

Bremner Area Project and Scope Update**Report Purpose**

To allocate funding to complete the updated scope for the Bremner project.

Recommendation

THAT additional funding in the amount of \$813,410 to complete the Bremner project be approved, with the supplementary funds to be reallocated from the following sources:

\$350,000 from 2016 Year End Municipal Operating Surplus,
\$253,900 from the Year End Carryforward Municipal Reserve (1.3769); and
\$209,510 from the Municipal Projects Reserve (1.3773).

Council History

December 8, 2015 - Council approved the 2016 Operating and Capital Budgets.

March 22, 2016 – Council endorsed the Growth Management Strategy for the Urban Reserve (Bremner) and directed that Administration proceed with preparation of an Area Concept Plan for the endorsed growth area.

June 14, 2016 – Priorities Committee received the Bremner Area Concept Plan Next Steps as a report for information.

October 25, 2016 - Council adopted Bylaw 15-2016 a bylaw that identified the Urban Reserve Policy Area (Bremner) as the County's next area for growth; and incorporate the Urban Reserve Policy Area (Bremner) into the Urban Service Area; and incorporate the majority of the West of 21 Area Concept Plan (ACP) into the Urban Service Area.

Strategic Plan Priority Areas

Economy: The Bremner Area Concept Plan will provide a more detailed framework for future planning and development for the Urban Reserve Policy Area (Bremner) and future investment in municipal infrastructure.

Governance: Creation of the Bremner Area Concept Plan will include community organizations, landowners, the general public and stakeholders providing them with opportunities to be involved in the decision-making process.

Social: The Bremner Area Concept Plan will provide a foundation for future statutory planning and development of strong communities and neighbourhoods that support the diverse needs of residents.

Culture: The Bremner Area Concept Plan will recognize the culture and heritage of the area and incorporate it into the statutory document.

Environment: Environmentally sensitive areas will be identified through the Bremner Area Concept Plan process which will promote the protection of the natural environment in future planning stages.

Other Impacts

Policy: FIN 001-024: Financial Reserves; Municipal Development Plan (MDP) 1-2007, Policy 4.19f - requires an Area Concept Plan be completed by Strathcona County and adopted for the Urban Reserve Policy Area (Bremner) prior to accepting any new applications for Area Structure Plans, Land Use Bylaw amendments, or subdivision within the boundary of the Urban Reserve Policy Area (Bremner).

Legislative/Legal: n/a

Interdepartmental: Planning and Development Services (PDS); Financial Services; Capital Planning and Construction; Utilities; Recreation, Parks and Culture.

Summary

The original Bremner ACP initiative and estimate (\$386,250) was approved in the 2016 Municipal Operating Budget well in advance of the final considerations of the Bremner and Colchester comparison including the matrix, corresponding discussion, and final decision. It has since been determined that to be effective, the Bremner Area Concept Plan project must also address supplemental components including:

- an updated engineering analysis based on the revised Capital Region Board Growth Plan (density going from 35 du/nrha to 40 du/nrha);
- an engineering standards review for potential new cross sections;
- a detailed financial analysis as identified by Council as part of the matrix review; and
- architectural guidelines to help direct built form.

The estimate for the Bremner Area Concept Plan remains at \$386,250; however, the additional components to the overall Bremner project bring the total project cost to an estimate of \$1.2 million.

It is proposed that the funding for the Bremner project consist of:

- a carry forward of the existing \$386,250 included in the 2016 PDS Operating Budget;
- a reallocation of 2016 funds from PDS operations of \$250,000 being the remainder of unused funds from the completed Colchester Growth Management Strategy;
- A reallocation of \$100,000 of unused funds from the 2016 funds from the Centre in the Park Area Redevelopment Plan (which has been deferred until such time as is needed);
- a reallocation of \$253,900 from the PDS year end carry forwards from prior years PDS projects that are now complete and funded; and
- an additional \$209,510 from the Municipal Projects Reserve.

Justification of Additional Components

The Bremner Growth Management Strategy was initially endorsed by Council at 35 dwelling units (du)/new residential hectare (nrha) under the policy direction of the Capital Region Growth Plan. On October 13, 2016 the Capital Region Board approved the Edmonton Metropolitan Region Growth Plan (pending provincial approval) which requires the Bremner ACP to design residential density to 40 du/nrha. Due to the increased density now required under the Edmonton Metropolitan Region Growth Plan, an updated engineering analysis for the Bremner area will be required to supplement the Bremner ACP.

In addition, given the ongoing variance request for current Area Structure Plans at 30 du/nrha, and the requirement to build Bremner at 40 du/nrha, administration is now anticipating that a thorough review of the current design and construction standards will be necessary for the Bremner ACP. To support the Bremner ACP, it is expected that an appendix to the design and construction standards will likely be required to address new and more innovative cross sections.

Also as a result of the higher density requirements, administration anticipates the need for the creation of a more comprehensive set of design guidelines for items such as architecture and urban form, placement of buildings, building interface with the street, environmental design, amenity areas, etc. to ensure that the community is efficient, well designed and safe.

The financial analysis was originally anticipated to be completed in-house, however due to emergent circumstances and priorities, third party assistance is required.

If the proposed funding is approved, Planning and Development Services is in a position to commence the competitive procurement process which will enable the start of this critical 18 month project.

Enclosures

None

