

SIROCCO FOOTHILLS LANDS



Sirocco Foothills Lands

Annexation Analysis

Report Date: April 30, 2020

Prepared for:

Sirocco Joint Venture
c/o Anthem United

Prepared by:

Joshua F. Matheusik, P.Eng
Claire Woodside, M.Pl., RPP, MCIP
Francisco Lourido, P. Eng.

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Prepared by _____
(signature)

Joshua F. Matheusik, P.Eng

Reviewed by _____
(signature)

Francisco Lourido, P. Eng

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SIROCCO FOOTHILLS LANDS

Introduction

Executive Summary

1.0 INTRODUCTION

This report was prepared at the request of our client, Sirocco Joint Venture c/o Anthem United, to analyze the potential annexation of the remaining Sirocco Lands located in Foothills County ('Foothills') by the City of Calgary. This report provides an overview of the utility servicing, transportation and planning considerations required to develop the lands.

1.1 BACKGROUND INFORMATION

The Sirocco lands have been owned by the Duffin and Walter families for the past 63 years, in 2007 they entered a partnership with Anthem United to develop these lands and the Sirocco Joint Venture was formed.

In 2009, Foothills adopted an Area Structure Plan for the Sirocco lands which covered approximately 388 hectares and included the approximately 75 hectares of land currently developed as the Sirocco golf course.

A portion of the Sirocco lands (71 hectares) covered in the ASP was annexed in 2011 by the City of Calgary in an annexation exchange which involved the annexation by Foothills of approximately 71 hectares of the lands that form a part of Spruce Meadows. The annexed Sirocco lands were included in the West Macleod Area Structure Plan and have had land use approved and now form the community of Sirocco at Pine Creek.

The residual 145 hectares Sirocco lands that were not annexed are located within the Calgary Growth Area identified in the Intermunicipal Development Plan area that was adopted by both the MD of Foothills and City of Calgary Council in 2017 and therefore annexation of these lands is anticipated.

1.2 STUDY AREA

The study area consists of approximately 145 hectares of land located West of the Sirocco at Pine Creek community, east of the existing 64th Street/Spruce Meadows Way and largely north of 226 Ave W. The lands form part of sections 4, 8, 9, 17-22-1-W5M as shown on Figure 2.0.



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UTILITY SERVICING CONSIDERATIONS

2.0 UTILITY SERVICING CONSIDERATIONS

2.1 WATER SUPPLY AND DISTRIBUTION

All water servicing for the subject lands will be provided by connections to the City of Calgary water network. The majority of the lands are located within the Lower Sarcee pressure zone. The communities of Yorkville and Sirocco adjacent to the subject lands are also located within this pressure zone.

A significant portion of the regional infrastructure required to service these lands has been constructed to date and the remainder has been allowed for within the 2019-2022 Capital Budget. The Lower Sarcee feeder main has been extended from the community of Bridlewood along 22X to Silverado Boulevard SW. The remaining segment from Silverado Boulevard SW to 210th Avenue SE has been included in the 2019-2022 capital budget and it is our understanding that construction will proceed in 2021, thus looping with the existing Glenmore Pressure Zone feedermain along 210th Avenue to east of Macleod Trail in Walden/Legacy. The pump station which will be located at the intersection of Sheriff King Street and 210th Avenue is scheduled for construction in 2022-2023.

Based on the existing ground contours, a portion of the lands located identified as E.T Equities in Section 17 and in Cell 3 as shown on Figure 2.0 are located above the Lower Sarcee Pressure Zone in the Westview Pressure Zone and the unnamed pressure zone. It is proposed that water service to these higher lands be provided from the Lower Sarcee Pressure Zone water grid through the installation of a developer-funded pressure booster station. The approved adjacent outline plan (LOC2015-0124) proposed a developer funded booster station to service the portion of lands located in the Westview Pressure Zone. At the time of detailed engineering design these areas could be graded to lower the portion of the E.T Equities and Cell 3 lands located in the unnamed pressure zone to be serviceable within the Westview pressure zone.

