



CITY COUNCIL AGENDA REPORT

Subject: FOWLER WAY FUNCTIONAL ALIGNMENT STUDY

Recommendation(s)

1. That Administration proceed with a Functional Alignment Study for the future construction of Fowler Way for \$75,000 funded from Off-Site Levy Recoveries.
2. That the Mayor be directed on behalf of Council, to request Sturgeon County Council's permission to plan the alignment of Fowler Way across the boundary of the City of St. Albert and through lands located within Sturgeon County to determine the optimal functional alignment for the arterial roadway.

Purpose of Report

In order to proceed with the development of the Badger Area Structure Plan (ASP) it is recommended that a Functional Alignment Study be completed of the future construction of Fowler Way.

Council Direction

On September 21, 2015 Council passed the following motion, approving the proposed conceptual alignments for Fowler Way:

(C442-2015)

That the Villeneuve Road Study, August 2015, provided as Attachment 1, and the Confidential Villeneuve Road Study Appendices A-G, provided as Attachment 2 to the September 21, 2015 Agenda Report entitled "Villeneuve Road Recommendations", be received as information; and

That Administration move forward with the proposed conceptual road alignments and recommendations of Villeneuve Road and Fowler Way identified within Attachment 1: Villeneuve Road Study in statutory and non-statutory planning for development and incorporate these recommendations into the updated Transportation Master Plan.

On December 14, 2015 Council approved the 2016 Municipal Capital Budget, within which is the approval of Project Charter PLAN-006 North Ridge 2 (Badger Lands) Area Structure Plan (ASP):

(C620-2015)

That the 2016 Municipal Capital Budget, in the amount of \$31.9 million and as outlined in Attachment 4 to the "Municipal Operating and Capital Budgets" Agenda Report dated December 14, 2015, be approved.

Background and Discussion

In preparation for the technical reports to be completed within Project Charter PLAN-006 North Ridge 2 (Badger Lands) Area Structure Plan (ASP), it was identified by the project team that there is benefit in having a completed functional alignment study for the construction of the future arterial road, Fowler Way, which intersects the lands located within the ASP.

The functional alignment study of Fowler Way would provide a technical report that will direct development with acknowledgement of:

- Actual alignment requirements - meeting industry requirements for roadway design (curvature / intersection spacing / interchange distance)
- Integration with limitations of existing land use – power station / interchange / alignment to meet with St Albert Trail at Neil Ross
- Necessary road right of way for classification – divided arterial
- Acknowledgement of any staging of the roadway design (preliminary versus ultimate build out)
- Key intersection acknowledgment to existing roadways – Villeneuve / Hogan / St. Albert Trail
- Integration and acknowledgment of the approved ASP for Jensen Lakes
- Identify and work with key stakeholders (this will be a specific focus around developers) and any additional identified
- Identification of necessary land acquisition

The development of a functional alignment at this stage would reduce the risk of significant rework and amendments in statutory plans (i.e. ASPs) if the functional alignment study was completed at a later date and the alignment as conceptually proposed in the Transportation Master Plan (TMP) was to change.

The cost of the functional alignment study for Fowler Way is a cost that is covered within Offsite Levy Bylaw 30/2013 and is recoverable as per Council Policy C-P&E-08 Off-Site Levy Framework.

In order to proceed with the front-ending development of the functional alignment study for Fowler Way, Administration requires a motion from Council as per Council Policy C-P&E-09 Off-Site Levy City Front-Ending Prioritization Criteria.

On September 21, 2015 Council was presented with two proposed conceptual alignments for Fowler Way, provided as Attachment 1, which included one conceptual alignment that remained within the boundaries of the City of St. Albert

and one conceptual alignment that crossed the boundary of the City of St. Albert into the lands within Sturgeon County.

It has been identified through the consultation for the Villeneuve Road Study that a more effective alignment of the Fowler Way arterial roadway may be through Sturgeon County. Administration is requesting that Council consider asking Sturgeon County Council for the permission to review the possibility of the alignment of Fowler Way consider crossing the boundary into Sturgeon County.

Stakeholder Communications or Engagement

The alignment of the Fowler Way arterial road was presented throughout the public engagement conducted related to the Villeneuve Road Study, as summarized below (full details within September 21, 2015 Agenda Report):

- 1) General Transportation Master Plan (TMP) On Line Survey
Date: October 6, 2014 to January 22, 2015
Purpose: This survey was an engagement tool for the larger TMP.
- 2) Public Open House for the TMP #1
Date: February 26, 2015
Location: St. Albert Alliance Church on Villeneuve Road
Purpose: Casual open house to share four different proposed alternative alignments with details associated to each.
- 3) Public Open House for the TMP #2
Date: May 26, 2015
Location: St. Albert Alliance Church on Villeneuve Road
Purpose: Casual open house to share information from the Open House #1, traffic modeling and technical analysis results from the initial proposals, and present a hybrid recommendation of alignment and function / classification of the road segments in the north west of the City.

