

May 14, 2019 Information Request:

Please provide answers to the following questions:

- 1. What is the estimated amount of class 1 soil is in Strathcona County overall and how much of that soil is currently used for agriculture?**
- 2. What is the estimated amount of class 2 soil is in Strathcona County overall and how much of that soil is currently used for agriculture?**
- 3. What is the estimated amount of class 4 and below land in Strathcona County overall?**
- 4. Assuming full build-out of the Bremner area, what is the estimated percentage of the class 1 soil that would be used for non-agricultural purposes in Bremner?**
- 5. Assuming full build-out of the Bremner area, what is the estimated percentage of the class 2 soil that would be used for non-agricultural purposes in Bremner?**
- 6. What is the incidence of club-root in the various soils in Bremner?**

Please find attached PDS' response to the outstanding posed at the May 14th Bremner Area Project PCM presentation in addition to PDS' response to the May 14th Information Request (Councillor Parks and Councillor Anderson) regarding Agricultural lands.

Should you have any questions, please do not hesitate to contact me to discuss.

Sincerely,

Stacy L. Fedechko, RPP, MCIP
Director, Planning and Development Services

MEMORANDUM

DATE: May 17, 2019

RE: Financial Viability Analysis

Request at PCM presentation May 14, 2019 Item 5.4

Note - Calculations and numbers may vary slightly due to rounding of numbers and percentages

1. **What would be the total cost of Bremner in the first year?**
Please reference table H on Page 62 of the report.
Bremner Capital Cost in year 1 is approximately 41 million.
This would be approximately 2% of the total cost of Bremner and the LEA at \$2.135 Billion.
2. **What would be the County's share of the total cost of Bremner in the first year?**
Please reference table H on Page 62 of the report. The cost would be approximately \$367,000
Range Road 224 1.59% of 20.347 million = \$323,000
Park Space 3.12% of \$1.23 million = \$39,000
Fleet 3.17% of \$149,000 = \$4700
Total Cost to County Year 1 = \$366,700 or less than 1% of 41 million.
3. **What is the total cost of the 1st house?**
Construction begins in Year 1 which is anticipated to be the year 2022
The number of units completed in year 2023 is 147 single/ semi-detached
Cost in year 1 = 41 million
41 million/ 147 units = \$278,900 per unit of the 147 units that may be constructed by the end of 2022
The population for Bremner in year 2023 is 412 people at a rate of 1.79%. This is approximately 0.05% of the total projected population of 79,000 people.
4. **What infrastructure is the County front-ending?**
Please reference Section 3.9 on Page 26 of the report for additional information on front-ending. The County is only front-ending Water Reservoirs at a cost of \$114,300,000. This is approximately 5.4% of the total cost of Bremner and the LEA at \$2.135 Billion.

Front-ending (financing) is the term for when qualified off-site infrastructure is constructed and paid for by an initial party. Costs associated with this infrastructure are ultimately recovered over time through an off-site levy which is collected from new development that benefits from the infrastructure.

It is important to note again that the County does not front-end or contribute funds for the construction of on-site capital infrastructure. As on-site infrastructure typically benefits only one development, these improvements are funded and constructed solely by the developer.

Historically, the County has typically front-ended off-site hard capital infrastructure and recovered funds over time from new development through off-site levies. Given the significant dollars involved in new development, it is no longer being assumed that off-site infrastructure will be front-ended by the County; therefore, front-ending by the County has not been incorporated into the base scenario.

The exceptions to the above with respect to front-ending would be the financing of water reservoirs. The County's practice has been and continues to be that the County front-ends water reservoirs and recovers the infrastructure costs over time through utility rates.

5. What other infrastructure is the County contributing to or paying for?

Off-site Hard Capital Infrastructure

Please reference Table J on pages 103 and 104 of the report for numbers and percentages. Please Reference Sections 3.5.4. on page 20 of the report for additional explanation.

The County will bear the sole costs of and not recover funds for:

TWP Road 534 East 5th and 6th Lane: \$3,160,000

TWP Road 534 West 5th and 6th Lane: \$4,000,000

Total \$7,160,000 This would be approximately 0.3% of the total cost of Bremner and the LEA at \$2.135 Billion.

The County will contribute to, but not front-end other road infrastructure when it is triggered such as:

Rail Crossing at Range Road 225 South	30%	of \$10,000,000	= \$3,000,000
Rail Crossing at Range Road 223 South	30%	of \$15,000,000	= \$4,500,000
Range Road 224 North	50%	of \$20,000,000	= \$10,000,000

Soft Capital Infrastructure

Please reference Table K on pages 103 and 104 of the report for each piece of infrastructure and associated numbers. Please reference Section 3.6 starting on page 22 for additional explanation.

The total cost of Soft Capital Infrastructure is \$618,229,200. This would be approximately 29% of the total cost of Bremner and the LEA at \$2.135 Billion.

6. What is the total infrastructure cost to the County?

Total County Cost including reservoirs is \$757 million. This would be approximately 35% of the total cost of Bremner and the LEA at \$2.135 Billion. Please reference Section 3.2 of the report starting on page 12 for additional explanation.

MEMORANDUM

DATE: May 17, 2019

RE: Agriculture

Request at PCM presentation May 14, 2019 Item 5.4

1. Soils Map of the Capital Region attached as requested
2. Confirm Class 1 and 2 soils for Bremner, there is approximately:

820 hectares (2,026 acres) of Class 1 soil;
1,050 hectares (2,595 acres) of Class 2 soil; and
245 hectares (605 acres) of Class 3 soil.

Class 1 and 2 soils for Bremner: 820 hectares (2,026 acres)+ 1,050 hectares (2,595 acres) = 1870 hectares (4621 acres) or 88.4%

Information Request May 14, 2019

1.
 - a. **What is the estimated amount of Class 1 soil is in Strathcona County overall?**
Answer: approximately 25,000 hectares (61,700 acres)
 - b. **How much of that soil is currently used for agriculture?**
Answer: Transportation and Agriculture Services does not currently have this information; however, they are able to provide that 100% of class 1 land in Bremner is currently used for agriculture.
2.
 - a. **What is the estimated amount of Class 2 soil is in Strathcona County overall?**
Answer: approximately 23,000 ha (56,800 acres)
 - b. **How much of that soil is currently used for agriculture?**
Answer: Transportation and Agriculture Services does not currently have this information; however, they are able to provide that 80% of class 2 land in Bremner is currently used for agriculture.
3. **What is the estimated amount of Class 4 and below land in Strathcona County overall?**
Answer: Strathcona County is approximately 126,500 ha (312,500 acres) in size. Subtract 48,000 ha (118,600 acres), this would leave approximately 78,500 ha (194,000 acres) that would be class 3 and below land. A number for the actual amount of class 3 soils for the entire County is not readily available; therefore, additional time would be needed to estimate class 4 and below.

4. **Assuming full build-out of the Bremner area, what is the estimated percentage of the class 1 soil that would be used for non-agricultural purposes in Bremner?**

Answer: 100%. At full build out, the entire area would be urban and therefore used for non-agricultural purposes; however, ACP Agricultural policies in relation to this question are listed below:

Require the reuse of topsoil within Bremner to ensure the high class soils are retained within Bremner;

Encourage alternatives to removing or scraping off topsoil to promote the conservation of soil strata;

Encourage that community gardens are placed in areas with high demand, suitable topographical features, soil quality, ease of access, and proximity to user base to promote their ease of use and viability;

Encourage implementation of the Urban Agriculture Strategy to promote agriculture within communities in Bremner;

Require the provision of public agriculture such as community gardens and edible landscapes within each neighbourhood in Bremner to ensure local food production is incorporated into the communities.

5. **Assuming full build-out of the Bremner area, what is the estimated percentage of the class 2 soil that would be used for non-agricultural purposes in Bremner?**

Answer: 100%. At full build out, the entire area would be urban and therefore used for non-agricultural purposes; however, please see ACP Agricultural policies listed above.

6. **What is the incidence of club-root in the various soils in Bremner?**

Answer: Transportation and Agriculture Services has indicated that 23% of soil in the Bremner areas is part of a clubroot positive parcel of land (the exact amount of clubroot contamination on each parcel is not known, we only have data that reflects positive or negative status). The pathogen is found on all 3 types of soil in the area and is split fairly evenly.

Please see ACP Agricultural policies in relation to this question are listed below:

Require clubroot management plans on affected parcels to ensure that clubroot is not spread to other agricultural areas.

CANADA LAND INVENTORY SOIL CAPABILITY FOR AGRICULTURE

