



COUNCIL REPORT

Stoney Trail and Airport Trail Interchange – Final Agreement

Electoral Division: All

File: 5011-625

Date:	July 8, 2025
Presenter:	Byron Riemann, Chief Operating Officer
Department:	Infrastructure Services Division

REPORT SUMMARY

To support the future growth and development of the OMNI Area Structure Plan (ASP), a new access connection to the Northeast Calgary Ring Road (Stoney Trail) is required. The interchange will serve as a critical component of the County's regional transportation network and long-term economic development strategy.

On November 28, 2023, Council approved a Memorandum of Understanding (MOU) and an Interim Agreement with Genesis Land Development Corp. (the Developer), a Memorandum of Agreement with Transportation and Economic Corridors (the Province), and a budget adjustment of \$30,785,000 to initiate design and establish preliminary funding contributions. This budget included a \$23,785,000 commitment from the Province and an initial \$7,000,000 contribution from the Developer.

Since that time, further project definition and engineering work have refined the overall construction cost to \$36,959,779 based on the value of the construction tender received. The revised cost reflects a more detailed project scope and current market pricing. The Province's funding commitment remains unchanged at \$23,785,000, while the Developer has now formally committed to increasing its contribution from \$7,000,000 to a maximum of \$13,174,779.

The County is not a funding partner but will act as the Administrator on behalf of the Provincial contribution and oversee the flow of funds in accordance with the final agreement.

In accordance with Section 6.2(b) of the Memorandum of Agreement and Interim Agreement, Council endorsement is required to execute the Final Interchange Agreement, which governs construction, funding, and project management.

ADMINISTRATION'S RECOMMENDATION

THAT Council approve the summary of terms of the Final Agreement for the Stoney Trail and Airport Trail Interchange, as per Attachment A and authorize Administration to execute the Final Agreement.

THAT Council approves the budget adjustment for \$6,174,779 for the Stoney Trail and Airport Trail Interchange as per attachment B.

BACKGROUND

The OMNI ASP was adopted by Council on September 26, 2017, under Bylaw C-7700-2017. The planned area is located east of Calgary and bounded by Highway 564 to the north, Township Road 252 to the south, Range Road 285 to the east, and 84th Street to the west. The ASP envisions a comprehensively planned mixed-use business and commercial hub.

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The proposed OMNI Business Park spans approximately 197 acres and is anticipated to include over 600,000 square feet of commercial space and 500,000 square feet of office and restaurant facilities. The Business Park is expected to be delivered in seven phases, each targeting specific market needs.

To support the build out of the OMNI ASP and regional growth, full access connectivity at Airport Trail and Stoney Trail is required. The existing half interchange currently limits vehicle movements. The proposed upgrade will provide full directional access, creating regional connectivity.

As part of the Province's 2023 budget, a funding commitment of \$23,785,000 was secured. In parallel, the Developer initially committed \$7,000,000, which has now been increased to a maximum of \$13,174,779.

The Final Agreement summarizes:

- The County will administer the \$23,785,000 in Provincial funding.
- The Developer will fund all remaining project costs, up to \$13,174,779.
- GLDC Management Inc. will act as the Project Manager, overseeing design and construction.
- The County will assist in cost recovery from future benefiting landowners over a 20-year term, with recovery including interest.

The project cost is based on the construction tender received. Construction is anticipated to commence in the summer of 2025, with completion of the interchange anticipated by fall 2026.

ANALYSIS

Adoption of the Final Agreement represents a critical milestone in delivering this strategic transportation infrastructure project. It confirms the roles, responsibilities, funding structure and delivery mechanisms for a project that will unlock significant development opportunities and improve regional mobility.

The project directly aligns with key municipal and regional objectives. The interchange is crucial to supporting the development of the OMNI ASP, enhancing access and mobility in the northeast sector, and promoting regional economic growth. It is also a top priority identified in the North Calgary Regional Transportation Study.

COMMUNICATIONS / ENGAGEMENT

No communication or engagement will be required as per the OMNI Conceptual Scheme and Redesignation application process.

IMPLICATIONS

Financial

Total estimated cost of the project is \$36,959,779. The Province has committed \$23,785,000.00 and \$13,174,779.00 is the Developer's contribution. The County is not providing funding to the project but rather a provision for a credit to the Developer's Transportation Offsite Levy and/or Infrastructure Cost Recovery Agreement.

Economic

Advancing with the upgrade offers the promise of enhanced economic growth through reduced congestion and greater residential and business attraction, thereby generating jobs opportunities and fostering infrastructure investments.

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STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Financial Prosperity	FP1: Successfully planning and managing tax revenues between residential and non-residential landowners	FP1.1: Residential/Non-Residential Assessment Split Ratio as set out in the Assessment Diversification Policy	The interchange improvement will increase transportation connectivity to the east side of the County to increase economic growth for businesses.
Thoughtful Growth	TG2: Defined land use policies and objectives are being met and communicated	TG2.2: Growth/approvals within the approved growth areas within the Regional Growth Plan	Supports infrastructure aligned with the approved OMNI ASP.

ALTERNATE DIRECTION

Alternate Direction 1

THAT Council refuse the funding contribution from the Developer towards the Stoney Trail & Airport Trail Interchange.

Disadvantages

Without the funding contribution from the Developer, the project will be stalled, as there will be insufficient funding to complete the required improvements.

ATTACHMENTS

Attachment A: Final Agreement Summary
Attachment B: Budget Adjustment Form
Attachment C: Location Map

APPROVALS

Manager:	Jeannette Lee, Manager
Executive Director/Director:	Byron Riemann, Chief Operating Officer
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer