



Foothills Land Annexation Phase 1 Engagement What We Heard Report June 2023

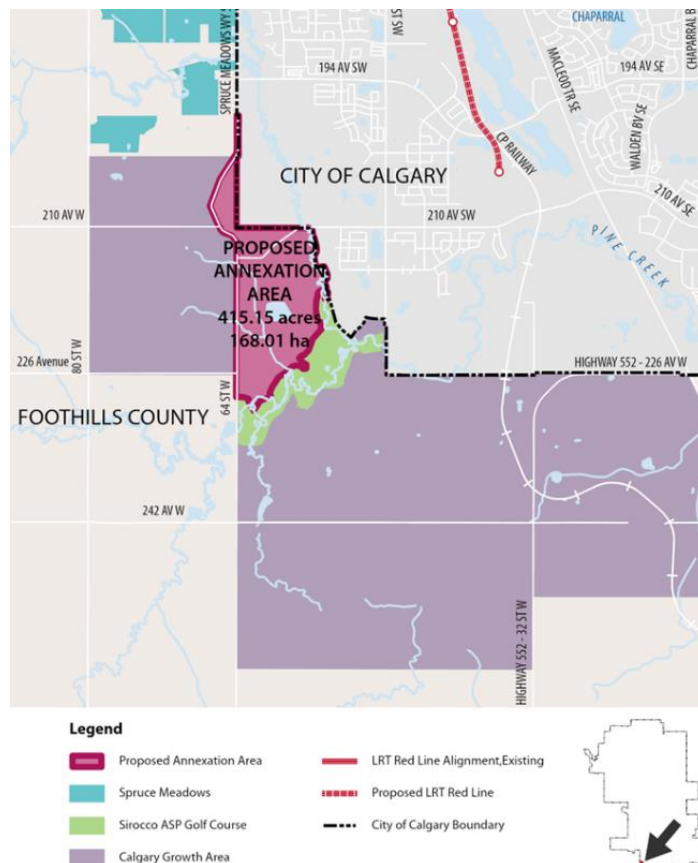
Project Overview

In May 2022, The City of Calgary submitted a Notice of Intent to annex lands from Foothills County to the Land and Property Rights Tribunal. The proposed annexation area is approximately 415 acres of land and part of the long-term growth area for Calgary, which is outlined in the 2017 Foothills County – City of Calgary Intermunicipal Development Plan (IDP). The IDP identifies specific areas for future growth for both municipalities and includes policies for annexation.

Public and landowner consultation is a key part of the overall annexation process and will occur at key milestones to support the Annexation Negotiation Committee's (ANC) negotiation. The City, jointly with Foothills County, will engage landowners in Foothills County in the proposed annexation area, adjacent landowners, interested parties, local authorities as well as the public at large. As part of the process, a series of public engagement sessions are planned for 2023-2024 where the public can provide input.

This report summarizes the engagement process, input gathered, and themes identified through the first phase of engagement, completed in Spring 2023. Note: Local authorities were not engaged in Phase 1 but will be engaged in future phases on the project.

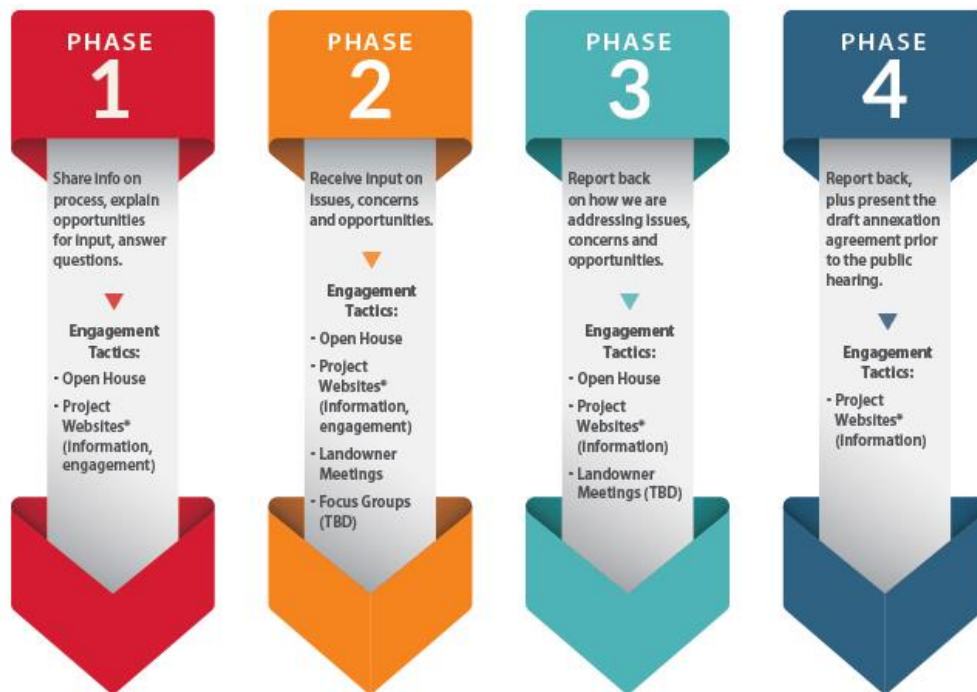
Project Area



Engagement Overview

Engagement for the annexation project has been organized into four phases detailed in the figure below.

Figure 1.1 The Engagement Process



* Project Websites = City of Calgary and Foothills County project pages.

Phase 1: Engagement and Communications Approach

Below is a summary of engagement and communications strategies implemented during phase 1 of the project.

Engage Webpage

The City developed an engagement page for this project, calgary.ca/fcla, where the public could learn about the project and provide their feedback via the online survey. Information about the project was also available on Foothills County's website, foothillscountyab.ca/development/current-county-projects/foothills-land-annexation, which directly linked visitors to The City of Calgary's project page.

The City's project page received:

- 5206 views
- 4380 visits

*Views - The number of times a Visitor views any page on a Site

123 contributions and had 109 contributors.

*Visits - The number of end-user sessions associated with a single Visitor



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Online Survey

Online opportunities for feedback were offered from April 11 to May 11, 2023. The survey received 123 responses.

In-Person Public Open House

The City and County jointly held a public open house on April 27, 2023, from 4 to 8 p.m. at the De Winton Community Hall. The event used a drop-in format with display boards and presentations at 5 and 7 p.m. Participants were encouraged to view the boards and presentation, ask questions, discuss the project, and provide feedback to key questions to the project team. Approximately 155 participants attended the event. One hundred fifteen comments were gathered to the questions on the display boards and 6 paper surveys, and 4 event evaluation forms were completed at the event.

Communications

The City developed and implemented a communications campaign to introduce the project, promote phase 1 engagement opportunities, and encourage public participation. The campaign ran from April 13 to 27, 2023. Table 1.0 (below) provides a summary of strategies The City used to communicate about the project and advertise engagement events. The County shared information from the City's channels on the municipalities' website and as well as through social media.

Table 1.2 Table 1.0 Communications Strategies

Audience	Distribution/Reach	Details
Letter to landowners and Local Authorities	<ul style="list-style-type: none"> Sent to 249 recipients on April 13 	
Email notification to subscribers	<ul style="list-style-type: none"> Sent to 49 recipients on April 13 	
Email notification to Treaty 7 First Nations & Metis Nation 3	<ul style="list-style-type: none"> Sent to 10 recipients on April 24 	
Digital Banner Ads	<ul style="list-style-type: none"> 240,778 total impressions from April 13 – April 27, 2023 	
Road Signs	<ul style="list-style-type: none"> 12 bold signs were placed throughout the city (9) and Foothills County (3) from April 13 – April 27, 2023 	
Print Advertisements	<ul style="list-style-type: none"> Skyscraper ad ran in the Calgary Herald on April 26, 2023 (137,000 Daily Circulation) Half page ad ran in the Okotoks Western Wheel on April 19 and April 26, 2023 (15,185 Weekly Circulation) 	
Social Media Ads	<ul style="list-style-type: none"> Facebook and Twitter ad #1 ran from April 13 – April 17 Next Door ad ran on April 25 Facebook and Twitter ad #2 ran from April 24 – April 27 	Facebook Ad #1: <ul style="list-style-type: none"> Reach:22,068 Impressions:74,576 Link Clicks: 1,183 Reactions: 44 Shares:10 Comments: 28 – negative sentiment



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		<p>Twitter Ad #1:</p> <ul style="list-style-type: none"> • Impressions: 200,204 • Link clicks: 414 • Reactions: 12 • Shares: 9 <p>Comments: 10 - negative sentiment</p> <p>Next Door Ad:</p> <ul style="list-style-type: none"> • Impressions: 239 • Reactions: 1 <p>Facebook Ad #2:</p> <ul style="list-style-type: none"> • Reach: 21,812 • Impressions: 65,084 • Link clicks: 1,078 • Reactions: 44 • Shares: 10 • Comments: 37 – negative sentiment <p>Twitter Ad #2:</p> <ul style="list-style-type: none"> • Impressions: 53,663 • Link clicks: 386 • Reactions: 12 • Shares: 9 <p>Comments: 10 - negative sentiment</p>
Website and Social Media Posts	<ul style="list-style-type: none"> • Foothills County posted information on the County's website (April 13 – April 27) and on Facebook and Twitter (April 13 and 20, 2023.) 	

Summary of High-Level Themes

The following is a high-level summary of key themes we heard from the public, landowners, and interested parties from the feedback gathered through the online survey, letter submissions from area landowners, and the in-person open house.

Key Themes:

- Most cited seeing no benefits to annexing the area.
- Most expressed opposition to The City's continued urban sprawl.



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- Most respondents expressed concern for the environmental impacts future development would have on the area once the annexation was approved.
- Many suggested that The City find other ways to address population growth, such as increasing densification of housing within Calgary's current city limits.
- Some respondents expressed concern that the annexation would lead to the loss of their quiet rural lifestyle.
- Some stated that annexation of the area may help meet the needs of a growing city.
- Some cited their opposition to the annexation due to an anticipated increase in traffic, noise, pollution, and crime.
- Some expressed concerns about the cost of infrastructure and services needed to support a new community in the proposed annexation area. Some stated that current taxpayers would carry the financial burden of these costs.
- Some questioned the purpose of the annexation and requested clarity on the rationale and goals of the project.

