

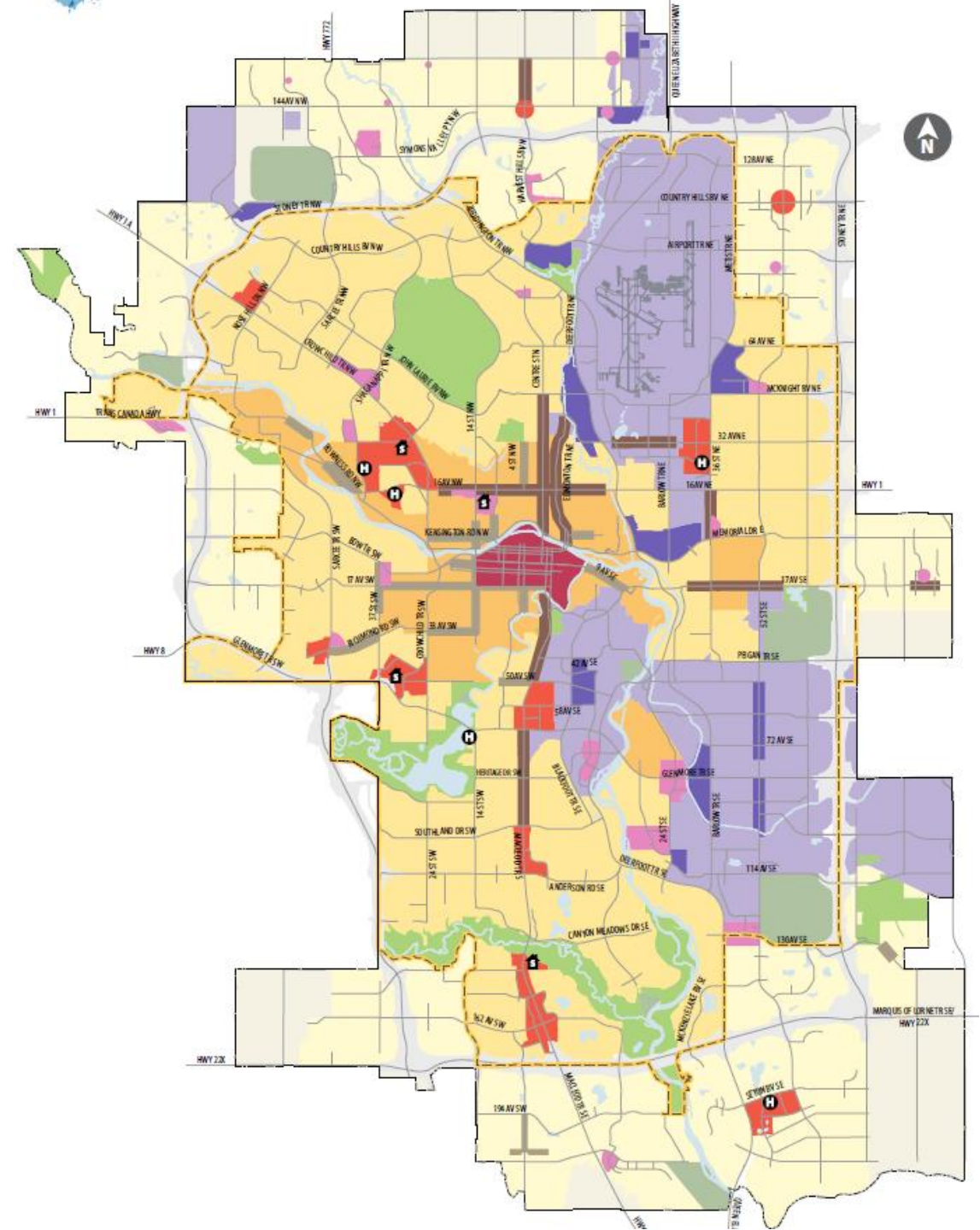


Agenda Item 5a:

