

Prairie Economic Gateway

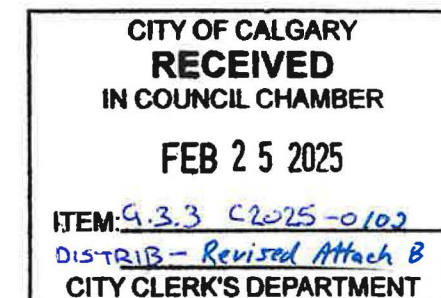
Connecting us to everywhere

Recommendations

That with respect to Report C2025-0102 the following be adopted:

That Council:

1. Approve the following respecting the Prairie Economic Gateway Deal Structure:
 - a) Authorize the Chief Administrative Officer to negotiate and execute the Deal Agreement between The City of Calgary and Rocky View County for the Prairie Economic Gateway by 2025 Q1, such Agreement to be consistent with the terms outlined in Confidential Attachment 2 and to be in content satisfactory to the Chief Administrative Officer and Chief Financial Officer and to be in form satisfactory to the City Solicitor and General Counsel;
 - b) Approve the interim financial strategy in Confidential Attachment 3, and direct Administration to develop the financial framework for the Prairie Economic Gateway implementation and report back to Council by 2026 Q1;
 - c) Approve the Prairie Gateway Oversight Committee Terms of Reference in Confidential Attachment 4;
 - d) Direct Administration to prioritize securing private sector, provincial and federal financial and/or regulatory commitments by 2025 Q4;



Recommendations (cont'd)

That with respect to Report C2025-0102 the following be adopted:

That Council:

2. Adopt by resolution that The City of Calgary commits to demonstrating leadership on a regional approach involving neighbouring municipalities to ensure that growth in the Calgary region is respectful of collective regional success, including, but not limited to:
 - a. Regional servicing and amenities, including source water protection and distribution, transit, recreation, commercial and other;
 - b. Competitive economic development, well-paying jobs, and career opportunities;
 - c. Planning and development for residential, industrial, commercial and mixed uses.

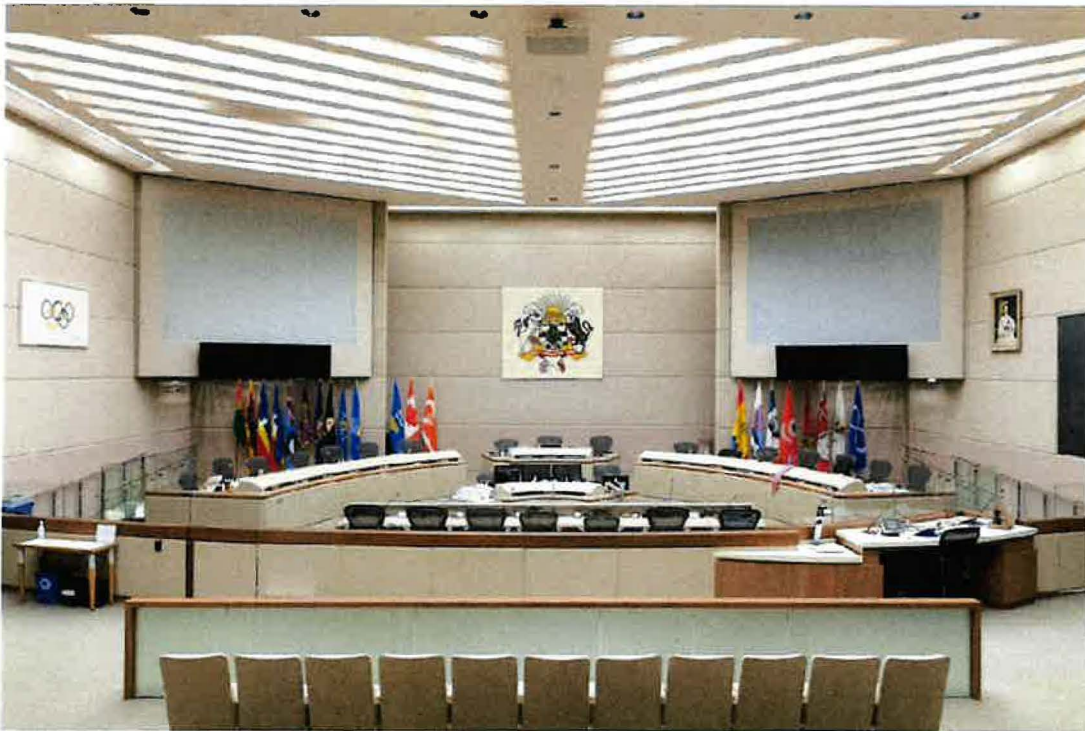
Recommendations (cont'd)

