



Foothills Annexation Engagement

Phase 1 What We Heard Report and Next Steps



Phase 1 Engagement – Highlights

Online Survey

- The survey launched on April 11 and closed on May 11, 2023
- 123 surveys were completed

Public Open House

- April 27, 2023, from 4 to 8 p.m. at the De Winton Community Hall
- Approximately 155 people attended
- 7 surveys were completed and submitted at the open house
- 115 comments gathered to the questions on the display boards

Letter Submissions

- 4 letters were submitted to the project team

Phase 1 Engagement – What We Asked

1. What are your concerns with Calgary annexing these lands? Please tell us why.
2. What do you see as the benefits of Calgary annexing these lands? Please explain.
3. What do you think about the annexation area (referencing the map)? Please provide area-specific observations or concerns.
4. What other questions do you have about the annexation process?

Reporting Rationale

- Feedback from the online survey and open house has been summarized together because the responses and themes identified through the analysis were relatively the same.
- We have used language like “most, many, some and few” to indicate the highest frequency to lowest.
- Percentages and frequency numbers are not included in the report because:
 - engagement was not conducted using a representative population sample, respondents were self-selected;
 - general and open-ended questions make it challenging to quantify the qualitative data received; and
 - frequency of themes between feedback received online and in-person was relatively the same.

Phase 1 Engagement – Feedback Themes

Overall Key Themes

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

Phase 1 Engagement – Feedback Themes

Overall Key Themes continued ...

- 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.

Phase 1 Engagement – Feedback Themes

Concerns with Calgary annexing these lands

Urban Sprawl:

- Future development would destroy more natural areas.
- Housing densification within current city limits should be explored before annexation.
- The city is “large enough” and doesn’t need to annex more land.
- Costly to develop and maintain new amenities in the future.
- Existing infrastructure in the city needs maintenance first before investing in new infrastructure.
- Loss of agricultural land.
- Increase in vehicle use, traffic, and pollution in the area.
- Questioning the alignment of the annexation with the city’s current growth plan.
- New infrastructure will be costly. Building up housing density in Calgary would be more cost-effective.

Phase 1 Engagement – Feedback Themes

Concerns with Calgary annexing these lands continued ...

Environmental Impacts:

- 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.
- Ruining natural views.

Phase 1 Engagement – Feedback Themes

Concerns with Calgary annexing these lands continued ...

Loss of Rural Lifestyle

- Increased noise, pollution, traffic, and crime to the area (i.e., dumping garbage in the ditches).
- The annexation area will become overpopulated due to high-density housing being built in the area.
- No longer have a quiet community with open spaces, natural areas, and freedom over the development of their properties.

Traffic and Congestion

- Housing development will create an increase in traffic in the area.
- Additional traffic and congestion on Macleod Trail and 210 Avenue.
- New residents will rely on vehicles to access services or travel to work, which will create more traffic, traffic-related noise, disturbances, and pollution.

Phase 1 Engagement – Feedback Themes

Benefits to Calgary annexing these lands

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.

Phase 1 Engagement – Feedback Themes

Benefits to Calgary annexing these lands continued ...

Benefits of Calgary annexing these lands

- Some noted that it would allow Calgary to grow.
- Residents within the annexation area would benefit from city services i.e., police, roadway repairs and infrastructure upgrades.
- Some supported the annexation or had no concerns.
- A few landowners beyond the annexation area wanted to be included in the annexation area.

Housing Densification

- The City should explore the densification of housing in communities within the current city limits rather than annexing more land for development.

Phase 1 Engagement – Feedback Themes

Thoughts on the annexation area and area-specific observations or concerns

Environmental Impacts

- Future development in this area will destroy wetlands, animal habitats, native plants, and access to natural spaces.

In Opposition to the Project

- Expressed general opposition to the project.
- Negative impact on climate change resulting from increased traffic in the area.
- City doesn't need the land.
- The project only benefits developers and will cost taxpayers.

Phase 1 Engagement – Feedback Themes

Thoughts on the annexation area and area-specific observations or concerns continued ...

Annexation Area

- A more robust review and annexation of the IDP growth area should be considered.
- Landowners in the IDP growth area felt they were unable to make decisions about and develop their land due to restrictive land use policies.

Urban Sprawl

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

Phase 1 Engagement – Feedback Themes

Thoughts on the annexation area and area-specific observations or concerns continued ...

Purpose of the Annexation

- The rationale and need for the proposed annexation was unclear and asked for clarification.
- The annexation was unnecessary.
- Wanted to know why the whole IDP growth area wasn't being considered and how the proposed annexation area was selected.
- Few stated that the proposed annexation area makes sense, as it ties in with surrounding communities being developed.

Phase 1 Engagement – Feedback Themes

Questions about the 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 instead?

Phase 1 Engagement – Feedback Themes

Questions about the annexation process continued ...

- 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 this area and future areas?
- Will 210 Avenue be fixed and/or upgraded to 64 Street?

Phase 1 Engagement – Feedback Themes

Questions about the annexation process continued ...

- How would acreages in the IDP 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?

Next Steps – Phase 1 Engagement

- **Phase 1 What We Heard Report**
 - Share with ANC for information at today's ANC meeting
 - Post on the project website following ANC meeting

Next Steps - Phase 2 Engagement

- **Phase 2 Engagement**

- **Objectives:**

- Report back on what we heard in phase 1 engagement.
- Respond to questions received in phase 1 engagement.
- Share work completed to date and in progress (e.g., technical studies, etc.).
- Share how we are addressing issues, concerns and opportunities raised.
- Share more about the project history, how it relates to other planning documents and processes, and next steps.
- Engage with the public and interested and affected parties on specific topics to develop potential solutions
 - E.g., perceived impacts such as environmental, noise, dark skies, traffic/congestion, waste management, maintaining rural lifestyle, etc.

- **Timing:**

- Summer-early Fall 2023 – Planning for phase 2 engagement
- October 2023 – Conduct phase 2 engagement
- November/December 2023 – Report back on what we heard

Questions?

