

**Priorities Committee Meeting\_Sep18\_2018**

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**REPORT FOR INFORMATION****North of Yellowhead Servicing, Development, and Financial Quarterly Report****Report Purpose**

To provide Council a quarterly status report for the North of Yellowhead Project throughout 2018.

**Council History**

July 17, 2018 – 2018/305 Council approved commencement of a detailed design for construction of a rail overpass at Range Road 231 and the CN track crossing, with a design budget up to \$1.6 million and added to the 2018 Capital Budget, and that developers in the North of Yellowhead area be consulted to discuss plans for construction.

June 19, 2018 – 2018/252 Council approved an amendment to the 2014 and 2015 Capital Budgets to cancel the North of Yellowhead water, wastewater, roadway and land infrastructure projects that have not started in the total amount of \$53,065,641.

November 21, 2017 – THAT Priorities Committee recommend to Council: THAT Administration bring Quarterly Status reports on the North of Yellowhead Project to Priorities Committee throughout 2018 until the project is underway.

April 17, 2017 – Priorities Committee was provided with the Report for Information, North of Yellowhead Servicing, Development, and Financial Quarterly Report for information purposes only.

**Strategic Plan Priority Areas**

**Economy:** Manage, invest and plan for sustainable municipal infrastructure.

**Governance:** n/a

**Social:** Build strong communities to support diverse needs of residents.

**Culture:** n/a

**Environment:** n/a

**Other Impacts**

**Policy:** n/a

**Legislative/Legal:** n/a

**Interdepartmental:** Transportation Planning and Engineering, Planning and Development Services, Corporate Finance

## **Summary**

Status report as of August 30, 2018.

Update information requested in the Notice of Motion 2018/305 from the July 17, 2018 Council meeting is anticipated to be provided at the October 23, 2018 Priorities Committee Meeting.

Land Use Planning: In January 2018, Mattamy Homes submitted a revision to their application to amend the North of Yellowhead Area Concept Plan (ACP) and the Cambrian Crossing Area Structure Plan (ASP) affecting the east half of the Cambrian Crossing Plan Area. The ASP amendment application is currently under review.

Infrastructure Planning: Off-site infrastructure planning and design is currently in a holding pattern pending recommendations from Alberta Transportation's Highway 16/Highway 21 Study which will impact Highway 16 and Range Road 231 upgrade requirements and Highway 21 and Township Road 534 upgrade requirements. On June 21, 2018 Transportation Planning & Engineering and Planning & Development Services staff met with Alberta Transportation and Castleglenn Consultants to review and evaluate initial interchange options. Final evaluations are scheduled for September with the final report expected by **Q1 2019**.

Financial Status: On June 19, 2018 Council approved the cancellation of six projects that have not started in the amount of \$53,065,641. When the timing of development is more evident, updated capital projects will be brought forward including revised cost estimates.

Next Steps: Strathcona County Administration will continue to work with the development community, Alberta Transportation and other key stakeholders to further understand and resolve North of Yellowhead infrastructure requirements, development and project timing and financial requirements.