

Sirocco Annexation

Background and Owners' Statement of Support

April 27, 2020

The Duffin family has owned the Sirocco lands (see attached plan) for 64 years and want to steward their development as part of Calgary. The Walters and the Duffins developed the Sirocco Golf Course in 2003 and in 2007 entered into a joint venture with United Communities (now known as Anthem United) with the intent to develop the balance of the lands as residential community with the golf course serving as a major amenity.

Initially Anthem United and the families intended to develop the lands within Foothills County and the County approved an Area Structure Plan. However, the City of Calgary objected to the ASP and appealed the plan to the MGB. The two municipalities entered into mediation to resolve the matter.

At the same time Spruce Meadows asked Foothills to annex the portion of their site that was within Calgary which Foothills supported. In exchange, Calgary annexed 176 acres of the Sirocco lands which became part of the new Pine Creek community and are now under development. While both the families and Anthem United were very appreciative at the time of a portion of the lands being selected by the City for annexation, we requested that the balance of the lands comprising 358 acres be annexed as well. The municipalities refused and the remaining lands were left without a servicing solution for water and sanitary. The only practical solution is servicing from Calgary which means annexation. As a result, the remaining lands in Foothills which have an approved ASP are frozen from development but are a logical extension of the Pine Creek community. Water and sanitary services in Calgary have been sized to include the Foothills Sirocco lands.

The lands are within the Calgary Growth Corridor identified in the Intermunicipal Development Plan for Foothills and Calgary which was approved by both municipalities in 2017. Annexation of the Growth Corridor is the anticipated outcome of the Plan. In other words, both Foothills and Calgary have already approved the annexation of the lands in principle.

The portion of the lands previously annexed and the majority of the Pine Creek community are expected to be developed over the next six years. Given the many years needed to complete annexation, amend the West Macleod ASP to include the lands, complete outline plan and land use redesignation applications and obtain approvals and to prepare engineering and subdivision plans and obtain approvals, it is necessary to commence annexation now to allow for continuity of development in Pine Creek and uninterrupted build out of the community.

This area of the City does not have a 30 year supply of land required under City policy and ensuring an adequate supply will serve to keep both new and existing house prices from being driven upwards by a future lack of supply of lots.

As the lands are a logical extension of Pine Creek and will be accessed through Pine Creek they should be incorporated into the West Macleod ASP. The extension of Spruce Meadows Way (known as 64th Street in Foothills) and the Sirocco Golf Course form logical planning boundaries.

The required sanitary infrastructure is in place. The remaining portion of the water feedermain is in the current City capital budget and scheduled to be completed in the next two years. 210th Avenue will be constructed from Belmont to Macleod Trail this year. As a result, there is no additional capital cost to the City resulting from annexation and \$77 Million in acreage assessments will be generated by the development of the lands. The new Belmont fire house which will serve the annexation lands has been budgeted by the City and is planned to open in 2021.

By annexing the Sirocco and Thiessen lands and the adjoining road rights of way, the extension of 210th Avenue and two lanes of Spruce Meadows Way will be constructed by the area developers thereby completing the regional road network from Macleod Trail to the ring road. Ernie Thiessen is supportive of his 33 acre parcel being annexed which is necessary to complete the extension of Spruce Meadows Way.

With only two affected landowners and with both being in support of annexation, the annexation process will be straightforward as will be subsequent planning. There are no fragmented parcels that will impede planning and development.

It would also be advantageous to include the golf course clubhouse and parking lot in the annexation so the clubhouse can be connected to City utilities. In addition, it is logical to annex the three Duffin family homes and the additional Duffin lot located off Sheriff King Street as they are situated between the southern boundary of the Pine Creek community and the golf course and form part of the Pine Creek community.

The remaining Sirocco lands and the Thiessen lands are the most logical lands to be annexed in southwest Calgary from the perspectives of planning, servicing, transportation, cost and simplicity. For these reasons we respectfully request the City of Calgary proceed with annexation of our lands, the Thiessen parcel and the adjoining road rights of way now and independent of any other lands (annexation of other lands can be considered as part of the Regional Strategy Update being undertaken by the City).

Sincerely,

Tim Duffin
Cathy Duffin
David Duffin
Susan (Duffin) Walter
Tom Walter
Anthem United