Calgary's Adjacent Development Context & Growth Analysis

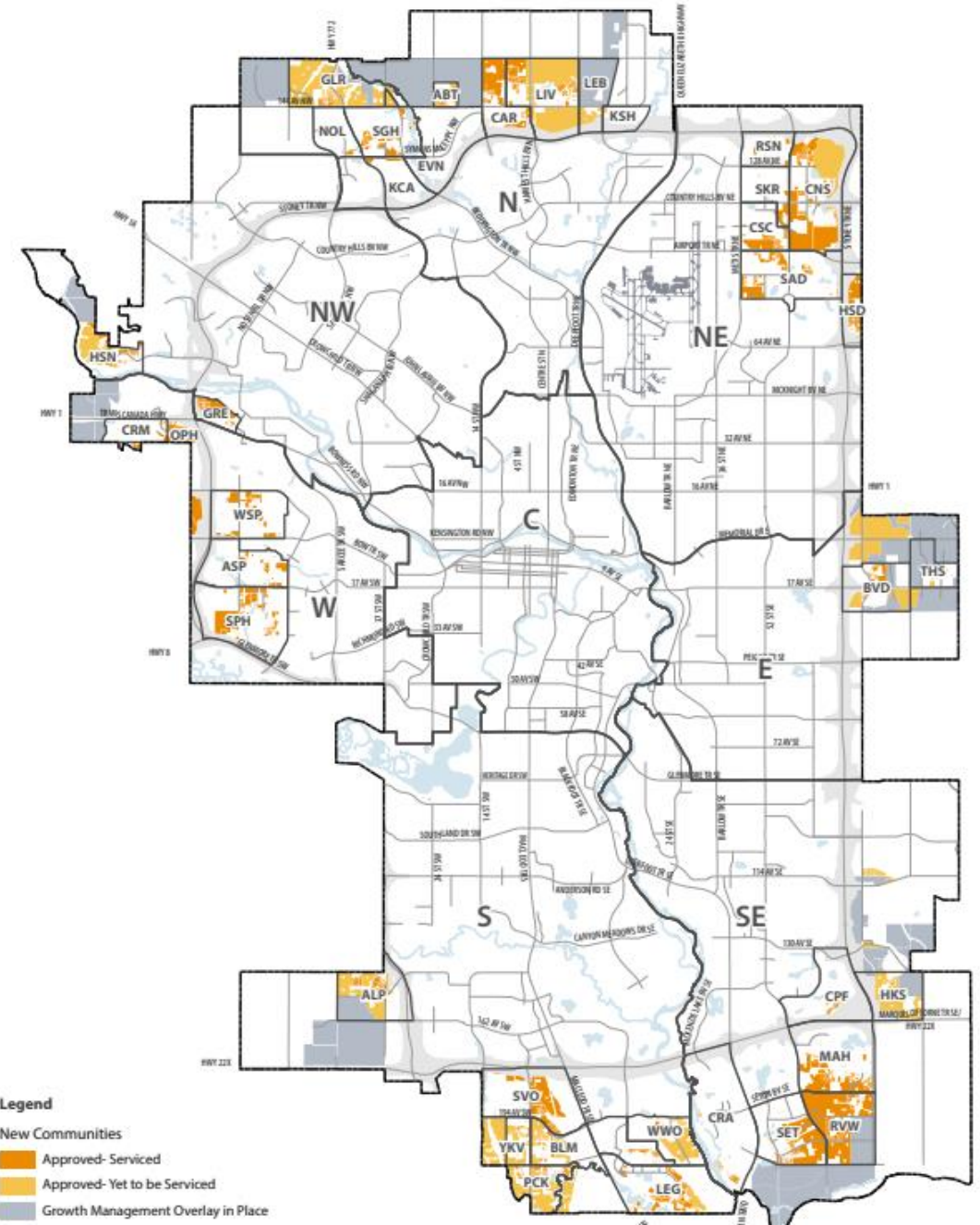
MDP Policies

- 5.2.2.b – “Maintain within The City’s jurisdiction a 30-year supply of developable land for all uses.”
- 5.2.3.d.ii.a – “...objective of maintaining up to a 15-year city-wide planned land supply within the Greenfield Area.”
- 5.2.5.d – “In the Greenfield Area, The City should endeavor to maintain 3 to 5 years of serviced land...”



City Wide Land Supply

- 13 – 18 years of Unplanned Land Supply
- 22 – 31 years of Planned Land Supply
 - 6 – 9 years of Approved not yet Serviced Land Supply
 - 9 – 12 years of Serviced Land Supply



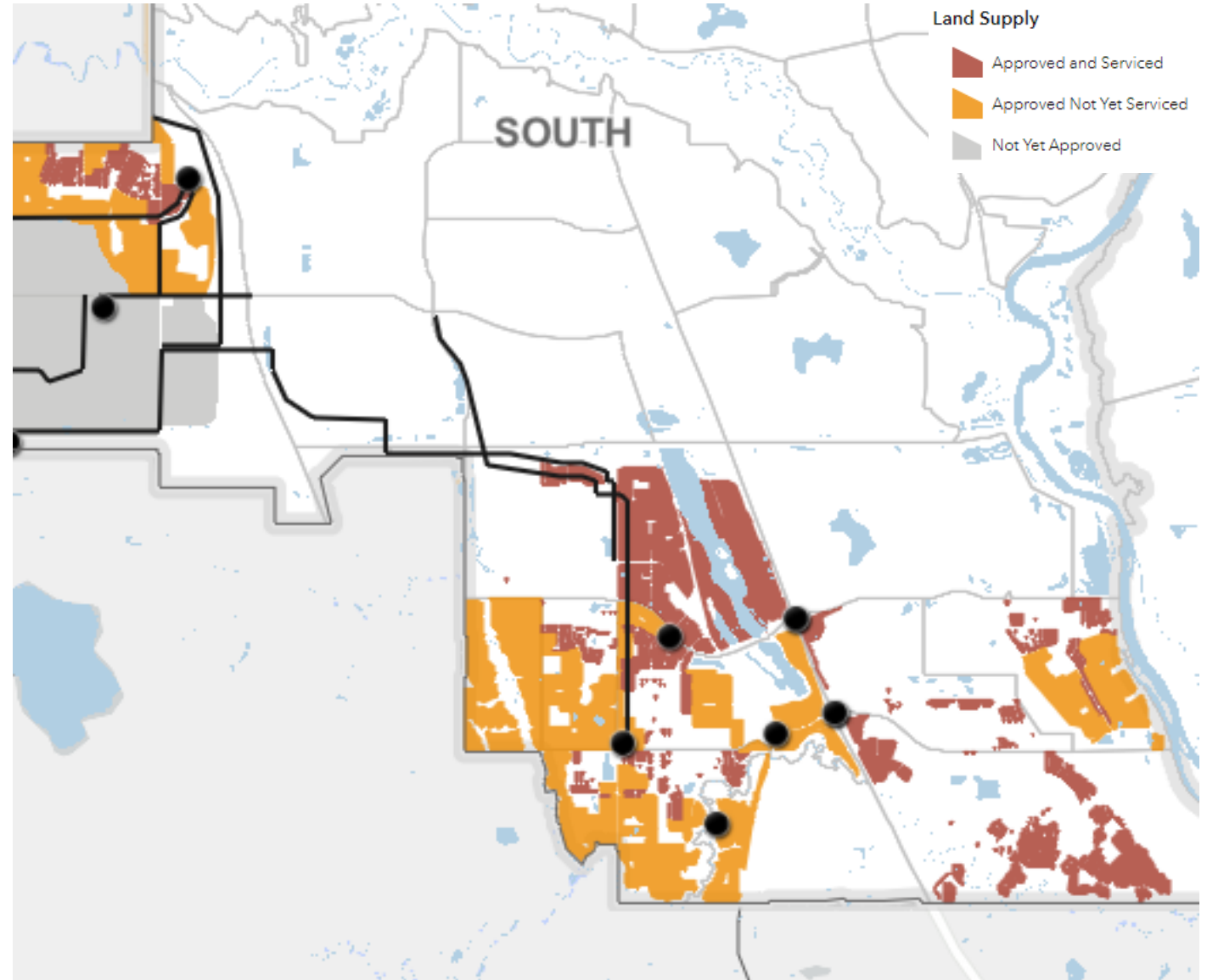
South Sector

Land Supply

- 25 – 34 years of Planned Land
- 12 – 16 years of Approved not Serviced Land
- 7 – 10 years of Serviced Land

