

WEST MACLEOD AREA STRUCTURE PLAN – LAND PURCHASE REQUIREMENTS FOR A FUTURE HIGH SCHOOL, RECREATION FACILITY AND LIBRARY – STATUS UPDATE

EXECUTIVE SUMMARY

In response to a Motion Arising from CPC2014-064, this report provides a status update regarding Administration's investigation of the land purchase requirements for a High School, Recreation Facility, and Library identified in the approved West Macleod Area Structure Plan on lands owned by United Acquisition II Corp. ("United") at 200 210 AV SE ("United Lands") and Global View Foundation Ltd. ("Global") at 400 210 AV SE ("Global Lands") (Attachment 1). Administration is not currently in a position to bring forward a land purchase recommendation as there have been no approvals for an Outline Plan, Land Use Redesignation or Subdivision on the United Lands or the Global Lands.

ADMINISTRATION RECOMMENDATION(S)

That the Land and Asset Strategy Committee recommend that Council receive this report for information.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2014 June 09 Council approved a Motion Arising from CPC2014-064, Policy Amendment West Macleod – Ward 14 West Macleod Area Structure Plan Macleod Trail SE & 210 Avenue SE Bylaw 10P2014, directing that the Administration, working with the landowners, United and Global, investigate the land purchase requirements for the High School, Recreation Facility and Library. Further, Administration was directed to make a recommendation to the Land and Asset Strategy Committee on the purchase of the lands owned by United and Global concurrent with the registration of the affected subdivision plans and to report back to Council no later than 2014 December.

On 2014 June 09 Council approved CPC2014-064, Policy Amendment West Macleod – Ward 14 West Macleod Area Structure Plan Macleod Trail SE & 210 Avenue SE Bylaw 10P2014, as amended, adopting the proposed West Macleod Area Structure Plan; and repealing the West Macleod Area Structure Plan 2009 (Bylaw 18P2009).

On 2009 November 30 Council approved CPC2009-159, West Macleod Area Structure Plan (West Macleod Area Structure Plan) Bylaw No. 18P2009, as amended.

BACKGROUND

During the planning of the approved West Macleod Area Structure Plan (the "ASP"), it was determined that a High School, Recreation Facility and Library (the "Municipal and School Facilities") would be located on the United Lands and Global Lands (Attachment 2). Both United and Global were agreeable to accommodating the Municipal and School Facilities on their lands so long as Administration engaged in a timely purchase of same.

In order to provide assurance to United and Global that Administration would engage in a timely purchase of the land required for the Municipal and School Facilities, the Joint Use Coordinating Committee (JUCC) confirmed that it was prepared to allocate funds towards the acquisition of additional lands, over and above Municipal Reserve (MR) dedication, required for the Municipal and School Facilities. In addition, Administration directed United and Global to Section 644(1)

WEST MACLEOD AREA STRUCTURE PLAN – LAND PURCHASE REQUIREMENTS FOR A FUTURE HIGH SCHOOL, RECREATION FACILITY AND LIBRARY – STATUS UPDATE

of the *Municipal Government Act*, Alberta (MGA) which speaks to the municipality's obligation to either acquire or commence proceedings to acquire privately owned lands that have been designated under a land use bylaw for use or intended use as a municipal public building, school facility, park or recreation facility within six months from the date the land is designated, failing which the municipality may be required to amend the land use bylaw to designate the land for another use or intended use.

At the 2014 June 09 public hearing for the ASP, the representative for United and Global once again stressed that United and Global wanted assurances from Administration that those portions of the United Lands and Global Lands required for the Municipal and School Facilities would be purchased by Administration in a timely fashion. In order to provide further assurance, Council approved a Motion Arising from CPC2014-064 that directed Administration to work with United and Global to identify the land purchase requirements for the Municipal and School Facilities and make a recommendation to the Land and Asset Strategy Committee (LASC) on the purchase of the United Lands and the Global Lands concurrent with the registration of the affected Subdivision plans and to report back to Council no later than 2014 December.

