

AIRPORT AGREEMENT ON LAND USE, DEVELOPMENT GUIDELINES AND ACREAGE ASSESSMENT LEVIES – DEFERRAL REQUEST

EXECUTIVE SUMMARY

Finalization of the amendments to the agreement between The City and Calgary Airport Authority, originally due for Council review in 2011 December, had been previously delayed to the second quarter of 2012 as a result of the airport underpass, review of offsite levy fees by Water Resources, and the need for the Federal Government to confirm that the proposed revisions are in keeping with the Airport Authority's ground lease.

The tunnel and lease issues have been resolved and the appropriate revisions incorporated into the agreement. Water Resources has not yet completed negotiations with the Airport Authority on the servicing of airport lands which is critical to the finalization of the acreage assessment section of the Agreement. As a result, it is necessary to defer the finalization of the amendments until the second quarter of 2014.

ADMINISTRATION RECOMMENDATION(S)

That Council defer consideration of the amended Agreement on Land use, Development Guidelines and Acreage Assessment Levies between The City and Calgary Airport Authority to return no later Q2 of 2014.

PREVIOUS COUNCIL DIRECTION / POLICY

At its meeting of 2012 December 17, Moved by Alderman Hodges, Seconded by Alderman Stevenson, that the Administration Recommendations contained in Report C2012-0821 be adopted, as follows:

“That Council defer consideration of the amended Agreement on Land Use, Development Guidelines and Acreage Assessment Levies and to return no later than the Q4 of 2013.”

At its meeting of 2011 December 19, Moved by Alderman D. Hodges, Seconded by Alderman G. Lowe, that the Administration Recommendation contained in Report C2011-95 be adopted, as follows:

“That Council defer consideration of the amended Agreement on Land Use, Development Guidelines and Acreage Assessment Levies and to return no later than the second quarter of 2012.”

At its meeting of 2011 March 21, Council adopted the recommendation of Report E2011-01 as follows:

“That Council approve Administration bring forward the requested report to Council on recommended revisions to the Airport Agreement no later than 2011 December 19.”

At the 2009 November 30 Combined Meeting of Council, Council approved Report E2009-17, which included directions to

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“work with the Calgary Airport Authority to update the Development Guidelines, Land Use Plan and Acreage Assessment sections of the Airport Agreement to bring the sections in line with current standards and language” and “report back to Council with recommended revisions to the Airport Agreement by the first quarter of 2011.”

BACKGROUND

In 2009 November, Council directed Administration to work with the Calgary Airport Authority to update the Agreement on Land Use, Development Guidelines and Acreage Assessment Levies (the Agreement) to bring it more in line with the terminology used in Bylaw 1P2007 and to reflect development that has occurred around the airport since 1993. Work on the Agreement was subsequently halted to allow for discussions and agreement to occur on the Airport Trail underpass. Work on the underpass is nearing completion and work on the Agreement update was reinitiated in accordance with the new system requirements. Additional input is required from the City with respect to acreage assessment levies specifically with respect to water and sewer servicing. As such, the update remains incomplete.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Administrations, from both The City and the Airport Authority, have actively pursued the update of the Agreement now that the majority of issues have been addressed. Sections 1 through 15 of the Agreement have been completed and a new land use section added to reflect federal uses such as the new control tower.

The City is responsible for completing Section 16 relating to Acreage Assessment Levies which is expected to be completed in the near future. The Airport Authority is undertaking the final review of the land use districts in terms of mapping, land uses and development standards for incorporation into the Agreement. Although the work is hoped to be completed by the end of January 2014, Administration is seeking a deferral to no later than Quarter 2 of 2014 to ensure any final edits or issues are fully completed for presentation to both Council and Airport Authority Board.

Stakeholder Engagement, Research and Communication

City Administration and Calgary Airport Authority Administration have discussed the outstanding issues and are in agreement with delaying the finalization of the amendments to the second quarter of 2014.

Strategic Alignment

No impact.

Social, Environmental, Economic (External)

No impact.

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Financial Capacity

Current and Future Operating Budget:

No impact. Ongoing work will be accommodated within existing budgets and work programs.

Current and Future Capital Budget:

No impact.

Risk Assessment

There are no significant risks associated with this issue and operational and/or project risks which have been identified are being managed. New development projects and outline plans will continue to be reviewed under the existing Agreement.

REASON(S) FOR RECOMMENDATION(S):

Administration from both The City and the Calgary Airport Authority are continuing to work at completing amendments to the Agreement on Land Use, Development Guidelines and Acreage Assessment Levies. The majority of the issues have been addressed. Once completed, the final draft will be presented to both City Council and the executive of the Calgary Airport Authority. This process should be completed by January 2014 and be in a final form for presentation no later than the second quarter of 2014. Once both City Council and the airport executive have endorsed the update, federal agencies will need to sign off on the changes before the revised document can be published.

ATTACHMENT(S)

None