Detailed Summary of Input

The following is a detailed summary of input received through the online survey and at the in-person open house. Questions asked of the public were the same online and at the in-person open house. Feedback from the online survey and open house has been summarized together because the responses and the themes identified through the data analysis, from both engagement opportunities, were relatively the same.

Online Survey and Open House Feedback

This section of the report has been organized by question. The input received for each question has been summarized and organized based on the most common themes and the frequency of comments received in order under each theme.

Figure 1.2 (below) is a photo of the map board that was included at the open house. The board asked participants to indicate where they lived. This was voluntary, so the image below reflects those who chose to participate. Note, that green and red stickies identify where participants indicated they lived.

Figure 1.2 Open House Participant Location Map





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What we asked:

What are your concerns with Calgary annexing these lands? Please tell us why.

What we heard:

Respondent's concerns about the proposed annexation fell into the following categories, in order of frequency: urban sprawl, environmental impacts, loss of rural lifestyle and traffic congestion.

Urban Sprawl

- Many mentioned that the annexation and future development would destroy more natural areas and native plants in the region.
- Many questioned whether housing densification was being explored within Calgary before this annexation was proposed.
- Many mentioned that the city was "large enough" and didn't need to annex more land.
- Many respondents mentioned that the annexation would be costly to develop and maintain new amenities in the future. Some asked what the long-term infrastructure maintenance costs would be and how that would affect tax rates.
- Many mentioned that existing infrastructure in the city needs maintenance first before taking on new land and infrastructure.
- Many cited concerns about the loss of agricultural land.
- Some mentioned that creating new communities with no access to public transit will increase vehicle use, traffic, and pollution. Some also mentioned that taking on and developing more land may be in opposition to The City's climate agenda and goals.
- Some questioned if the annexation aligns with The City's growth plan.
- Some respondents suggested that the geography in the area is not ideal for servicing and building infrastructure (due to the waterways and hilly landscape) and may be costly and that building up housing density in already established areas of the city may be more cost-effective.

Environmental Impacts

Many respondents expressed that the annexation and future development would negatively impact the environment by:

- Destroying habitats and displacing animals;
- Disturbing wetlands and negatively affecting migratory birds;
- Creating air pollution due to increased vehicle traffic in the area;
- Reducing farmland in the region; and
- Ruining natural views

Loss of Rural Lifestyle

- Many mentioned that the annexation would bring increased noise, pollution, traffic, and crime to the area. Some expressed concerns that additional development would increase instances of people dumping garbage in the ditches.
- Many respondents expressed concern that the proposed annexation area will become overpopulated as they anticipate that developers will create high-density housing in the area.



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- Some mentioned that new development would mean residents in the area would no longer have a quiet community with open spaces, natural areas, and freedom over the development of their properties.

Traffic and Congestion

- Many mentioned that they were concerned about future development creating an increase in traffic in the area. Some mentioned specific concerns about the development adding additional traffic and congestion on Macleod Trail and 210 Avenue.
- Some mentioned that because it will not be easy to access transit from the project area, residents will rely on vehicles to access services or travel to work, which will create more traffic, traffic-related noise, disturbances, and pollution.

What we asked:

What do you see as the benefits of Calgary annexing these lands? Please explain.

What we heard:

Benefits of the annexation identified by respondents fell into the following categories, in order of frequency: concerns with the annexation, benefits of the annexation, housing densification.

Concerns with the Annexation

- Many respondents stated that they see no benefits to the project.
- Many stated that the project would result in negative environmental impacts.
- Some mentioned that the expenses for the annexation and development would outweigh the benefits. Some of these respondents asked for a cost-benefit analysis of the project.
- Some respondents mentioned that The City would benefit most from additional tax revenue.
- A few respondents mentioned that developers would be the only ones benefitting from the project, by gaining more land to build homes on and by selling more homes.
- A few respondents mentioned that the County would not benefit from the annexation.

Benefits of the Annexation

- Some respondents expressed that the annexation would allow:
 - The City of Calgary to grow.
 - More people to benefit from city services such as an increased police presence, roadway repairs and infrastructure upgrades.
 - For more housing options, which would lead to housing affordability and support for the local economy.
- Some respondents said that they supported or had no concerns with the annexation and a few respondents wanted to their land to be included as a part of the annexation area.

Housing Densification

- Many respondents wanted to see The City explore the densification of housing in communities within the current city limits rather than annexing more land for development.



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What we asked:

What do you think about the annexation area? Please provide area-specific observations or concerns.

What we heard:

Respondent's observations about the proposed annexation area fell into the following categories, in order of frequency: environmental impacts, opposition to the project, annexation area, urban sprawl and purpose of the annexation.

Environmental Impacts

- Many respondents expressed concern that future development in this area will destroy wetlands, animal habitats, native plants, and access to natural spaces.

Opposition to the Project

- Some respondents expressed general opposition to the project.
- Some noted that they opposed the project due to:
 - The negative impact the project would have on climate change, resulting from increased traffic in the area.
 - The City of Calgary not needing the land
 - The project only benefiting developers and costing taxpayers more.
- Some requested that The City leave the land as it is.

Annexation Area

- Some respondents mentioned that the annexation lands in the area were fragmented (annexing small pieces, sporadically) and that a more robust review and annexation of the growth area should be considered.
- Some respondents mentioned that landowners in the identified growth area felt unable to make decisions about and develop their land due to restrictive land use policies.

Urban Sprawl

- Many respondents stated that The City should not be building beyond its current boundaries.
- Many mentioned that The City should focus on developing in communities within the current city limits instead of expanding out.

Purpose of the Annexation

- Some respondents expressed that the rationale and need for the proposed annexation was unclear and asked for clarification.
- Some stated that the annexation was unnecessary.
- Some wanted to know why the whole growth area wasn't being considered and how the proposed annexation area was selected.
- A few stated that it made sense to include the proposed annexation area in the city's boundaries, as it ties in with surrounding communities being developed.



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What we asked:

What other questions do you have about the annexation process?

What we heard:

Respondent's questions about the proposed annexation fell into the following categories, in order of frequency: annexation process, Intermunicipal Development Plan (IDP) growth area.

Annexation Process

- How is investing in this annexation better than investing in already established areas in the city?
- Why is the annexation needed? What is the goal?
- What are the benefits of building out?
- Are there other ways of supporting growth that don't involve taking on additional land?
- How can the annexation process be stopped?
- Why doesn't The City consider annexing land on the east side of the city east instead?
- How will property values be affected by the annexation?
- How does this annexation align with The City's declared climate emergency?
- How long will Sheriff King Road be under construction?
- What infrastructure will be built or need to be built to service all of this area and future areas?
- Will 210 Avenue be fixed and/or upgraded to 64 Street?

Intermunicipal Development Plan (IDP) Growth Area

- How would acreages in the growth area be dealt with in future annexation?
- What is the timing of annexation for the IDP growth area?
- What type of development would occur in the IDP growth area?
- What is the benefit of annexation for adjacent landowners?
- Who owns the land immediately adjacent to the east boundary of the proposed annexation lands?
- Do adjacent landowners get the same opportunity to develop?

Engagement Evaluation

The following is a summary of feedback received about the engagement process for the in-person open house on April 27, 2023, at the De Winton Community Hall. In total, 4 evaluation forms were completed at the event. The in-person event was a drop-in format that included two formal presentations (at 5 and 7 p.m.). Once the presentations were complete, participants were encouraged to circulate to the information boards where they could chat with The City and County's Planning Teams, and the consultant team (ISL) one-on-one to answer their questions about the project and to participate in facilitated discussions in response to key questions.

What we asked:

1. How satisfied are you with today's open house event?
2. Please rate your level of satisfaction with the:
 - Clarity of information provided.



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- Format of today's session.
 - Opportunity to provide my input.
 - Opportunity to hear others' input.
 - Session location
3. What worked for you about the open house format and activities today? Is there anything we could do differently to make it better?
 4. Which community are you from (Foothills County or Calgary, or another)?

What we heard:

- Most respondents rated the session location satisfactory.
- Most respondents rated their satisfaction as low for the event format and opportunity to provide input and hear other's input.
- Some respondents expressed the desire for an open forum question and answer period to hear how others in the room felt about the project, instead of one-on-one discussions with the project team.
- Three respondents indicated being from Foothills County, 1 respondent did not indicate their community.
- One respondent said they appreciated the signs and location.
- One respondent stated that presenters were not prepared to answer resident questions.
- One respondent wanted The City to present more pertinent information during the presentation periods rather than reiterating what was included on the information boards.

Next Steps

Feedback received through Phase 1 engagement will be used to inform the Phase 2 engagement process, to inform responses provided to questions received and offer additional opportunities to the public to provide more detailed feedback on the annexation process.

To stay up to date on the project's progress and participate in upcoming engagement opportunities visit:

<https://engage.calgary.ca/foothills-land-annexation>



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Verbatim Comments

The following is a record of the feedback received by those who provided feedback online, at the open house or submitted a letter.

Please note: All the comments below are printed as received. The comments are organized by the questions asked. Comments are unedited as to spelling, grammar, use of contractions, etc. Comments are only edited to remove profanity, personally identifying information or to identify an illegible word; where this occurs, it is indicated using square brackets, for example, "[omitted]."