Implications of Recommendation(s)

a) Financial:

- Administration is requesting \$75,000 from the Off-Site Levy Recoveries reserve to fund the development of the Fowler Way Functional Alignment Study.
- The cost of the functional alignment study for Fowler Way is a cost that is covered within Offsite Levy Bylaw 30/2013 and is recoverable as per Council Policy C-P&E-08 Off-Site Levy Framework.

b) Legal / Risk:

- There is a risk that if the Fowler Way Functional Alignment Study is not completed prior to the creation of an Area Structure Plan that significant rework will be required at a future date.
- There is a risk that in planning outside our boundaries, without the support of Sturgeon County, that the City's ability to acquire those lands to build the arterial road is limited (the MGA requires that the City obtain the permission of Sturgeon County Council before acquiring lands within the County). Consultation and formal agreements will be required with Sturgeon County and landowners if the Functional Alignment Study crosses municipal boundaries.

c) Program or Service:

- The lack of the Fowler Way Functional Alignment Study will limit the amount of lands that may be developable until the Study is completed.

d) Organizational:

- Not completing the Fowler Way Functional Alignment Study prior to the creation of an Area Structure Plan will necessitate significant rework at a future date.

Alternatives and Implications Considered

If Council does not wish to support the recommendation, the following alternatives could be considered:

- a) Alternative 1. Choose not to proceed with the Fowler Way Functional Alignment Study. The Study will be required to be completed at a further time by another developer at their cost, recoverable by the off-site level model, and will require amendments to any work completed by the City on the Badger ASP.
- b) Alternative 2. Choose to proceed with the Fowler Way Functional Alignment Study but remain within the boundaries of the City of St. Albert. The Study will be completed but may not include the most efficient and safe alignment of the arterial roadway. Once an alignment is established it is very unlikely that it will be changed in the future.

Strategic Connections

- a) Council's Strategic Outcomes and Priorities (See Policy C-CG-02)
 - CULTIVATE ECONOMIC PROSPERITY: A diversified, robust and resilient economic foundation to support growth and community service delivery.
 - CULTIVATE EXCELLENCE IN GOVERNMENT: A responsive, accountable government that delivers value to the community.

- CULTIVATE SUSTAINABLE INFRASTRUCTURE AND SERVICES: A growing community that has balanced development and management of civic facilities, transportation networks and related services.
- b) Long Term Plans (e.g. MDP, Social Master Plan, Cultural Master Plan, etc.)
- Transportation Master Plan
- c) Corporate Objectives (See Corporate Business Plan)
- Deliver programs and services that meet or exceed our standards
 - Exercise strong fiscal management
 - Ensure our customers are very satisfied
- d) Council Policies
- Council Policy C-P&E-08 Off-Site Levy Framework
 - Council Policy C-P&E-09 Off-Site Levy City Front-Ending Prioritization Criteria
- e) Other Plans or Initiatives (Business Plans, Implementation Strategies, etc.)
- Offsite Levy Bylaw 30/2013

Attachment(s)

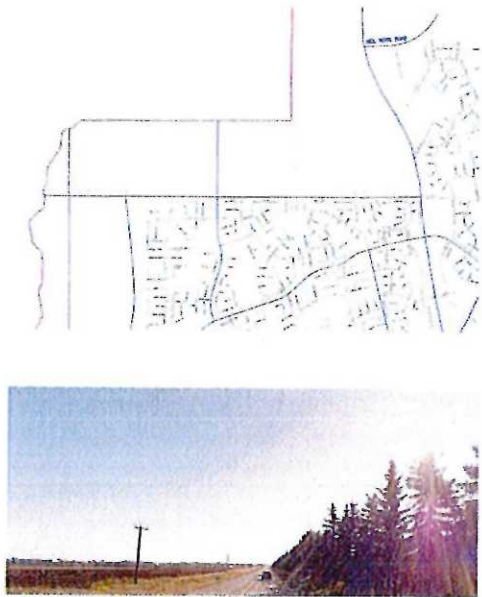
1. Excerpt from Villeneuve Road Study, August 2015

