

CITY OF FORT SASKATCHEWAN

Growth Study & Financial Impact Analysis

Motions:

1. That Council accept the City of Fort Saskatchewan Growth Study and the draft Expansion Area Financial Impact Analysis, as presented.
2. That Council refer the City of Fort Saskatchewan Growth Study and the draft Expansion Area Financial Impact Analysis to Strathcona County for analysis and consideration.

Purpose:

To present Council with the Fort Saskatchewan Growth Study and the draft City of Fort Saskatchewan: Expansion Area Financial Impact Analysis.

Background:

The City of Fort Saskatchewan Growth Study projects Fort Saskatchewan's future growth over a 50-year period ending in 2066, and determines how much land is necessary to accommodate that growth (both inside and outside current boundaries). Council accepted a draft version of the Growth Study as information at the September 8, 2015 regular Council Meeting.

In the last 24 years, Fort Saskatchewan's population has nearly doubled from 12,078 residents in 1991, to 24,040 residents in 2015. More than 75% of the growth since 1991 has occurred in the past nine years (since 2006). This rapid growth has triggered unprecedented land consumption at an average annual absorption of 55.9 ha of land over the past 10 years. At this rate, it is estimated that residential land supplies will be depleted in 13 years (2027) and commercial land supplies will be depleted in seven years (2021).

The City of Fort Saskatchewan: Expansion Area Financial Impact Analysis determines the financial impacts associated with growth within the current City boundary and the proposed expansion areas over a 25-year period. A Preliminary Summary of the Financial Impact Analysis was made public on September 21, 2015.

The City has conducted extensive public engagements in regard to the Growth Study and the Financial Impact Analysis. This included a total of six engagement events, including open houses, landowner meetings, and stakeholder consultation sessions. A summary of the key messages that were received from landowners and the public is available as Appendix C- Summary of Consultation Activities and Outcomes. A full public engagement report including comments, concerns, and mediation measures will be provided at a later date.

Intergovernmental Involvement:

Administration will send copies of both documents to Strathcona County for their consideration. This will allow them time early in 2016 to complete an analysis of the findings which will inform future discussions between both municipalities.

Plans/Standards/Legislation:

Preparation of the Growth Study is in accordance with the following policy 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. That Council accept the City of Fort Saskatchewan Growth Study and the draft Expansion Area Financial Impact Analysis, as presented.
2. That Council not accept the City of Fort Saskatchewan Growth Study and the draft Expansion Area Financial Impact Analysis, and advise how they wish to proceed.

Recommendation:

1. That Council accept the City of Fort Saskatchewan Growth Study and the draft Expansion Area Financial Impact Analysis, as presented.
2. That Council refer the City of Fort Saskatchewan Growth Study and the draft Expansion Area Financial Impact Analysis to Strathcona County for analysis and consideration.

Attachments

1. Appendix A - City of Fort Saskatchewan Growth Study
2. Appendix B - City of Fort Saskatchewan: Expansion Area Financial Impact Analysis, Final Draft
3. Appendix C - Summary of Consultation Activities and Outcomes

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: October 20, 2015
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: November 3, 2015
Reviewed by:	Kelly Kloss City Manager	Date: November 5, 2015
Submitted to:	City Council	Date: November 10, 2015