Letter Submissions

Letter # 1

Foothills Reeve and Council, City of Calgary Mayor and Council, Annexation Committee of both Jurisdictions,

My concerns and questions regarding the proposed annexation of 415 Acres of Foothills Lands:

1. What is the city's current land supply both around the city and in the southwest?
2. What is the position of each to the members of the two negotiating committees i.e. Who is in favour of the annexation and who is against the annexation and who is totally objective?
3. What previous biases or positions are each member approaching the annexation subject with?
4. What relationships or affiliations both past and present do any of the annexation committee members have with either the landowners of Sirocco or with the developer, United or Anthem United?
5. What compensation, promises, or money are being made to facilitate this annexation process?
6. What concerns of the residents and landowners in Foothills have been taken into consideration during all these prior negotiation meetings before this open house was scheduled?
7. What is the position and advice of the administration of Calgary regarding this annexation proposal?
8. What was the position and advice of the administration of Calgary regarding the previous annexation of cell 1 of the Sirocco lands?
9. What is the position and advice of Foothills Council regarding this annexation?
10. What are the advantages of this annexation for Foothills County and its residents?
11. What are the disadvantages of this annexation for Foothills County and its residents?
12. What are the consequences of the city not getting this annexation of 415 acres of land?
13. If this annexation is approved, what plans does the city have for these lands in the future and a time frame for the same?
14. Why is all this happening during a time of turmoil and political change and recovery from the pandemic causing a lot of stress and adding to people's problems?

Obviously I am opposed to this annexation bid which is just greed on the part of the city and definitely not needed.



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So I am offering some solutions for everyone to consider:

Why would the city not spend its time, effort, and money cleaning up its own problems ie the incredible crime and safety issue. The downtown vacancy rate which the city is finally beginning to consider. The incredible amount of homelessness and addiction. The incredible inefficient transportation system and signage – mistakes which the city is constantly have to red instead of getting correct in the first place. This is a major waste of tax paters' money and a major cause of the many traffic accidents each day.

The total reforming of the planning, transportation, assessments and taxation departments which cause a lot of the above problems.

And put the developers, who are keen on acquiring our lands, on the projects of converting the vacancy in the Calgary's downtown building into low-income rentals to deal with the homeless and low income people who desperately need accommodation.

It has come to my attention of the CBC news last week that the nature conservancy is concerned about the southwest expansion of the City of Calgary. Does this not indicate a major problem?

So my request is to spare some areas that are still relatively pristine ie. Agricultural lands, native fescue areas, county lands that are still able to absorb runoff during flood times. How much beauty is there the city with major roads along, sewage plants, development on flood plains and environmentally sensitive lands, especially along the bow river.

I would greatly appreciate and want a written reply to all my concerns from each of the jurisdictions.

Respectfully submitted,

[omitted]

[omitted]

Letter # 2

April 27, 2023

Re: Annexation Plans as presented at DeWinton Community Hall, by planners presenting the City of Calgary and the County of Foothills, Alberta.

As planners and decisions makers from the City of Calgary and the County of Foothills come together to offer their tentative proposals to allocate growth and development with our rural community, we are taking this opportunity to provide some feedback on urban expansion in this area.

Urban expansion is generally offered as the solution to the demand of low-cost urban housing. Our concerns concentrate on the negative effects that urban expansion will generate with the development around the periphery of the city of Calgary.

Negative consequences for rural landowners and the surrounding environment.



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Loss of agricultural land and practices, restricting and/or eliminating crop producers and the beef/poultry producers in the designated of urban expansion.

Loss of rural communities and rural values/traditions/

Loss of natural habitats/wildlife. Loss of biodiversity and ecosystems. Deforestation will occur to accommodate urban housing development plans.

Increases in air, water, soil and light pollution.

Increases in traffic, more car and truck dependency for transportation, which will turn increase carbon emissions resulting in higher levels of poor air quality.

Conclusion

In the past, poorly planned urban residential development, has been touted as the answer to the demand of low – cost housing. In reality, there are many self-serving individuals who act from a preserve of self-interest and short-term financial gain, the directly exploits existing natural capital in the same of contributing to the public good. Poor development planning, proposals and short sightedness, only results in a loss for all residents, urban and rural. Consider the bigger picture and minimize the losses in natural capital. Bigger does not equate to better.

[omitted]

Letter # 3

RE: Calgary / De Winton Annexation

I would like to add this to explain our horrific experience with the annexation back in 2009-2011 in SE Calgary. I would also like to include mine and my husbands thought on Calgary Growth.

The Annexation process started off nice with all promises and even Councilmen [omitted] visiting. We would get beautiful pathways, nice roads, taxes would not increase to Calgary taxes for 15 years....and much more.

Well, this did not last. Within a year of the annexation, the city came in ripped up our roads, wanted us to pay for new roads, rezoned us with NOT even letting us know. When they did this of course everything changed, they changed us to DC-Direct Control from Country residential which is the worse zoning you can be in. You can have a 2-3 mil, \$ home and right beside you, your neighbour can be approved for Gravel Truck parkade, or an industrial style business.

Please don't get me wrong, I am ok with home businesses, but not when they bring the value of your home down and when it is a danger to the neighbourhood or when they disrupt the neighbourhood, and you cannot find any peace in your home.

Initially our neighbourhood was named Garden Heights and within 8 years we were referred to as Garbage Heights. We became a dumping ground as many would see dumping in vacant properties and everyone would see gravel trucks and dumping trucks



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go in and out of our neighbourhood. Many of the properties were in dire need or cleanup, yet after constant complaining, nothing was ever done by the city to take hold and clean up the area. Many also saw what a bad state the area was and that no one from the city really cared.

With time, the older folks passed, and it turned into businesses with mostly gravel trucks and dumping trucks and industrial style welders who could easily cause fires in the area. It also turned into a lawless community with tons of chop shops and dilapidated vehicles all over the neighbourhood. We would not rest easy at night worrying for our lives. We ended up selling and losing over 400,000 to get out of there. City of Calgary is all promises and does not deliver. Be very wary...

Now... I understand that some farmers would like to sell their properties which is understandable. I am not sure however why they feel that annexation is the best. Hamilton Heights is a good example and so many quaint little neighbourhoods in De Winton where De Winton can become the next Bears paw in the south. Bears paw is not run by the City and refused to be a part of the City and we agree with them.

De Winton and Bears paw are the pride and dream place for many to strive for. Both [omitted] and I are hoping and praying that De Winton does not become the next Garbage Heights. When we were looking for a property in the area, we came across some properties on the north side of Stoney Trail/22X that the City had recently amalgamated. We saw that the same was happening there.

The City of Calgary should learn to grow as other larger cities who go up not spread. The more they spread, the more taxes Calgaryans pay as there is more land to take of. This in turn is taxed on residents and small business as the large building downtown do not pay as much tax when the buildings are empty. Many empty buildings in downtown Calgary can be renovated to house people and this in turn will bring more business to downtown Calgary who is struggling.

Here is a bit of what many are saying and hope this puts it in perspective.

	Populations with surrounding neighborhood	Square Miles with surrounding neighbourhoods
Calgary	1,2 million	327 Square Miles
Athens	3.12 million	427 Square Miles
New York	8.8 million	300 Square Miles
Toronto	3.025 million	243 Square Miles

Calgary needs to quite sprawling and get under control what they currently have. They keep raising taxes but we feel that have not clued in that the more they sprawl, the more land they have to take of, where as if they start going up, then that taxes will stabilize as the road maintenance will not be taking such a chunk.

This will help them then focus on upgrading bad roads, take more care of the parks which are in dire need of watering and some kind of weed control (of course environmentally friendly) and maybe water some of the trees on the roads that are dying throughout Calgary because of lack of water and attention. Calgary use to be the best city for cleanliness and parks, but so, so much has deteriorated over the past 10 years to such a sad state.



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Going up will also allow for more greenspace and this in turn should bring in more birds. Art of a city is not all statues and painted building sides. Art of a city is how nice and green it is and for people and kids to enjoy sitting and playing in a nice clean environment unlike Calgary at the moment. This is why many crave to move to areas like De Winton, let's not give it to Calgary to destroy its' beauty, green and wildlife.

[omitted]

Garbage dumping in another lot





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Letter # 4



TRUMAN

17 April 2023

Foothills County
309 McLeod Trail
High River, AB
T1V 1M7

City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta
T2P 2M5

ATTN: Reeve Delilah Miller, Foothills County
Mayor Jyoti Gondek, City of Calgary

RE: Foothills Annexation, Developer Funded +/- 415 acres

Dear Reeve Miller and Mayor Gondek,

We are writing to advise that Truman Development Corporation is now the beneficial owner of the East half of Section 8-22-1 W5M. We are representing these lands, previously held by The Estate of J.C. Anderson and John Anderson. On June 10, 2022, Mr. Anderson wrote a letter to the City, and the County, advising that he objected to the annexation on the grounds that it was piecemeal and needed to assess all developable and serviceable lands south of Calgary within the identified urban growth area. We understand this letter was acknowledged by Foothills County Council and nothing further.

Mr. Anderson's letter was intended to incept a conversation, almost a year ago now, regarding other parties affected by this action and their consideration for annexation in this process. The process fundamentally needs to be more comprehensive and evaluate all lands within the identified urban growth corridor, not just some lands. We are more than willing to pay our way and prepare and provide to the municipalities all necessary reports, studies, and information to support the annexation of the East half of Section 8 in the process. We are concerned that no response whatsoever was provided to Mr. Anderson who made an appropriate request for consideration.

We have attached Mr. Anderson's correspondence of June 10, 2022 for your information.

We respectfully request that this correspondence, and Mr. Anderson's correspondence, be considered through this current annexation process, as intended, and that other landowners be provided the opportunity to participate in the annexation and undertake the required studies, at their own expense, in order to be considered for inclusion in the City of Calgary/Foothills County annexation. We note only the Anthem United and ET Equities lands are being considered in this developer-funded initiative. Should the annexation occur without this conversation and consideration, it would strand these lands. All identified urban growth areas lands should be considered comprehensively. We find it concerning that an open house is now being held April 27th, with no further consideration of Mr. Anderson's request or discussion from almost a year ago. The City has registered subdivision plans right up the current urban boundary on the south end of the City, it is time to review all lands identified for future urban growth on the south end, not just these 415 acres.

Sincerely,

Truman Development Corporation

George Trutina, President

Cc: Foothills Intermunicipal Committee – Councillor Don Waldorf, Councillor Alan Alger
Calgary Intermunicipal Committee – Councillor Peter Demong, Councillor Kourtney Penner, Councillor Evan Spencer



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Letter # 5



From the Desk of John C. Anderson (Anderson Ranch)

June 10, 2022

Foothills County
Box 5605
High River, Alberta
T1V 1M7

RE: Comprehensive Annexation versus Developer-funded Piecemeal Annexation

To: Reeve Delilah Miller and members of Council

Cc: Mayor Jyoti Gondek, City of Calgary
Honourable Ric McIver, Minister of Municipal Affairs Gov't of Alberta
Ryan Payne, Chief Administrative Officer Foothills County

Dear Reeve Miller and members of Council,

I have kept close tabs on the City of Calgary Annexation involving Foothills County in the past few years and felt it extremely important to send this letter strongly opposing to the proposed annexation area involving 415.15 acres of land across from the lands that I own as well as my sister, that we have held in our family since 1976. We understand the formal request for annexation was received by Foothills County on Wednesday June 8th.

The Sirocco land proposed for annexation is directly across the street from our family lands legally described as Section 8-22-01 W5M, the Sirocco lands are part of the development that our neighbour [REDACTED] has been trying to get annexed for several years.

We are opposed to this annexation out of general principle, as it is a piecemeal annexation that is **developer funded and lead**. There should be a comprehensive annexation considered instead of a piecemeal one. Our lands are as equally frozen and undevelopable as Sirocco if they remain in the rural jurisdiction. We believe that the servicing study and growth studies required to facilitate a piecemeal annexation should also include a review of all lands included in the "Identified Urban Growth Corridor" as outlined in the Calgary/Foothills Intermunicipal Development Plan. Our family land is frozen from any rural development and cannot be developed at all until it is within the City of Calgary urban boundary and under an ASP framework.

I think this move by the City of Calgary sends a very bad message to the public to suggest that a developer-funded annexation is the way to go if you want your land annexed and unfrozen as it is now. The city has us on lock, we cannot do anything, yet decides that a piecemeal annexation of a small part



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is acceptable. The city has grown and developed to the full extent of the urban boundary on the south side, is it not time to review the growth corridor in its entirety and annex the next 30 year's worth of inventory?

We do not believe this is fair or just process. We will oppose this annexation all the way to the LPRT if we are not included in it. We formally request that Section 8, within the **Identified Urban Growth** area as ascribed in the IDP, be included in this annexation as it is readily serviceable, developable, and as equally entitled to be annexed as the Sirocco land.

Should that annexation proceed, it would show clear favoritism to one landowner over others. I know that [REDACTED] spends a bunch of time lobbying his wishes to council as he is extremely eager to develop the lands surrounding the golf course that was built on [REDACTED] lands, and of course, receive quite a healthy benefit financially.

The city outlined a future growth area, and that area has been made public. If there is any annexation, it should at least be a comprehensive annexation whereby ALL the landowners affected could participate rather than a piecemeal annexation that pertains to just one party.

Over the past few years, I have stayed in touch with many of the landowners in the Identified Urban Growth Area as originally outlined and will again reach out to those landowners and inform them of this correspondence.

I look forward to hearing from you on this issue.

Sincerely,

John C. Anderson
Landowner

Cc: [REDACTED] Landowner NE 8-22—1 W5M



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Online Survey

Question 1: What are your concerns with Calgary annexing these lands? Please tell us why

- This needs to be a priority especially with substantially increased traffic to a quiet community
- More infrastructure and more sprawl that will be subsidized by people living in the inner city. Less natural environment near Calgary. Why can't we increase the already dismal land usage within the current city limits?
- I drive along this land every single day - there is wildlife living, eating, sleeping there on a daily basis (deer, moose, eagles, hawks, coyotes, etc). These animals have likely have been pushed to that area due to the massive construction/sprawl east and north of this land. When will this ridiculous sprawl stop? Our city does not need to expand any more - it makes no sense. This is driven by greedy developers, not the needs of the broader community or city.
- Many many concerns. We do not need to destroy all of that land with housing developments. There are many houses for sale in Calgary. The disruption to the wildlife is irreversible. The increased traffic, will be devastating to those of us that chose to live in the country. Okotoks has a water ban on now, and has developed Darcy Ranch. We need to have some country space left we do. It want or need an urban sprawl. When there is houses to buy in Calgary suburbs why do we need this ????
- Leave the land as is, you are impacting animals as they are being squeezed more and more out of their territory, enough is enough. Stop annexing PLEASE!
- Taking away farm land. Destroying animal habitat and migration patterns. Stop expanding into the country!
- We have already approved 14 new neighborhoods and yet we keep saying that we should be limiting growth. We should be increasing density instead of allowing new subdivisions.
- The proposed annexation crosses beyond natural features such as hill topography and watersheds. Instead of annexing more surrounding property, Calgary should stick with it's "build high, not wide" philosophy and not further encroach on and subsequently destroy rural living space and nature.
- The City of Calgary does not use the Land already within its boundaries to its maximum usage and only wants to expand further to provide more houses with green spaces.
- I am absolutely opposed to Calgary annexing any more land. We are already bankrupting ourselves subsidizing people to live in underpriced houses on the edge of the city. The city can't even maintain the infrastructure we already have. The last thing we need is more sprawl or another car-centric shopping centre. If developers want this land they should pay the entire cost, including all necessary infrastructure, and to fund transit service.
- Increased traffic, increased noise- infringement on rural property. Wildlife corridors threatened. Destruction of natural habitat for waterfowl and moose and deer. Destruction of native grass
- Destruction of farmland; increased traffic; increased air pollution from vehicles; increased light pollution; increased noise pollution; increased traffic on country roads through agriculturally zoned land
- People of Foothill do not want to be part of Calgary. We escaped the big City, not to be apart of it again.
- More communities being built. Ruining the land and views for existing residents that bought in these areas to be away from crowded areas.
- The removal of beautiful landscapes and wildlife. Soon we will be attached to towns and communities who want to live rurally surrounded by the foothills for a reason. These builders sell "rural-urban" living and then the city continues to demolish the rural part...
- These are beautiful country lands, home to wildlife and quiet living. It is part of the beauty of Alberta and should not be turned into Calgary.



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- More high density homes crammed into postage stamp sized lots which will impact the community design and nature of this lower density country residential area. Traffic concerns on roads which are barely sufficient for the current level of traffic, increased crime. Loss of MORE farmland.
- Construction will last forever!! Dust and disruption for acreage living families and wildlife. This is absurd!!! What is the end result? Engulf Okotoks and Priddis eventually and put people in positions that they can't sell their homes or relocate so far that the commute is not manageable. People can barely afford housing costs in Calgary. So let's build more and take away what is beautiful and close?
- You are turning a well sought after rural area into the city. Why in earth would acreages want this dumped in the middle of them? People love here for a reason. Destroys animal habitats.
- Traffic will be an issue. The road systems cannot handle more vehicles.
- Brings crime closer to our rural properties when new community is built on that land."
- This will disturb the wetlands and wildlife in the area and reduce farmland. Grow the city north/east to connect to Airdrie and Chestemere and limit the urban sprawl away from the west and south. There is no city transit here and focus on cleaning up downtown from the crime/drug problems plaguing the city. If city council can't even build better extensions on the C-train going north/airport - what is their focus here!?
- Calgary covers 316 sq miles with 240 being urban. Currently there are about 40 sq miles of land undeveloped. The 2021 Suburban Residential Growth Report concluded that "Calgary has 23-32 years of planned land supply". Why do we need a small amount of 415 acres being turned into a housing development where there are no amenities? This southern area should remain in a non suburban designation due to wildlife, water and traffic issues.
- The City does not need the land. New communities are already over the 50% share of population growth required by the Municipal Development Plan. Did you not check the City's Suburban Residential Growth series? Annexation will only hollow out the Established Area more.
- I'm concerned that this is unnecessary urban sprawl and will destroy one of the most beautiful and productive rural areas surrounding the city. It will lead to further crime and littering in surrounding rural areas that has already picked up with new developments nearby.
- Calgary can grow up instead of out. Concerns include losing more rural land and farmland and the beauty that includes as well as greenspace. Additional issues include how thinly stretched Calgary already is in terms of tax dollars. The initial cost of annexing this area must be extraordinary.
- The sprawling of the city will have negative impacts on the environment (more people on the road -air pollution, habitat fragmentation for wildlife. And negative impacts on our infrastructure like roads. Roads are already heavily used; the city is already too large. More light pollution on a city that is already plagued with this issue. We chose Calgary for its proximity to nature but development/sprawling is destroying this proximity.
- Urban sprawl, loss of natural area & farm land. We must stop the city sprawl. Look at what European cities are doing. Increase city density. Move from R1 to apartments, condos,
- "Urban sprawl is always a concern. There are ways to increase density that already are not being explored/executed in current projects for new communities. Having lived in the GTA for half of my life I know the damage to nature and our impact when sprawl just continues to encroach on natural lands.
- This area also has waterways and those are always important to the balance of nature."
- Calgary has got large enough, they can't look after what they already have. If it goes ahead it should be left natural for wildlife and park for community. Calgary hasn't put a park in the SW in years.



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- STOP annexation. We should not annex land - we need to stay within our existing limits. I am extremely worried about the degradation of natural areas on our urban edges. Stop development and stop growing outside our city limits!
- The city of Calgary annexing this land would lead to more urban sprawl, which we now know is bad both budget wise and environmental wise. Instead, the city should be focusing on creating more dense housing, such as townhouses or row houses, through up-zoning.
- The City of Calgary does not need to annex these lands. There is enough land available to the city for the next 50 years if they would use what they have properly. Every time the City annexes land they destroy the countryside.
- We went through the annexation with the City in 2009-2011. They promise till they get the land, they lie to the residents. Once they annexed the land east of Calgary, then they changed the zoning without contacting residents and it became a mess. The push people put so they can be bought is cheaply. They do not need this land. There is so, so much that can still be done in Calgary. Calgary has a larger footprint than New York or Athens... learn from them...
- Calgary annexing these lands makes no financial or geographic sense. The land in question is mostly steep hills which makes development difficult and costly. The area is also prone to heavy rainfall events in the summer which will result in expensive infrastructure to manage this. This will also result in more invasive weeds (leafy spurge) being left uncontrolled and further invading the county. There are other areas next to Calgary which would make more sense to annex.
- MORE SPRAWL IS NOT WHAT IS NEEDED AT A TIME OF CLIMATE EMERGENCY. MORE COSTLY INFRASTRUCTURE. MORE CAR TRAVEL. PLEASE RECONSIDER!
- Crime spreading out to the foothills area. Increased taxes to residents. No advantage to residents. People moved to Foothills to be out of City.
- Been there, done that. Sold as a boon to smaller municipalities, the City of Ottawa annexed or amalgamated numerous smaller jurisdictions in 2001. Taxpayers in those towns and villages rue the day; taxes went up, services went down, representation at City Hall is next to nil.
- Forcing people to sell their land to the city because of the city's poor planning, I am concerned about raising costs of living and the fact that the city thinks it can just expand whenever it meets an issue.
- The city area becomes way too big, and we already have problems with poor road maintenance, city transit, etc. It will get worse with the city growth.
- Not opposed - seems to make sense given the residential growth in the area. I would be in favour of more affordable housing with townhouses, duplexes, and apartments. I would also like to see a more substantial chunk incorporated for annexation instead of piece-meal annexation. I am concerned about taxes and property owners who are annexed having to pay City of Calgary taxes and the loss of tax revenue for Foothills County.
- I have NO concerns. Annex more.
- Further disturbance to a natural ecosystem. As we are in crisis with killing off the planet it does not make sense to destroy more ecosystems and wildlife. The city should promote development in already disturbed areas like the downtown revitalization. More traffic means more vehicles on the road contributing to the CO2 climate crisis and the city has stated we are in an emergency climate crisis now - this will just add to it and makes no sense.
- 100% the expanding boundary of the city and sprawl. More driving to further destinations. Why can we not invest more in our established area?
- The city is getting wider rather than looking at more efficient ways of building similar to what they are doing in Amsterdam. Overtime this will not be sustainable.
- Please don't just keep expanding the city. I would like to see the city focus on densification before expansion.



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- Excessive sprawl especially considering the developments already being done in the SW could be much more high-density housing
- Sprawl makes climate change worse, it's inefficient and expensive, and it goes against the city's stated goals. Stop annexing land. Everyone contributing to these activities needs to seriously reconsider their choices.
- Wide pathways that are well lit.
- Urban sprawl. The land being annexed will most likely be added to make way to new developments. The infrastructure needed to create access roads could be better used in other already developed areas of the city. The unfortunate depletion of natural habitat for wildlife. This area is also used for recreational purposes, runners, cyclists enjoy the rolling hills.
- Calgary needs to rethink their growth strategy. This seems to be fueled by developers, and not by citizens. What are the long-term maintenance costs associated with this annexation and how will this impact tax equity?
- The city of Calgary continues its urban sprawl approach to development. New land equals new communities and housing but also more infrastructure to maintain for generations to come. Annexing and sprawling onto new land is a short minded fix. Council you need to do better.
- I'm concerned about the overall sprawl for the City of Calgary. We cannot afford to continue expanding our borders - cost of infrastructure, maintenance and repair long term increase. More cars, more driving. It's ridiculous. We need to make our communities more dense, provide better public transit and stop sprawling out further and further for the benefit of developers.
- There are beautiful landscapes and nature that will be destroyed. Calgary is expanding too aggressively and our roads, schools, and other systems can't support these giant new areas.
- My biggest concern is the ongoing sprawl. It's not sustainable. If we annex these lands to develop them into single family housing with poor access to transit, we're just making things worse. If we leave it until it is needed, I think that's fine. We have a lot of land within the city that could be redeveloped into transit oriented developments.
- Continued urban sprawl with limited access to: bus routes, local markets, walkable neighborhoods, aging in place style housing, parks and green spaces and recreation.
- Increased tax rates. Access to schools and sports in the Foothills
- There is already plenty of low-density, potential brownfield space within municipal borders that require further intensification for the greater walkability, access, and greater vibrancy that the city has a reputation of lagging behind on. Calgary does not need further annexation to resolve housing issues - the concerns of sparse services and property tax increases will become more severe among citizens.
- This land is already owned and The City has no business annexing anymore land. The City is big enough and was never intended to house the entire world, nor will it.
- When will Calgary stop expanding? We as a city cannot sustain the sheer size of Calgary! I realize that annexation does not mean development, but it is a long term goal. We need to have a serious discussion of the huge financial and environmental repercussions of urban sprawl. It is simply not sustainable. What is the problem with simply adding density to our huge city? The bigger you get, the harder you fall. Calgarians, I know for a fact, do not want more tax and more strain on their finances!
- Suburban sprawl. build medium density housing to accommodate the rising population, don't go annexing more land to make another unsustainable suburb with absolutely 0 amenities nearby



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- The best part of Calgary is the open country that surrounds it. The best country is the foothills. Why not consider annexing flat land in the North and East of the city, it's easier to build on and home to a lot less wildlife. The foothills is a very important part of biodiversity and a fundamental link in our current harmonious ecosystem.
- These are wetland area. Why would you destroy this precious land for development. Go further east
- Sadly, this decision does not seem to align with Calgary's growth plan. There are at least 6 new communities south of Stoney Trail that are not yet developed fully, so why would the City want more land? The decision seems to be that a developer is funding this, so that's the sole entity who will benefit. Unfortunate for both the City of Calgary and Foothills County (FC). People who live in FC don't want increased traffic on the County roads or city dense housing right next to their acreage.
- Lack of clear factual reason why this is needed for this specific area and who will benefit from annexation and more importantly who will lose out. Transparency and honest communication. Concern: this is a great idea for the property developer but the remainder of us mugs can just give feedback & feel engaged.
- Wet lands will be filled and cemented, and these are important areas for migratory bird, not to mention native vegetation. What will be the cost to the city to extend water and other services? My concern is also how will it benefit the current residence of this area. The annexation needs to be mutually beneficial for both parties. What about public transit? All areas of the city should have reliable access and they do not.
- Where will the water come from to support this development? Why do you need to sprawl out just to have another, Costco, Shopper's Drug Mart, and Dollarstore and cookie cutter homes. Stay in the city and built up nit out. We live rurally for a reason.
- more development means a loss of natural plants and wildlife. More trees will be cut down and wildlife such as deer and moose will be displaced from their natural habitat
- Golf courses in area will be impacted by urban noise, traffic
- I believe this project goes against our climate agenda and goals. We are adding communities that will not have easy access to transit and c-trains. The annexation will increase conjection along McCloud and increase driving time/distance. I believe this will have a greatly negative effect on air quality, noise, parking and transit for all calgarians who live closer to the city center.
- We live out on an acreage and strongly disagree with this annexation. It will increase traffic, crime and become overpopulated
- It's too close to surrounding ranches, farms, and equine facilities. It will disrupt the wildlife in the area and increase traffic.
- Not extending the ctrain line to this area and over extending the traffic in the McCloud trail axis.
- Good afternoon. My name is [redacted] and I am a nearby land owner - 160 acres located half a mile west of the proposed 415 acre annexation. As such I would like to see consideration given to a more comprehensive annexation to include my land so as to not be stranded/in limbo for an indefinite period of time. In my view a more comprehensive approach to annexation in the area would also be in the best interest of Calgarians from a planning and efficiency perspective.
- Enough already. How much do you need. Move West where the land is non arable crap. You large cities have developed into bullies. We would do so much better with smaller cities carefully situated.
- Why are we focusing on more sprawl instead of building up? It takes me 45min to drive from Tuscany to McKenzie Town. I would rather move closer to city centre instead of farther out.
- More urban sprawl



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- Calgary can't take care of its own backyard, but wants to make the yard bigger. Who wins?
- Calgary is big enough. We don't need more land or more people living in the city. The water resources are limited and no more growth.
- Continued reliance on outward city growth that counteracts MDP goals of intensity within the existing city boundary.
- LEave Foothills County land alone! The city is already too close! I used to be 16 minutes to Shawnessy and am now 7 minutes to Legacy! Enough of trying to take rural land owners land!
- Calgary is big enough! Develop what we have already
- Urban Spawl
- Am against Calgary continuing urban sprawl. There is no need.
- How do the land owners feel about you taking their property, or do you even care??? The people who live in DeWinton spent lots of money to live in the country and now you bring the City and all of our problems to their door step.
- Destroying established farm land and acreages
- The city should annex land close to transportation, i.e. along Hwy 22x. The proposed annexation will destroy invaluable natural habitat and will create a "spearhead" to the south, rather than a more natural city extension parallel to the existing city limits west of Spruce Meadows.
- My only concern is the small body of water will be hindered, including wildlife displacement. My hope is that this small body of water will be preserved and incorporated into future community development or the general area made into a protected park area.
- Complete dissapereance of natural areas for local wildlife.
- Taking away more of the land from wildlife
- The wildlife could be affected by construction of roads, houses etc. There is a big variety of wildlife living in this area and already are being affected by the neighborhoods and highways .
- You're going to be taking away more homes for more animals, which in turn the city receives more wild animal calls and the animals get euthanized because they're just looking for food. You're also ruining perfectly good green land.
- I attended the open house, and there seemed to be a lot of people upset this area was so small and requesting annexation of the whole "city growth area." Specifically, residents within the growth area were upset at not being allowed to subdivide or do anything with their land due to strict Foothills restrictions.
- Pay higher taxes
- This is a piecemeal annexaation founded by a Developer, NO transparency on that shown here. When will you look at the growth corridor in its entirety instead of piecemeal annexation for the [omitted]?
- Why annex such a small piece of land? Why no do the labour land grab as it appears as thogh city is [unintelligable] just for landowners
- I firmly believe the City should consider a much more comprehensive annexation plan beyond appeasing local business/property owners in the affected area. Piece meal annexation only addresses short term needs and in this case only benefits those parties that have the financial worth to fund the process and future development.
- My concern is that the annexation area is not comprehensive enough. It's piecemeal.
- None
- None
- No concerns.
- None
- None.



