



WINTER 2020

# CLIENT UPDATE







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# LETTER TO LANDOWNERS

**Dear Westside Landowner,**

With great optimism and after 12 years of hard work, Westside Land Corporation is proud to announce that Rocky View County Council has recently endorsed a terms of reference for a developer funded and developer directed Area Structure Plan (ASP) for lands that include our Foxcreek landholdings.

This endorsement is a huge step forward for area landowners, like us, that have development aspirations. The decision is also a breath of fresh air coming from Rocky View Council. We, along with our neighbouring development partners, have been urging the County for many years to consider the implementation of an ASP that will allow lands along Highway 8, just west of Calgary, to be developed. The adoption of the study's terms of reference is a signal by the County that they are open for business and want to take advantage of development opportunities in areas exhibiting higher market demand.

The consortium, known as the Double Creek Landowners, has set their target to prepare and present a plan to Council by September with hope for adoption by the end of December. This is truly an exciting time for us, our development partners and for the County as this is the outcome we have been advocating for many years.

This recent County approach to the area around Highway 8 complements the on-going Springbank ASP review process that affects our Avion land near the Springbank Airport. This County funded and directed ASP review process has been in the works since 2016. Albeit a larger area with more complex issues than the area surrounding Highway 8, the Springbank ASP has been delayed by such issues as the province's creation of the Calgary Metropolitan Region Board and by the need for additional technical reports in support of the ASP.

Despite these delays, the County is now aiming to have all technical matters finalized shortly so that the draft ASP can be released for public input as early as next month. Public engagement and first reading of the ASP bylaw will follow the draft release with a public hearing anticipated to occur in late spring. Although the Springbank ASP review process has taken a while, there is a feeling that the current County Council is supportive of new development and wants to see the process completed in short order. The adoption of the plan and the potential for more intensive development on our Avion site will truly benefit WLC in terms of increased land value. We are excited with the approach of Rocky View Council and are anxious to see the Springbank ASP approved.

In Airdrie, City administration presented the long-awaited City-initiated and funded East Points Community Area Structure Plan (CASP). A Public Hearing was held on January 20, 2020 where the merits of the plan were discussed. Although WLC was satisfied with the land use concept envisioned by the proposed CASP, comments made by a senior member of administration identified three areas where the plan could be amended to provide additional opportunities and flexibility. Many of the opportunities suggested would benefit our Eastridge Phase I & II lands and as such we were not opposed to the suggestions. Members of Council also agreed that the suggestion had merit and was worthy of further investigation. As such Council recessed the Public Hearing in order to allow administration time to prepare and respond with additional options for Council consideration.

In September 2019, WLC landowners for Eastridge Phase II agreed to an offer to purchase by the City of Airdrie. Unfortunately, this offer was retracted in December due to perceived high development costs. It is hoped that the amendments to the plan suggested by a senior member of administration will add additional developable land which will hopefully result in a new offer to purchase by the City or by other developers.

It is expected that Council will reconvene the Public Hearing in the next couple of months to review the revised land use concept. WLC will continue to monitor the progress and lobby where needed to ensure that WLC benefits from the suggested ASP revisions.

All the action taken by both current Rocky View and Airdrie Councils are envisioned to have a positive impact on WLC landholdings. After many years of persuasion, we are optimistic that the approval of noted planning documents will be forthcoming shortly, allowing WLC to achieve the highest and best use for our land. This year marks WLC's 20th year anniversary. With six projects sold and four remain, we look forward to a prosperous future in the near term.



**David Brezsyak | President**

# EASTRIDGE

## PHASE I & II

The last 6 months have seen some key milestones being met by the City of Airdrie with respect to their City-initiated and funded East Points Community Area Structure Plan (CASP). In support of the Draft East Points land use concept, City administration had completed several studies including the East Points Attraction Study (Economic) prepared by McSweeney & Associates, a Stormwater Drainage Plan and a Transportation Impact Assessment. These studies were commissioned due to public and landowner feedback received during the public review period and help guide the final draft along with presenting some new alternate options.

Since the release of the Draft East Points Community Area Structure Plan (CASP) in August 2019, several approval steps have been cleared in the processing of this policy document. These included intermunicipal discussions with Rocky View County, senior review by City Administration and a subsequent presentation to the City of Airdrie Municipal Planning Commission on September 19, 2019.