That with respect to Report C2025-0102 the following be adopted:

That Council:

3. Give second and third readings to
 - a. Proposed Bylaw 66P2024, **as amended**, for the amendments to the Rocky View County/City of Calgary Intermunicipal Development Plan (Attachment 6); and
 - b. Proposed Bylaw 65P2024 for the amendments to the Municipal Development Plan and Calgary Transportation Plan (Attachment 7); and
4. Direct that the Confidential content **and Closed Meeting discussions** remain confidential pursuant to sections 21 (disclosure harmful to intergovernmental relations), 24 (advice from officials), 25 (disclosure harmful to economic and other interests of a public body), and 27 (privileged information) of the Freedom of Information and Protection of Privacy Act as follows:
 - a. Confidential Attachment 4 remains confidential until the Deal Agreement between The City of Calgary and Rocky View County for the Prairie Economic Gateway is fully executed by both parties;
 - b. The Confidential Attachments 1, 2 and 3 remain confidential, to be reviewed by 2030 December 31.

Previous Council Direction



2024 December: received a **Prairie Economic Gateway Intermunicipal Agreement – The Approach** update in closed session (C2024-1371)

2024 November: Council received a **Prairie Economic Gateway Intermunicipal Agreement – Introduction** in closed session (C2024-1308)

2024 September: Council gave **first reading to the Prairie Economic Gateway – Statutory Plan Amendments** (IP2024-0866)

What is 'Prairie Economic Gateway'?



**Industrial and
manufacturing lands with
direct rail access**



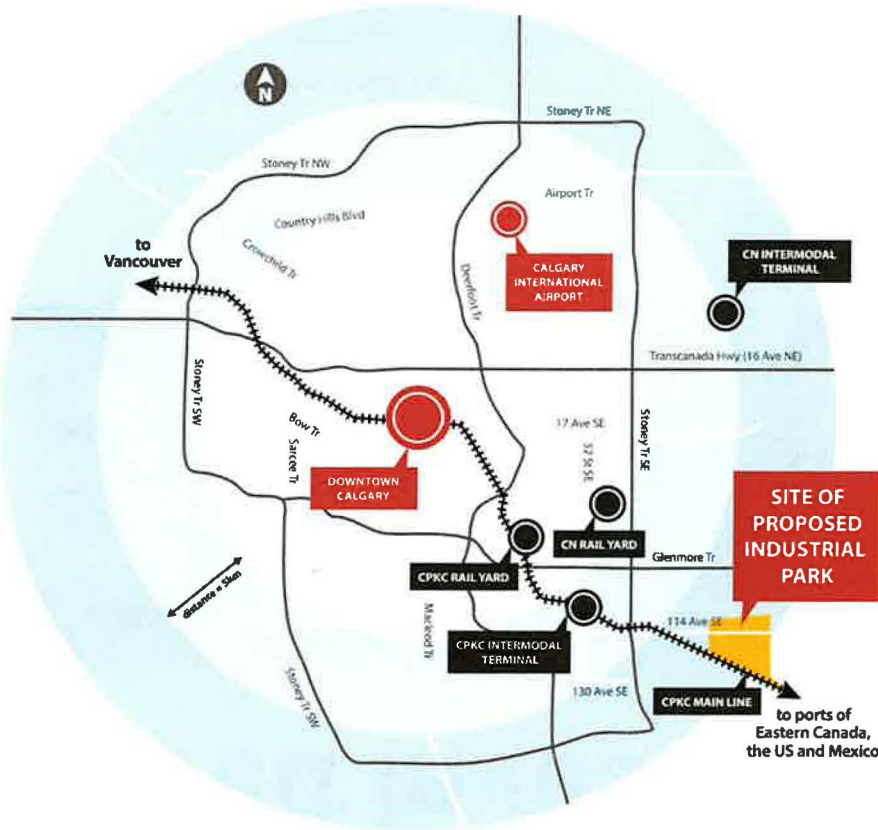
**Investment in public
projects and local
services**



**Access to markets across
the continent
and beyond**

Our Vision: A historic regional collaboration to activate an inland port and logistics hub that will secure critical supply chains, create good paying jobs, drive industrial activity and economic growth, and connect us to everywhere.

Shared Benefits (Proportional to Investment)



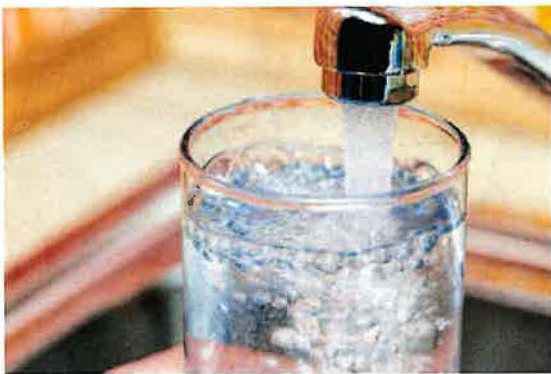
- **Financial Benefits**

- **Proportional** to the level of County and City investments (i.e., it will exclude external partner investments that will come off the top).
- **\$473 million** in expected cumulative tax revenue (return on investment) within 35 years.

- **Economic Benefits**

- **30,000+** good-paying jobs created
- **\$7 billion** in economic activity generated

Shared Investments (Estimated, All Partners)



Water

\$150M to \$200M



Wastewater

\$75M to \$125M



Stormwater

\$50M to \$75M



Transportation

\$320M to \$500M

Example to Follow

Estimated Midpoint Investment	2025	2026	2027	2028	2029	2030	2031	2032	2033-36	Total
Annual Investment Estimates*	\$4M	\$23M	\$11M	\$142M	\$83M	\$130M	\$33M	\$32M	\$291M	\$750M
Annual Investment Percentage	1%	3%	2%	19%	11%	17%	4%	4%	39%	100%

*A Class 5 estimate in 2024 nominal Canadian dollars.
Note: Represents major (not all), shared financial investments.

Water Infrastructure Example

Upcoming Partner Commitments						Today's Deal Agreement	
		Government of Canada	Government of Alberta	Primary Developer (Direct Investment)	Net Investment Requirement	Rocky View County Contribution	City of Calgary
Shared Investment	\$150	(\$30)	(\$30)	(\$10)	\$80	\$20	\$60
Shared (Revenue) Benefit	\$100					\$25	\$75

Note: This representation is for illustrative purposes only. Contributions from other partners will be determined by Q4 2025.

Funding and Financing Sources

- 1 External (Public Sector) – Provincial and Federal Infrastructure Funding/ Financing Support
- 2 External (Private Sector) – Developer Funded Infrastructure
- 3 Bilateral (County/ City) – Intermunicipal Off-Site Levy
- 4 Bilateral (County/ City) – Utility Rates
- 5 Internal (City) – City Off-Site Levy
- 6 Internal (City) – Grants and Other Cash Sources

Managed Risk



Financial Framework



Leveraged and shared investment



Deal agreement with risk management provisions



Governance Oversight Committee

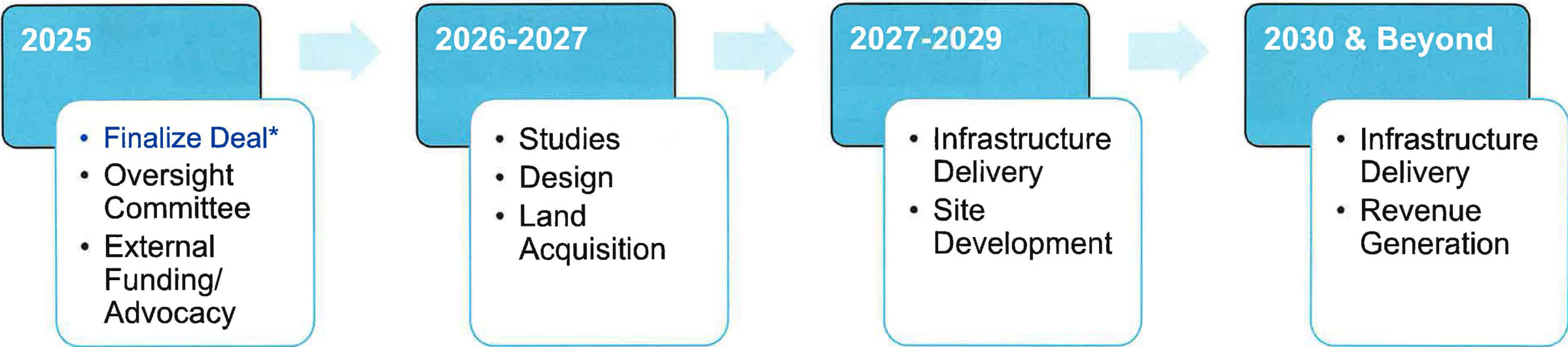


Timeline

Unanimously approved by County Council 

*** Rocky View County Council Decision: Feb. 18**

*** City of Calgary Council Decision: Feb. 25**



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