

North of Yellowhead Servicing, Development and Financial Update

**Priorities Committee Meeting
November 21, 2017**

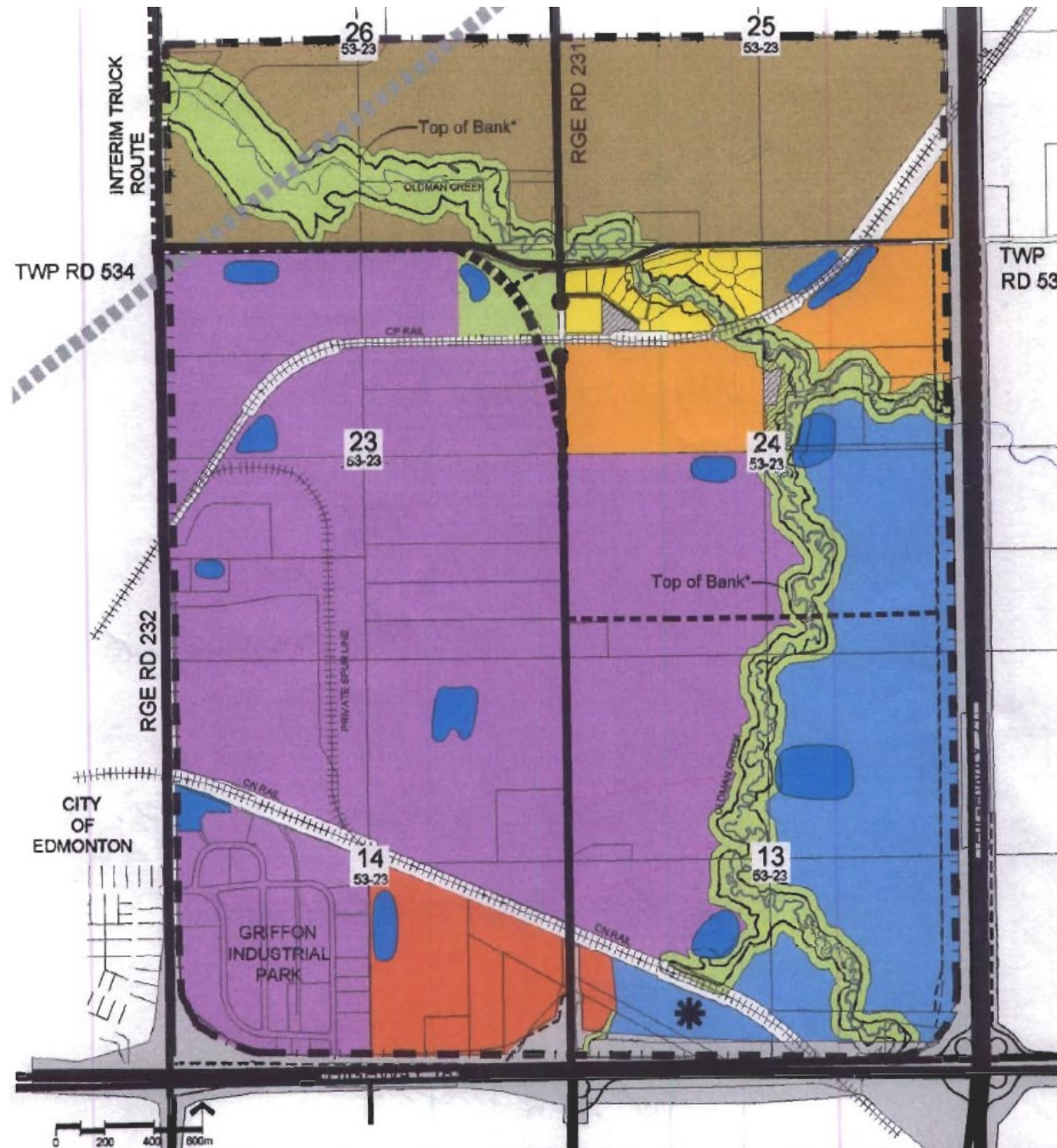
Transportation Planning and Engineering
Planning and Development Services
Corporate Finance

AGENDA



















- Planning Background
- Existing Infrastructure
- Servicing Requirements
- Current Projects
- Development Update
- Financial Update

NOY PLANNING BACKGROUND

2003 Area Concept Plan

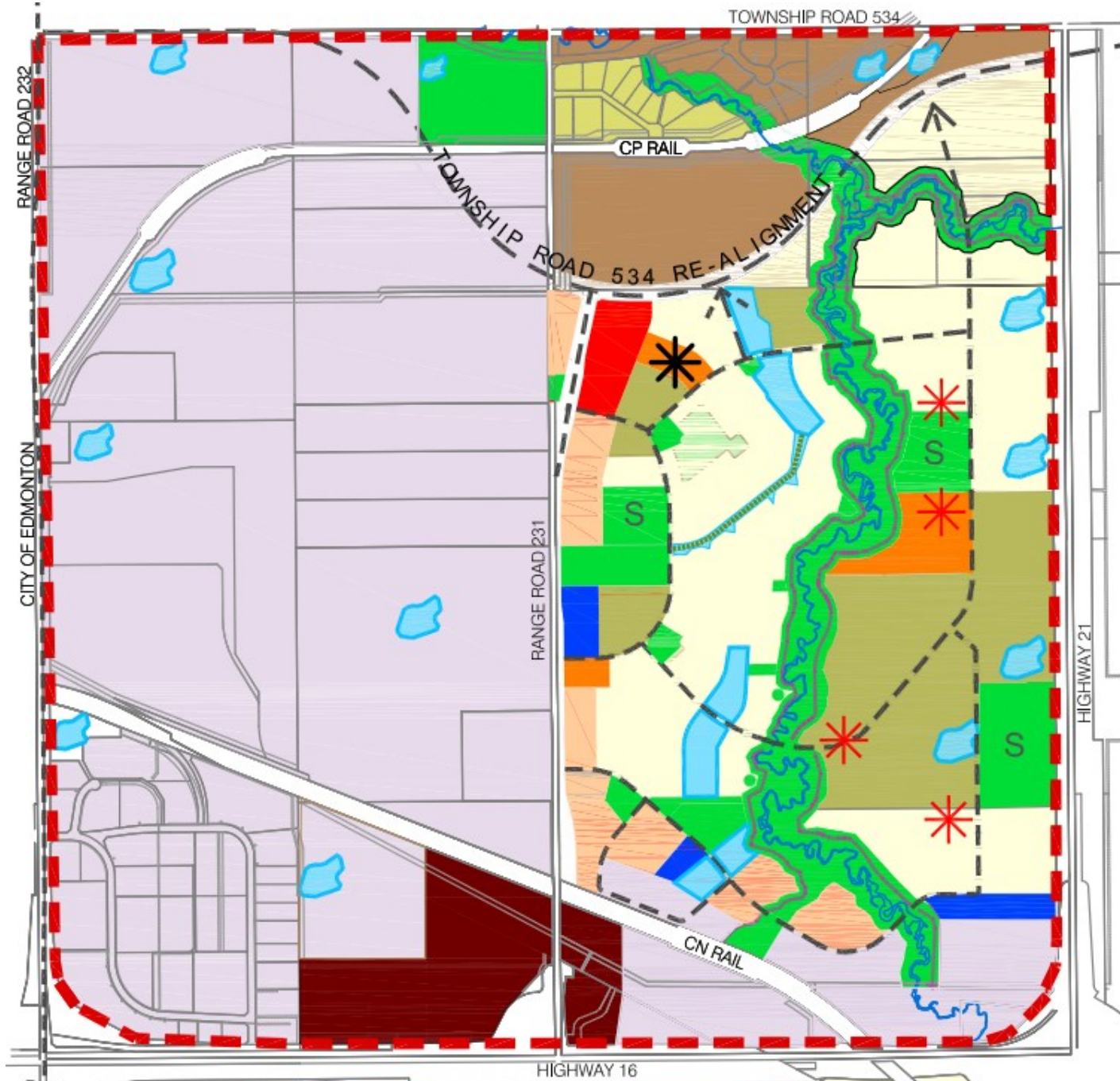


Legend

- | | | | |
|--|--|---|-------------------------------|
|  | Medium Industrial |  | Municipal Reserve |
|  | Light Industrial |  | Stormwater Management Pond |
|  | Commercial |  | Top of Bank Line |
|  | Country Residential |  | Highway |
|  | Agriculture |  | Arterial Road |
|  | Intensive Horticulture |  | Collector Road |
|  | Greenway/Open Space/
Parks/Recreation |  | Proposed 137 Ave. NE Arterial |
| | |  | Proposed Arterial Road |
| | |  | Proposed Collector Road |
| | |  | ACP Boundary |
| | |  | Potential Sports Field |

NOY PLANNING BACKGROUND

2013 Area Concept Plan



North of Yellowhead Area Concept Plan Bylaw 46-2013

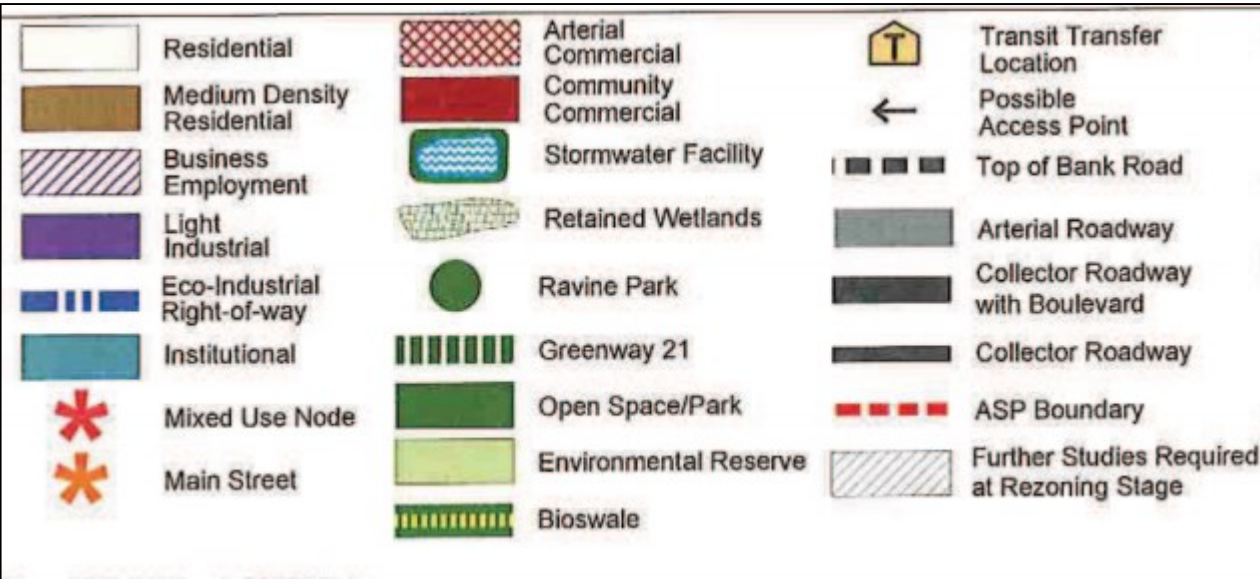
Date of Adoption April 2, 2014



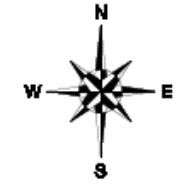
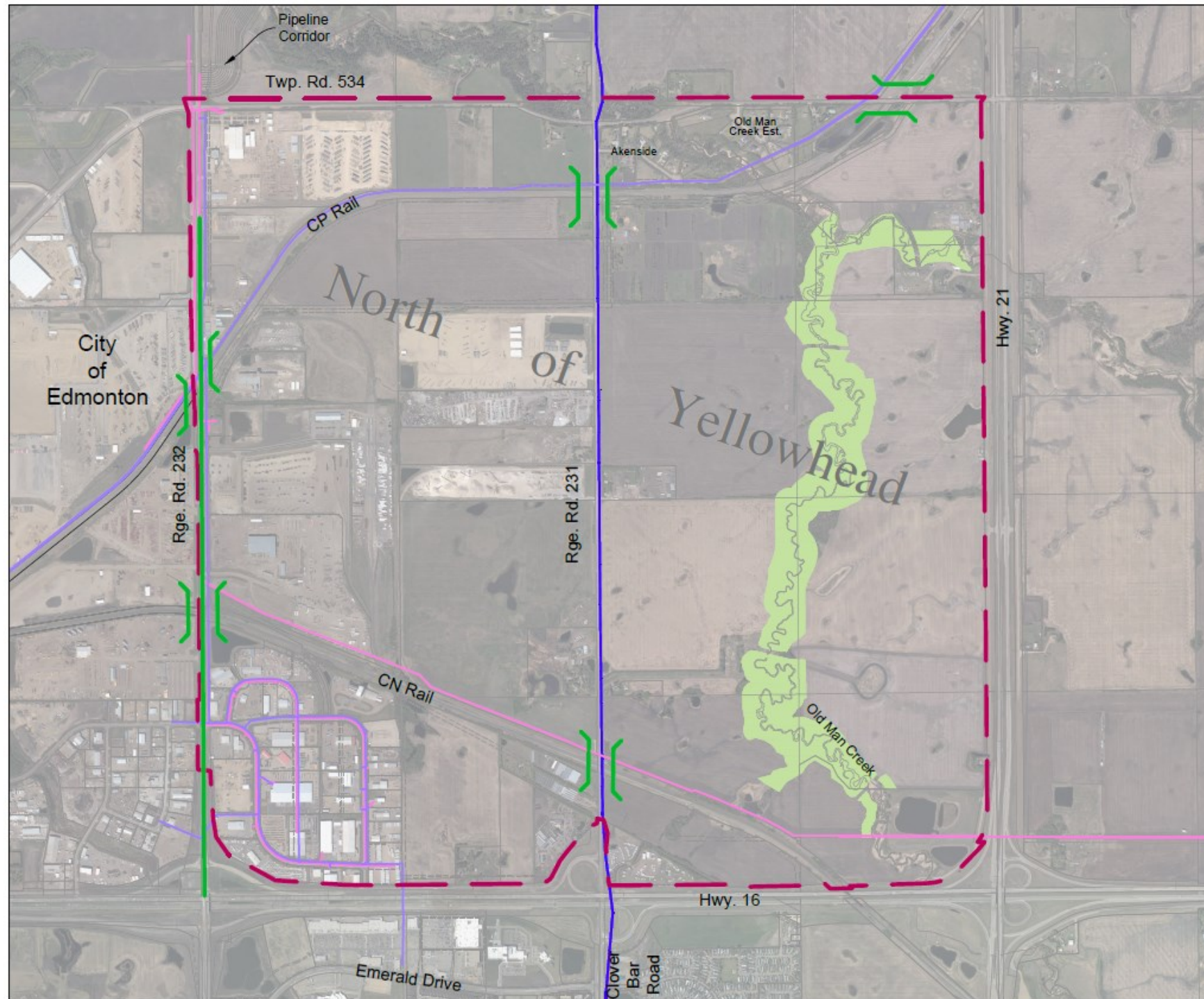
- | | | |
|-----------------------|----------------------------|----------------------|
| AG Large Holdings | Country Residential | Service Commercial |
| AG Small Holdings | Industrial Light / Medium | Open Space |
| Arterial Commercial | Institutional | S Future School Site |
| Community Commercial | Low Density Residential | * Mixed Use Node |
| Commercial Highway 16 | Medium Density Residential | * Main Street Node |
| Service Commercial | Bio Swale PUL | |
| Open Space | SWMF | |
| S Future School Site | Proposed Road | |
| * Mixed Use Node | Plan Area (1014 ha) | |
| * Main Street Node | Proposed Trail | |

NOY PLANNING BACKGROUND

2013 Area Structure Plan



NOY EXISTING INFRASTRUCTURE



Legend:

North of Yellowhead
Levy Basin Boundary



Existing AltaLink Line



Existing Watermain Infrastructure



Existing Wastewater Infrastructure



Existing Rail Crossing (At-Grade)

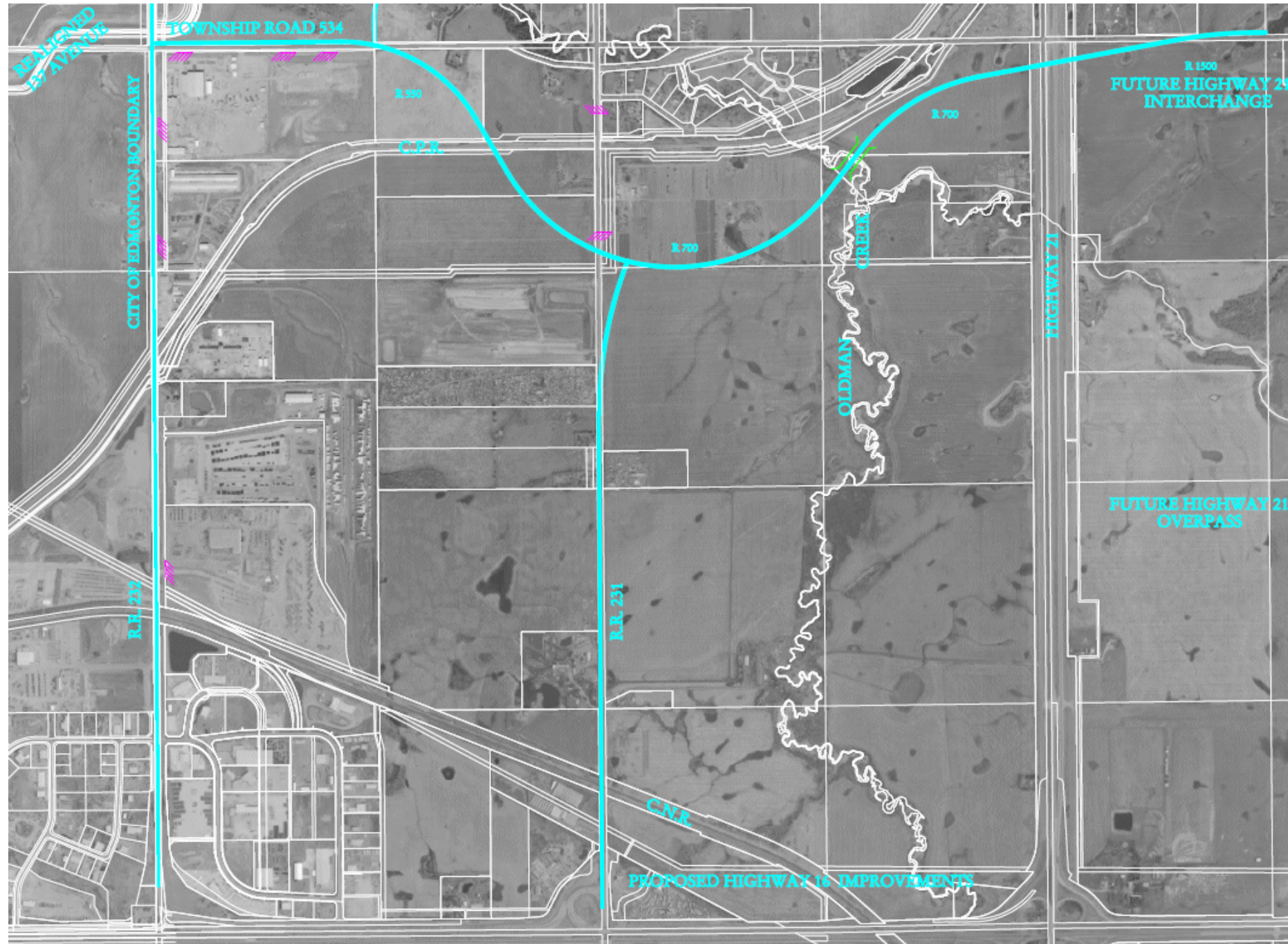


Existing Rge Rd 232 Upgrades






NOY SERVICING REQUIREMENTS

2009 Proposed Arterial Road Network

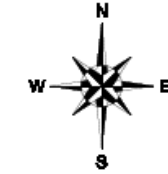
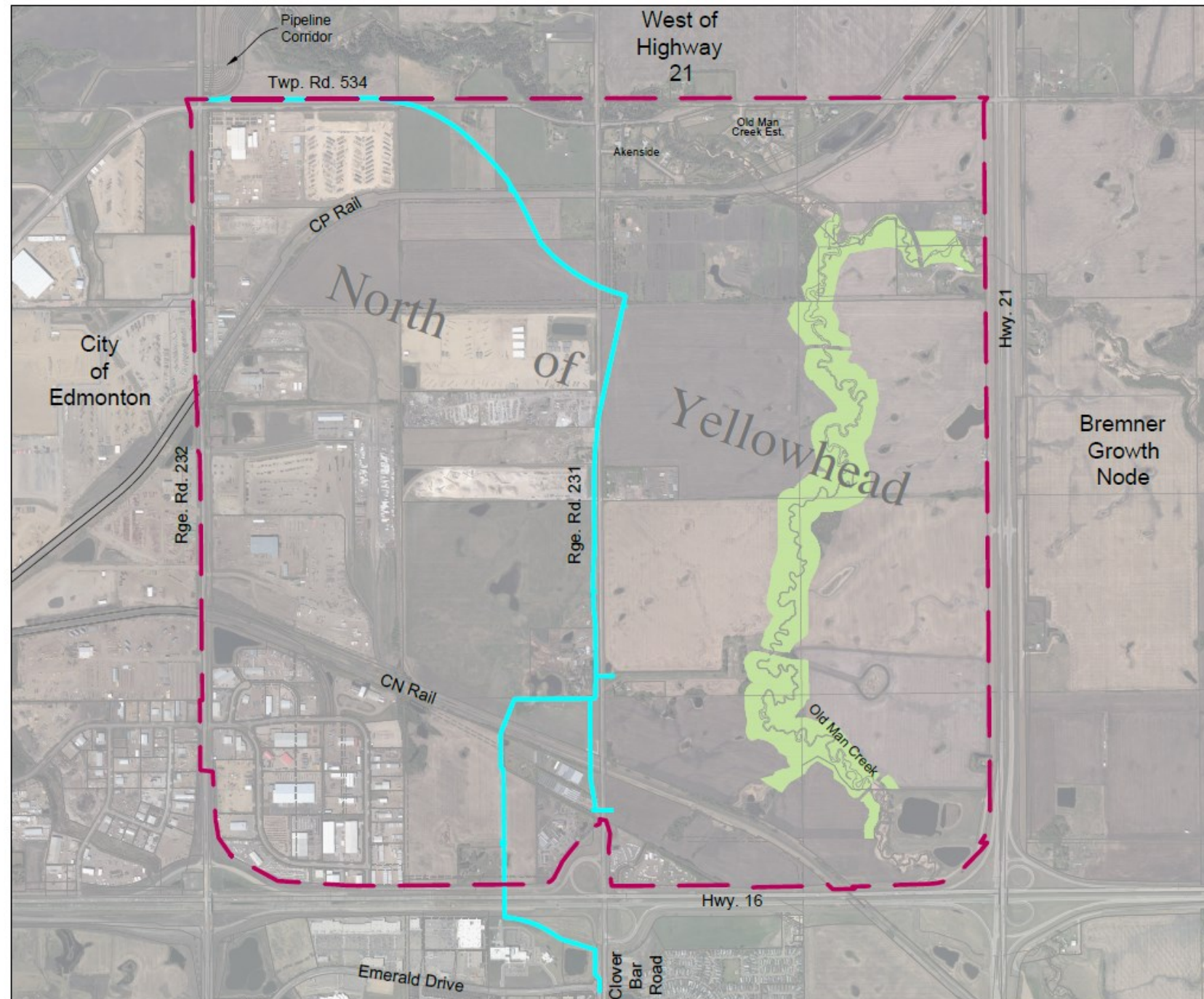


LEGEND

-  ARTERIAL NETWORK
-  NEW CREEK/ROAD CROSSING
-  ROAD CLOSURE

NOY SERVICING REQUIREMENTS

Watermain Infrastructure



Legend:

North of Yellowhead
Levy Basin Boundary

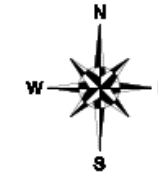
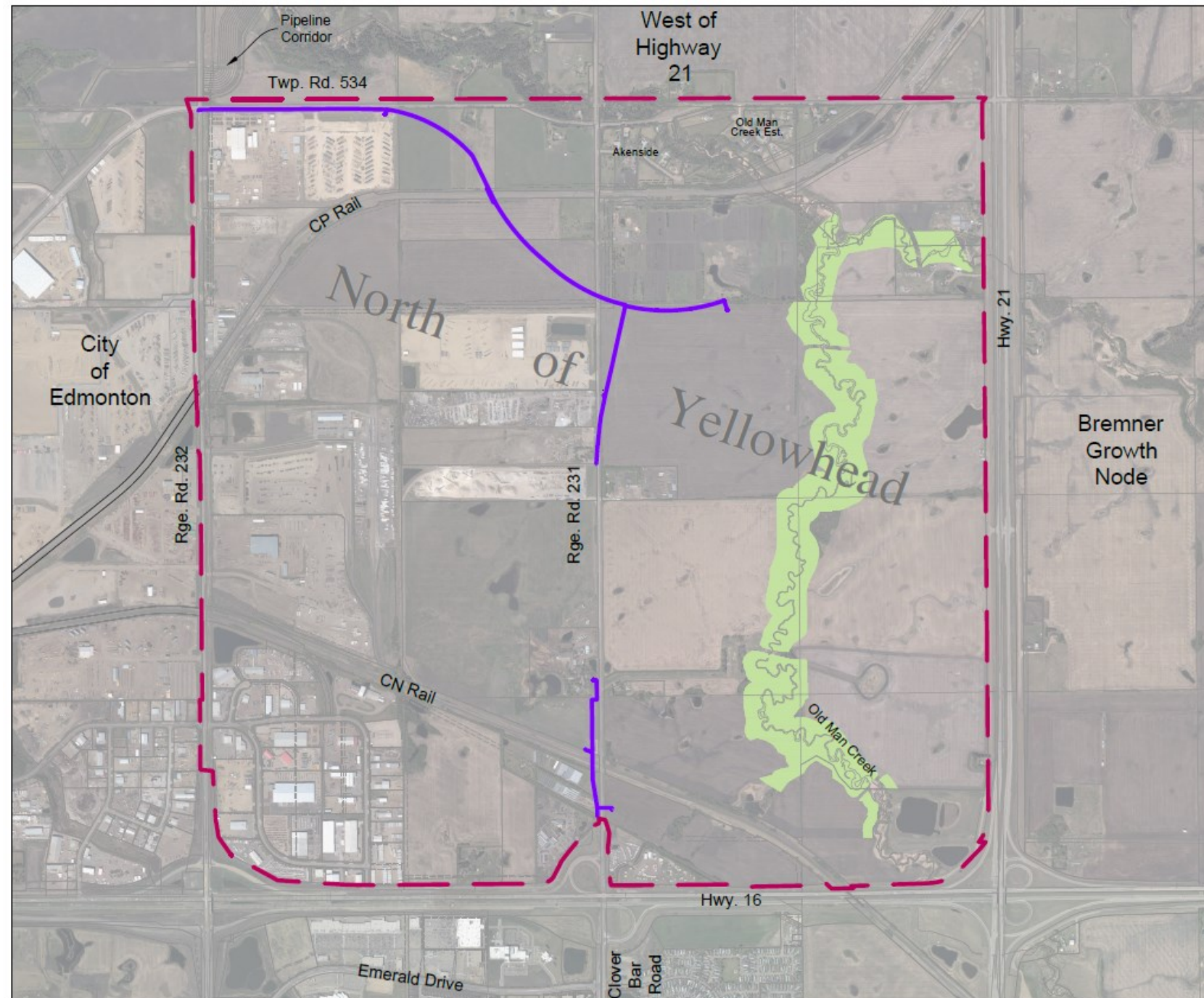


Watermain



NOY SERVICING REQUIREMENTS

Wastewater Infrastructure



Legend:

North of Yellowhead
Levy Basin Boundary

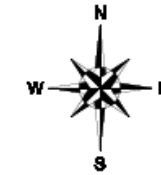
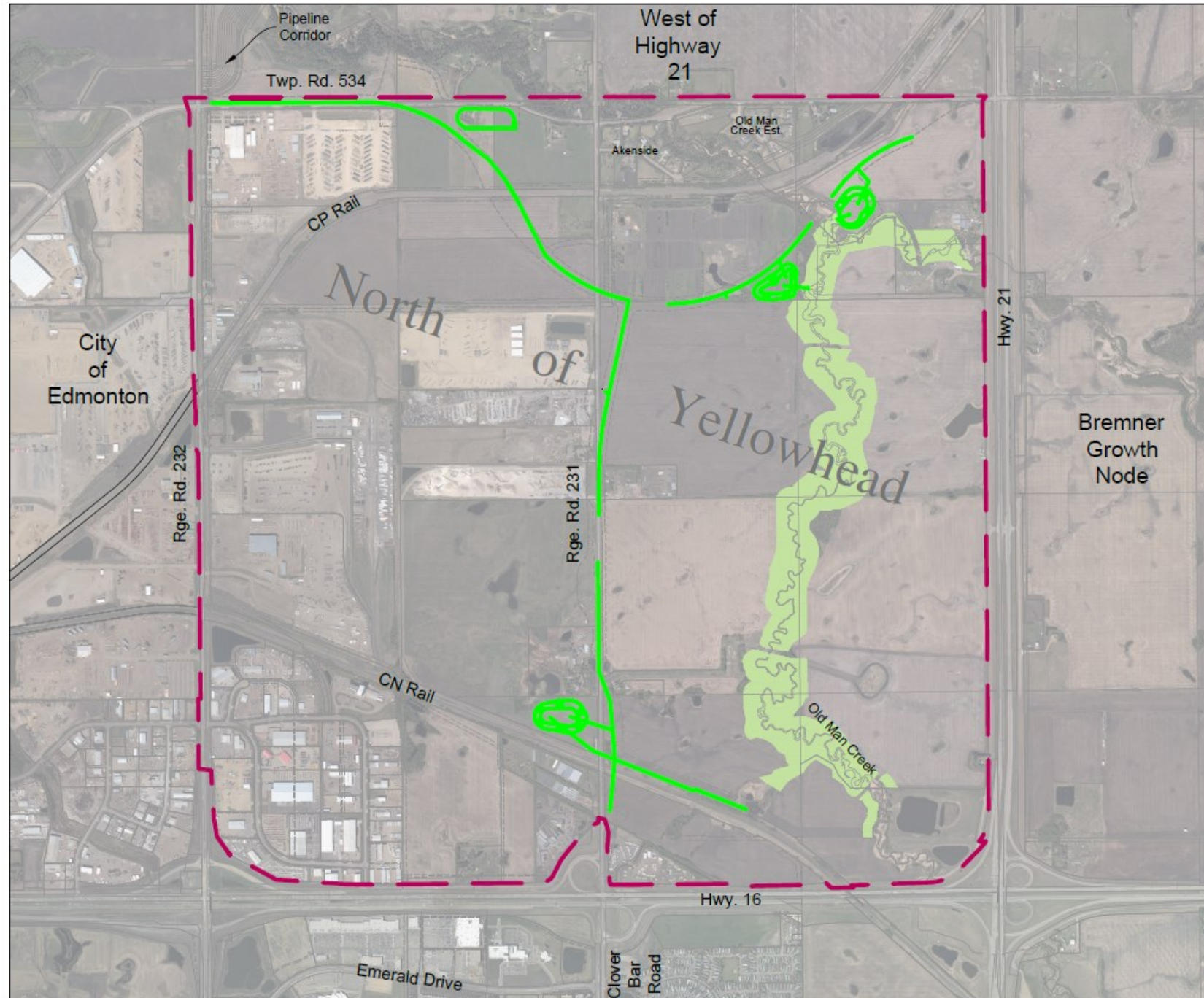


Wastewater



NOY SERVICING REQUIREMENTS

Stormwater Infrastructure



Legend:

North of Yellowhead
Levy Basin Boundary

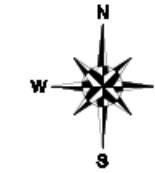
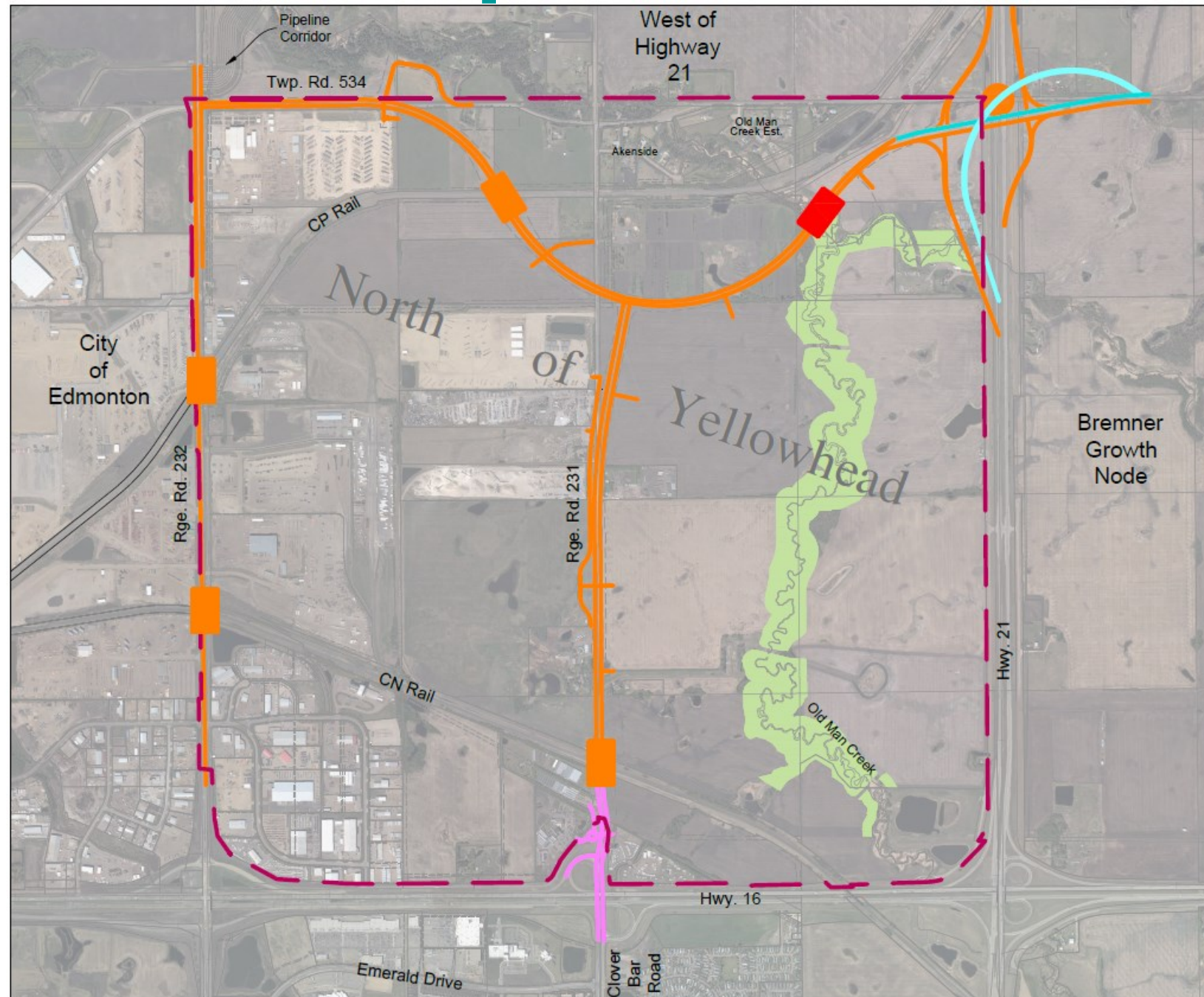


Stormwater



NOY SERVICING REQUIREMENTS

Transportation Infrastructure



Legend:

North of Yellowhead
Levy Basin Boundary

Transportation Infrastructure:
Arterial & Service Roads

4 Rail Overpass

Bridge Structure over Oldman Creek

Hwy 16 - RR231/Clover Bar Rd Upgrade

Hwy 21 - Twp Rd 534 Interim Upgrade

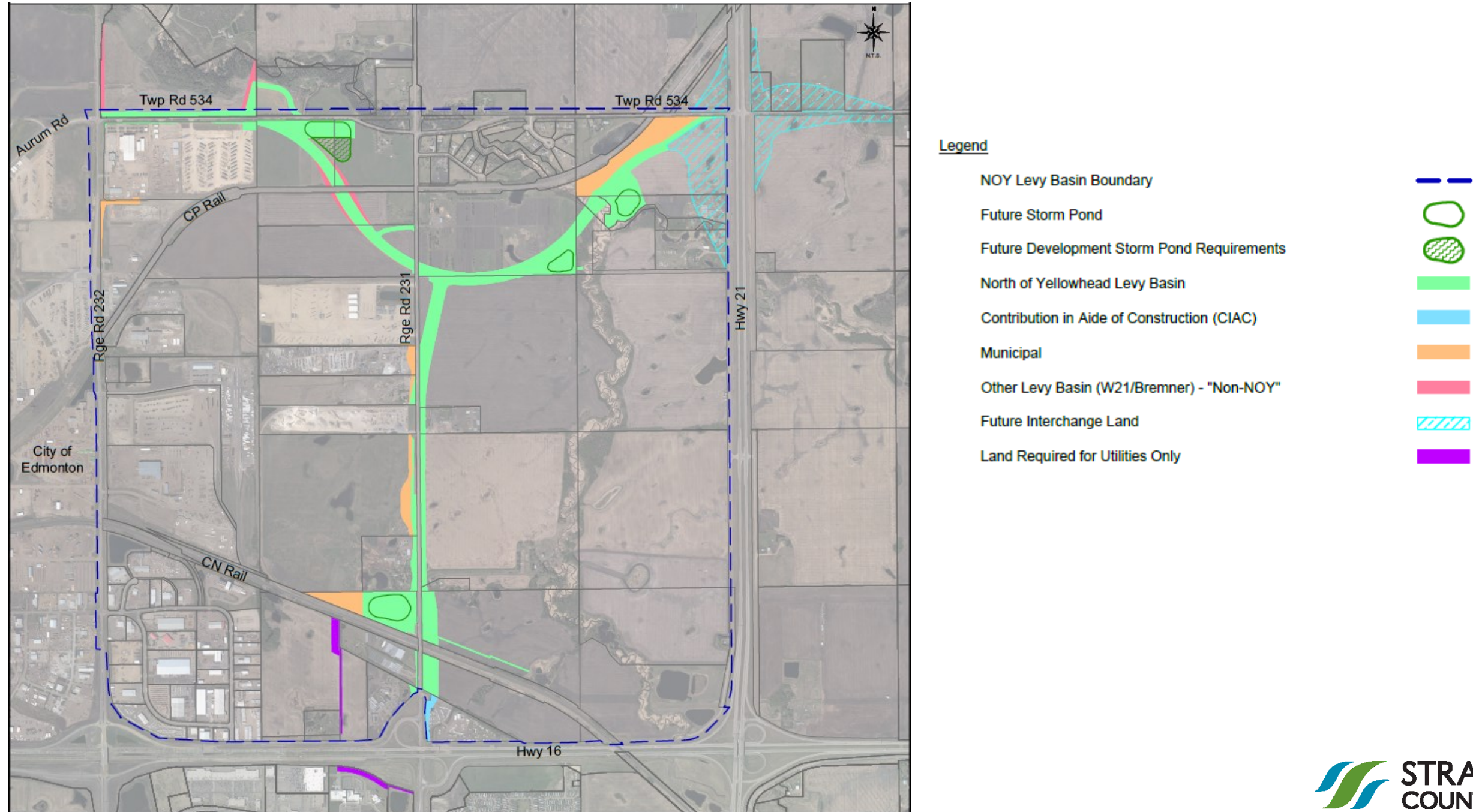
Hwy 21 - Twp Rd 534 2 lane diamond
interchange

Hwy 21 - Twp Rd 534 4 lane diamond
interchange

Hwy 21 - Twp Rd 534 directional ramp

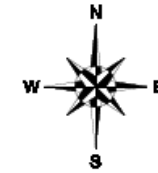
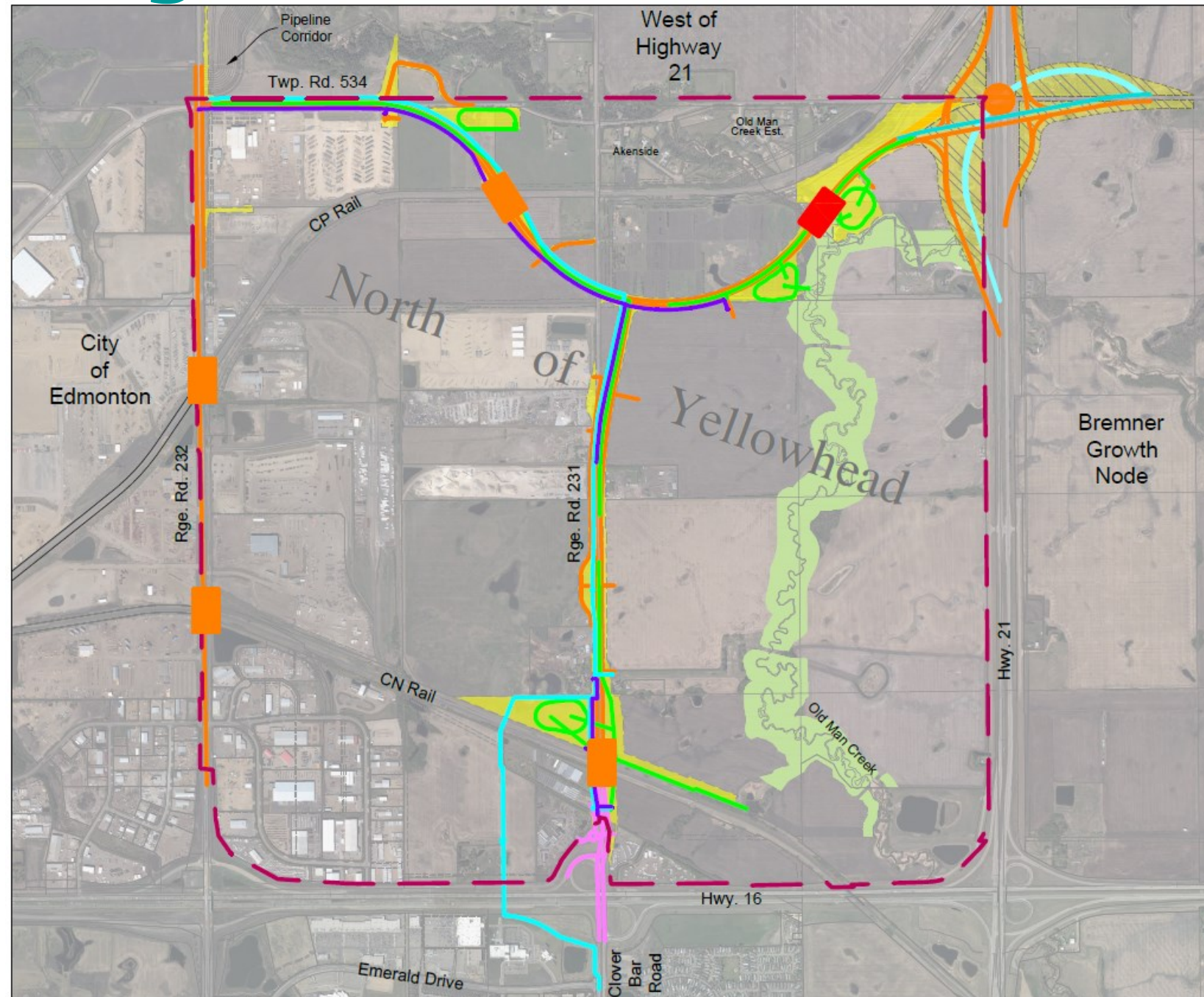
NOY SERVICING REQUIREMENTS

Land



NOY SERVICING REQUIREMENTS

Long-Term Infrastructure Requirements



Legend:

North of Yellowhead
Levy Basin Boundary



Oldman Creek Environment Reserve



Land:

Arterial Roadway ROW



Hwy 21 - Twp Rd 534 ROW



Utility Infrastructure:

- Watermain
- Wastewater trunk line



Transportation Infrastructure:

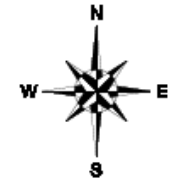
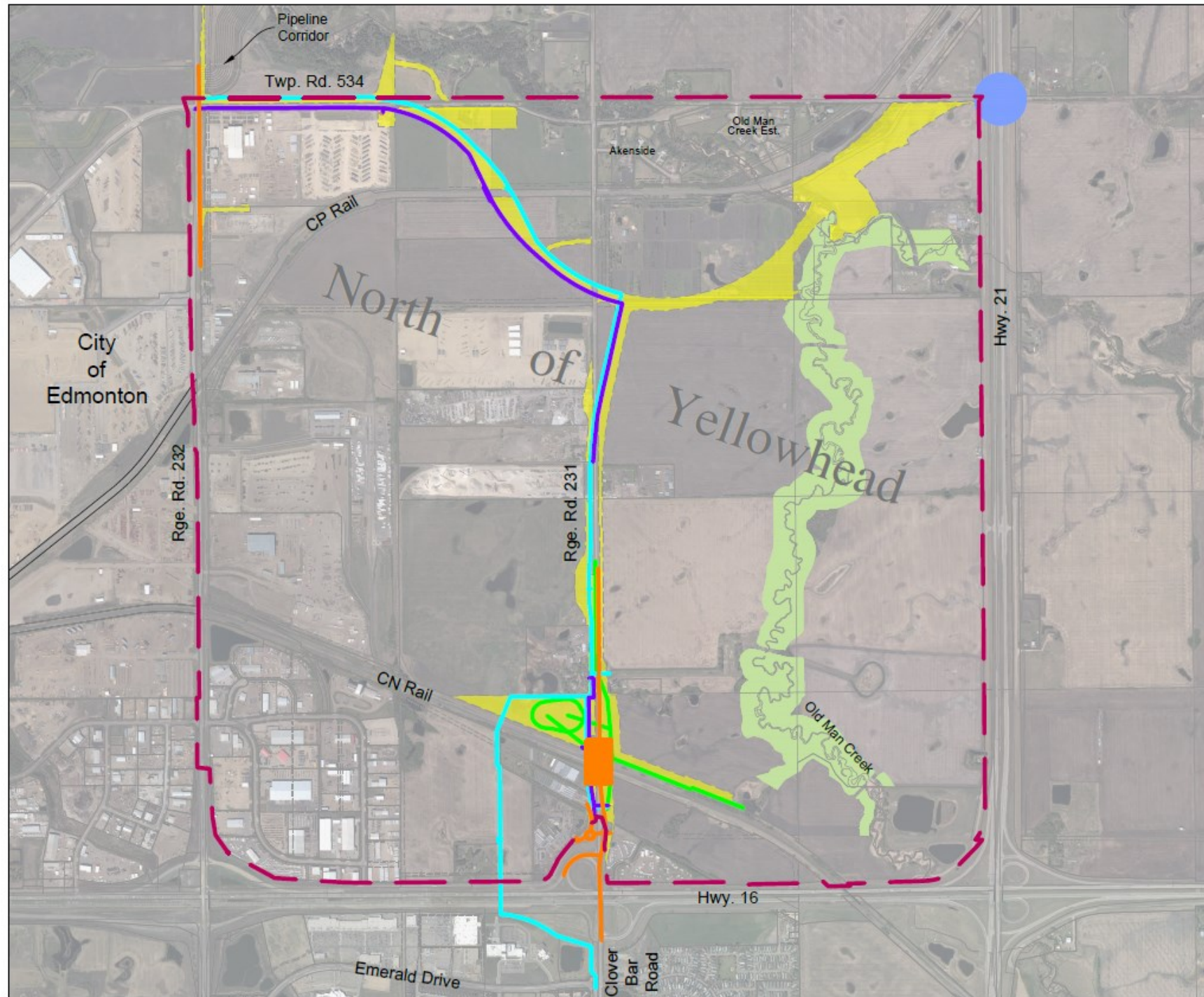
- Urban Arterial Roadway, 4 lane, (RR231, RR232, Twp Rd 534)
- 4 Rail Overpasses
- Bridge Structure over Oldman Creek
- Hwy 16 - RR231/Clover Bar Rd upgrades
- Hwy 21 - Twp Rd 534;
 - Interim upgrades
 - 2 lane Diamond Interchange
 - 4 lane Diamond Interchange
 - Directional ramp



Stormwater Management Facilities



NOY CURRENT PROJECTS



Legend:

North of Yellowhead (NOY)
Levy Basin Boundary



Current Transportation Projects



Current Transportation Projects
(Design Only)



Current Watermain Projects



Current Wastewater Projects



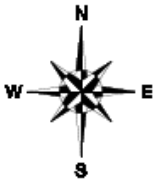
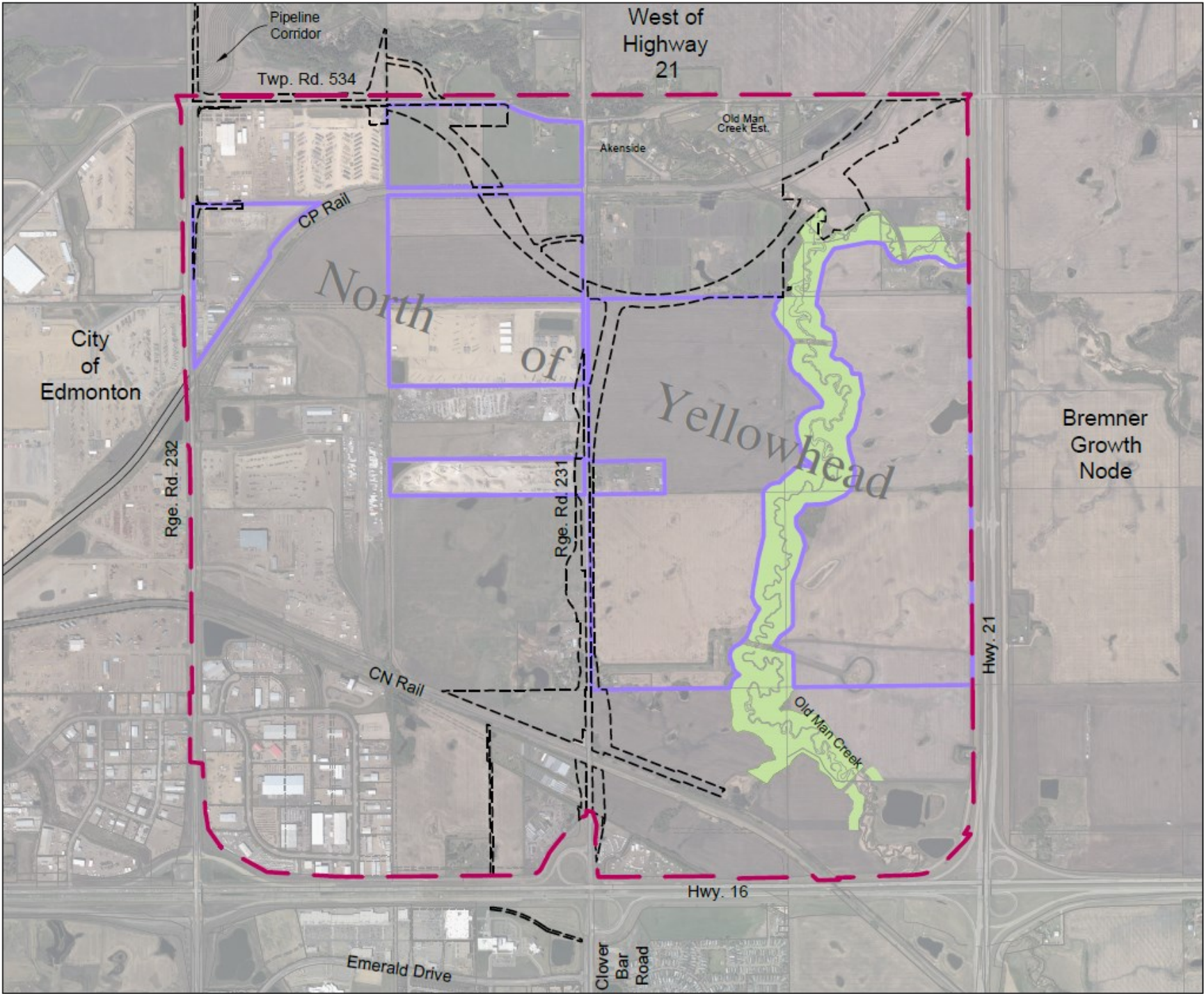
Current Stormwater Projects



Current Land Acquisition Projects



NOY DEVELOPMENT UPDATE



Legend:

- North of Yellowhead Levy Basin Boundary
- Proposed Arterial Road ROW
- Development Areas

There is varied levels of interest from the landowners/development industry for the completion of major infrastructure within the North of Yellowhead development area.

NOY FINANCIAL UPDATE

Cost Analysis

Historical Budget and Costs:

Original Approved Budget	\$83.6M
Expenses to Date	<u>(\$13.2M)</u>
Approved Unspent Budget	\$70.4M*

*** \$47M of the Approved Unspent Budget Requires a Funding and Financing Strategy**

Future Costs:

Estimate Outstanding Phase 1 Costs \$86M (Shortfall of \$15.6M)

Full-Build of Development Area Requires Additional Estimated Costs of \$293M**

**** Proportionate shares of these costs are allocated to future development of Bremner and West of Highway 21**

Questions?