

## Budget Adjustment Request - Capital Project #1419-07 - Land Development - Brighton Residential Area

### ISSUE

This report is to obtain City Council approval for a budget adjustment to begin additional water and sewer main construction in the Brighton Residential Neighbourhood (Phase D2B) to advance the development of the neighbourhood.

### RECOMMENDATION

That the Standing Policy Committee on Finance recommend to City Council:

1. That a budget adjustment increase to Capital Project #1419-07 TC – Land Development – Brighton Residential Area, in the amount of \$1,674,000 be approved; and
2. That the budget adjustment be funded from the General Prepaid Service Reserves.

### BACKGROUND

The three-year growth monitoring land development report for the Brighton residential neighbourhood recommended that Phase D1 area grading, water and sewer, utilities, sidewalks, and roadways start in 2021 with completion by the end of 2022. As a result of good contractor progress, the construction work for Phase D1 has advanced ahead of schedule, with the area grading and water and sewer completed in 2020 and utilities, along with partial road construction, planned for completion in 2021. Completion of this work will provide 292 residential lots within the Phase D1 development area.

### DISCUSSION/ANALYSIS

The City is experiencing a modest recovery in the sale of residential serviced lots that has resulted in projected lower inventory levels over the next year. This increased activity has led to a need to modify the phasing within the Brighton neighbourhood to provide a sufficient supply of residential lots available for sale. To provide an ample supply of lots, the Administration is recommending the construction of water and sewer mains occur during the 2021 construction season within an adjacent phase of the neighbourhood (D2B) to allow for adequate drainage infrastructure to complete the road construction within Phase D1 in the 2021 construction season.

By advancing the program within the Phase D1, as well as modifying the number of possible lots to be developed within this phase, an additional 292 residential lots will become available at the end of the 2021 construction season. The components required to complete this phase of servicing include sidewalk, roadway, and utility construction in 2021. To complete the Phase D1 construction, water mains and sewer mains in the adjacent Phase D2B area are required for drainage purposes.

This additional water and sewer construction in Phase D2B are not currently budgeted and an increase in approved funding will be necessary to allow this servicing to occur.

An option would be to not approve the budget adjustment. This may result in an inadequate amount of lots being available in inventory to perspective buyers of residential property in Brighton.

Public meetings were held at the time the Concept Plan for the neighbourhood was undertaken. There have been no changes in the Concept Plan shared at past public meetings for Phase D1 and Phase D2B (Appendix 1).

At the time the Concept Plans were unveiled, notices were distributed to all property owners in the area and surrounding area. As well, in the absence of a Community Association established in Brighton, the community associations in adjacent neighbourhoods were notified. If construction impacts the neighbouring residents or initiates renewed public interest, additional communications may be considered to address unanticipated or emerging needs.

### **FINANCIAL IMPLICATIONS**

The Administration is recommending that the budget adjustment to Capital Project #1419-07 TC – Land Development – Brighton Residential Area be funded in the amount of \$1,674,000 from the General Prepaid Service Reserves which are adequately funded and noted as follows:

General Prepaid Service Reserve	\$1,674,000
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This budget adjustment has no impacts on the mill rate.

### **OTHER IMPLICATIONS**

The recommendation will have negative land use and greenhouse gas emission implications associated with development of a greenfield site. The overall environmental impacts of developments have not been quantified at this time.

### **NEXT STEPS**

If the budget increase adjustment is approved, the project plan is to complete all servicing for Phase D1, and water and sewer construction of Phase D2B in 2021, resulting in 292 additional lots becoming available to meet increased demands, a year earlier than originally planned.

### **APPENDICES**

1. Brighton Phase D1 and D2B

#### **Report Approval**

Written by: Daryl Schmidt, Land Development Manager, Construction and Design

Reviewed by: Matt Jurkiewicz, Director of Construction and Design

Approved by: Terry Schmidt, General Manager, Transportation and Construction