The subject lands will be connected directly to the proposed water distribution within the community of Pine Creek (Pine Creek Stage 1), immediately East of the subject lands. It is expected that these connections would be made by extending the proposed water distribution lines in 210th Avenue SW & Creekside Boulevard SW as shown on Figure 3.0. The design and construction of this infrastructure will be the responsibility of the developer.

2.2 SANITARY SERVICING

The sanitary servicing would be provided by connections to the City of Calgary sewer network. The subject lands would drain to the Pine Creek Sanitary Sewage treatment facility located East of the development via gravity sewers.

These lands are located within the catchment area for the West Pine Creek Sanitary Trunk and Branch 'C' Segment of the trunk line. Construction of the West Pine Creek Sanitary Trunk located in 210th Avenue was completed by the City of Calgary in 2017. The Branch 'C' Segment was constructed in Creekside Boulevard in the Pine Creek Stage II development in 2018. These sanitary trunk lines were designed to accommodate the flows for the subject lands as identified in the **West Pine Creek Sanitary Trunk – Part 2 Technical**



SIROCCO FOOTHILLS LANDS

TRANSPORTATION

Memorandum #4 prepared by Stantec Consulting Ltd., as well as the **Sanitary Servicing Study** prepared for the Pine Creek Stage 1 (Sirocco) Community.

The subject lands would be connected to the sanitary sewer drainage collection system constructed as part of the Pine Creek Stage 1 (Sirocco) community that is connected to Branch 'C'. The design and construction of this infrastructure will be the responsibility of the developer.

2.3 STORM SEWER SERVICING

These lands are located within the Pine Creek Watershed and will drain to Pine Creek. At this time, no master drainage plan has been completed for the subject lands.

The expected stormwater management practices used for this development would restrict the post development run off flows to match the pre-existing development flows to Pine Creek.

This would be achieved using on-site stormwater retention systems such as stormwater ponds and Low Impact Development features. The design and construction of this infrastructure will be the responsibility of the developer.

2.4 SHALLOW UTILITY SERVICING

There is currently existing overhead infrastructure for natural gas, power, telephone and communications located along 210th Avenue SW and Spruce Meadows Way/64th Street. The regional infrastructure has been upgraded along Sheriff King Street and 210th Avenue with the development of the communities located in the West Macleod Area Structure Plan.

It is expected that the subject lands would be serviceable with connections to the infrastructure proposed with the Pine Creek (Sirocco) development on Creekside Boulevard and 210th Avenue SW.

The design and construction of this infrastructure would be coordinated with the four party shallow utility consortium and completed at no cost to the City of Calgary.

3.0 TRANSPORTATION

3.1 REGIONAL NETWORK

Stantec has conducted an initial review of the annexation lands development potential, the surrounding roadway network connections and anticipated capacity of the links using information from recently completed traffic studies. A number of transportation connections are available to service the future annexation lands, as well as significant planned upgrades. Existing and anticipated links within the City of Calgary include the following:

- 194 Avenue
- 210 Avenue



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TRANSPORTATION

- Southwest Calgary Ring Road
- Sheriff King Street
- Spruce Meadows Way

As part of the West MacLeod ASP, 194th Avenue was constructed as a full 4-lane arterial roadway between Macleod Trail and Sheriff King Street, with grade separation over the CP Railway. 194th Avenue between Sheriff King Street and Spruce Meadows Way already has 2 lanes constructed, with the other two lanes to be constructed as part of the Yorkville development in West Macleod. The 4-lane arterial 210th Avenue between Macleod Trail and Sheriff King with at-grade crossing of the CP Railway is currently under construction. A portion of the 4-lane 210th Avenue arterial roadway west of Sheriff King Street has been constructed with the first phase of Pine Creek Stage I, with the remainder arterial up to the east boundary of the proposed annexation lands to be completed by the Pine Creek development in the next 2-5 years. Functional designs for future interchanges of 194th Avenue and 210th Avenue at MacLeod Trail have been completed and are projected to be constructed in 4-8 years. These improvements were largely designed to accommodate the anticipated demand of the West MacLeod ASP lands, leaving some capacity to support additional development. The Southwest Calgary Ring Road is currently under construction, providing future regional connectivity to the area with interchanges at Sheriff King Street and Spruce Meadows Way. Upgrades to Sheriff King Street are also scheduled as part of the developments currently underway along the corridor.