### KEY MILESTONES IN FALL OF 2019/20

<b>Intermunicipal Planning</b>	No Objections from Rocky View County
<b>Land Allocation Committee (LAC)</b>	School Divisions Supportive of Park and School Plan
<b>City of Airdrie Administration</b>	Supportive to Proceed to MPC and Council
<b>Municipal Planning Commission (MPC)</b>	Unanimous Recommendation for Council Approval
<b>Public Hearing</b>	Public Hearing Opened by City of Airdrie Council

A Public Hearing was scheduled and held on January 20th, 2020 at City Hall which is the first step in the final approval process for the East Points Community Area Structure Plan (CASP) which now is enacted upon by Council as a Bylaw (Bylaw No. B-23/2019) and will follow the approval process set by the Municipal Government Act and City of Airdrie Public Hearing Procedures. The Bylaw and accompanying policy document will be required to receive three readings by Council which will include approval by the Calgary Metropolitan Region Board (CMRB) prior to third and final reading.



# EASTRIDGE PHASE I & II

## EAST POINTS COMMUNITY AREA STRUCTURE PLAN (CASP) APPROVAL (BYLAW NO. B-23/2019)

Approval Step	Approving Body	Status
Planning Commission Approval	Municipal Planning Commission (MPC)	September 19, 2019 Approval
<b>Public Hearing</b>	<b>Airdrie Council</b>	<b>January 20, 2020 Recessed to Future Date TBD</b>
First Reading of Bylaw	Airdrie Council	TBD
Second Reading of Bylaw	Airdrie Council	TBD
Regional Consent	Calgary Metropolitan Region Board (CMRB)	TBD
Third and Final Reading of Bylaw	Airdrie Council	TBD



## EAST POINTS COMMUNITY AREA STRUCTURE PLAN AND LAND USE CONCEPT OVERVIEW

The draft plan released in August 2019 continues to present very good land use options for our lands including residential to buffer the neighbouring acreage owners to the south, as well as a range of light, medium and heavy industrial areas. Stormwater ponds and a regional park space will be a transition area that will help buffer the new residential from the industrial areas.

A mix of light, medium and heavy industrial areas provides a variety of uses that the City would like to attract in order to expand their non-residential tax base. The inclusion of residential areas will provide a diversified mix of uses that will help attract potential buyers. At full build out the CASP area is expected to create between 5100 and 6300 jobs.

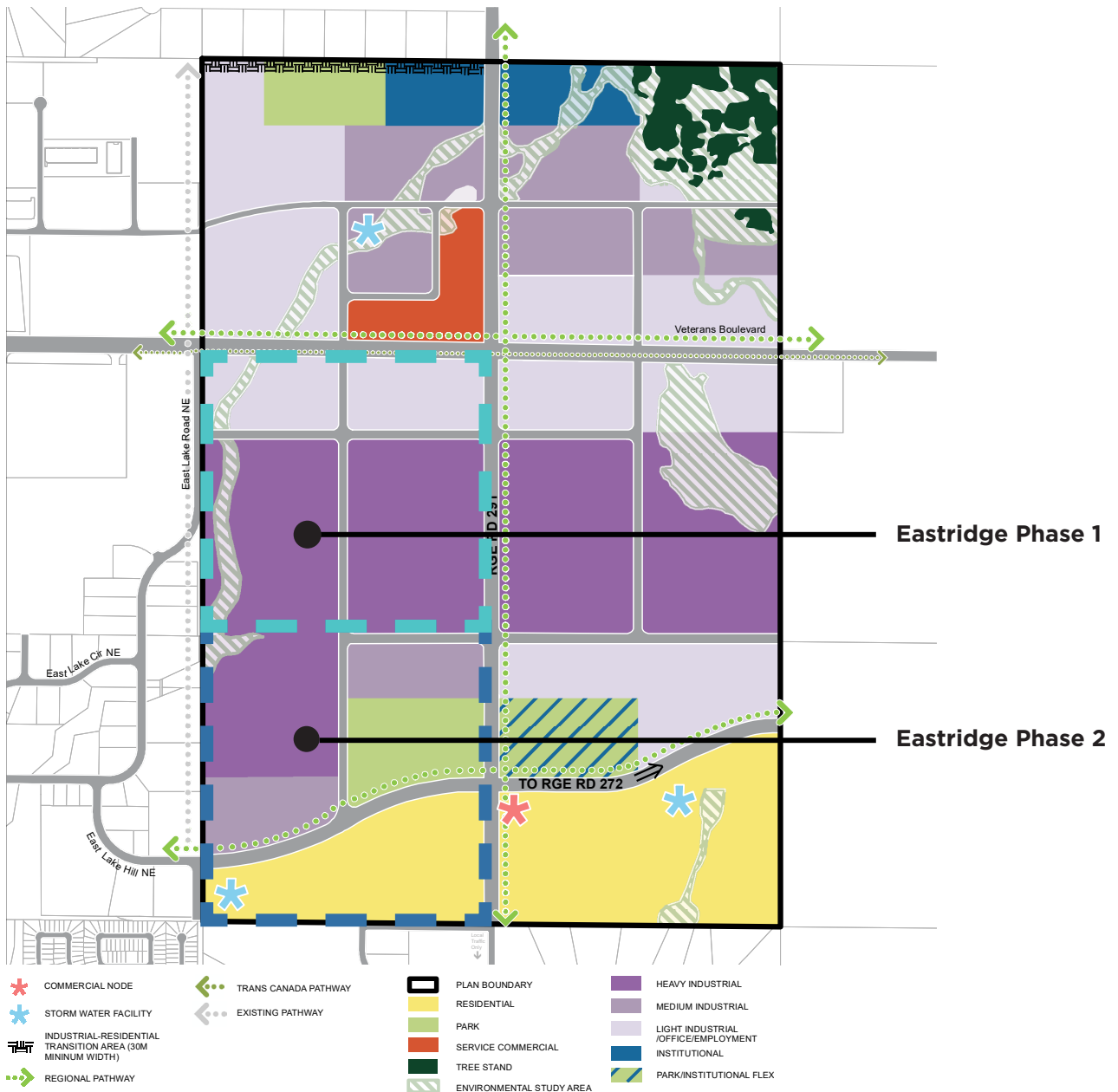
Servicing will require an upgrade to the northeast water reservoir to service the lands prior to development within the CASP area however no upgrades to the sanitary system are anticipated. Important to us is that Eastridge Phase I & II will be included within the first phase of development that will enable our land to utilize existing City servicing capacity.

