



Report Number: EC2024-0887

Meeting: Executive Committee

Meeting Date: 2024 July 23

NOTICE OF MOTION

RE: WITH RESPECT TO CONFIDENTIAL VERBAL REPORT IGA2023-0794, COUNCIL CONSIDERS RECOMMENCING NEGOTIATIONS WITH FOOTHILLS COUNTY TO ANNEX THE PROPOSED ANNEXATION AREA - 415.15 acres/168.01 ha

Sponsoring Member(s) of Council: Dan McLean

WHEREAS The City of Calgary is in a housing crisis and one of the desired outcomes of The City of Calgary's Housing Strategy 2024-2030 is to increase the supply of housing to meet demand and increase affordability;

AND WHEREAS in approving the amended recommendations for IGA2020-1153 on March 15, 2021, City of Calgary Council ("Council") authorized City of Calgary administration ("Administration") to formally initiate the annexation process with Foothills County for the lands described as "Potential Annexation Area" (Report IGA2020-1153, Attachment 2), including consideration of opportunities for resolving road issues with Foothills County as part of the annexation;

AND WHEREAS The City of Calgary notified Foothills County, the Land and Property Rights Tribunal, the Minister of Municipal Affairs and relevant local authorities on May 20, 2022 of The City of Calgary's intent to annex lands from Foothills County identified in Appendix 1 as "Proposed Annexation Area - 415.15 acres/168.01 ha"

AND WHEREAS The City of Calgary and 2007 United Lands Corp. executed a Developer Funded Annexation Agreement dated April 1, 2022 whereby 2007 United Lands Corp. would fund the entire actual cost of the proposed annexation of the Proposed Annexation Area;

AND WHEREAS on May 25, 2023 Foothills County advised 2007 United Lands Corp. and Administration of a proposed compensation amount in respect of the annexation and 2007 United Lands Corp. agreed to pay such amount.

AND WHEREAS The City of Calgary has spent \$262,627.17 of funds paid by 2007 United Lands Corp. as of December 13, 2023 pursuant to the Developer Funded Annexation Agreement;

AND WHEREAS annexation of the Proposed Annexation Area would allow for construction and maintenance of 210th Avenue and 64th Street from the existing rural standard to urban standard roadways with sufficient capacity to operate safely for regional traffic patterns serving residents of both the City of Calgary and Foothills County by completing the road network with connections to Macleod Trail and Stoney Trail;

AND WHEREAS Administration has already completed a Description of City of Calgary Servicing of the Proposed Annexation Area dated June 19, 2023 and stated there are no major concerns for sanitary, stormwater and fire/emergency servicing;

AND WHEREAS the Yorkville West Pump Station that services lands already within the City of Calgary and is required for only a small portion of the Proposed Annexation Area can be funded, built and cost-shared by the benefitting landowners in accordance with standard industry practice;

AND WHEREAS there are no additional capital infrastructure costs to The City of Calgary to service the Proposed Annexation Area beyond what is already required and/or built for the approved West Macleod Area Structure Plan;

AND WHEREAS development of the Proposed Annexation Area will generate \$90 million in Off-Site Levies which includes over \$22 million specific to the Transportation Levy based on the approved Off-Site Levy Bylaw using current off-site levy rates effective March 1, 2024;

AND WHEREAS the existing Intermunicipal Development Plan for Foothills County and The City of Calgary is a statutory planning document that states the long term vision for the lands in the Calgary Growth Area is for the area to eventually be annexed, planned and then developed within Calgary's jurisdiction;

AND WHEREAS annexation of the Proposed Annexation Area would not preclude or prejudice any comprehensive growth planning or future annexation of lands within The City of Calgary Growth Area;

AND WHEREAS the Proposed Annexation Area is immediately developable relative to leading infrastructure and will provide an estimated 3,376 residential units for a population of 9,656 Calgarians in a diversity of housing types in accordance with The City of Calgary Municipal Development Plan;

NOW THEREFORE BE IT RESOLVED that City Council

- 1) Notify Foothills County, the Land and Property Rights Tribunal, the Minister of Municipal Affairs and relevant local authorities of the intent to recommence the annexation application for the Proposed Annexation Area (415.15 acres/168.01 ha);
- 2) Direct Administration to contact and work with Foothills County to reinstate and appoint members to the Foothills County – City of Calgary Annexation Negotiation Committee;
- 3) Direct Administration to identify additional lands, if any, to the Proposed Annexation Area (415.15 acres/168.01 ha) that provide for logical planning boundaries and can be serviced by the infrastructure already required and/or built for the approved West Macleod Area Structure Plan (the “Additional Lands”) and present a report to the members of the Foothills County – City of Calgary Annexation Negotiation Committee;
- 4) Direct Administration to resume negotiations with Foothills County to annex the Proposed Annexation Area (415.15 acres/168.01 ha) and any Additional Lands in accordance with the current policies of the Intermunicipal Development Plan; and
- 5) Present a draft annexation agreement to Council no later than Q1 2025 in respect of the Proposed Annexation Area (415.15 acres/168.01 ha) and any Additional Lands.