A high level assessment of each network connection indicates adequate capacity available to support development of the subject annexation lands, with improvements to Spruce Meadows Way/64th Street (with the 4-lane section between the ring road and 194th Avenue already constructed). A Transportation Impact Assessment will confirm all improvements in more detail once the planning densities have been established.

By also annexing the 35 acre parcel to the north owned by Ernie Thiessen (E.T. Equities) and 64th Street (which is the extension of Spruce Meadows Way in Foothills), the regional road network can be completed within Calgary, benefitting all residents in the West Macleod area. Due to the existing grades 64th Street “bows” around the Thiessen parcel thereby necessitating its inclusion. The south portion of West Macleod will then have direct access to the Ring Road via Spruce Meadows Way. Macleod Trail will be connected to the Ring Road as well via 210th Avenue and Spruce Meadows Way (see Figure 2.0). While the interchange at Sheriff King Street will have restricted turns, the interchange at Spruce Meadows Way will have all turns capability. The westerly portion of 210th Avenue which runs through the proposed Sirocco annexation lands and 64th Street can be constructed in conjunction with development of these Sirocco lands and the parcels to the north in West Macleod. The balance of 210th Avenue will be constructed to Macleod Trail in 2020-2021. Access to Spruce Meadows will also be improved via the extension of Spruce Meadows Way to 210th Avenue and the completion of 210th Avenue to Macleod Trail



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planning and other considerations

4.0 PLANNING AND OTHER CONSIDERATIONS

4.1 FIRE PROTECTION

An interim fire house will be built by Anthem United and leased rent free to the Fire Department in Belmont (opening in 2021) for West Macleod which can also serve the remaining Sirocco lands. No additional Fire operating costs are required as a result of annexation of the remaining Sirocco lands.

4.2 CURRENT PROPERTY TAXES

Based on information provided by the landowners, the subject lands (including the E.T. Equities parcel) are currently farmed and are assessed accordingly at approximately \$594,000. The 2019 property taxes were approximately \$6,400 meaning the tax revenue loss to Foothills would be minimal.

4.3 PLANNING CONSIDERATIONS

4.3.1 Foothills and Calgary Intermunicipal Development Plan

The subject lands are identified as *Calgary Growth Area* in Our Shared Boundary, An Intermunicipal Development Plan (IDP) for the Municipal District of Foothills and The City of Calgary. As such, the vision for the area is to be annexed, planned and then developed within Calgary's jurisdiction. While, the IDP does not specify a time frame for annexation, it does outline that the pace of growth within Calgary as well as the ability of The City to accommodate these lands into logical, urban scaled development will drive the process. The following policy supports annexation of these lands:

3.5.1 Lands identified as Calgary Growth Area on Map 3: Policy Areas may be annexed into The City of Calgary to accommodate future long term growth in an efficient and logical development pattern subject to negotiation between the two municipalities.

While the IDP states that the annexation will be considered when the The City is no longer able to maintain a thirty-year supply of developable land within its boundaries, consideration must be given to overall market availability in order not to create sector housing shortages and drive up housing prices. An adequate supply of land is needed in all sectors. The southwest quadrant of Calgary has historically been a sought-after area and achieved a 20% market share and the West Macleod, East Silverado, Legacy and Wolf Willow communities will largely develop out within approximately 7-10 years. The only southwest area that may not develop out within 30 years is Providence, but it is a sub-sector removed from the prime south growth corridor. Therefore, the south area is already well below a 30-year supply and development of the remaining Sirocco lands will be warranted in the medium term.

