

Request for Decision

Title	Sturgeon County – City of St. Albert Joint Infrastructure Review
Proposed Motion	That Council accept the Joint Infrastructure Review, dated June 2015, as information, and authorize Administration to refer to the document for information purposes only while participating in Inter-municipal Planning discussions with the City of St. Albert.
Administrative Recommendation	While already accepted on June 23, 2015, for consistency, it is recommended that Council accept the Joint Infrastructure Review, dated June 2015, as information, and further authorize Administration to refer to the document for information purposes only while participating in Inter-municipal Planning discussions with the City of St. Albert.
Previous Council Direction	<p>June 23, 2015 - Motion 220/15: That County Council receives the "Sturgeon County / City of St. Albert Joint Infrastructure Review" report as Information and refers to the Intermunicipal Affairs Committee meeting on June 24, 2015.</p> <p>Applicable motions arising from the Sturgeon County - City of St. Albert Inter-municipal Affairs Committee are as follows:</p> <p>October 28, 2015: That the IAC receives the modified Joint Infrastructure Servicing Report as information.</p> <p>October 28, 2015: That the IAC refers the Joint Infrastructure Servicing Report to the City of St. Albert and Sturgeon County's respective Councils and that each Council return to the IAC in October, 2016 with their feedback.</p> <p>June 24, 2015: That the IAC refer the Joint Infrastructure Servicing Review back to the Administrations of Sturgeon County and the City of St. Albert for further refinement.</p> <p>February 26, 2014: That the IAC recommend to the Councils of St. Albert and Sturgeon County that resolutions of support for Regional Collaboration Program funding to support a joint infrastructure review be made and submitted to Alberta Municipal Affairs.</p> <p>February 15, 2015: That the IASAG ensure completion of the Joint Servicing Study Report.</p>

February 15, 2015: That the Joint Servicing Study, when finalized, be referred for consideration to the Councils of Sturgeon County and the City of St. Albert to use as a guide in future Inter-municipal Affairs Committee planning.

Report Background Information

St. Albert and Sturgeon County Inter-municipal Affairs Committee (IAC) authorized their respective Administration's to hire a consultant to perform a Joint Infrastructure Study for the area surrounding their shared boundary.

The project aimed to identify joint opportunities for the sub-region between both municipalities, where planning would serve to attract more investment in the area, contributing to greater regional economic growth.

The study was scoped to include a study area that included lands located both in St. Albert and Sturgeon County. Municipal boundaries were essentially ignored when considering opportunities for efficient integrated servicing as they do not provide optimum boundaries for land use planning and infrastructure servicing.

Three principles were identified to help guide the process:

1. Compliance with legislative documents and approved statutory plans;
2. Having a mix of land uses and functions to maximize community benefits and promote economic growth; and
3. Incorporating the existing land uses into the ultimate plan (a gradual densification from lower density in the Sturgeon Valley towards urban residential in St. Albert.

The proposed Land Uses in the Infrastructure Plan included:

- Commercial
- Industrial
- Country Residential
- Priority Growth Area (PGA) Residential
- Mixed Density Residential
- Mixed Commercial and Residential
- Environmental Reserve

These Land Uses were identified to illustrate a diversity of density and function (options) that would likely materialize throughout the full study area, and would therefore necessitate a servicing strategy that supports their unique demands. It should be noted that the Future Land Use Scenario illustrated on Map 1 is a conceptual representation only, and not meant to presuppose the delineation of future land uses in future statutory planning.

The study area assumed full build out in approximately 80 years. It reflects a diversity of density from 2 – 35 units per gross hectare, totaling an additional build-out population of 94,418.

The plan also identified four different servicing strategies:

1. A multi-mode Transportation System.
2. Utilization of existing supply lines and reservoirs to supply a Potable Water System that proposes new infrastructure or expansion when needed.
3. Utilization of existing lift stations and forcemains to support a Sanitary Sewer Collection System that proposes new infrastructure or expansion when needed.
4. A Stormwater Management Strategy that incorporates regional stormwater management facilities to control and treat runoff.

The cost for the proposed infrastructure investment was estimated at \$1,175,000,000 (including a 35% contingency). Approximately 70% of the costs were attributed to transportation, with about 22% associated with stormwater management.

The final Joint Infrastructure Review draft was presented at the June 2015, IAC meeting. At that time, IAC members raised concerns regarding the scale, scope and how best to implement such a plan (how to develop a corporation), but suggested the document could help to inform decision making by administration.

Both Councils agreed to return to the October 26, 2016, IAC meeting with final comments regarding the content and future purpose of the plan.