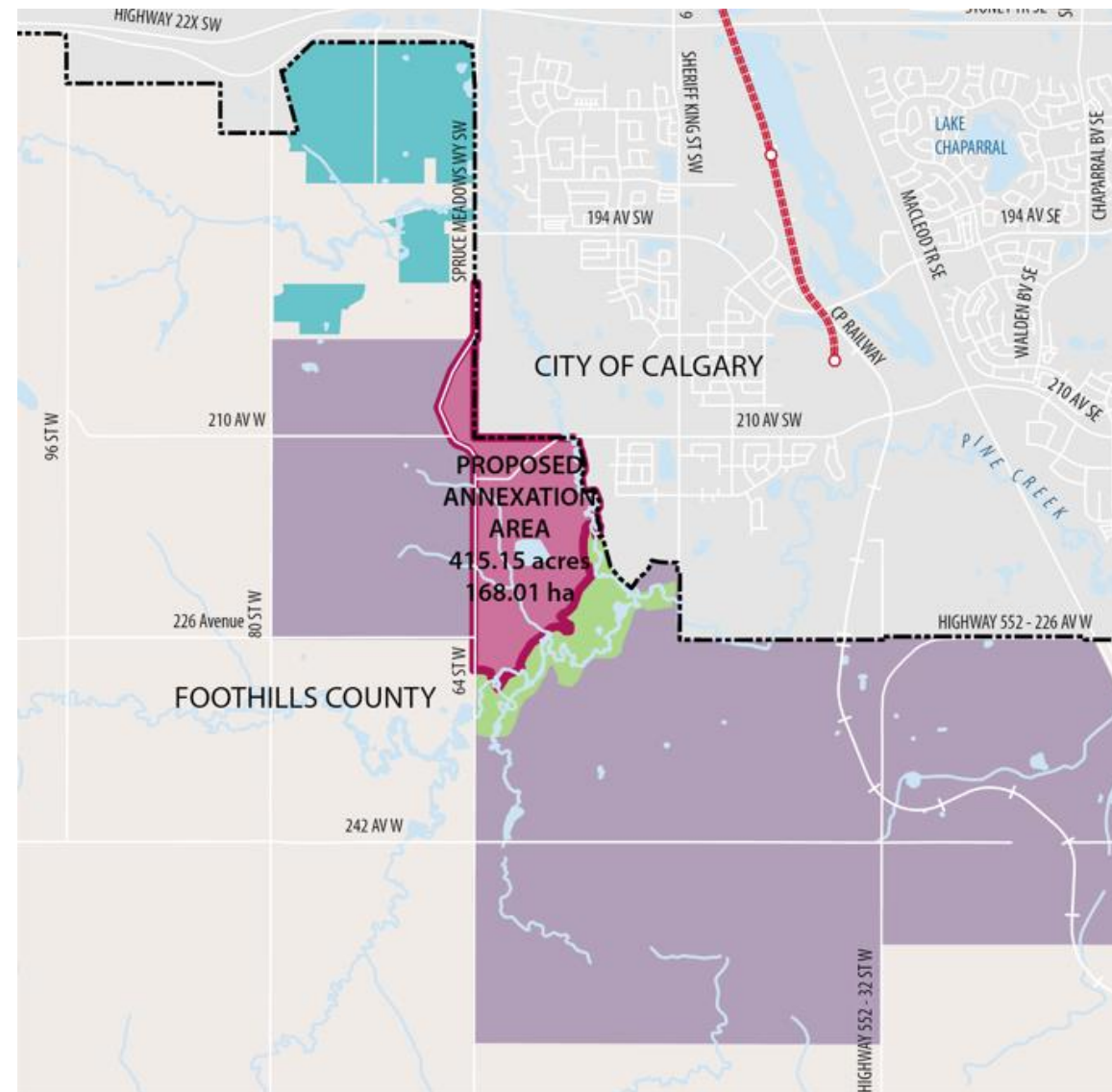
Growth Areas

- 8 Actively Developing Communities
- Unplanned land within the sector



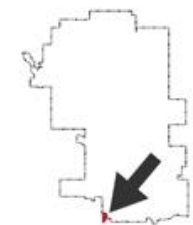
Proposed Annexation Area

- 415.15 Acres
- 2 to 3 years of land supply of south sector absorption
- 4,116 total units
 - 2,470 units low density
 - 8,150 people approx.
 - 1,646 units multi density
 - 5,433 people approx.
- Topographical constraints
 - Slopes
 - Waterbodies
 - Large tree stands



Legend

- | | | | |
|--|--------------------------|--|----------------------------------|
| | Proposed Annexation Area | | LRT Red Line Alignment, Existing |
| | Spruce Meadows | | Proposed LRT Red Line |
| | Sirocco ASP Golf Course | | City of Calgary Boundary |
| | Calgary Growth Area | | |



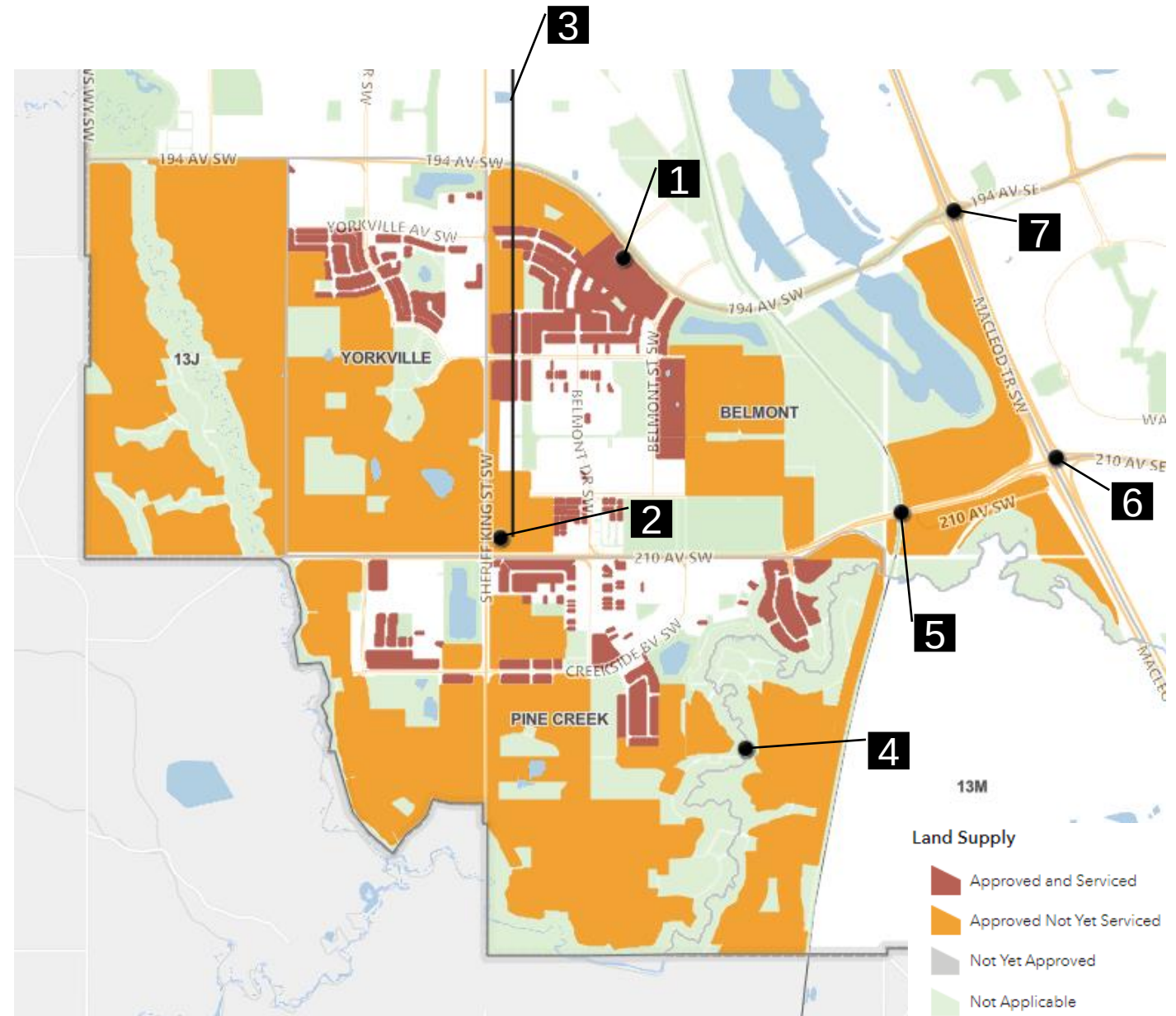
West Macleod ASP

Funded Infrastructure

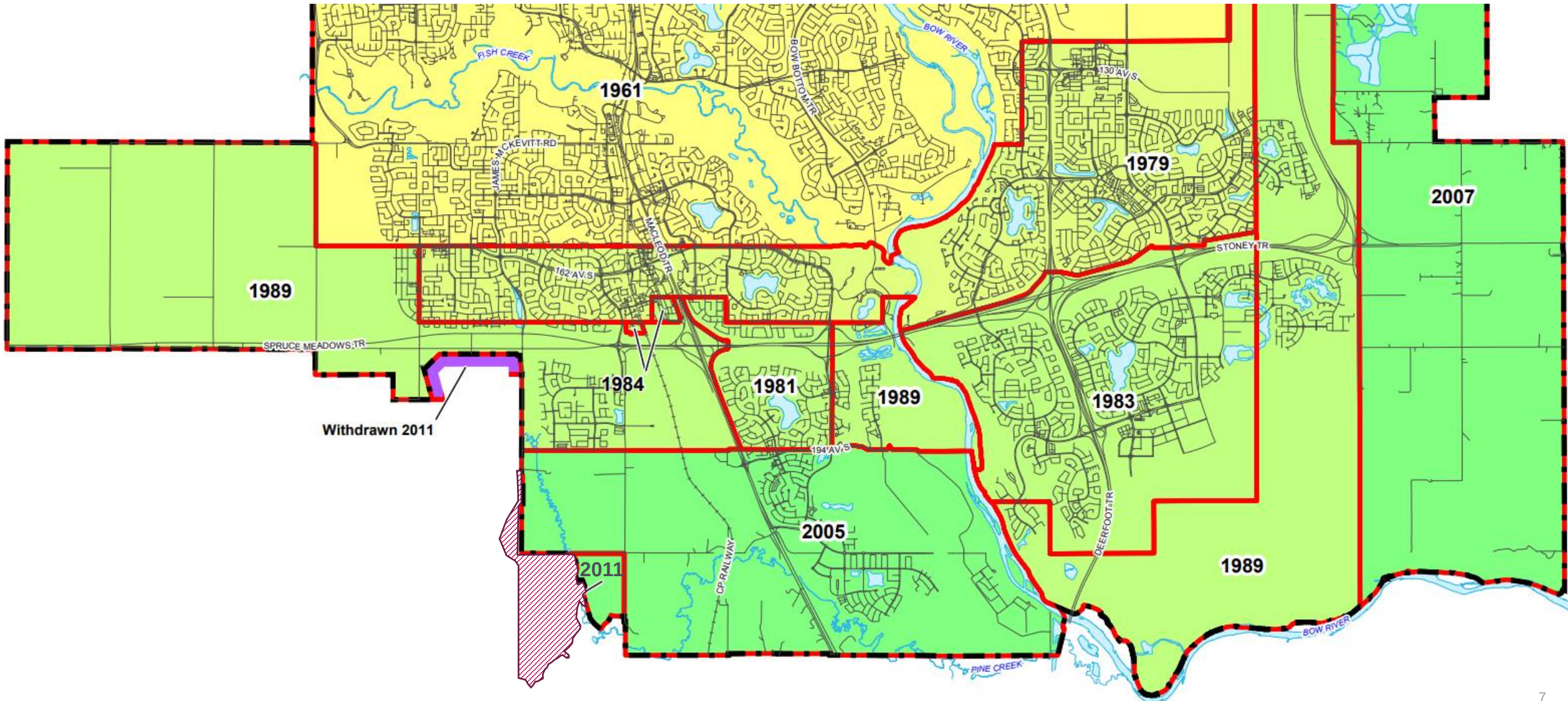
1. Belmont Future Response Station
2. Yorkville 210 Ave SW Pump Station
3. Lower Sarcee Feedermain

Unfunded Infrastructure

4. Pine Creek Crossing South Macleod
5. 210 Ave SW CP Rail Underpass
6. 210 Ave SE & Macleod Trail Interchange
7. 194 Ave SE & Macleod Trail Interchange