As projected by the developer Anthem United, the portion of Sirocco within the City (Pine Creek Stage I) will be built out within five to seven years and contiguous development to the west will be warranted and desirable to complete the sub-community. Allowing four years for the various approvals (one year each for annexation, ASP amendment and approval, outline plan and land use approval and engineering drawing



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planning and other considerations

preparation and approval) means it is important to begin the annexation process now. By then the area land supply will be even further reduced to well under 30 years and likely under 10 years.

4.3.2 West Macleod Area Structure Plan

In addition to the alignment with the IDP, annexing this area into the City of Calgary will allow the policies and principles of the existing West Macleod ASP to be further implemented and expanded on. Anthem United is proposing to include the lands within an expanded boundary of the existing ASP. From a planning perspective they form part of the Sirocco at Pine Creek sub-community. The Sirocco Golf course and 64th Street form logical planning boundaries and the lands can be easily incorporated into the West Macleod ASP as they are a logical extension of Pine Creek. Adding the lands to the West Macleod ASP avoids having to prepare a new ASP and would be more efficient for the City of Calgary.

Specific policies within the West Macleod ASP will be adhered to and Anthem United is committed to furthering residential development in a manner that supports The City's job/housing balance policies and provides an opportunity to house a significant population base adjacent to the employment opportunities offered within the Area Structure Plan area and surrounding region. Further, as indicated earlier, important transportation connections will have the opportunity to be constructed as part of a comprehensive development process.

With the addition of the Sirocco and E.T Equities Foothills lands, the West Macleod ASP would encompass approximately 945 hectares which is smaller than other recently approved ASP's.

4.4 ADDITIONAL CONSIDERATIONS

The following points are intended to provide additional reasoning as to why it would make sense for the City of Calgary to annex these lands:

- No further capital investment beyond the commitments already made to the development of the West Macleod ASP development is required by the City to accommodate development of the remaining Sirocco lands and the Thiessen parcel and acreage assessments of approximately \$77 Million will be generated from the development of the lands.
- Access to and from Foothills to Calgary and the Ring Road will be improved for residents of Foothills.
- Only two landowners are proposed to be included, Anthem United/Duffin and Walter and Ernie Thiessen, and both are fully supportive of annexation. There are no fragmented ownership parcels that would impede planning and development and the lands and be planned and developed on a comprehensive basis.



5.0 REFERENCES

- West Pine Creek Sanitary Trunk Part 2 – Technical Memorandum # 4 (Stantec, June 16, 2015)
- Pine Creek Stage I Sanitary Servicing Study (Stantec, December 10, 2016)