Originating Department(s):	Planning & Engineering
Author(s):	Gilles Prefontaine, Chief Community Development Officer
General Manager Approval:	Gilles Prefontaine, Chief Community Development Officer
City Manager Signature:	<i>Francois Drapeau</i> Date: <i>JANUARY 27, 2016</i>

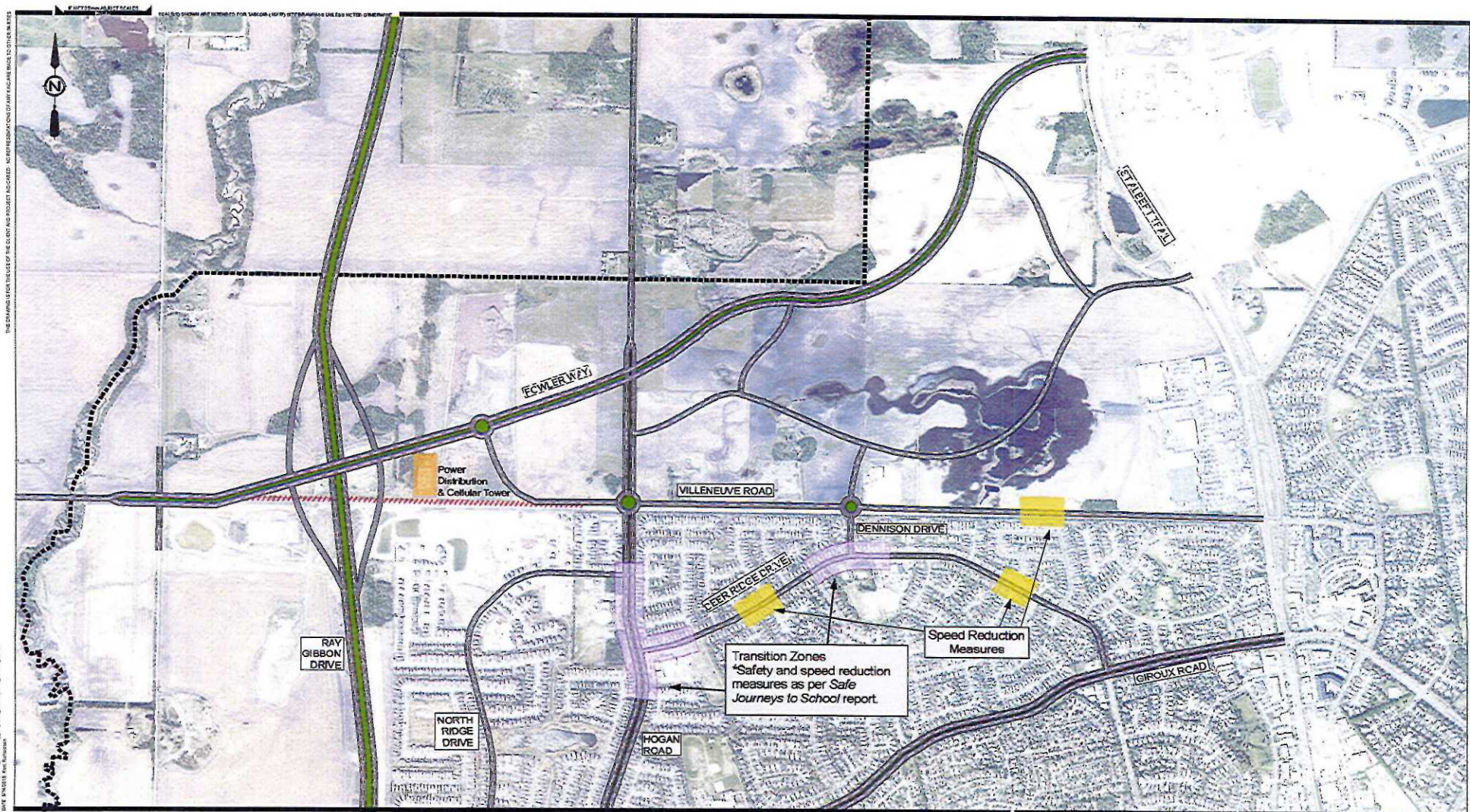
REPORT

City of St. Albert

Villeneuve Road Study



August 2015



Villeneuve Road



AE PROJECT No. 20143130
 SCALE NTS
 DATE 2015 May 14
 PROJECTION NAD 1983 3TM 114
 CLIENT City of St. Albert

FIGURE No. Recommendation A
 CONCEPTUAL PLAN FOR
 INTERNAL DISCUSSION ONLY
 FEATURES NOT TO SCALE

DRAFT