**TABLE 1 EAST POINTS PROPOSED LAND USE PROPORTION OF LAND USE TYPE**

Land Use	Hectares (Ha)	Percentage of Plan Area
Industrial	233.25	58%
Institutional	10.41	3%
Service Commercial	7.68	2%
Residential	59.53	15%
Park/Flex	28.56	7%
Environmental Study Areas	36.32	9%
Major Road	25.61	6%



# PROPOSED EAST POINTS COMMUNITY AREA STRUCTURE PLAN (CASP)



## JANUARY 20TH, 2020 PUBLIC HEARING UPDATE

Council Opened a Public Hearing and public debate respecting the East Points Community Area Structure Plan (CASP) (Bylaw No. B-23/2019) which heard presentations from administration and the public with respect to the merits of the draft land use concept (See above figure).

City Administration presented an overview of the land use concept which remained targeted on attracting future industrial growth to this sector of the City. Much of the discussion from the public input portion was focused on appropriate transition from industrial to existing country residential parcels in the north part of the plan area and lands adjacent to Yankee Valley Estates to the southeast.

It became apparent that through the development of the additional technical work respecting stormwater management and the development of the economic attraction study, senior administration had identified some concern that additional lands and flexibility could be brought to the plan with additional consideration. This was highlighted by a presentation by the City Manager who identified the following opportunities which would benefit our lands:



# EASTRIDGE PHASE I & II

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1. The current land use concept does not maximize the potential non-residential land area and value. Preliminary analysis of the current version of the CASP indicates that it would add approximately 693 acres of non-residential development out of a 960-acre plan area. Parks, civic areas, storm ponds and residential development make up the remainder - with limited additional assessment value coming from such land uses.

*Council to consider the reduction of the amount of land allocated to residential areas and maximize areas available for service ready non-residential development. Request for additional options that mitigate the transition between new non-residential and existing residential areas.*

2. With respect to our lands adjacent to East Lake Industrial Park (Eastridge Phase I & Eastridge Phase II) provide for the most immediate opportunities for nearer-term non-residential development that could utilize existing water/sewer capacity, as established in the 2015 NE Servicing Study.

*Council to consider additional options to benefit non-residential development within CASP policy language to allow for stormwater management facilities on a per-quarter section basis for these three specific parcels.*

3. The CASP as proposed includes a +20 acre park located in Eastridge Phase II. Including this size of park, in this location, has the effect of placing the front-ending obligation of a regional green space on one particular parcel/landowner. As well, it reduces the amount of potential developable non-residential land by a corresponding amount.

*Council to consider a cash-in-lieu approach to Municipal Reserves in order to maximize the development of non-residential lands as compared to the proposed park within this area. Cash-in-lieu funds generated from the land base could then be used to acquire a similar park space at alternate locations.*

These three considerations were accepted by Council as worthy of further investigation and options to explore. Consequently, Council recessed the public hearing in order to allow administration time to prepare and respond with additional options for consideration. This is viewed as beneficial as all three opportunities propose a scenario that would increase the amount of developable land and consequently the associated rise in land value.