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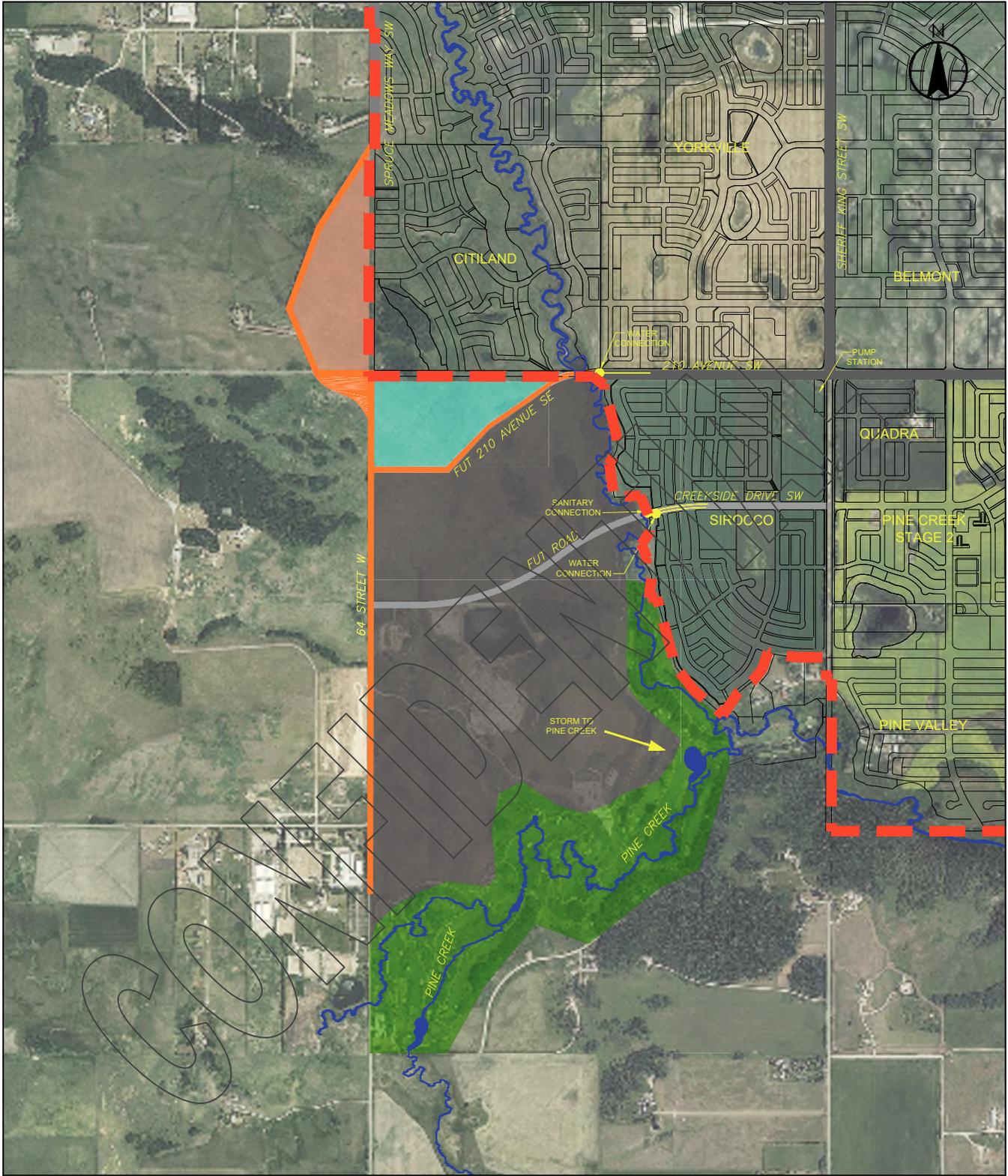


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Appendix A
FIGURES



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 11:41 AM 28 October 2019 - Cyr, Jason



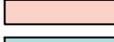
ORIGINAL SHEET - LETTER

October, 2019
 116509909



200 - 325 25th Street SE
 Calgary, AB T2A 7H8
 www.stantec.com

LEGEND

-  CITY OF CALGARY BOUNDARY
-  PINE CREEK
- PROPOSED ANNEX AREAS**
-  MD OF FOOTHILLS ROAD ALLOWANCE
-  E.T. EQUITIES INC.
-  DUFFINS, WALTERS & ANTHEM UNITED - CELL 2
-  DUFFINS, WALTERS & ANTHEM UNITED - CELL 3
-  SIROCCO GOLF COURSE OUTSIDE PROPOSED ANNEXATION