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- None
- Not enough services in this area to provide for more people. only 1 grocery store, ZERO gas stations, and 1 access route to stoney trail East
- why do we need to annex more lands?
- I work for Canada Post. This will potentially affect my route and change my Depot from my starting point in Okotoks to Calgary. This will be a major out of pocket expense for me on a daily basis, in addition to adding unwanted additional kilometres to my vehicle causing further depreciation value
- Increase of traffic on 210 avenue
- Is there some kind of backstop in place to ensure that development of these lands will be revenue positive for The City? Otherwise, why take on the cost of servicing (capital and operating) this area? The Sirocco ASP contemplated development on the north and south sides of the golf course; if the annexation only covers the north, are there potential issues with uncertainty around the future amenity value of Pine Creek (golf course or no)?
- Figure out what the current size of the city needs
- I hope you aren't planning on building houses on this land because this was a dump.
- Sede my submission date April 27/23 to to the negotiating committee foothills council, mayor and council city of calgary. I requested a [unintelligable] reply to all my concern. [omitted]
- Please refer to attached sheet.
- To save everyone time. We totally agree with [omitted] opinion!; totally.

Question 2: What do you see as the benefits of Calgary annexing these lands? Please explain.

- No benefits, only more tax dollars to pay for unneeded infrastructure. The statement that annexation is "more efficient use of resources" in FAQ 3 is blatant misinformation. Even if the land is developed to "city standards," it is dispersed development because of the infrastructure required. The City's report "Cost Savings of a Balanced Growth Pattern" proved that dispersed development costs \$16 billion more than development serving the communities we already have. Be honest with taxpayers.
- More land with which to accomplish the goals of the city, more people can benefit from city services.
- It is my understanding that this is a developer funded annexation process so in broad terms the City saves some money and is the recipient of additional tax revenue going forward.
- No benefits to the existing rural landowners who reside in the area. Benefits in terms of tax revenue to Foothills County and the City of Calgary.
- Calgary should ensure that development of these lands should proceed at high density as if climate warming is a serious and potentially catastrophic risk. Build only net zero buildings. Ensure 95% of the residents live within 400 M of the primary transit network. Calgary is more likely to build a net zero community than Foothills County.
- None - only to landowners that see land values rise in price - someone is going to get richer that really needs no more money. Unless Calgary is going to build something to get Homeless and Zombie Drug Addicts off the streets on the land Calgary already has!
- I see no benefit, the developers are going to build big houses that nobody can afford to buy and you can add those houses to the list of new vacant homes.
- I see no benefits in Calgary annexing these lands other than to the advantage of greedy land developers for more estate homes.



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- These lands are too far away from business areas to be of any use in the city committing to developers to actually make (read "mandating a lot of") affordable housing units. If City just allows developers build estates then they are once again proliferating sprawl to line pockets of developers and enhance affluent homeowners.
- More tax for City of Calgary. Loss for Foothills County. [unintelligible] from values for those who are getting annexed. Negative impact area is full of wildlife and environment impact on developer toto lands and water flows.
- I see no benefit to Calgary annexing these lands. Given the city's poor track record in managing invasive noxious weeds around Spruce it up garden center, there is only downside for those of us who live nearby.
- Will help build neighbourhoods so more homes can be built and hopefully keep home prices affordable. Hopefully the homes built will not only be multi-million dollar estate homes and that affordable family homes will be built.
- Yes. We need more housing, wide single detached houses, let's stop the cookie cutter madness that is due to lack of space. Calgary can do better.
- Calgary has not shown much respect for natural plants and wildlife so , i don't see any benefits .
- There are no benefits from Calgary annexing these lands. North and East of the city would better for both the city, lower cost and easier construction, as well as for nature because the foothills has a lot more nature than an empty field southeast of Airdrie.
- none, more low density communities on the outskirts of town are more of a burden to the tax base (ie. due to transportation network and deep utility servicing costs) than they are a benefit.
- I don't know if there are benefits to servicing these lands. It does not strike me as justifiable so I hope the cost benefit analysis of servicing and who pays what (developer versus county versus city) is made clear in future phases of engagement.
- There are no benefits to residents of Foothills County. There are also no benefits to the City of Calgary. For a small portion of land, the expenses outweigh any benefit. The city has enough land already and many neighboring communities are not even close to being built out yet. This annexation could be delayed for 10-15 years, but it is being funded by a developer and landowner, so that is likely why the rush. Traffic around this entire area is already congested and will only get worse.
- As always, beneficiaries are current landowners and future developers. The city should stick with their "build high not wide" philosophy and abandon any future land annexation. Put your money where your mouth is...
- No benefit and highly negative to Calgary. This area is full of wildlife, farmland and responsible acreages no different than springbank and bears paw. Calgary is better off infilling older neighborhoods with higher density housing. This goes against "climate change" city councils plans by increasing the urban sprawl into the beautiful foothills. Calgary should preserve the natural habit within the foothills and respect foothills county.
- Currently - nothing. The main focus for Calgary should be completing the neighborhoods already in progress. These new neighborhoods are so car reliant that its almost embarrassing.
- There is zero benefit! There isn't the infrastructure to support it. The city needs to cap its sprawl. Proposed Annexing south of 226 Ave is very disheartening
- There are no benefits, Calgary should develop areas within the city limit and stop the egregious urban sprawl.
- None. Maybe they'll improve the roads... eventually. Calgary is a nightmare of urban sprawl. Quit building all these cookie cutter suburbs and look to build more density within existing neighborhoods.
- More land for growing population
- Provides more space for ever-growing Calgary to grow and expand.
- The City of Calgary needs to continue to grow.



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- Housing.
- The city of Calgary continues to grow in both population and size. It is beneficial to have land for further and future development.
- Contiguous parcel is good planning. Provides practical border.
- Proactive long term planning to efficiently accommodate anticipated population growth.
- More usable space, spreading traffic out so there is less environmental impact on already high-traffic areas.
- We will have a stronger economy and bigger communities
- The potential for either a large-scale park or a mid-rise, C-Train-oriented district similar to that of University District or Bridgeland - otherwise, none if the zoning remains geared towards single-family housing.
- Benefit is unclear, unless development at urban servicing levels is revenue positive (capital and operating). Otherwise, don't take on the additional obligations!
- None. We do not need more sprawl. We have enough development and housing, and the housing market is projected to slow down, not speed up. Be creative and innovative, and make better use of the land the city already has.
- The current landowners will make significant amount of money
- The city can really use this land as an area for economic growth, seeing that it is close to Spruce Meadows, the proposed LRT (which should be prioritized in order to prevent cross-city trips from being pushed to hours of car traffic), and the Tsuut'ina Nation (and its plans to develop the western end). I'm sure we can find a way to balance the cross-city travel time with centers of recreation and commerce closer to the edges of the massive city.
- Adds to the tax base. Does nothing for inner-City growth. Unfortunately increases urban sprawl on prime farmland.
- More tax revenue for city of calgary for smaller than usual outlay (this is called efficiency); bragging rights as the city gets bigger
- Increased tax revenues for the city. Access to Calgary services for the current residents of this area.
- The only benefits are for the City of Calgary and their greed of continually needed to building and expand...shameful!
- None
- They're are none in my mind.
- None.
- No benefit at all.
- None of any kind. This thoughtless expansion has to stop.
- None whatsoever
- None
- I do not see strong benefits in utilizing this land. From my understanding, we are offering to annex territory to build roads for them
- None
- No benefits from my perspective
- There is no benefits
- None.
- None
- There is no benefit. Loss of habitat for birds, amphibians, mammals and fish.
- None.
- no. we have a lot of undeveloped lands already in our jurisdiction.
- There are no benefits that can come out of this in my situation.



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- None at all
- None
- None
- NONE
- No benefits here. Only collusion between The City, builders, and out of control external groups with a desire to create a "Resilient City", whatever that may mean.
- None
- Nothing
- N/a
- There are no benefits unless the land is going to be used as park
- No benefit.
- NONE
- There is absolutely no benefit.
- Nothing
- None
- Bigger is never better for the taxpayer. Promises made are never kept. Big city interests always trump the needs of towns, villages, and rural areas. See answer to #1.
- NO BENEFIT
- None. There are no benefits.
- No benefits
- NONE
- Non.
- None
- None
- None.
- I cannot see any benefits.
- None.
- None.
- None! You need to look at this comprehensively. All the land west of 64m in the identified urban growth area brains into that portion of Pine Creek. You are annexating, look at the drainage, you are [unintelligable] lands west of 64m that are higher and provide benefit for serving and also won't cost the city a dime (which is the [unintelligable] for this one).
- NONE!
- None.
- None.
- None
- None
- Cheap housing for families who can afford two cars to commute, a few years of jobs for construction workers, money for developers, but increased taxes for everyone else to pay for it, and increased externalities, which our children will pay for.
- I don't unless it becomes recreational park land. It isn't suitable for houses.



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- annexation of land to the immediate south allows Calgary to continue to expand without having to deal with too many acreage estates, and is positioned well for the extension of the LRT - Red Line.
- Possibility for recreational fields or public use areas/parks.
- Road maintenance being a city responsibility. Much easier to submit online 311 requests vs email Foothills' road repair email address that bounces back and having to call.
- More housing but why are we not focusing on building the city upwards rather than outwards?
- No comment.
- No benefits. More urban sprawl
- Total Control. Control is good.
- None!

Question 3: What do you think about the annexation area? Please provide area-specific observations or concerns.

