

# Councillor Request Inquiry

## # 130

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2017

Please find below the response to your April 25, 2017 Councillor Request regarding Bremner.

**Referencing page 26 of the "Draft Bremner Growth Management Strategy, please answer the following:**

**Questions 1:**

Is \$491,000,000 the amount of long-term debt that can be added to our current long-range term of \$166,100,000 for a total of \$657,100,000?

**Response:**

We believe that you are working off a *draft* Bremner Growth Management Strategy as noted in your April 25<sup>th</sup> Bremner query. Based on the comparison matrix presented to Council on March 22, 2016 and the **final** Bremner Growth Management Strategy and supplemental FIA, the cost of offsite infrastructure for Bremner is in the amount of \$642.10M which includes \$45M for water, \$24M for wastewater and \$573.1M for arterial roads. As presented to Council on March 22, 2016, the effect on the financial requirements on future capital plan projects and financing have not been considered at this time. This will be assessed at the Area Concept Plan stage.

**Question 2:**

If \$657,100,000 is not the projected long term debt for Bremner off-site road costs, what is projected to be when the ACP is completed and presented to the next Council in approximately 18 months?

**Response:**

As noted above, the effect on the financial requirements on future capital plan projects and financing have not been considered at this time. This will be assessed as part of the Bremner Area Concept Plan project. We anticipate the completion of the Bremner ACP and associated studies within 18 months.

**Referencing page 31 of the "Bremner & Cochester" FIA of Recommended Community Design Concepts – Final Report" please answer the following:**

**Questions 1:**

Who prepared the page 31?

**Response:**

Applications Management Consulting Ltd. prepared the report (including page 31) as the consultant retained by the County.

**Question 2:**

Why was it authorized to be prepared?

**Response:**

A Fiscal Impact Assessment was a requirement as part of the Bremner Request For Proposal process.

**Question 3:**

Was page 31 presented to Council, if so when?

**Response:**

On June 10, 2014 Council was provided a status update specifically to present the results to the fiscal impact analysis of the three community design concepts for Bremner. In addition, the FIA results were again highlighted as part of the comparison matrix to Council on March 22, 2016. In addition, the FIA was posted prior to presenting to Council and still remains posted on the County's website for public access at <http://www.strathcona.ca/departments/planning-development-services/special-projects-initiatives/growth-management/document-library/>

**Question 4:**

Did Council approve its acceptance of page 31? If so when?

**Response:**

As noted above, the FIA of the three community design concepts was reviewed by Council on June 10, 2014 and the FIA final assumptions were accepted and endorsed by Council on March 22, 2016.

**Question 5:**

Does Council have legal agreements of acceptance with developers and the Government of Alberta for the Bremner off-site road costs?

**Response:**

No legal agreements are in place. Council has not yet approved a statutory plan however the Bremner Area Concept Plan project is underway.

**Question 6:**

Have the residents been told the County's share of the offsite road costs for Bremner will be \$0 dollars?

**Response:**

As indicated in the March 22, 2016 matrix presented to Council, it was clearly identified in Appendix H that "The final FIA assumes that developers would front end all hard infrastructure. A feasibility analysis would be required to review the reasonability of this assumption including alternative funding scenarios and their impacts."

**Question 7:**

What is the estimated long-term debt costs Council is using to inform tax payers of their expected liabilities for the future cost of Bremner.

**Response:**

This information is not known at this time. As noted above and as reflected on Appendix H of the March 22, 2016 Matrix, the effect on the financial requirements on future capital plan projects and financing have not been considered at this time. This will be assessed as part of the Bremner Area Concept Plan project. We anticipate the completion of the Bremner ACP and associated studies within 18 months. Prior to approval and as part of the Area Concept Plan project for Bremner, Council will review and consider the financial requirements based on more detailed information compiled through the ACP process.