## NEXT STEPS

It is expected in the next couple months that Council will reconvene the Public Hearing with presentation of an alternative land use concept that is focused on maximizing the developable non-residential, service ready lands located on our lands. It is anticipated that the residential component, the area devoted to a regional park and regional stormwater facility will reviewed with the aim of maximizing development-ready land.

We hope that plan amendments with additional developable land will attract the interest of other developers or provide additional incentive for the City to initiate a new offer to purchase. As such, we will continue to market the land and support plan amendments that are beneficial to WLC.

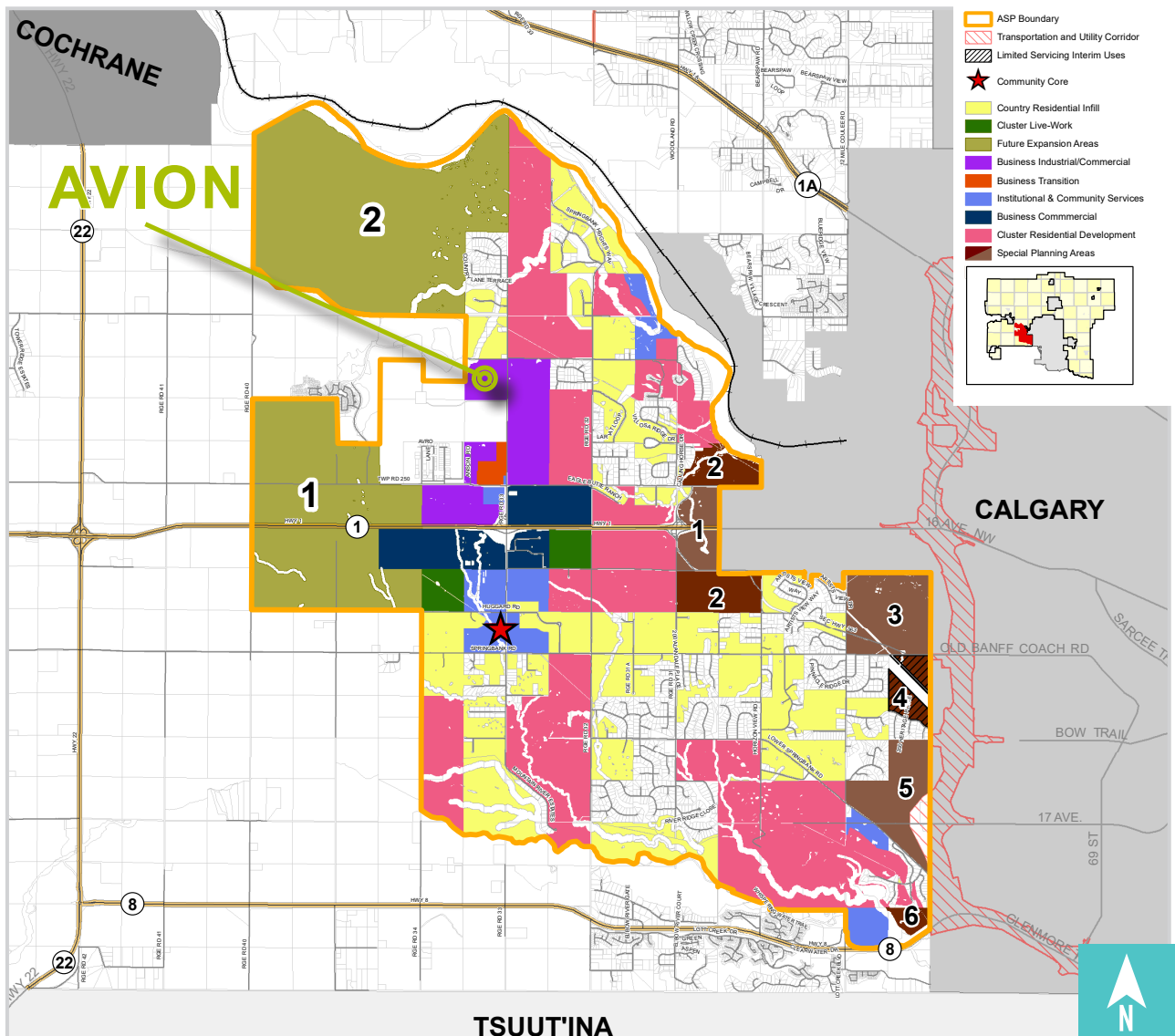


# AVION

Following adoption of the Interim Growth Plan by the Calgary Metropolitan Region Board back in October 4, 2018, the County is proceeding with drafting the new Springbank Area Structure Plan in alignment with that Growth Plan, with presentation of the final draft ASP to Council by early 2020.

