STRATEGIC INITIATIVE AND UPDATE

North of Yellowhead Servicing, Development, and Financial Quarterly Report Q1 2019

Report Purpose
To provide Priorities Committee a quarterly status report for the North of Yellowhead Project throughout 2019.

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

Report
Status report as of **March 31, 2019**.

Land Use Planning: Nothing new to report over the last quarter.

August to December 2018: meetings with developers had occurred to discuss off-site infrastructure timing and potential options.

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.

Planning and Development Services met with the new representatives from Mattamy in December 2018 to discuss an ASP amendment to the east half of the Cambrian Crossing ASP. Further discussions are anticipated with the developer in early 2019.

Infrastructure Planning: Strathcona County administration met with developers and consultants on March 8, 2019 and March 15, 2019 to review off-site servicing options and discussion potential efficiencies, updates to cost estimates, and scheduling. Discussions will continue into April. The submission of Alberta Transportation's Highway 16/Highway 21 Study final report is delayed until after the Alberta Provincial election.

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 November 8, 2018 Strathcona County and Alberta Transportation met to select a preferred long-term interchange option for Highway 16/Range Road 231. Discussion around preferred interim options and how to move forward was also tabled.

On October 23, 2018, Priorities Committee was provided with a status update on the design and cost estimates for the rail overpass at Range Road 231. Pending any impacts from the Alberta Transportation Functional Planning Study, the rail overpass design is 80% complete with an estimated cost of $16.8M. This estimate does not include roadway or stormwater infrastructure adjacent to the overpass.

Author: Steven Johnson, Transportation Planning and Engineering

Directors: Kevin Cole, Transportation Planning and Engineering; Stacy Fedechko, Planning and Development Services; Laura Probst, Corporate Finance
Associate Commissioner: Kevin Glebe, Infrastructure and Planning Services
Lead Department: Transportation Planning and Engineering

On October 12, 2018 a second Multiple Accounts Evaluation session with Alberta Transportation was held which resulted in a preferred interchange option for Highway 21/Township Road 534 and Highway 16/Highway 21. Alberta Transportation's consultant was directed to proceed with further design based on the preferred options. The Highway 16/Range Road 231 interchange was narrowed down to two preferred options.

In late September and early October 2018, Alberta Transportation held meeting with three business/landowners (Wallish Greenhouse, Greenland Nursery and Sochastky) to discuss and provide an update on the Highway 16 Functional Planning Study. Representatives from Strathcona County (Planning and Development Services, and Transportation Planning and Engineering) were present.

Alberta Transportation was unable to share any plans or detailed information with regards to interchange configuration options but reiterated that Strathcona County and Alberta Transportation will continue to work closely together to develop viable/acceptable short-term and long-term plans. The group was able to gain a greater understanding and appreciation of the business/landowners' concerns and positions.

Financial Status: When the timing of development is more evident, capital projects will be brought forward with up-to-date 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.

Council and Committee History

April 16, 2019	Priorities Committee was provided with the Report for Information, North of Yellowhead Servicing, Development, and Financial Quarterly Report Q1 2018 for information purposes only and a report presentation for May 14, 2019 was requested.
January 29, 2019	Priorities Committee was provided with the Report for Information, North of Yellowhead Servicing, Development, and Financial Quarterly Report Q4 2018 for information purposes only.
October 30, 2018	Council requested that Administration prepare a report by the end of the first quarter of 2019 that provides information on: • delays related to the development in Cambrian Crossing • possible options for creating an interim servicing plan • options for advancing this project so that initial work can begin no later than summer 2019 • that the report include a brief history from 2007 to the present on the Cambrian development (2018/395)
October 23, 2018	Priorities Committee was provided an update on the status of the detail design for the Range Road 231 – CN Rail overpass.

September 18, 2018	Priorities Committee was provided with the Report for Information, North of Yellowhead Servicing, Development, and Financial Quarterly Report for information purposes only.
July 17, 2018	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. (2018/305)
June 19, 2018	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. (2018/252)
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.

Other Impacts
Policy: n/a
Legislative/Legal: n/a
Interdepartmental: Transportation Planning and Engineering, Planning and Development Services, Corporate Finance, Financial Planning
Master Plan/Framework: Cambrian Crossing Area Structure Plan; Strathcona County Yellowhead North Arterial Road Functional Design Study