

**Priorities Committee Meeting\_Feb12\_2019**

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**STRATEGIC INITIATIVE AND UPDATE****Bremner Area Project, Phase 3****Report Purpose**

To provide the Priorities Committee with an overview of how the financial model works 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 6 - Provide facilities and services that are available and accessible to residents

**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 Assessment and Agricultural Impact Assessment.

Currently the project is in Phase 3, which is the final stage of the project. Draft 3 of the ACP and technical documents are currently undergoing internal and external circulation. The third and final open house will be held on February 21 at Festival Place.

The Financial Viability Analysis for Bremner is also in its final stages. We are still accepting comments from the public, as well as internal and external reviewers for Draft 3 of the Area Concept Plan and technical documents, and this process must be completed prior to finalizing the associated costs within the financial model.

The purpose of this meeting is to review with Council how the financial model functions and to provide a list of scenarios being used to evaluate financial variables. The final Financial Viability Analysis will be brought to Council in April. Additional information on how the financial model works is provided in Enclosure 1 - Bremner Area Project Presentation.

The final ACP will be brought to Council on April 30 for Public Hearing and first reading of the ACP Bylaw. Also included will be an overview of the Bremner Design and Construction Standards and Municipal Development Plan amendments needed to support the ACP.

**Council and Committee History**

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.
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.

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June 14, 2016	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**

Stakeholders and the public have been consulted throughout the process utilizing pop-up street stalls, open houses, online options and stakeholder meetings. Public open houses are advertised in the newspaper, on the website, through social media, by mail out and through the distribution of materials at key public facilities throughout the County.

**Enclosure**

1                      Bremner Area Project Presentation