

**Priorities Committee Meeting\_Jan28\_2020**

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**REPORT FOR INFORMATION****North of Yellowhead Servicing, Development, and Financial Quarterly Report Q4 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 **December 30, 2019**.

Planning and Development:

Administration continues to work collaboratively with the developers in the North of Yellowhead area for planning, design, and approvals of infrastructure required for the North of Yellowhead development. Strathcona County has been actively working toward negotiation of the memorandum of agreement (MOA) between the County and the developers involved. Expectation is that this will be completed early in 2020.

Land acquisitions continue based on approved budget to accommodate alignments for future offsite infrastructure works.

On July 23, 2019, Council approved Policy SER-009-044 Offsite Development Levies for New Growth Areas, which will apply to this development area.

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

August to December 2018: meetings with developers had occurred to discuss offsite 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. On-going meetings continue as administration and the developer work through the ASP amendment process.

Infrastructure Planning:

Strathcona County continues to discuss offsite servicing options for underground utilities and roadway infrastructure with developers. On October 25, 2019, Strathcona County met with Alberta Transportation to review the Highway 16/Clover Bar Road Interchange ultimate alignment and staging plans. The County and developers are in support of the most recent alignment and expect approval from Alberta Transportation to proceed with a staging plan, followed by a detailed design. Once the MOA between the County and developers is near completion, further discussion with Council will occur relative to funding and or financing requirements, including those outlined in the Offsite Levies for New Growth Areas policy.

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On September 26, 2019, Strathcona County had a meeting with developers to further discuss offsite servicing options for underground utilities and roadway infrastructure as well as financing and security options as identified in the new Offsite Development Levies for New Growth Areas Policy for new areas.

Administration met with Alberta Transportation on September 25, 2019, where the preferred long-term option for the Clover Bar Road/Highway 16 Interchange was selected. This option allows for the connection of the service road to Range Road 231 to be in place over the long term. Alberta Transportation is proceeding with completing functional design plans for the ultimate interchange. In the near future, meetings with Alberta Transportation will occur to develop the roadway/interchange staging plans, allowing Strathcona County to proceed to the detailed design, pending Council approval.

On May 6, 2019, administration met with Alberta Transportation where they provided several feasible options for future upgrades to Clover Bar 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.

Strathcona County had a meeting with developers on 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.

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

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 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.

March 2018 - offsite 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.

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Lead Department: Transportation Planning and Engineering

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In late September and early October 2018, Alberta Transportation held meetings 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: As the timing of development becomes 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 in the context of the Offsite Development Levies for New Growth Areas policy.

**Council and Committee History**

November 26, 2019      Response to Motion 2018/395, Cambrian Crossing Development, was provided to Council.

October 22, 2019      Priorities Committee was provided with the Report for Information, North of Yellowhead Servicing, Development, and Financial Quarterly Report Q3 for information purposes only.

July 23, 2019      Council approved Policy SER-009-044, Offsite Development Levies for New Growth Areas.

July 16, 2019      Priorities Committee was provided with the Report for Information, North of Yellowhead Servicing, Development, and Financial Quarterly Report Q2 for information purposes only.

May 14, 2019      Priorities Committee was provided with the Report for Information, North of Yellowhead Servicing, Development, and Financial Quarterly Report Q1 2019.

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)

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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, Corporate Planning**Master Plan/Framework:** Cambrian Crossing Area Structure Plan; Strathcona County Yellowhead North Arterial Road Functional Design Study