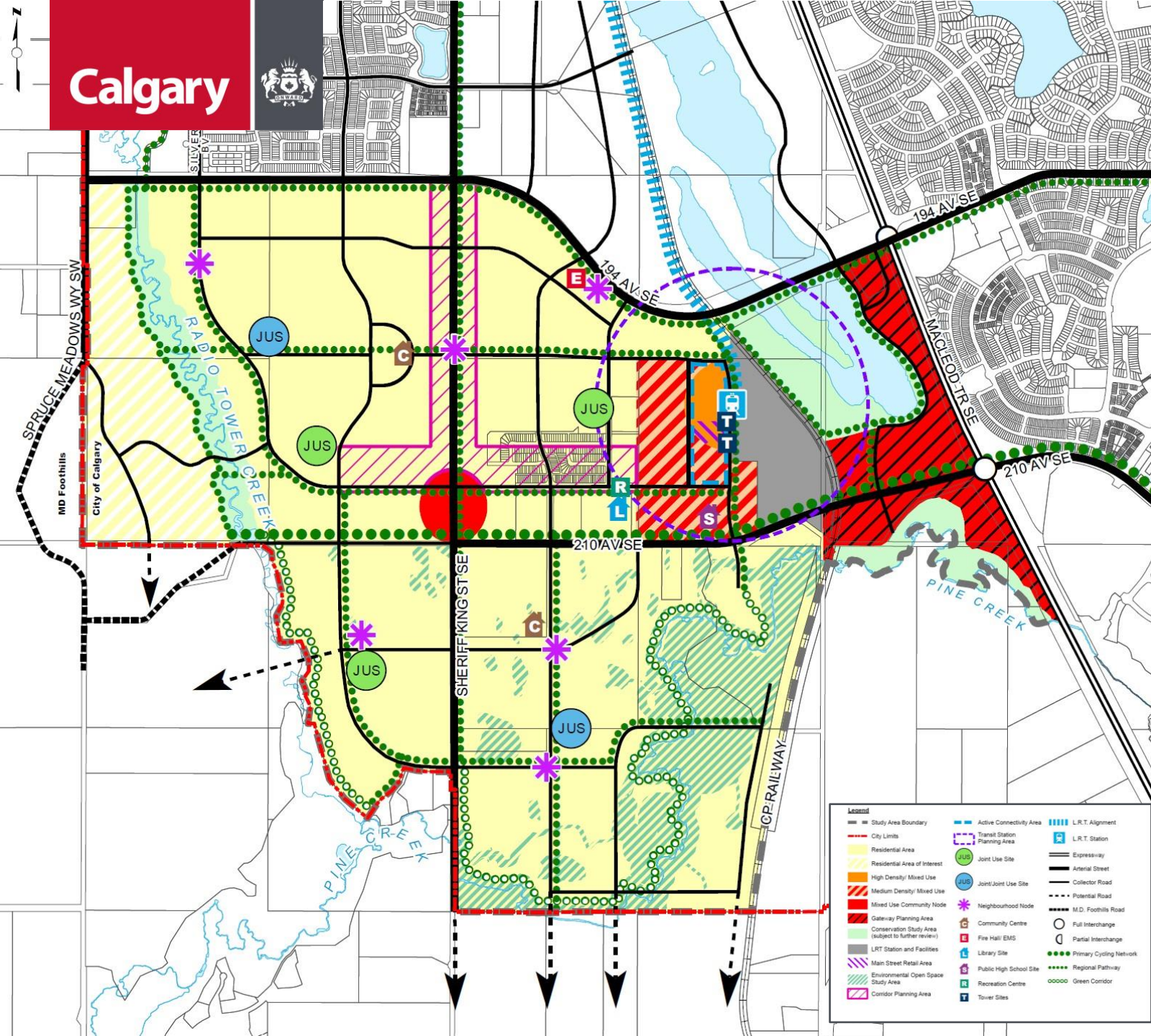
Previous Annexations

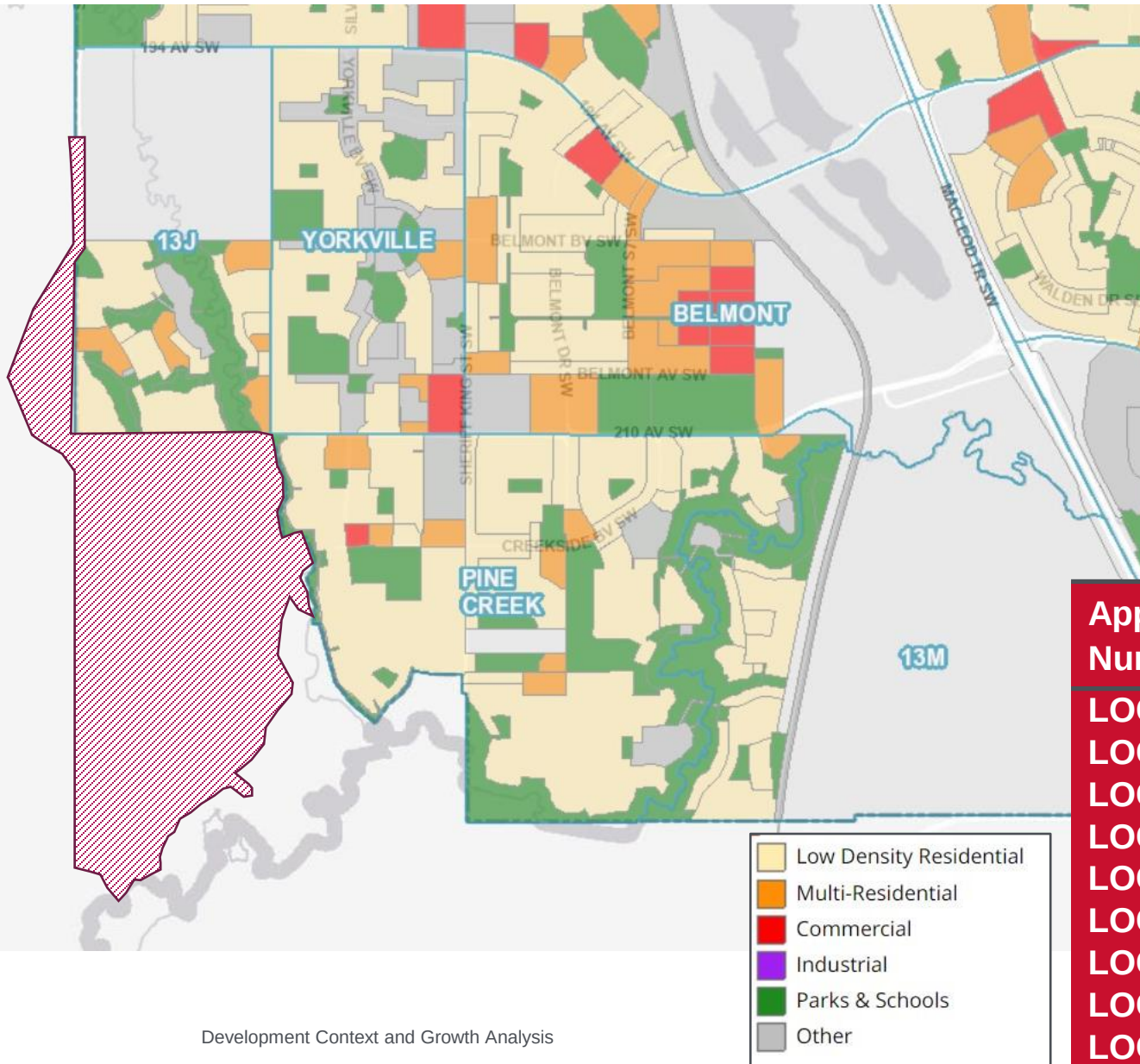


West Macleod Area Structure Plan

Land Use Concept

- Modernized area structure plan aligned to Municipal Development Plan
- Predominantly residential area with supportive community-scaled employment uses
- No major industrial uses
- Intended land uses to be determined





Land Use and Communities in West Macleod Area Structure Plan

- 3 communities are actively developing: Pine Creek, Belmont, and Yorkville
- Council approved Outline Plans for most of West Macleod Area Structure Plan

Application Number	Community	Size (ha)	Status
LOC2015-0112	Pine Creek	71.33	Approved
LOC2016-0172	Pine Creek	49.50	Approved
LOC2017-0068	Pine Creek	67.85	Approved
LOC2017-0102	Pine Creek	80.72	Approved
LOC2014-0023	Yorkville	128.91	Approved
LOC2015-0124	Yorkville	64.35	Approved
LOC2011-0058	Belmont	116.83	Approved
LOC2016-0335	Belmont	36.60	Approved
LOC2016-0821	Belmont	8.37	Approved



In conclusion

- **Growth analysis** shows that Calgary is meeting our Municipal Development Plan target for land supply, and proposed annexation area is equivalent to up to 3 years of urban growth
- **Adjacent lands** are nearly planned out, and is actively developing

Proposed Annexation before us focuses on:

1. **Contiguous growth patterns** – the proposed annexation lands are contiguous to Calgary's urban growth
2. **Providing for intermunicipal collaboration** – addressing road issues with Foothills County
3. **Council-directed annexation** – In closed session on 2021 March 15, Calgary Council directed Administration "to formally initiate the annexation process with Foothills County" (IGA2020-1153).