

Request for Decision

Title	The Club & Residences of River's Gate – Semi-Detached Lots (Pilot Project)
Proposed Motion	That Council approve the endorsement of the Club & Residences of River's Gate Semi-Detached Lots (Pilot Project) Memorandum of Agreement.
Administrative Recommendation	Administration supports execution of the attached Memorandum of Agreement (MOA) which supports the opportunity for a semi-detached estate lot housing product in the Sturgeon Valley under a Pilot Project with defined performance measures in a specified area. IF the Pilot Project goes ahead. Important base data can be collected that will determine if this product can be considered in future planning for the Sturgeon Valley in support of growth goals in the County's Municipal Development Plan.
Previous Council Direction	<p>September 13, 2016 - Motion 305/16: That Council give first reading to Bylaws 1377/16, 1378/16, 1380/16 regarding text amendments to Sturgeon Valley Area Structure Plan Bylaw 882/99, incorporating wording that would support the development of an estate semi-detached product with a portion of River Lot 57.</p> <p>March 14, 2014 - Motion 068/14: That County Council grants Beaverbrook an extension to subdivision 2012-S-044 to September 18, 2014.</p> <p>March 18, 2013 Municipal Planning Commission conditionally approved the formerly-known 'Quail Ridge' subdivision application.</p> <p>October 23, 2012 Motion 379/12: That County Council approves second reading for Bylaw 1279/12 re: the adoption of the Quail Ridge Outline Plan.</p> <p>Motion 380/12: That County Council approves second reading for Bylaw 1280/12 re: Amending the Land Use Bylaw 819/96 from "Inter-municipal Fringe District - B" to "Country Residential - 2".</p> <p>Motion 381/12: That County Council approves third reading for Bylaw 1279/12 re: the adoption of the Quail Ridge Outline Plan.</p>

	<p>Motion 382/12: That County Council approves third reading for Bylaw 1280/12 re: Amending the Land Use Bylaw 819/96 from “Inter-municipal Fringe District - B” to “Country Residential - 2”.</p> <p>Motion 383/12: That County Council directs Administration to develop an Agreement with the Quail Ridge Developer for the collection of contributions for Off-Site Municipal Transportation and Utilities Improvements needed to support the development.</p> <p>December 14, 2010 Motion 479/10: That County Council give 3rd reading to Bylaw 1165/08 amending the Municipal Development Plan to re-designate subject lands from “Environmental Protection” to “Country Residential”.</p> <p>Motion 480/10: That County Council give 3rd reading to Bylaw 1166/08 amending the Sturgeon Valley Area Structure Plan to re-designate subject lands from “Agriculture” to “Country Residential - Existing”.</p>
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> • Stage 1 (45 x 0.5 acre estate lots) was approved for construction in June of 2014 and at present twenty-two (22) lots have been sold and eight (8) are under construction. • In the spring of 2016, applications were received for Stage 2 which contemplates a Pilot Project enabling the construction of sixteen (16) semi-detached dwelling units on 0.25 acre lots – as opposed to eight (8) single detached dwellings on 0.5 acre lots (as per the approved plans and zoning). • In exchange for the Applicant taking the risk and costs associated with introducing a new product in the Sturgeon Valley, the Developer has requested a levy credit, to the effect of paying levies based upon the eight (8) planned 0.5 acre lots as opposed to the proposed sixteen (16) 0.25 acre lots. • Impacts of the eight (8) lot increase are as follows: <ul style="list-style-type: none"> ○ Traffic Impact – negligible. An August 2016 analysis by Bunt & Associates suggest the eight (8) additional lots will generate on average 114 extra vehicle trips per day which represent a 0.13% increase. ○ Water – There are no flow or pressure deficiencies under Peak Hour scenario (source: IBI Group Water Network Analysis) ○ Sanitary Sewer – Sanitary will flow via gravity southeast to a future sanitary lift station across from Sturgeon Road which is currently being constructed. The increased amount of sanitary flow of the additional thirteen (13) single family lots equates to 0.0009 m³/sec. This number is negligible and does not affect the existing or future sanitary pipe sizes nor have any negative effects on the design of the ultimate lift station. ○ Operational – road maintenance, snow clearing and on-street parking need to be considered.

- Pilot Project Performance Measures:
 - Operational impacts (bylaw complaints)
 - On-street parking, snow clearing
 - Traffic counts
 - Water usage
 - Lot Absorption rate
 - Community reaction
- It should be noted from an operations and maintenance perspective, costs in the five (5) to twenty (20) year period should be minimal.
- Over the longer term, and as infrastructure starts failing, costs to repair underground infrastructure (as an example) will rise due to the increased density, as will the number of residents affected. Having said that, increased density provides increased tax revenues to offset some of these long-term maintenance costs. In addition, fire protection also comes into consideration due to the increased density.
- It is important to note that Council's endorsement of the attached MOA does not grant final approval of the Pilot Project. Council must still consider amendments to the Land Use Bylaw, Sturgeon Valley Area Structure Plan and the Club and Residences of River's Gate Outline Plan, prior to this project being approved for construction.
- This RFD simply supports the endorsement of a MOA that defines an alternate Levy Payment Structure in support of the Pilot Project in the Sturgeon Valley. If Council chooses to not support three (3) readings of any or all the amending planning bylaws, then the proposed MOA becomes invalid along with the proposed Pilot Project.
- The attached MOA has been reviewed by our legal counsel (RMRF).
- It should also be noted that other Developers in the Sturgeon Valley have expressed a desire of bringing forward a semi-detached product, if the results of the Pilot Project are favourable.
- As Administration works through discussions with the Cities of Edmonton and St. Albert regarding the Sturgeon Valley Special Study Area, moving forward with a semi-detached product as a Pilot Project will help to inform those discussions.
- Future support and approval of the housing product proposed in this Pilot Project will be dependent on future work including, but not limited to the following:
 - Provincial approval of Growth Plan v.2.0;
 - Endorsement of Special Study Area Terms of Reference and CRB Adoption;
 - Development and approval of the Sturgeon Valley Area Master Plan; and
 - Subsequent Local developer Neighbourhood Area Structure Plan approvals.

External Communication

- None.

	<p><u>Relevant Policy/Legislation/Practices:</u></p> <ul style="list-style-type: none"> • The <i>Municipal Government Act</i>, RSA 2000 c.M-26, as amended, authorize Council to establish and amend bylaws. • Section 692 of the <i>Municipal Government Act</i>, RSA 2000 c.M-26, as amended, requires that a municipality hold a public hearing prior to giving second reading to a proposed bylaw. • Municipal Development Plan (MDP), Bylaw 1313/13: <ul style="list-style-type: none"> ○ Policy 2.2.6: <i>“Should investigate and monitor the impacts of new and existing residential subdivision and development activity on County infrastructure and establish funding mechanisms and responsibilities (e.g., off-site levies or local improvement taxes) to pay for needed improvements and upgrades as a result of the associated activity.”</i> ○ G.1(a): <i>“Supporting the regional vision of growth by seeking opportunities to minimize the overall development footprint and by focusing the majority of Sturgeon County’s residential, commercial and institutional development activity to the Neighbourhood.</i> ○ G.1.2: <i>“Reducing the amount of land consumed by residential development in the Capital Region through concentration of growth in the CCRA-O area.”</i> ○ G.1.2.1: <i>“Shall conform to the total number of residential units in the CCRA-O through the application of the CRGP’s Country Cluster Residential policies.”</i> ○ G.1.2.2: <i>“Should identify, prioritize and establish density ranges in the CCRA-O, to ensure cohesive development patterns between the cities of Edmonton and St. Albert and Primary Industry activities, in an effort to achieve viable options to support density allocations as outlined in the CRB Growth Plan. This may involve the creation of additional programs or policies that support varying densities from one location within the CCRA-O to strategic locations identified through Sturgeon County’s planning process.</i> ○ G.5(d): <i>“Limiting densification of existing residential subdivisions that do not take into account full consequences to the overall infrastructure network.”</i> ○ G.5(e): <i>“Creating, reviewing and updating off-site levy rates as required, in an effort to ensure municipal fiscal sustainability and to support cost-recovery principles.”</i>
<p>Implication of Administrative Recommendation</p>	<p><u>Strategic Alignment:</u></p> <p>Planned Growth and Prosperity – The proposed Pilot Project to introduce an estate (1/4 acre) semi-detached product in the Sturgeon Valley aligns with Strategies 2.2.2 and 2.3.1 by fostering complete communities and maximizing development around existing infrastructure respectively.</p>

Organizational:

During the build-out of this product, Administration will monitor the Pilot Project performance measures and provide a final evaluation and recommendation to Council with respect to the future of this product in the Sturgeon Valley.