- Don't need to happen
- we do not need to annex more lands.
- It's not needed and takes away vital "wild" space.
- Not needed. Worst idea ever. Who are the developers ??
- Looks like a great place to build more low density, sprawling suburbs that will soon require another ring road and a raise in taxes for everyone.
- The proposed development is slated for being a mandated Home Owners Association. ie a fancy gated subdivision with lots of rules under a Restricted Covenant.
- Too close to acreages, will increase taxes, will increase number of drivers, strain on an already strained water system
- The area is naturally separated from city lands by a hill and a creek. The creek will likely be destroyed by future development. This area should not be annexed and developed without context and planning of future adjacent developments.
- There is sensitive wetlands within this area that host numerous wildlife diversity. Mule deer and elk freely roam in between the lands here along with grouse, pheasants and natural animals. Paving this with another urban sprawl development would be terrible and displace proximal farmland to Calgary and cause severe light pollution further into the foothills.
- All waterways should be protected
- This area is rich with wild life, clean air, and no city noise. Everything will be gone after the annexation
- There are several nature reserves and natural water sources that, although they may be preserved, they will still be effected.
- Belmont area is not a good spot for a community. Destruction of the creek and wetlands in the area. It will also create too much light pollution. Horrible idea
- I have watched Calgary expand throughout the Silverado area over the past five years (when it was gravel roads and mature trees) and just cringe at the thought of the remaining beautiful, existing landscape destroyed while YYC encroaches further into the Sirocco area. Build UP, not any further OUT from what has already been annexed. Don't turn Okotoks into Airdrie. At some point, there was a clear division between the town and the city, now it just blends into one another. Don't do that to Okotoks and keep Foothills County a beautiful county. Sirocco is a gorgeous GC in the country, don't change the calming landscape around it by adding Lego-type buildings and homes within any further eyesight. There's a reason people choose to go out there to golf and not golf in the city.



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- This is rich habitat for many forms of wild life, and is beautiful countryside. Why destroy it? Where are those animals supposed to go? they have been pushed out of all of there other habitats by existing sprawl and the ring road development.
- This is such a beautiful area for natural recreation (yes a lot of it is private property), but it still provides Calgarians and residents of Foothills a much needed break from the badly planned urban sprawl in the city's south. There is already no access to reliable transit or even walkable neighborhood features. At least "close to nature" was a feature of the deep south communities.
- I already feel like the new SW communities deprived natural wetlands for migrating birds.
- Too large. Large herd of elk in the area
- The hill area to the west of Sherrif King Road and north of 210 is full of native grasses and shrubs, it has not been farmed. Should it be annexed, it should remain undeveloped and full of natural trails, similar to nose hill park
- What are the known environmental and habitat implications?
- The city is stretched too far south - public transportation will not be cost effective or time efficient. The area is adjacent to two creeks and I am unconvinced that the city is capable of protecting creeks and wetlands. Some of this area looks like native prairie. We should be protecting biodiversity, for the species, for pollination, for the carbon sequestered in the soil.
- There are tons of concerns which I listed above. Not to mention, you're taking away natural beauty from things that should be off limits. The housing isn't going to be affordable for most in that area anyways. So leave it alone.
- Stop taking all the farm land!
- It is a natural beauty and should not be touched.
- The area is close, and other areas will be closer, to the river. I am extremely concerned about the footprint that the area will take on our precious waterway, sacred to the city and our Tsuut'ina and Siksikaitsitapi brothers and sisters.
- Huge environmental impact on wildlife, wetlands, ecosystems. Please refer to attached sheet for details.
- A portion of this land is used for cattle grazing and another portion is currently hayed. Annexing this developer owned land indicates it will be developed as soon as the permitting process allows. This does not seem to align with the current City of Calgary's growth plans. It would be terribly unfortunate to see it developed into more City housing, particularly when the infrastructure is many years away from being able to support more growth. If people want to live in this area, they can choose Silverado, Silverton, Yorkville, Belmont, Hudson or Pine Creek. All areas which are still under development.
- It is too much and unnecessary and will wreck a beautiful area.
- This area should be protected as a natural area, park while high density housing can be built in areas that are already being developed very nearby.
- Many species of animal, plant and insect would be eliminated. With an environmental crisis this annexing and destroying of an important environment seems very hypocritical.
- more infringement on our precious wetlands by human population expansion onto the Radio Tower Creek; all I see is the destruction of the wetlands area around and southeast of Spruce Meadows; continues to be devastating to all wildlife, birds, reptiles and insect life.
- Will the city move the Astrological Observatory so that it can still be dark sky country out here? The light pollution is already bad enough. Clean up your messes in the city and Build up and not out. Just because the area is beautiful doesn't mean you need to build on it.



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- If it continues to look like "new neighborhood" layouts - there will be little left for central hub and recreation areas. The houses are too big for the lot size.
- There are no benefits to existing property owners or potential future city residents. It is an isolated area which is probably difficult to service with city utilities and public transit.
- Looks good.
- No concerns
- I don't have any thoughts about this area specifically.
- Do not annex the land.
- Annexation only benefits land speculators who assume City Council will never say no to more sprawl. As FAQ 3 noted, annexation will increase the value of the land – for the landowners, not the City. It is not, though, a more efficient use of resources. It costs taxpayers more than development to serve the communities we already have. Stopping this annexation is the best thing the City can do for its citizens, the economy, and the City's bottom line.
- Calgary doesn't need more land
- this is shameful, leave the land as is and stop the annexation.
- It is best kept as it currently stands.
- This is bad.
- So absurd.
- I do not agree with further development. It only contributes to the climate crisis
- What is the plan for Lloyd Park Conservation Area?
- The area north of 210 AV makes sense as this is aligned with the existing roadway network within Foothills County. This aligns well from a continuity standpoint with the Yorkville West outline plan. The area south of 210 should not be annexed due to reasons stated above (it contradicts Calgary's higher order policy).
- It is too far west. Annexation should be further east. Also, there is an old landfill there.
- I think it's in a difficult spot to continue digging through hills and valleys.
- We hope to include up to 226 Ave and 96 St basically go more west
- Annexed area was unsuitable for much. Not good farm land. Makes sense to develop this area.
- Why this specific 415 acres only?
- I think this can be left as foothills land. The city doesn't need it for any reason. Stop the urban sprawl.
- Why do we need to do this, other than to pad the pockets of the development industry? What right do we have to take others' land just for growth? Leave these areas as natural spaces!
- The actual area does not matter; the lack of any logical justification for it is what is missing. Have you checked and documented available space in Calgary?
- Why do you need it?
- What's the need for this?
- Existing infrastructure is nowhere near adequate. We built a home here 10 years ago to not be surrounded by cookie cutter characterless homes squeezed into tiny lots. Yet another development like this will impact the lifestyle of existing residents and not fit within the existing country residential/equine nature of this area.
- I think it's a great area to expand it as it will provide closer amenities for rural citizens.
- Beautiful views. Low density of people. An opportunity for "rural" living while still being part of the city.
- Good



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- I believe new communities around this area like diwinton are already under utilized. Each expansion is already accompanied by expensive infrastructure like new roads or water mananagement. I hope we can build up the existing new communities before branching out.
- To large, stay inside the natural boundary before 210
- Land Grab - Pure & Simple. Calgary needs to take care of its own backyard first.
- I think Calgary need to stop growing out and grow up!
- This is going to further overcrowd Macleod trail and deerfoot trail.
- Traffic increase
- Too much thru-traffic for the people who paid millions of dollars to live in a quiet and beautiful area surrounded by country, but be near the city
- Do not agree with the annexation into Foothills County. Encroaching on Rocky Mountain Show Jumping- this area already has a lot of traffic due to its events- along with Sorroco Golf Course and Granary Rd Market the traffic on 226 Ave has increased significantly the last 2 years. With annexation there will be even more traffic.
- Don't like it, see previous
- It's okay
- Leave it alone. See above.
- Not familiar with this piece of property.
- Too short term and the City should be looking at long term needs with a more expansive annexation plan moving further south that benefits all land owners in the affected areas.
- See above
- I think the area is in Foothills County and believe it will remain in Foothills County.
- See #1 and #2.
- Not a good idea.
- I think the city is asking for trouble if they annex that land.
- It's piecemeal, develer funded, being done to benefit a landowner who has already benefitted from the last annexation you did. Stop ignoring your responsibility to comprehensively and properly review your identified urban growth area. You have held landowners hostage down here for 30 years with restricted development policies and insult them with piecemeal garbage. Do this properly or not at all.

Question 4: What other questions do you have about the annexation process?

- I fear this is a done deal. The consulting will take place, but it seems like the annexation is a foregone conclusion, with no benefit to anyone other than the City of Calgary. there are better areas to annex than this hilly land.
- I would like to know more about the expected land value of this proposed annex vs the expected infrastructure cost. What does Calgary stand to gain vs how much we will spend.
- Is it initiated by developers and their friends without being driven by rational needs for housing. Major concern: Is the Land and Rights tribunal, 100% objective and unbiased, with nothing but the citizens best interest at heart? Will their decision basis (checklist) be published on this website and will it clearly show the justification for the final decision, or will it be hidden or covered up with vague words? Is this fake consultation to pacify people ?
- How much land will we consume until we lose against Mother Nature?
- How is this land going to be purchased? Are these private sales by developers? What is the wildlife strategy? Is this a consulation process, or simply a communication tactic? What isn the densification strategy, simply paired homes and a



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few apartment buildings to help developers maximize their revenue per square foot of land? What is the plan for transit and schools (specific dates - "new schools and rec centres" are used as an advertising ploy, which are not used by first-time buyers)?

- When will the city stop expanding and destroying agricultural lands?
- Is it true that those in the growth area are not allowed to subdivide or use their land as owners outside the growth area are? Why is this?
- How can it be stopped? Will you listen to the clear feedback of citizens opposed to this?
- How can it be stopped?
- How is this notion even possible and how can the proper landowners challenge this fairly?
- How can this be stopped to encourage the city to only grow within the existing boundaries?
- How do we stop this?
- Do the property owners have a choice in the matter??
- How do we stop this.
- No questions. We need to start improving the quality of life within the current city limits, instead of annexing new areas.
- Why doesn't the city planning department use their head and utilize what they have now. All this means is higher taxes for Calgary residents.
- Why are we annexing more land, rather than focusing on restoring a vital city core, and rezoning areas to allow for more population dense housing?
- Why can't the City of Calgary make better use of the land it currently has instead of continuing to expand beyond its borders?
- Is this necessary? Calgary is already a big city, there's no walkability in the planning, no smart development principles applied. The city won't be a nice place to live anymore if you continue the sprawling.
- Why not let the development occur in Foothills County and recover full costs through servicing agreements?
- None right now.
- None
- Why would you do this. Horrendous idea go east.
- Why is this needed? Who is it benefiting? Who is it hurting? Is the only factor making money? Is there not a better way?
- I am very familiar with this area- my questions are: what is the purpose or idea behind annexation? The continued development of land for construction? I would like to see actual projections for population growth, and a city wide survey of how many people would move to this area of the city. Is the plan to keep annexing land? In which direction? What is the timeline for actual development?
- What is the main goal? City growth to accommodate immigration?
- What's the benefit of building out further?
- "No question
- Just don't do it"
- I have no questions, only warnings, having experienced this in Ontario. Leave smaller jurisdictions to manage their own needs, Calgary should stay out of the back yards of rural and small town folks.
- I think it is a bad idea.
- In light of all the development occurring along the Hwy2A corridor south with major intersections why would the City not have a long term plan in place and consider annexing lands further South to Dunbow Road and create an Area



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Structure Plan so everyone knows what will be occurring in the future. At this point no one does, Foothills Council members, City of Calgary Planning, local landowners, business owners, residents, etc.

