
Regional Plan Implementation Budget Adjustment – South East Concept Plan

Recommendation

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council that a budget adjustment of \$110,000 from the Reserve for Capital Expenditures for Capital Project No. 2605 – Regional Plan Implementation be approved.

Topic and Purpose

The purpose of this report is to request a budget adjustment for Capital Project No. 2605 – Regional Plan Implementation. The proposed adjustment would enable the City of Saskatoon to complete the South East Concept Plan, to proactively respond to development pressure in this future urban growth area.

Report Highlight

1. The proposed budget adjustment for Capital Project No. 2605 will enable the South East Concept Plan to be completed, which will provide a proactive land use plan and servicing strategy in a future urban growth area.

Strategic Goal

The City of Saskatoon's (City's) Strategic Goal of Sustainable Growth refers to the strategy of collaborative planning with regional partners and stakeholders.

Background

In the fall of 2017, the partner Councils of the Saskatoon North Partnership for Growth (P4G) endorsed in principle the P4G Regional Plan and the associated P4G Regional Servicing Strategy and P4G Regional Governance and Implementation Strategy. To implement the P4G Regional Plan, work began on creating a new P4G Planning District and its associated bylaws. The P4G Regional Plan is being prepared as a P4G District Official Community Plan Bylaw, and a P4G District Zoning Bylaw is being drafted.

The P4G Governance and Implementation Strategy identified the projects needed to implement the P4G Regional Plan. These projects will be completed by the P4G partners over a number of years, subject to capital budget approvals. Capital Project No. 2605, which was approved as part of the City's 2018 Capital Budget, provides the resources to implement the P4G Regional Plan. For 2018, \$785,000 was approved for temporary staff resources and elevation data to complete the following priority projects:

- a) P4G District Zoning Bylaw (\$125,000): ensure the relevant bylaw sections align with the City's interests in its future growth areas (e.g. land use, development standards, servicing, and cost recovery);

- b) North West Concept Plan (\$330,000): create a plan for land use, servicing, and cost recovery in this City growth area that will increase opportunities for interim rural development while ensuring the transition to urban development in the future remains efficient and cost effective; and
- c) South East Concept Plan (\$330,000): create a plan consistent with the approach and outcomes of the North West Concept Plan.

The Administration estimated that the City would receive \$330,000 in P4G partner funding towards this, which is equal to half of the cost of the concept plans.

Report

Concept plans are key components of implementing the P4G Regional Plan; they will provide the detailed planning needed to ensure a smooth transition from interim rural development to future urban development. They were conceived as joint projects because they create development opportunities in areas that are rural now but will become urban in the future, and they can create the potential for inter-jurisdictional servicing.

The P4G Regional Oversight Committee, which comprises elected officials from the P4G partners, is recommending that a total of \$220,000 be committed in 2019 capital funding by the City of Martensville, the City of Warman, and the Rural Municipality of Corman Park toward the cost of the North West Concept Plan. That project, now referred to as the North Concept Plan, has the potential for broader benefit because the study area comprises growth areas of most of the P4G partners. If approved, this would bring the total funding for the two concept plans to \$550,000 resulting in a total funding gap of \$110,000.

The City's growth interests in the South East Concept Plan area are longer term than in the North Concept Plan area; however, it is important to complete the South East Concept Plan in a timely way. A proactive land use plan and servicing strategy is needed for this area because the P4G Regional Plan identifies it for future urban growth, it has the potential for interim development, and there are significant development interests including First Nations' land holdings and a reserve. An additional \$110,000 is required to complete the South East Concept Plan. All things considered, the Administration believes that this overall funding distribution between P4G partners is reasonable and appropriate.

Options to the Recommendation

City Council could choose to not approve the recommendation for a budget adjustment to enable completion of the South East Concept Plan, and postpone consideration of further funding until the 2020 budget year. This option is not recommended because it would not enable the City to respond proactively to development pressure in the area.

City Council could choose to not approve the recommendation for a budget adjustment, and direct that the scope of the South East Concept Plan be reduced. This option is not recommended. Based on the City's experience with sector plans, if the scope was

reduced, the engineering and planning work would be incomplete and would not result in the required land use plan and servicing strategy.

Public and/or Stakeholder Involvement

Rights-holder, stakeholder, and public engagement is an important part of implementing the P4G Regional Plan. It will be conducted and reported on as part of the implementation projects.

Financial Implications

The proposed budget adjustment comprises \$110,000 from the RCE. To date, Capital Project No. 2605 has been funded from the RCE. The RCE is designed to carry a \$750,000 contingency for situations such as this. The RCE is sufficient to cover this additional allocation.

Other Considerations/Implications

There are no policy, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion

Completion of the P4G District Zoning Bylaw and the North Concept Plan are expected in 2019 and early 2020 respectively, and will be addressed in separate reports. If funded, the South East Concept Plan would be completed in early 2020.

Public Notice

Public notice, pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

Report Approval

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