Client/Project

ANTHEM UNITED
 SIROCCO LAND
 ANNEXATION REVIEW

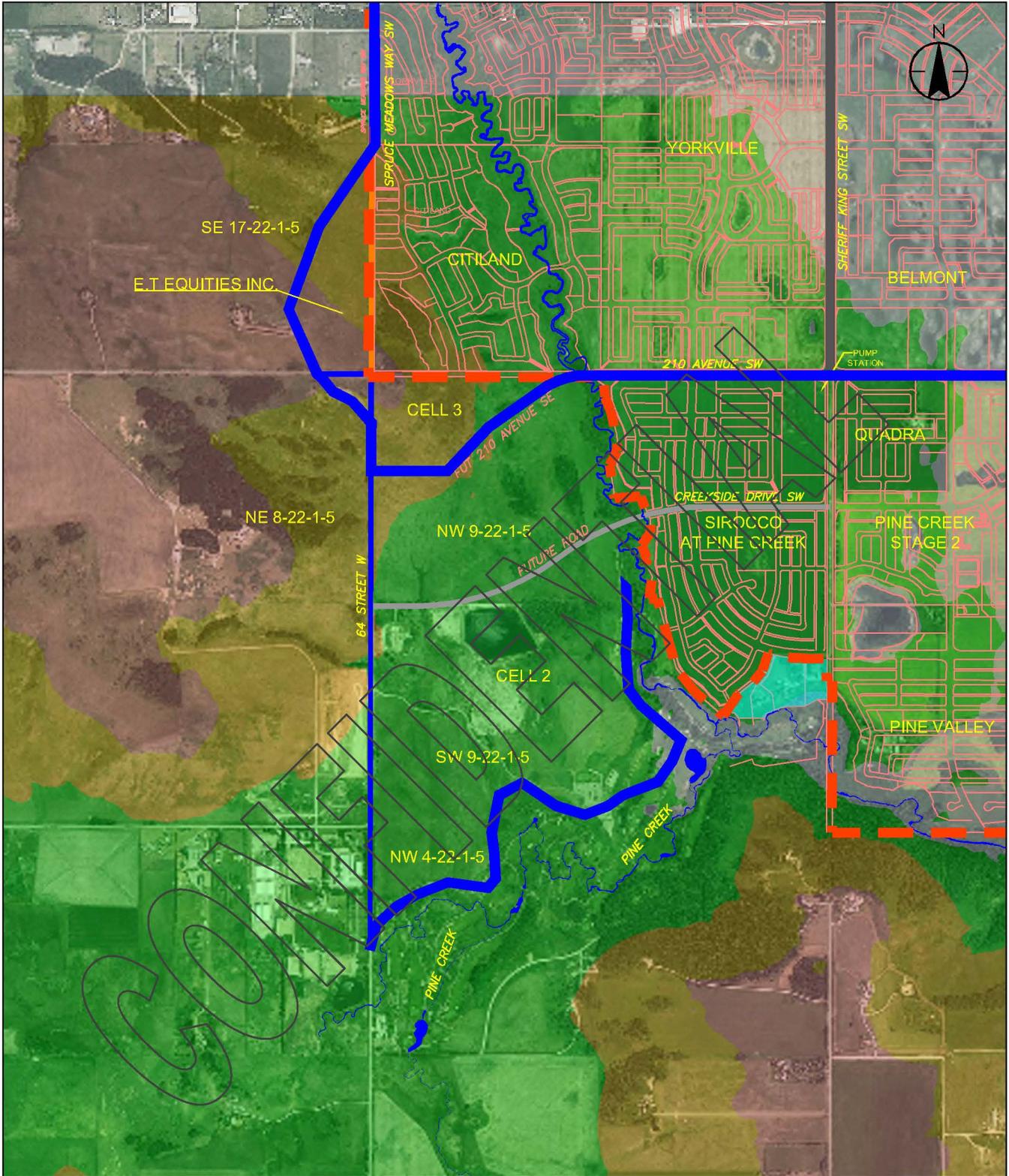
Figure No.

2.0

Title

SIROCCO/PINE CREEK
 PROPOSED ANNEXATION
 SERVICE CONNECTIONS

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 1:04 PM, 21 April 2020 - Matheusjk, Josh



ORIGINAL SHEET - LETTER

APRIL 2020
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LEGEND	
	CITY OF CALGARY BOUNDARY
	PINE CREEK
PROPOSED ANNEX AREAS	
	LOWER SARCEE PRESSURE ZONE
	WEST VIEW PRESSURE ZONE
	UNNAMED PRESSURE ZONE

Client/Project

ANTHEM UNITED
 SIROCCO LAND
 ANNEXATION REVIEW

Figure No.

3.0

Title

SIROCCO/PINE CREEK
 PROPOSED ANNEXATION
 WATER PRESSURE ZONES