

CITY OF FORT SASKATCHEWAN

Direction Regarding the Draft Growth Study

Motion:

This issue falls within Part 1, Division 2 Exceptions to Disclosure of the *Freedom of Information and Protection of Privacy Act (FOIP)*, as it involves intergovernmental relations.

1. That Council move in-camera.
2. That Council return to open session.
3. That Council accept the Draft Growth Study provided in-camera as information, and directs Administration to circulate the document as per the schedule provided in-camera, which includes a public release on September 10, 2015.
4. That Council direct Administration to proceed with public engagement once the Draft Growth Study has been provided to Strathcona County.

Purpose:

This report will provide information regarding the City's direction on the Draft Growth Study.

Background:

Fort Saskatchewan has experienced unprecedented levels of economic growth and prosperity over the last several years. The advancement of Alberta's Industrial Heartland as a world-class petro-chemical processing and logistics hub, has helped make our community an attractive place to live. Many people have moved to Fort Saskatchewan to take advantage of the employment opportunities, services, and recreational/natural amenities available here.

To ensure that Fort Saskatchewan remains a top destination for new residents and businesses in the Capital Region, we need to guarantee that future development is well planned, and that the needs of our current and future residents are met. A critical component of this will be ensuring that the City has an adequate and secure supply of land for development. The City of Fort Saskatchewan, with the help of independent consulting firms, have completed a Draft Growth Study to help understand our current and future growth needs and land inventories. The Growth Study process was initiated in April 2014.

Council has now been provided with a confidential copy of the document, which will be released to the general public on September 10, 2015. The City's goal now is to undertake the community engagement process to better understand the various perspectives of our stakeholders as we move through the finalization of the Growth Study, which will take place this fall.

The Draft Growth Study is showing that our current supply of residential land will run out in roughly 13 – 15 years, while our supply of commercial land will likely be depleted in less than 8 years. In addition, all of our residential developers, except for one, will be without a supply of developable land in the next eight years. All of these scenarios will create planning challenges for the City that may eventually create issues with respect to housing affordability and commercial service provision.

Our goal is to work as collaboratively as possible with our municipal neighbors as the process unfolds. The stakeholder engagement process is a key element in this process as it allows the

City to provide factual information to the general public, while answering any questions and concerns that may exist.

Topic Identification/Outcomes:

The Draft *City of Fort Saskatchewan Growth Study* completed by ISL Engineering and Land Services (ISL) provides a detailed study of the City's current growth trends, current supply of developable land, and the land supply needed for the next 50 years.

The Draft Growth Study has been shared with Council in-camera. Administration is now requesting Council to provide direction regarding next steps.

Should Council pass the recommended motion, Administration will proceed with public engagement which includes:

- Publishing the Draft Growth Study on the City's website.
- Public Open Houses to be held September 29 and October 7.
- Landowner Open Houses to be held September 29 and October 7.
- Invitational Stakeholder Meetings to be held October 14 & 15.

Plans/Standards/Legislation:

Section 197 of the *Municipal Government Act* requires Councils and Council Committees to conduct meetings in public unless the matter to be discussed is within one of the exceptions to disclosure in Part 1, Division 2 of the *Freedom of Information and Protection of Privacy Act*. The Draft Growth Study relates to intergovernmental relations. Fort Saskatchewan will publish the Draft Growth Study for public information after providing a copy to Strathcona County.

Preparation of the Growth Study is in accordance with the following policies from the Strategic Plan:

1.1 Complete a municipal growth study, which will provide a blueprint for the future growth of the City.

Alternatives:

1.
 - a) That Council accept the Draft Growth Study provided in-camera, and directs Administration to circulate the document as per the schedule provided in-camera, which includes a public release on September 10, 2015.
 - b) That Council direct Administration to proceed with public engagement after a copy of the Draft Growth Study has been provided to Strathcona County.
2. That Council not accept the Draft Growth Study provided in-camera, and advise how they wish to proceed.

Recommendation:

1. That Council accept the Draft Growth Study provided in-camera, and directs Administration to circulate the document as per the schedule provided in-camera, which includes a public release on September 10, 2015.

2. That Council direct Administration to proceed with public engagement after a copy of the Draft Growth Study has been provided to Strathcona County.

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Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: September 2, 2015
Reviewed by:	Kelly Kloss City Manager	Date: September 2, 2015
Submitted to:	City Council	Date: September 8, 2015