The County's work on the ASP had been slowed with delays in completing technical studies in support of the land use concept envisioned for the ASP.

## DRAFT ASP LAND USE STRATEGY MAP



# AVION

An initial draft of the transportation study has been received by the County but model data from the City of Calgary requested by the consultant required to finalize the study, is slowly trickling in. Once full data is received, the Transportation study can be completed.

Also delayed is the servicing study as new potential servicing strategies are being contemplated for Springbank.

Although timelines have been pushed on several occasions, the County now aims to have all technical matters finalized for release of the draft within the next month (March 2020). Public engagement and first reading of the ASP bylaw will follow the draft release with a public hearing anticipated to occur in late spring.

As reported in the previous Client Update, the latest “pre-release” version of the Springbank ASP incorporated public input from the June 2018 County open house. This version illustrated our Avion lands being appropriate for higher order uses. In particular, the plan identifies our land appropriate for Business Industrial/Commercial uses in keeping with our future development vision. This is great news for WLC as the future land use identified will add value and development potential to our land.

Before the plan can be given third reading approval by the County, it will have to be reviewed by the Calgary Metropolitan Region Board (CMRB) in relation to their Interim Growth Plan. The Interim Growth Plan (IGP) was released and approved by the CMRB in the fall of 2018 and mandates a set of broad development rules municipalities within the Calgary metropolitan region must follow. From a hierarchy point of view, the IGP is a higher level of regulation that sets policies that includes a guide to evaluate new Area Structure Plans.

Some of the main principles of the plan is to promote the integration and efficient use of regional infrastructure, encourage higher densities, protect water and promote its conservation, encourage efficient growth and sustainable communities.

The County is expected to approach the Board with their draft ASP once their supporting studies are complete. The County also wants to ensure that the ASP goals, objectives and aspirations are in-line with the Interim Growth Plan before proceeding further.

Rocky View County believes that the Draft ASP complies with the policies of the IGP but requires the Calgary Metropolitan Region Board acceptance before the plan can be approved by Rocky View Council.

WLC intends to lend their support to the plan once public engagement sessions are announced. In the meanwhile, WLC is reviewing the costs associated with preparing a land use and conceptual scheme application in anticipation of ASP approval. WLC will weigh the cost/benefit of such next steps before making any decision on next steps. As with the ASP’s identification of a higher order use on our land, rezoning of the land will also increase the value of the land.

Although the Springbank ASP review process has taken a while, there is a feeling that the current County Council is supportive of new development and will encourage redevelopment opportunities other than being a land bank for the City of Calgary. WLC will continue to monitor any changes to the Draft ASP and its targeted approval for the end of spring 2020. In anticipation of ASP approval, WLC has posted “for sale” signs on the property.



