027-2030	\$68.9
2031 and beyond	\$115.5
<b>Total projected demand</b>	<b>\$197.9</b>

With the Reserve Fund balance on 2025 December 31 being \$45.6 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. It is important to note that these estimates are dependent on population growth and the timing of subdivision by area developers and reflect conditions at the time of writing this briefing (Attachment 2). In this context, it is also important to recognize that land for the purchase of high school sites rely on a single funding source – the Reserve Fund – whereas land for recreation sites is a permitted expenditure under the Joint Use Planning Agreement (JUPA) and may be supported by additional funding sources beyond the Reserve Fund. The JUCC prepares an annual plan for required sites and works with partners to plan ahead; for a detailed breakdown of these demands, see Attachment 3.

In response to emerging concerns regarding the long-term sustainability of the Reserve Fund, the JUCC convened six workshops with industry partners throughout 2025 and into 2026. These sessions examined a range of strategic approaches to the planning and design of new communities and joint-use sites. Following this work, Administration will be presenting a report to Infrastructure and Planning Committee by Q4 2026 with recoemdnations for the next steps for the Reserve Fund.

**ATTACHMENT(S)**

1. Background and Previous Council Direction
2. 2025 Joint Use Reserve Fund Reciepts and Disbursements
3. Joint Use Coordinating Committee Update and Joint Use Reserve Fund Demand 2026 and Beyond

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General Manager D. Hamilton concurs with the information in this briefing.