



## CITY OF ST. ALBERT ADMINISTRATIVE BACKGROUNDER

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### **TITLE: BACKGROUND TECHNICAL STUDY – PROPOSED LAKEVIEW BUSINESS DISTRICT AND BADGER LAND ASP**

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#### **PURPOSE OF REPORT**

On September 12, 2018 Councillor Watkins provided notice in accordance with Section 23 of Procedure Bylaw 3/2018 that he intended to bring forward the proposed motion below.

*In order for Council to debate the motion, the motion must be formally moved.*

#### **PROPOSED MOTION(S):**

That Council direct Administration to complete background technical studies for the proposed Area Structure Plan area that encompasses both the City owned portion of the Lakeview Business District and the Badger Lands, with \$110,000 funded from Capital Funding reserves.

#### **ALIGNMENT TO COUNCIL STRATEGIC PRIORITY**

Strategic Priority #2: Economic Development: Enhance business/commercial growth.

2.1 Area Structure Plan for Employment Lands and Badger Lands

#### **ALIGNMENT TO ADMINISTRATIVE PRIORITY**

N/A

#### **ALIGNMENT TO SERVICE DELIVERY**

N/A

#### **BACKGROUND:**

Administration understands the intent of the motion to undertake Area Structure Plan (ASP) technical studies for the Lakeview Business District and the Badger Lands, which include the Geotechnical Report, the Historic Resource Impact Assessment., and the Environmental Assessment. During 2018 Budget deliberations, PLAN-004 (Employment Lands Area Structure Plan) was funded in the amount of \$125,100 (from \$446,695 with the balance deferred to future years) per PM 25-2018. During

2018 Budget deliberations, PLAN-006 Badger Lands Area Structure Plan) was funded in the amount of \$200,300, per PM 28-2018.

On April 3, 2018, Council reallocated the funds for both ASPs to the Municipal Development Plan (MDP). This reprioritized City staffing to the MDP project and reallocated the 2018 funding for the Area Structure Plans to the MDP.

This planning project provide the City of St. Albert with an opportunity to provide strategic direction regarding future land use and investment needs to develop these lands, which will help diversify the City's revenue sources. Administration is proposing that by expanding the study area to include the whole western edge of the City enables a new planning process that is more in line with the new Edmonton Regional Metropolitan Board (EMRB) Growth Plan requirements. The project would encompass both the Lakeview Business District and the Badger Lands, and provide detailed answers to key servicing provision, land use, and development phasing questions (Attachment 1). St. Albert West ASP will also provide a high-level master plan for the remainder of the western lands (approximately twelve (12) quarter sections), to ensure adequate servicing is available for private investment and development. This plan is envisioned to provide a strategic direction for future development within this area, in keeping with the new Municipal Development Plan.

This new approach would require the creation of the St. Albert West ASP, with detailed Neighbourhood Structure Plan (NSP) work to be required for both the Badger Lands and Lakeview Business District prior to development. These cost estimates also do not include detailed engineering, or servicing.

<b>St. Albert West ASP Study</b>	<b>~Cost (ASP)</b>	<b>~Cost (NSP) (each))</b>
Phase 1 – Background Study	2019	2020-2021
1. Geotechnical Report	10,000	20,980 (64 ha NSP) 13,640 (32 ha NSP)
2. Historic Resource Impact Assessment	15,000	
3. Environmental Assessment	75,000	50,000 (no field work) 125,000 (with field work)
Phase 1 Staff Resources	Existing Staff	Contract Staff TBD
Phase 2 – ASP Development	2020	2020-2021
4. Servicing - Water, wastewater, stormwater	150,000	75,000
5. Servicing - Transportation	40,000	30,000
6. Land use concept, statistics	10,000	10,000
Phase 2 Staff Resources	TBD	TBD
<b>TOTAL</b>	<b>~\$300,000</b>	<b>~Varies</b>

Points of consideration:

- Ensuring the appropriate project timing of the ASP to the development of the new MDP is important. It is imperative that the new ASP align with the new growth

plan as indicated within the new MDP. As such, the ASP project will require EMRB approval after the MDP has been approved.

- To achieve the proposed motion, Administration will require advancement of the ASP project funding. The ASP project is a multi-year project and full funding at the beginning is preferred, as this enables a consistent contract. It is anticipated that this project will require approximately \$330,000 with a 10% contingency. This project budget will cover the project resourcing costs, the background studies, technical studies (transportation planning, servicing reports, land use) and the public engagement needs. This work would not provide for the completion of NSPs for the Lakeview Business District and the Badger Lands.
  - The Badger Lands NSP are expected to cost an additional ~\$250,000.
  - The Lakeview Business District NSP are expected to cost an additional ~\$260,000.
- Total costs for the ASP, and two additional NSPs are anticipated to cost ~\$840,000.
- \$110,000.00 provides Administration with the necessary funding to undertake the following Phase 1 Background Studies for the ASP:
  1. Geotechnical Report
  2. The Historical Resources Overview
  3. Environmental Assessment
- Existing Council strategic priority projects (like the Municipal Development Plan and the annexation), along with operational workloads (current planning Applications), have allocated the capacity of the existing Planning Branch staffing resources.
- Total costs for the development the ASP and NSP's do not include staffing resources. Current staffing levels in 2019 can undertake the Phase 1 Background Studies. Completion of Phase 2 ASP Studies in 2020, and the subsequent development of the NSP's in 2021, can be accomplished with the 2018 staffing resources (subject to completion of the MDP), however this will require contract extensions for existing contract staff beyond 2019.

Report Date: October 15, 2018

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