- When will servicing studies and analysis be made available?
- Roads and lights, and traffic increase. It always seems The City lags behind the building of overpasses to allow smooth and efficient flow of traffic. Perhaps this is the developers fault but my assumption is the developer pays The City and then the City uses the funds for other purposes.
- Will the areas be provided with transit, schools, emergency services before starting to be built or is it going to happen after years when the communities launch a call for help because they struggle without them?.
- What is the land intended for.
- Will the service go out to those areas ?
- Is this annexation part of a larger plan to create industrial areas in the Deep Southwest? What is the purpose of pushing the city boundaries further and further if it comes with heavy financial and economic burdens, while not providing enough benefits?
- It is astounding that the annexation is being presented without context about proposed developments. Based on current development policies (density etc.) I clearly object this annexation. Developments in this and future annexation areas should be sensitive to the neighboring native and farm lands, i.e. having lower density and mainly single residential character. There must be a conscious transition between dense city neighborhoods and surrounding rural developments.
- Why does YYC feel the need to annex additional land? Why can't it just stop at the current boundaries that had recently been annexed and call it a finished project?
- Why is Calgary so Greedy?
- Where is the city-wide housing and land supply analysis that shows that a) the annexation is needed, b) the costs outweigh the benefits, and c) annexation is superior to investing in the Established Area?
- Why??
- Why ?? Why ???When so much real estate for sale ??
- Let's go UP not out. Unless this is to be preserved as parkland.
- How about redeveloping the [omitted] holes that have become prevalent in downtown and along transit lines.
- WHEN WILL YOU HAVE THE COURAGE TO TO STOP THE SPRAWL?
- "Why is Calgary intent on infringing on the foothills county?
- Why doesn't Calgary focus on annexing airdrie and chestemere and build green C-train lines to efficiently connect those communities to Calgary and the proximal airport?
- City council talks about climate change emergency, annexing the foothills to increase the urban sprawl into the foothills is hypocritical and would be detrimental to the more sensitive foothills environment within this area."
- Why don't you ever leave things alone? There's zero reasons why you should be building there. If you want to expand Calgary more, then do it in the North. Leave the animals homes alone.
- How does the specific land area get chosen? The city is large and there are plenty of other parcels that could have been annexed. Why this area?
- Can you not reconsider building more of the Calgary city north and east of the city where the fields sit waiting for holes (basements) and houses. The ground is flat and ready for roads up North and East. Foothills has so much prep work (and unnecessary cost) just to get started digging and paving. Up North and East it's better for both construction cost and makes minimum natures damage.



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- In what ways does a this new neighborhood increase the likelihood that Albertans will be able to age in place? Will it feature a new design that increases the potential for walking? Will it include more than one central hub for shops? Will it have bus routes in the first year?
- None
- N/A
- I have no questions. Your motivation is evident.
- No questions.
- This area was somewhat approved for annexation in 2011 following the Sirocco Area Structure Plan in 2009. Why did this not go ahead? Why is it being brought forward again?
- none.
- None
- Thank you for the public consultation process! I would strongly encourage to give the opinion of direct neighbors more weight than any public opinion from people who may not even be affected. Although, people benefiting from this process (i.e. developers) should not be considered in this process.
- What would it take for the City to prioritize more human-friendly public spaces over the continuation of urban sprawl?

Open House

Question 1: What are your concerns with Calgary annexing these lands? Please tell us why.

- Concerned about impact to my nearby property
- Maintaining the rural lifestyle
- Has an airstrip south of 274. Concerned that the City will annex lands, decrease and inhibit use of air strip
- I don't see what's in it for Foothills County
- City annexation will not improve lives of County residents. Will assert control over land rules.
- Concerned about future annexation outside of purple on existing property
- Timeframe of growth areas
- Increased traffic. Garbage in the Ditches
- When would transit be extended to the area. Concerned about increased crime
- Concerned about increase in crime rate
- Expansion not necessary at this time
- Concerned about impact on agricultural land
- Concerned about impacts to wetlands
- Loss of wildlife and wetlands
- Loss of wildlife and wetlands
- Loss of wildlife and wetlands
- Concerned about wildlife cooridor and keeping rural, rural.
- Light pollution
- Big hill! Makes no sense
- How will you get a 4-lane road up the hill?
- Everyone in purple area cannot subdivide b/c designated as future growth
- Landowner concern - Timeline for annexation needed. Can't use the land, frozen, in limbo - all land in purple.



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- As an owner of a 2 acre property I am concerned about the increase of taxes
- More homelessness in the area
- Concern about park on the NE edge of the proposed annexation area. Will it stay a park?
- losing productive healthy farm land
- Ag land including pasture land should be preserved
- Unhappy that agriculture land is being lost
- No need for annexation. Build up loss of wildlife and wetlands
- Taking too much land - go up not out. Growth too fast
- Calgary should build up, not out
- Calgary should build up, not out
- Calgary should build up, not out
- going the way of Dallas. City is not dense enough as is - need to build on infrastructure we got
- Calgary has to densify and live within our own boundaries
- Calgary should build up
- Concerned that a decision has been made
- Feels the annexation is a done deal
- Feels consultation feedback isn't being considered
- Annexation will take away my autonomy over my land
- Concern = bringing all types of people to the area, height of the built form, piecemeal annexation
- Want proper phasing of west Mcleod [illegible] building of the annexation area
- Really bad that planning decisions are based on city/county planners/counsellors. City council gets input from planners
- Cost of urban infrastructure
- there are already road refurbishment issues. More people will impact the ref work
- Negative experience with previous annexation near Belvedere next to property
- Concerned that questions were not heard as a group. Re-directed to 1 on 1 right away, Foothills residents don't feel heard
- Not in favour of annexation
- Want to oppose annexation. Moved out of the City for a reason
- Find alternative lands to annex that doesn't affect agriculture
- Why doesn't the City annex west? Or east?
- Not fair that politicking has initiated this annexation
- Concerned about lack of transparency in the direction planned
- Why are the lands being annexed? Think that a developer is influencing this
- Don't trust that the City would service land and benefit people in annexed area
- How is/will the area be serviced?
- water service - servicing of the annexed area is a concern
- Concern: 64th street will be difficult to upgrade. Will be bypassed using FC roads
- water source - servicing of the annexed area is a concern
- Concerns are traffic flow from south of Calgary. Dunbow Rd is getting traffic circles to block us from Deerfoot. Mcleod Tr has endless traffic lights. Spruce Meadows way/64 St is our least effective route to get North.



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- Increased traffic. Garbage in the Ditches
- Worried about 210 Ave becoming a through way
- Sundance - amount of traffic going in and coming out 16 Ave + mcLeod
- What development is proposed?
- Think that the City wants to control how Foothills people live
- Calgary impacts how Foothills residents can develop - growth plan
- How are we dealing with [illegible] into the "system"?

Question 2: What do you see as the benefits of Calgary annexing these lands? Please explain.

- Fixing the road in the area
- None
- Increased police presence?
- This benefits the owners of the golf course only
- Foothills – none. City - More money
- It will be good to complete 210 avenue
- no benefit of this particular area being annexed
- Pro-development of area but want to be part of the annexation
- Do not see a benefit. This is for the golf course only

Question 3: What do you think about the annexation area (referencing the map)? Please provide area-specific observations or concerns

- protection of natural area - wetlands. Concern about loss of natural system functioning. Doesn't [illegible] City to protect areas
- Why not annex whole growth area? Want a comprehensive annexation
- See 3 different areas - Pine creek to Dundow to west in future
- Completes city area - orphan area
- Review growth area comprehensively
- Annex the growth area
- Surprised golf course not in the area
- Too little, take a larger chunk given length of process
- The area is hilly, will spruce meadows way be improved?
- Appropriate size of annexation area
- Annexation area makes sense
- Concerned about wildlife corridor and protecting dark skies country
- Map ignoring stoney trail extension shown in IDP
- Have difficulty understanding need! Previous mayor felt like this city needs to stop expanding. Need to develop within. Road very well maintained already
- Ensure developers builds the overpass to keep traffic flow in/out city
- If adjacent land owners get same opportunity to develop
- The specific proposed annex is topographically challenging + will support high-end lots. This seems money driven



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Question 4: What other questions do you have about the annexation process?

- Landowners in the growth area are handcuffed - do it all at once
- need to stop piecemeal annexation
- Want to have one on one q's answered in large group
- How would acreages in purple area be dealt with in future annexation?
- What is the driving force behind the proposed annexation?
- Why doesn't the city annex to the east?
- What is the timing of the purple future annexation area?
- What is the benefit of annexation for adjacent landowners?
- Who owns the land immediately adjacent to the east boundary of the proposed annexation lands?
- Fix up road 194th to spruce meadows way
- will 210 Ave be fixed/upgraded to 64 street?
- What type of development would occur in purple area?
- Don't like where the annexation area is
- Don't like where the process is (too early for engagement)
- What infrastructure will be built/need to be built to service all of this area and future areas
- How will property values be affected?
- What about fire suppression?
- Has there been an annexation that was started and stopped?
- How does this annexation jive with the climate emergency?
- want to have an open Q and A following session
- Sent letter to be part of annexation but have not heard back
- How long will Schiciff King be dug up (194 to 22x)?