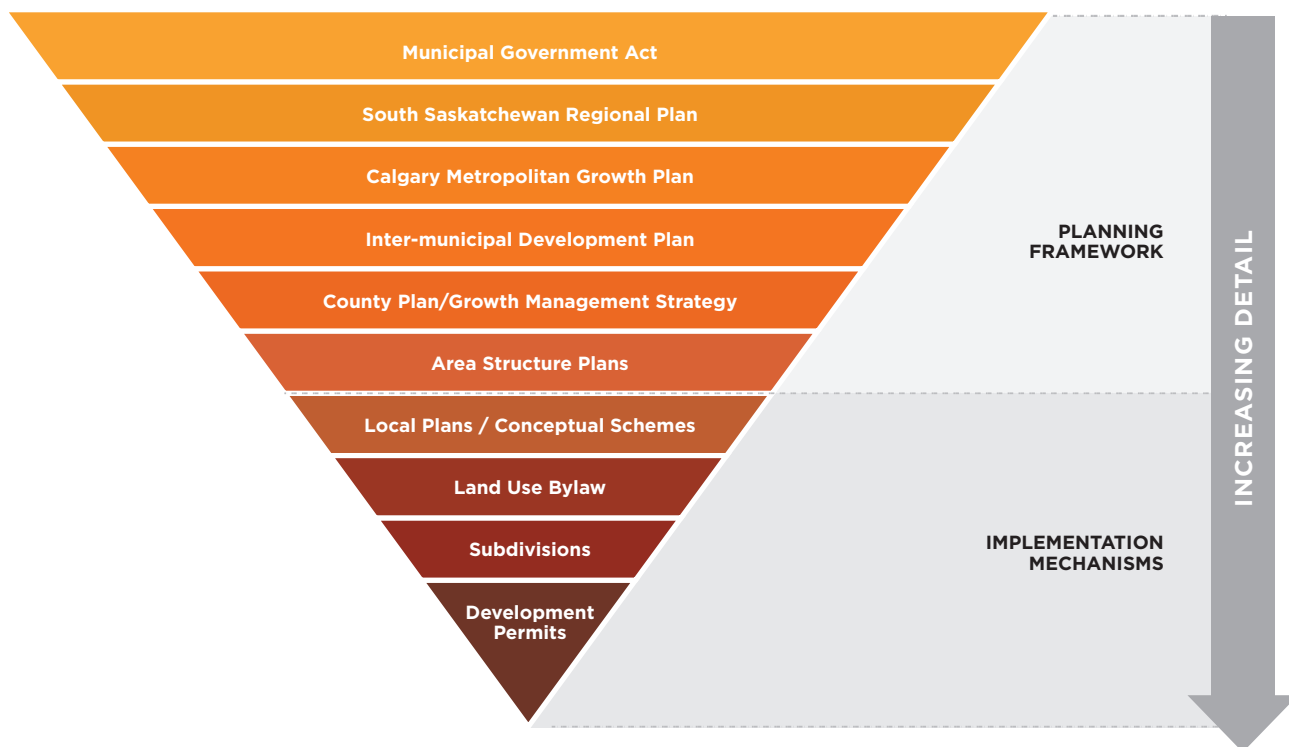
# FOXCREEK

WLC has some exciting news in relation to our Foxcreek landholdings near Highway 8 in Rocky View County. As reported in our last Client Update, we, along with our neighbours, Qualico Communities and Legacy Communities had developed a plan for a future development known as Double Creek. This plan was presented to the Rocky View County Governance and Priorities Committee in June 2019 where it was well received as it complied with many of the policies outlined in the Calgary Metropolitan Region Board's Interim Growth Strategy.

Despite the properties not being included within the boundaries of an approved Area Structure Plan (ASP), direction was given to Council to contemplate a developer funded plan.

I'm happy to report that after many months of discussion with County Administration and Councilors, on February 11, 2020, Rocky View Council approved the terms of reference not only for a developer funded but also a developer directed ASP. The boundary of the ASP includes all of Double Creek and our Foxcreek lands. The plan encompasses 2,030 acres (820 ha) of land straddling Highway 8 from the Elbow River in the north to the Tsuut'ina Nation in the south. The ASP will allow for comprehensive development with initial phases to occur in the eastern portion of the plan area and progressing westward.

