

WEST END NEIGHBORHOOD CONCEPT PLAN

(P-2020-001)

ADDENDUM 1 TO REQUEST FOR PROPOSAL

March 17, 2020

PURPOSE:

The purpose of this Addendum is to provide response to questions the Town has received from interested Proponents and to indicate changes made to the original RFP posted on February 26, 2020.

AMENDMENT:

The Town of Edson civic office is currently closed to the public due to the COVID-19 outbreak. Thus, proposals for this RFP will be accepted in electronic format only (unless hardcopy has already been in delivery or delivered). Electronic submissions should be made to karif@edson.ca. An amendment has been made to RFP section 9.2.

A revised RFP is posted together with the addendum.

QUESTIONS AND ANSWERS:

- 1. Why is the Town seeking to obtain another consultant to complete the NCP after a previous consultant completed the land use concept?**

The previous consultant was unable to meet the requirements of the original scope of work. Additionally, landowners within the plan boundary had provided statements to the Town that they would not continue to work with the previous consultant and requested a new one be chosen to work with moving forward.

- 2. Will digital files of the land use concept be provided to the successful proponent?**

Yes.

- 3. When was the land use concept completed? Was it completed in consultant with landowners?**

The land use concept was completed in May 2019 in consultation with landowners within the plan area.

4. Has the Town's engineering department reviewed and provided support for the sizing of the stormwater management PUL lot?

No. The original land use concept was prepared in consultation with an engineer, but the Town's engineer has not provided comment at this time.

5. Are there supporting reports that the Town is anticipating accompanying the NCP?

No, the project scope is identified in section 5.0 of the RFP.

6. What is the expectation for engagement given that the land use concept is completed with general agreement? Open house or workshops to confirm land use concept? We understand there are 4 landowners within the plan area; would you clarify the Town's expectations for stakeholder consultations? Will stakeholder feedback be used to adjust the land use concept presented in the RFP?

The RFP requires the identification of a stakeholder participation strategy that the proponent feels will be suited to a project of this type and size (section 5.4). The tentative land use concept provided in the RFP has general agreement amongst the current landowners this time, however, changes to the land use concept are not out of scope.

7. Is it anticipated that the land use concept provided in the RFP will be the one in the NCP or it can be changed based on engagement? As per the RFP, it is noted that a tentative land use concept has already been prepared for the subject area – which includes commercial, light industrial, and medium industrial parcels – is this concept subject to change at all? Will the data collection and SWOT analysis (as required in sections 5.5 and 5.6) be used to change the land use concept (if that is what is found through this analysis)? If not, how will this information be tied into the existing land use concept, if it the information collected doesn't justify the land use concept? As per the RFP, it looks like a transportation layout has been developed at a high-level; is the NCP's concept supposed to follow this road layout?

The tentative land use concept provided in the RFP has general agreement amongst the current landowners this time, however, changes to the land use concept are not out of scope. Additionally, the tentative land use concept provided in the RFP has not been circulated to external stakeholders such as Alberta Transportation or Yellowhead County for a formal review and response; it is anticipated that changes to the land use concept plan may arise from external stakeholder comments.

8. Will the Town consider alternative solutions to optimize development opportunities (e.g. staging plan, road network, lot layout/parcel size).

Yes.

- 9. What has been done to date to support site development e.g. technical studies (engineering, geotechnical, storm water and drainage, LiDAR / topographic survey; assessment of the existing water, sanitary sewer, and fire flows to accommodate the proposed development; market and socio-economic analyses). Will you please provide digital copies of relevant plans, studies? Has a Wetland classification study been done for the Plan area? If not, is wetland classification study considered as part of the West End NCP project scope? Has an Environmental Impact Assessment conducted for this Plan area?**

Water servicing upgrades are currently underway with increased capacity to service the plan area by the end of 2021. Sanitary sewer upgrades have been designed; however, the sanitary sewer trunkline has not received capital funding at this time to support sanitary sewer servicing of the plan area. Recommendations for any further technical studies that would be necessary to support the NCP's requirements should be included in the final NCP.

- 10. Can you verify long-range capital and off-site levy projects as they pertain to the site?**

Future upgrades to water and sanitary servicing are designed. Water upgrades are expected to be available by the end of 2021. A sanitary sewer trunk line has not received capital funding at this time to support sanitary sewer servicing of these lands. These considerations are relevant to the phasing and policy development of the NCP. The Town is creating a septage receiving station for commercial level service of trucked-in septage which may accommodate the development of the plan area prior to sewer trunkline infrastructure being constructed.

- 11. How will the Town approve and use this Concept Plan (resolution vs. bylaw; non-statutory vs. statutory).**

The town anticipates approval of the NCP via resolution of Council (i.e. non-statutory).

- 12. Would you provide comments received from Alberta Transportation re: existing concept plan and/or expectations for future access to Highway 16, provision of a service road, and access options/requirements re: Range Road 180..**

Alberta Transportation was provided with the draft NCP in its current form and has provided the following preliminary comments:

- a. We observe that there is no service road planned along Highway 16. The land parcels are arranged in a manner that buildings would back onto the highway while facing the internal road network. This approach might work in big urban centres where commercial developments don't need to be at a prominent location for their customers. The availability of vast amounts of land in these centres allows this type of planning to happen in a logical way. However, we believe that in Edson where Hwy 16 is almost the only prime location for businesses, the layout of roads should be such that they support commercial development and business by getting the most out of highway 16 frontage. The department recognizes the role a highway plays, or could play, in facilitating the business and economy of small towns such as Hwy 16 through Edson, and recommends planning a frontage service road within the plan area.

- b. Further to #1 above, the PUL lot which is planned facing the highway does not appear to be at an appropriate spot. We would recommend relocating the PUL and using this parcel to provide services for motorists, tourists, visitors and residents of Edson.
- c. Service roads provide a quick and safe access to food, gas and lodging services that the travelling public usually looks for in small urban areas such as Edson. They are also a great way to escape from the main traffic flow, should someone needs a break. They eliminate unnecessary turns, lane changes and potential safety hazards for themselves or other motorists on the mainstream highway.
- d. The service road along 4th Ave aligns with department's future plan for access management along Hwy 16 at the time of Edson Bypass Construction and can be used to arrange local road connections for land parcels that will be disconnected from Hwy 16 due to Rodeo Road closure (RR 180 North).
- e. Normally, the department's standards are less stringent when water or sewer lines are planned along service roads, as compared to if they were to run along the driving lanes of the main highway. This way, the service road could facilitate the Town's future infrastructure development in the area.

13. How will the NCP address alignment with existing planning documents e.g. IDP, MDP, ASP, LUB? