STRATHCONA COUNTY

Priorities Committee Meeting_Apr16_2019

STRATEGIC INITIATIVE AND UPDATE

Bremner Area Project Final Draft

Report Purpose
To provide Priorities Committee with the final draft documents for the Bremner Area Project.

Our Prioritized Strategic Goals
Goal 1 - Build strong communities to support the diverse needs of residents
Goal 2 - Manage, invest and plan for sustainable municipal infrastructure
Goal 7 - Provide opportunities for public engagement and communication

Report
The Bremner Area Project contains several major components including the Area Concept Plan (ACP), Transportation Master Plan, Design and Construction Standards, Utilities Master Plan, Financial Viability Analysis, Biophysical Assessments and Agricultural Impact Assessments.

Enclosed are the final draft documents including the Financial Viability Analysis. Finalization of all other technical documents was required prior to finalizing the associated costs within the financial model.

The purpose of this meeting is to provide a high-level overview to the Priorities Committee on the final draft documents that support the Bremner and Local Employment Area (LEA) ACP. Additional information is provided in Enclosure 1 - Bremner Area Project presentation.

The presentation will provide a brief overview of history and context and the planning hierarchy. Next, the Bremner and LEA ACP and supporting technical documents will be discussed, including the Financial Viability Analysis. The overview of the Financial Viability Analysis will review cost inputs for the model and resulting outputs.

Finally, an overview of the Phase 3 Engagement Summary will be provided. The third and final open house was held on February 21, 2019 at Festival Place. Online surveys using Survey Gismo and the Strathcona County Online Opinion Panel ran from February 21 to March 7, 2019. The final phase three engagement summary is provided in Enclosure 12.

The final ACP will be brought to Council on May 21, 2019, for a Public Hearing and first reading of the ACP Bylaw. Also included at that meeting is a more detailed overview of the Municipal Development Plan (MDP) amendments needed to provide consistency between the proposed ACP and MDP.

Council and Committee History

March 12, 2019	The Priorities Committee received a high-level overview of the draft three technical documents for the Bremner Area Project.
February 12, 2019	The Priorities Committee received an overview of how the financial model works for the Bremner Area Project.
September 18, 2018	The Priorities Committee was updated on the Bremner Area Project and Phase 2 Public Engagement.
May 15, 2018	The Priorities Committee received the Bremner Area Project Update as a report for information.

September 5, 2017	Council adopted Bylaw 20-2017, a bylaw to adopt a new MDP for Strathcona County.
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 ACP into the Urban Service Area.
June 14, 2016	The Priorities Committee received the Bremner ACP Next Steps as a report for information.
March 22, 2016	Council endorsed the Growth Management Strategy for the Urban Reserve (Bremner) and directed that Administration proceed with preparation of an ACP for the endorsed growth area.

Other Impacts

Policy: Municipal Development Plan Bylaw 20-2017 requires an ACP and supporting technical documents for the Bremner Urban Reserve Policy Area.

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, adopt an Area Structure Plan.

Interdepartmental: Multiple Strathcona County departments are involved in the Bremner Area Project through inter-departmental Technical Advisory Committees.

Master Plan/Framework: Transportation and Utilities master plans for the Bremner area are being created as part of the Bremner Area Project

Communication Plan

The Bremner Area Project included three phases of public engagement. Phase 1 was completed from May 17 to July 9, 2017. Phase 2 was completed from May 23 to July 6, 2018. Phase 3 was completed from January 31 to March 7, 2019. The three phases of public engagement provided residents with a range of opportunities to provide project input.

Enclosures

1	Bremner Area Project Presentation
2	Bremner and LEA Area Concept Plan Final Draft April 2019
3	Bremner and LEA Statistics Final Draft April 2019
4	Bremner Financial Viability Analysis Report - Final Draft April 2019
5	Bremner Area Project Transportation Plan Final Draft March 2019
6	Bremner Area Project Design and Construction Standards Final Draft March 2019
7	Utilities Master Plan Final Draft March 2019
8	LEA Biophysical Final Draft January 2019
9	Bremner Biophysical Final Draft October 2018
10	Bremner Agricultural Impact Assessment Final Draft April 2019
11	LEA Agricultural Impact Assessment Final Draft April 2019
12	Bremner Area Project Phase 3 Engagement Summary Final April 2019