## PLANNING HIERARCHY IN ALBERTA



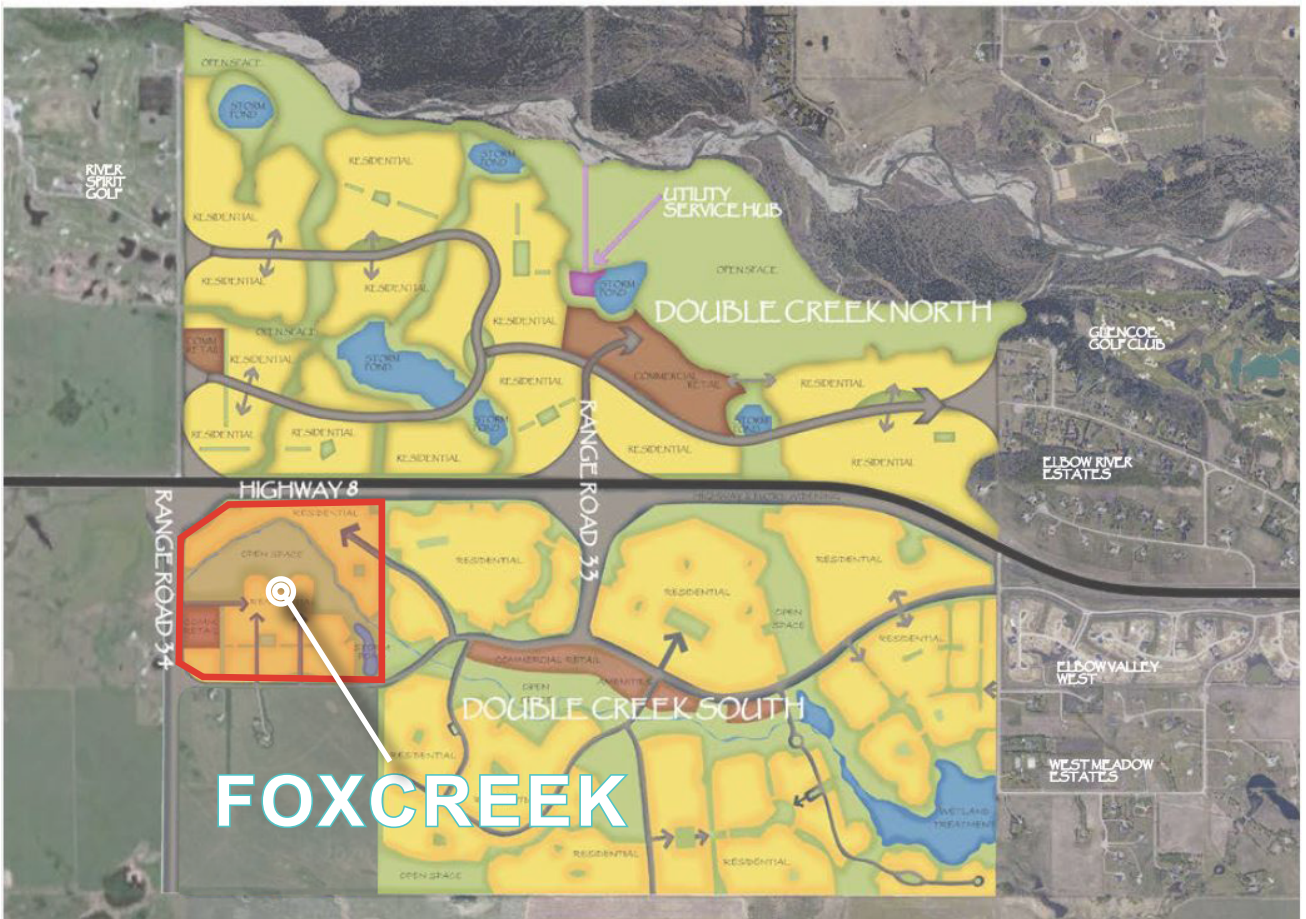
# FOXCREEK

It is anticipated that with a developer directed process, the expected timelines will be reduced in comparison to a County funded and County directed plan. Requests for proposals from three planning consultants as well as EXP and ISL Engineering have already been sent out. Once the projects are awarded, supporting studies will begin immediately. It is the desire of the Double Creek landowners to utilize reports prepared in 2007 & 2008 in support of previously prepared conceptual schemes and modify them accordingly.

The County will be allowing the Double Creek landowners to utilize previous County studies to reduce the amount of engineering work required in support of the ASP. To see the ASP through to fruition, the County is also assigning three staff members to participate in the project.

Along with the endorsement of the Terms-of-Reference, Council has also supported amending their County Plan to identify the area in question as an appropriate development growth node.

## UPDATED DOUBLE CREEK CONCEPTUAL SCHEME PLAN INCLUDING FOXCREEK





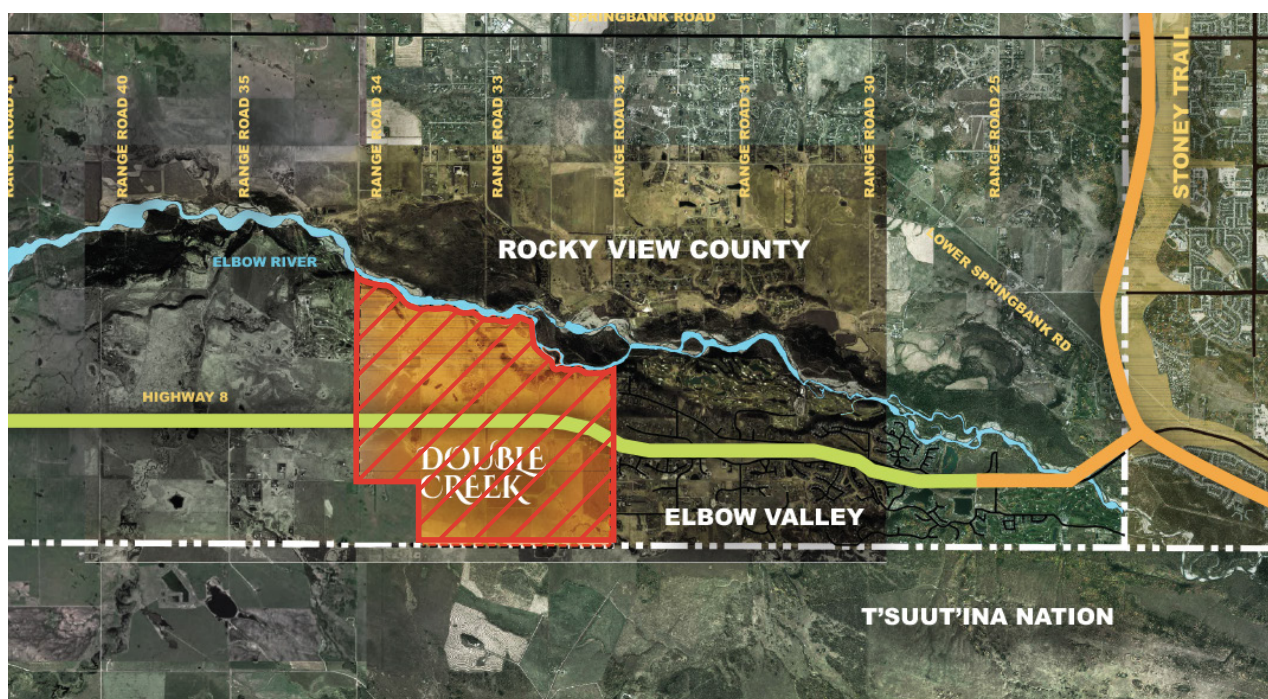
Double Creek landowners are setting their sights for a short turn-around time for plan preparation and will be working towards the following timelines:

- Develop Communication and Engagement Strategy and Begin Initial Stakeholder Engagement (Tsuut'ina Nation, City of Calgary and Alberta Transportation): March – May 2020.
- Stakeholder Engagement, Formal Rocky View Circulation, and Host Public Open House: May – June 2020.
- Finalize Draft ASP – July 2020.
- First Reading of Bylaw and Public Hearing – September 2020.
- Review by the Calgary Metropolitan Region Board – October 2020.
- Second and Third Reading of Bylaw by Rocky View Council – December 2020.

This adoption of the ASP terms of reference is a breath of fresh air from a Council interested in seeing future development in the County, particularly in areas of high demand and where services can be accommodated. With the Calgary Ring Road West Extension anticipated to be completed by the fall of 2021, it is expected that development demand in this portion of the County will continue to rise.

Potable water is not expected to be an issue as consortium members have secured sufficient water licenses to support the intended future development.

The area can also be serviced by its own water treatment plant similar to those found in Harmony, Langdon and Bragg Creek. This water treatment plant will ensure that Calgary's drinking water source will be protected.



- Extent of Ring Road Highway Twinning
- Single Lane Highway
- ▨ Proposed New Highway 8 Area Structure Plan Area

Although encouraged by the position taken by Rocky View Council, the Double Creek landowners do anticipate push-back from the City of Calgary as they will be concerned about the quality of water entering the Elbow River which feeds one of Calgary's main water sources - Glenmore Reservoir. Our plan is not only to treat the wastewater to a higher standard going into the Elbow River than current flow, but also to provide tie-ins for other areas including the Tsuut'ina Nation, which has an untreated wastewater pond currently flowing into a tributary of the river. This proposal for tie-ins will help solve this current City problem.

Should the City of Calgary still have concerns about the treatment of water, they have the option of allowing the area to connect to the existing City sanitary sewer line that currently extends within Rocky View County to the Elbow Valley West development east of Double Creek. This provision of regional services is also encouraged by the Calgary Metropolitan Region Board.

Although concerns of the City of Calgary are seen to be the largest hinderance for ASP adoption, the Double Creek landowners do not see the issues with the City of Calgary to be insurmountable and are encouraged to have the vision of Rocky View Council to support our developer funded initiative.

In anticipation of plan preparation, WLC has posted "for sale" signs on the property. Knowing that an ASP is in the works, the additional development opportunities envisioned by the plan should help provide for increased property value. This is an exciting time for WLC. After 12 years of discussion with County Administration and Council, we are finally seeing forward progress in allowing the area to be developed. Although it is gratifying to reach this stage in the County's willingness to consider the merits of development, WLC will continue to take an active role throughout the ASP approval process to see the plan through to final approval.





# WLC SUPPORT TEAM

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CIMA +

J.K. Engineering Ltd.

Jubilee Engineering

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Almor Engineering Associates Ltd.

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Wernick Omura Singh

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## BIOPHYSICAL IMPACT ASSESSMENT

Hab-Tech Environmental

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## BANKERS

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CIBC Wood Gundy

Canadian Western Trust

Computershare Trust Company of Canada

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