

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2019 April 17

FROM: DIRECTOR FINANCE

FILE: 4700-01

SUBJECT: LAND ASSEMBLY AND DEVELOPMENT CAPITAL PROGRAM

PURPOSE: To request a Capital Reserve Fund Bylaw to finance the Land Assembly and Development Program.

RECOMMENDATION:

1. **THAT** the Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$7,000,000 to finance the Land Assembly and Development Program as outlined in this report.

REPORT**1.0 INTRODUCTION**

The Corporate and Tax Sale Land Reserve Fund is used primarily for the servicing of municipal subdivisions and for the acquisition and development of lands which may be needed for municipal purposes.

2.0 POLICY SECTION

The Land Assembly program is aligned with the City of Burnaby's Corporate Strategic Plan by supporting the following goals and sub-goals of the plan.

- A Dynamic Community
 - City facilities and infrastructure –
Build and maintain infrastructure that meets the needs of our growing community
 - Community development –
Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

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3.0 LAND ASSEMBLY PROGRAM

The Corporate and Tax Sale Land Reserve Fund has an uncommitted balance of \$291,629,634 as at 2019 March 17. The Land Assembly Reserve Fund, which is appropriated from the Corporate and Tax Sale Land Reserve Fund, allows for the timely execution of land acquisitions and demolitions upon Council approval.

The Land Assembly Reserve Fund has an uncommitted balance of \$5,406,746 as at 2019 Accounting Period 3 (March 17). Schedule A provides a continuity of changes in funding and expenditures in the Land Assembly Reserve Fund since last Land Assembly Capital Reserve Fund Bylaw was approved in May 2018.

These expenditures will be included in the 2019 – 2023 Annual Financial Plan and sufficient Capital Reserve Funds are available to finance the capital program in this report.

4.0 RECOMMENDATION

It is recommended that the Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Capital Reserves Fund Bylaw in the amount of \$7,000,000 to finance the Land Assembly and Development Program.



Noreen Kassam, CPA, CGA
DIRECTOR FINANCE

NK:RG:JP /ml

*Attachment: 1- Schedule A – Summary of Land Assembly & Development Costs,
for the Period 2018 April 17 to 2019 March 17*

Copied to: City Manager
City Clerk
City Solicitor
Director Engineering
Director Planning & Building

SCHEDULE A

SUMMARY OF LAND ASSEMBLY & DEVELOPMENT COSTS

For the Period 2018 April 17 to 2019 March 17

Appropriated Funds Available

Opening Balance 2018 April 17	\$ 5,783,737
Fee Recovery from Tax Sale	396
Bylaw 13783 – 2017 December	7,000,000
Total Appropriated Funds Available	<u>\$ 12,784,133</u>

Less Expenditures to 2019 March 17 (Period 3)

Property Acquisitions	\$ 6,103,000
Demolition Costs	1,230,943
Contribution to DCC to match private	37,108
Other Payments	6,336
Total Expenditures	<u>\$ 7,337,387</u>

BALANCE REMAINING AT 2019 P3 (March 17) \$ 5,406,746

RECOMMENDED APPROPRIATION IN THIS PERIOD \$ 7,000,000

FUNDS AVAILABLE FOR FUTURE PROGRAMS \$ 12,406,746