

Cambrian Crossing Information**Report Purpose**

To provide a response to Council regarding Motion 2018/395 relating to the Cambrian Crossing Development.

Recommendation

None

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

Since Motion 2018/395 was approved by Council in October of 2018, administration has prepared four reports for the Priorities Committee related to the status of activity in the Cambrian Crossing area. Also in that time, Policy SER-009-044, Offsite Development Levies for New Growth Areas was approved, as well as approvals for land acquisition for two parcels in the North of Yellowhead area.

The approval of Policy SER-009-044 led to the County meeting with developers on September 26, 2019, to further discuss offsite servicing options for underground utilities and roadway infrastructure, as well as financing and security options as identified in the new Policy. The County continues to work with developers on a Memorandum of Agreement of Intent to enter into a Tri-Party Agreement. This memorandum will outline the main provisions, roles, commitments, triggers, securities, etc. of a Tri-Party Agreement. Once agreed to, the memorandum would allow for the detailed design of water, wastewater, and Range Road 231 to the third access to commence (once Alberta Transportation (AT) has completed their functional planning design).

The goal is to have the Tri-Party Agreement ready for the parties to review in Q1 of 2020. Once agreed to, and if the associated budget items receive approval, the construction of servicing for the area could commence.

Administration met with AT 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 west of Range Road 231 to be in place over the long term. AT is proceeding with completing functional design plans for the ultimate interchange. Further meetings with AT have occurred that will help AT develop roadway/interchange staging plans for this area.

Council and Committee History

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

September 24, 2019	Council approved a motion to continue with land acquisition for right-of-way purposes for two parcels in the North of Yellowhead area (2019/257).
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 2019.
June 11, 2019	Council extended the deadline for motion 2018/395 to Q3 2019.
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 approved a motion that administration prepare a report by the end of the first quarter of 2019 that provides information on: <ul style="list-style-type: none">• all delays related to the development in Cambrian Crossing,• possible options for creating an interim servicing plan that ensures servicing requirements are completed in the most cost-efficient manner so as to minimize the financial burden to all parties including the County Developers,• options for advancing this project so that initial work can begin no later than summer 2019, and an update on strategies that would improve communication and collaboration with developers, and• that the report include a brief history from 2007 to the present on the Cambrian development and all impediments related to that development, any information on promises or representations made by the County that have not been fulfilled, and an analysis of the option of having the County fund costs for required infrastructure in terms of financial risk and implications on other developments. (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.
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.
December 12, 2017	That an amendment to 2013 Capital Budget for a change in funding only for the 2013 Strategic Land Purchase in the amount of \$5,100,000 from municipal taxes to development levy, to be financed by the existing debenture, be approved.
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.
September 5, 2017	Council adopted a new Municipal Development Plan Bylaw 20-2017.
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.
December 9, 2014	Council approved the 2015 Consolidated Capital Budget for Municipal, Utility and Library Operations which included: \$2,675,000 – Range Road 231 and Highway 16 Construction.
March 25, 2014	Council adopted Bylaw 45-2013, a bylaw that amended the Municipal Development Plan to facilitate a change in land use policy areas for the NE 24-53-23-W4 and the area west of Old Man Creek within sections 24-53-23-W4 and 13-53-23-W4.
March 25, 2014	Council adopted the: <ul style="list-style-type: none"> • Revised North of Yellowhead Area Concept Plan Bylaw 46-2013 (and repealed previous Bylaw 36-2010); • Revised Cambrian Crossing Area Structure Plan Bylaw 47-2013 (and repealed previous Bylaw 37-2010).
December 10, 2013	Council approved the 2014 Consolidated Capital Budget for Municipal, Utility and Library Operations which included: <ul style="list-style-type: none"> • \$1,740,662 - Highway 16 Ramp and Clover Bar Road Intersection design and construction (WIP 500358) Transportation Planning and Engineering (TPE); and • \$393,750 – Township Road 534 and Highway 21 Intersection design (WIP 500360) (TPE).

December 10, 2013	<p>Council approved:</p> <ul style="list-style-type: none"> • \$5,898,375 – Range Road 231, CNR Overpass Land and Construction (WIP 500355) (TPE); and • \$12,402,266 – Range Road 231, Highway 16 to Township Road 534 Stage 1A - Third Party Utilities Construction (WIP 500356) (TPE); and • \$14,300,000 – North of Yellowhead Water Line Construction (WIP 600088) Utilities (UT); and \$14,700,000 – North of Yellowhead Waste Water Line Construction (WIP 600089) (UT).
August 13, 2013	Council gave second and third readings to Bylaw 49-2013.
July 2, 2013	Council approved capital budget amendments to reallocate the North of Yellowhead Land component in the amount of \$4,000,000 from the 2012 North of Yellowhead Design and Land Project (WIP 500224) to the new 2013 Strategic Land Project (WIP 500350) that included additional municipal tax supported debenture financing of \$12,925,000.
July 2, 2013	Council amended the 2012 Capital Budget to decrease the cost of the North of Yellowhead Design and Land – Utilities project by \$500,000 for cost savings and release the funding commitment from the North of Yellowhead Trunk Line Levy (1.4777).
July 2, 2013	Council gave first reading to Bylaw 49-2013, a bylaw to approve the incurrence of indebtedness on behalf of Strathcona County by the issuance of debentures or loans for the purpose of a Strategic Land Purchase.
December 11, 2012	<p>Council approved the 2013 Consolidated Capital Budget for Municipal, Utility and Library Operations which included:</p> <ul style="list-style-type: none"> • \$2,470,474 – North of Yellowhead Range Road 232 Aurum Access to Township 534 (WIP 500294) (TPE).
December 13, 2011	<p>Council approved the 2012 Capital Budget for Municipal, Utility and Library Operations which included:</p> <ul style="list-style-type: none"> • \$9,997,750 for the North of Yellowhead Design and Land for Roads (WIP 500224) (TPE); and • \$3,517,500 for the North of Yellowhead Design and Land for Utilities (WIP 600067) (UT).
January 25, 2011	Council adopted Bylaw 35-2010, a bylaw that amended the Municipal Development Plan Bylaw 1-2007 to support the Cambrian Crossing Area Structure Plan.
January 25, 2011	<p>Council adopted the:</p> <ul style="list-style-type: none"> • North of Yellowhead Area Concept Plan Bylaw 36-2010 (and repealed previous Bylaw 51-2003); and • Cambrian Crossing Area Structure Plan Bylaw 37-2010.

November 10, 2009	Council authorized administration to proceed with a review and update of the North of Yellowhead Area Concept Plan.
July 2, 2008	Council approved the Yellowhead North Recommended Arterial Road Network.
March 25, 2008	Council approved the completion of the North of Yellowhead Arterial Road Study.
July 2, 2003	Council adopted the North of Yellowhead Area Concept Plan Bylaw 51-2003.

Other Impacts**Policy: n/a****Legislative/Legal: n/a****Interdepartmental: n/a****Master Plan/Framework:** Cambrian Crossing Area Structure Plan; North of Yellowhead Area Concept Plan, Strathcona County Yellowhead North Arterial Road Functional Design Study