On 2014 October 02, Administration met with United and Global to discuss the next steps related to the Motion Arising. At that meeting United advised Administration that it had submitted an Outline Plan and Land Use Redesignation application to The City of Calgary ("The City") (LOC2011-0058) that includes a portion of the land that is required for the Municipal and School Facilities on the United Lands. United is hopeful that a report requesting approval of LOC2011-0058 will be presented to Calgary Planning Commission in 2015 February and subsequently to Council in Spring of 2015. Global advised Administration that it is prepared to commit to make an application to The City for an Outline Plan and Land Use Redesignation on the Global Lands so long as Administration provides Global with sufficient direction as to the desired location of the Municipal and School Facilities. On that basis, in 2014 October, Global submitted a pre-application request to The City with respect to an Outline Plan and Land Use Redesignation application on the Global Lands.

It is through the Outline Plan and Land Use Redesignation process that the exact locations, sizes and configurations of the Municipal and School Facilities along with the MR dedication requirements and the land purchase requirements will be determined. As such, until such time that the aforementioned Outline Plan and Land Use Redesignation applications are approved, Administration will not be in a position to finalize negotiations for a purchase of the lands required for the Municipal and School Facilities nor in a position to bring forward a report to Council, through LASC, with a land purchase recommendation.

The 2014 October 02 meeting concluded with all parties agreeing to continue to work together to finalize the planning of the Municipal and School Facilities, in consultation with the appropriate stakeholders, through the Outline Plan and Land Use Redesignation process. After Outline Plans and Land Use Redesignations have been approved on the United Lands and the Global Lands, Administration will await the submission of Subdivision plans by United and Global that include the lands required for the Municipal and School Facilities. It would be at that

WEST MACLEOD AREA STRUCTURE PLAN – LAND PURCHASE REQUIREMENTS FOR A FUTURE HIGH SCHOOL, RECREATION FACILITY AND LIBRARY – STATUS UPDATE

time that Administration would be in a position to bring a report back to Council, through LASC, with a land purchase recommendation.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The ASP identifies the land requirements for the Municipal and School Facilities. The High School will require a site between 8-9 hectares (20-23 acres) in size; the Recreation Facility will require a 5 hectare (12 acre) site; and the Library will require a 2 hectare (4.9 acre) site, unless it can be co-located with the Recreation Facility. The exact locations, sizes and configurations of the Municipal and School Facilities along with the MR dedication requirements and the land purchase requirements will be determined through the Outline Plan and Land Use Redesignation process.

Stakeholder Engagement, Research and Communication

Administration has consulted with United and Global throughout the planning of the ASP in order to provide guidance on Administration's land acquisition process and the timing related thereto. The meeting Administration held on 2014 October 02 with United and Global allowed all parties to reach a common understanding of the planning processes that have to take place before a land acquisition can proceed.

Strategic Alignment

This report aligns with the ASP and the Municipal Development Plan.

Social, Environmental, Economic (External)

Social

The Municipal and School Facilities identified in the ASP, once developed, will provide the surrounding communities with access to essential educational, sport and recreational facilities.

Environmental

An environmental review will be conducted on the United Lands and the Global Lands at such time that Administration proceeds with land acquisitions of same in accordance with The City's Sales, Acquisitions and Leases Environmental (S.A.L.E.) Policy.

Economic (External)

None.

Financial Capacity

Current and Future Operating Budget:

None with this report.

Current and Future Capital Budget:

JUCC confirmed that it was prepared to allocate funds towards the acquisition of additional lands, over and above Municipal Reserve (MR) dedication, required for the Municipal and School Facilities.

**WEST MACLEOD AREA STRUCTURE PLAN – LAND PURCHASE REQUIREMENTS FOR A
FUTURE HIGH SCHOOL, RECREATION FACILITY AND LIBRARY – STATUS UPDATE**

Risk Assessment

If Administration does not proceed with the acquisition of the Municipal and School Facilities in a timely manner following the approval of Outline Plans and Land Use Redesignations on the United Lands and the Global Lands, the United Lands and the Global Lands may be subject to reclassification for another use as per Section 644(1)(c) of the MGA, leaving the municipality and the school board without a designated location for essential Municipal and School Facilities.

REASON(S) FOR RECOMMENDATION(S):

Administration is not currently in a position to bring forward a land purchase recommendation as there have been no approvals for an Outline Plan, Land Use Redesignation or Subdivision on the United Lands or the Global Lands.

ATTACHMENT(S)

1. Site Map – United Lands (200 210 AV SE) and Global Lands (400 210 AV SE)
2. West Macleod Area Structure Plan (approved 2014 June 09) – Map 4: Land Use Concept