Financial:

The off-site levy model for the Sturgeon Valley is based on a calculated rate per lot. The existing plan for Stage 2 of River's Gate includes forty-nine (49) 0.5 acre estates lots. The application for the first phase of Stage 2 (the Pilot Project Area) proposes sixteen (16) 0.25 acre lots as opposed to eight (8) 0.5 acre lots. The total off-site levy owing for Stage 2 is \$2,838,717. If the Levy Credit for the additional eight (8) lots is supported through the endorsement of the attached MOA and subsequent planning approvals, the total levy received by the county will remain \$2,838,717, however, an additional \$463,464 will be waived in support of this Pilot Project by Beaverbrook.

If planning and development approvals proceed, the Development Agreement will include Off-Site Levy Payment Deferral and Levy Credit terms as per the following table:




Total Offsite Levy Payable	16 Lots x \$57,933	\$926,928*
Levy Credit	8 Lots x \$57,933	\$463,464
Balance of Off-site levy owing	8 Lots x \$57,933	\$463,464
Levy Payment to be paid upon signing of Development Agreement	50% of Total Levy owing	\$231,732
Deferred Levy payable one year after the execution of the Development Agreement	50% of Total Levy Owing	\$231,732

*note the balance of the \$2,838,717 of off-site levy owing will be collected with subsequent phases of Stage 2.

It should be noted that if the Sturgeon Valley Levy was based on a rate per developable hectare as opposed to a rate per lot model, this would be a non-issue as the total area of land been developed for residential purposes has not changed.

Alternatives Considered

1. Council could choose to not support endorsement of the MOA thus rendering the Pilot Project terminated, and the Developer would need to complete Stage 2 as per the currently approved plans; or
2. Council could refer the MOA back to Administration for refinements based on Council direction.

Implications of Alternatives	<p><u>Strategic Alignment:</u></p> <ul style="list-style-type: none"> Failing to support the Pilot Project would not necessarily be considered an action against Council's strategic direction. The existing plans for River's Gate Stage 2 contemplate 0.5 acre estate lots which is consistent with the existing Sturgeon Valley ASP. Housing diversity and density is still an option for the Sturgeon Valley in the future through ongoing planning. <p><u>Organizational:</u></p> <ul style="list-style-type: none"> None. <p><u>Financial:</u></p> <ul style="list-style-type: none"> Levies will be collected for Stage 2 as originally planned as the area develops.
Follow up Action	Schedule a Public Hearing for Bylaws 1377/16, 1378/16 and 1379/16.
Attachment(s)	<ol style="list-style-type: none"> Memorandum of Agreement Confidential - Letter of Advice
Report Reviewed by:	<div data-bbox="532 877 950 1003"></div> <p data-bbox="532 1014 1369 1045">Clayton Kittlitz, Manager, Current Planning & Development Services</p> <div data-bbox="532 1098 873 1234"></div> <p data-bbox="532 1245 1239 1276">Stephane Labonne, General Manager, Integrated Growth</p> <div data-bbox="557 1360 816 1465"></div> <p data-bbox="532 1476 1101 1507">Peter Tarnawsky, County Commissioner - CAO</p>

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 type="checkbox"/>
<ul style="list-style-type: none"> Consistent with neighborhood role (see MDP), master plans, policies 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Considers fiscal stability and sustainability 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Has a positive impact on regional and sub-regional cooperation 	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
<ul style="list-style-type: none"> Compliance with Provincial and Federal regulations and/or legislation 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Ensure effective environmental risk management 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Promotes and/or enhances residents' identification with Sturgeon County 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Enhances service provision through community partnerships 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Supports Sturgeon County's cultural history 	<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 type="checkbox"/>
<ul style="list-style-type: none"> Does the proposal align with the Integrated Regional Growth Strategy (map/policies) pg. 26 MDP 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Considers cumulative costs and long-term funding implications 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Targets growth around current or planned infrastructure 	<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 type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Positive impact on residents' quality of life 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Supports and promotes volunteer efforts 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Provides programs and services that are accessible to all residents 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>
<ul style="list-style-type: none"> Staff have the knowledge, skills and capability to perform their jobs 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Streamlines operational processes and policies 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Promotes engagement and professional interaction with stakeholders 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Considers a cost-structure which allows Sturgeon County to remain competitive within a regional, national and global context 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>