St. Albert Council and Administration discussed the Joint Infrastructure Review at their September 12, 2016, Standing Committee of the Whole. The following comments were shared:




- Some concern regarding the extent of commercial/industrial lands near the border of St. Albert, with question of what is within Sturgeon's MDP.
- Clarification by Administration that respective MDPs identify future growth, and this study identifies how to best service that growth, ignoring municipal boundaries.
- Comments suggesting that majority of people do not prefer public transit and will still be driving vehicles, questioning statistics forecasting proportion of population that will use public transportation in the future.
- Some sentiment that St. Albert should not invest in any servicing outside of its borders.
- Some concerns that the plan could commit St. Albert to servicing before knowing their future boundaries.
- Concerns also expressed around the plan committing the City to anything prior to boundary adjustment, suggesting that St. Albert Council needs to reiterate this is an information item to inform future thinking, but no action should be initiated at this time.

Policy/Legislation/Practices:

Bylaw 1322/14 – Sturgeon County – City of St. Albert Inter-municipal Affairs Committee

<p>Implication of Administrative Recommendation</p>	<p><u>Strategic Alignment:</u></p> <p>Planned Growth – Contemplating integrated servicing on a sub-regional basis supports sustainable community growth in planned areas.</p> <p>Planned Growth – Long term sustainable infrastructure planning ensures future capital investment decisions are made wisely.</p> <p>Planned Growth – Long term sustainable infrastructure planning provides certainty to the develop community that encourages economic investment in the sub-region.</p> <p>Maintain and Enhance Strong Communities – Long term infrastructure planning ensures sustained high quality service delivery to residents and businesses.</p> <p><u>Organizational:</u></p> <p>Information included in the Joint Infrastructure Review provides Administration with a valuable reference for future planning purposes.</p> <p><u>Financial:</u></p> <p>Analysis of integrated regional servicing may result in the identification of cost-saving opportunities by combining servicing resources to serve common areas in a manner that is mutually beneficial to both municipalities.</p>
<p>Alternatives Considered</p>	<p>That Administration formally adopt the Joint Infrastructure Review as a guiding document that will direct future infrastructure planning.</p>
<p>Implications of Alternatives</p>	<p><u>Strategic Alignment:</u></p> <ul style="list-style-type: none"> • Formal adoption of the plan provides greater certainty for future planning of both municipalities. <p><u>Organizational:</u></p> <ul style="list-style-type: none"> • Provides greater certainty for Administration, regarding infrastructure alternatives, while planning for growth in the sub-region between St. Albert and Sturgeon County. <p><u>Financial:</u></p> <ul style="list-style-type: none"> • Certainty surrounding integrated regional servicing may result in the identification of cost saving opportunities by combining servicing resources to serve common areas in a manner that is mutually beneficial to both municipalities.
<p>Follow up Action</p>	<p>1. Administration will pursue action associated with the Joint Infrastructure Review, in accordance with the direction provided by Sturgeon County Council.</p>

Attachment(s)	1. URBAN Systems Joint Infrastructure Review 2. Bylaw 1322/14 Sturgeon County-St. Albert Inter-municipal Affairs Committee
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Report Reviewed by:	 Collin Steffes, Manager Community and Regional Planning  Stephane Labonne, General Manager Integrated Growth  Peter Tarnawsky, County Commissioner – CAO
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Strategic Alignment Checklist

Vision: Sturgeon County: a diverse, active community that pioneers opportunities and promotes initiative while embracing rural lifestyles.

Mission: Provide quality, cost effective services and infrastructure to meet the diverse needs of the Sturgeon County community, while improving competitiveness and sustainability.

Focus Areas	Not consistent	N/A	Consistent
Strong Local Governance and Regional Leadership			
<i>We promote consistent and accountable leadership through collaborative and transparent processes (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Consistent with neighborhood role (see MDP), master plans, policies</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Considers fiscal stability and sustainability</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Has a positive impact on regional and sub-regional cooperation</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Respect the Natural Environment			
<i>We acknowledge the importance of a healthy environment and will minimize and monitor our impact on ecosystems (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Compliance with Provincial and Federal regulations and/or legislation</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Ensure effective environmental risk management</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Identity & Spirit			
<i>We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan, (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Promotes and/or enhances residents' identification with Sturgeon County</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Enhances service provision through community partnerships</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Supports Sturgeon County's cultural history</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Planned Growth and Prosperity			
<i>We encourage varied and integrated enterprises that enhance our strong economic base, while balancing the needs of the community and natural environment. (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Does the proposal align with the Integrated Regional Growth Strategy (map/policies) pg. 26 MDP</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Considers cumulative costs and long-term funding implications</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Targets growth around current or planned infrastructure</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Maintain and Enhance Strong Communities			
<i>We are committed to a safe, secure community, where our residents are respected and provided with access to opportunities. (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Positive impact on residents' quality of life</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Supports and promotes volunteer efforts</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Provides programs and services that are accessible to all residents</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Operational Excellence			
<i>We have the organizational capability to deliver consistent and defined levels of service to all stakeholders in a professional, efficient, and cost effective manner</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Staff have the knowledge, skills and capability to perform their jobs</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Streamlines operational processes and policies</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Promotes engagement and professional interaction with stakeholders</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Considers a cost-structure which allows Sturgeon County to remain competitive within a regional, national and global context</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>