

Priorities Committee Meeting_Jul16_2019

REPORT FOR INFORMATION**North of Yellowhead Servicing, Development, and Financial Quarterly Report Q2 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 **June 30, 2019**.

Land Use Planning:

April to June 2019: Several meetings with developers and their consultants have occurred.

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 had a meeting with developers April 5, 2019 to discuss offsite servicing options, stormwater management options, and potential efficiencies with construction methods of the underground utilities and earthworks for the roads.

Administration attended a meeting with Alberta Transportation May 6, 2019 where they provided several feasible options for future upgrades to Cloverbar road interchange with Highway 16 including the railway crossing. Administration is reviewing the options for acceptability in relation to access of adjacent businesses and will be responding to Alberta Transportation with a recommended alternative shortly. Next steps will include selection of the preferred option and identification of potential staging of the work.

January to March - 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.

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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.

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.

Financial Status: When the timing of development is more evident, capital projects will be brought forward with up-to-date cost estimates. Analysis and consideration will be made for any suggested financing and funding options that may be brought forward.

Council and Committee History

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| May 14, 2019 | Priorities Committee was provided with a financial quarterly update for the North of Yellowhead servicing. |
| 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. |

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- 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)
- April 17, 2018 Priorities Committee was provided with the Report for Information, North of Yellowhead Servicing, Development, and Financial Quarterly Report for information purposes only.
- 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.

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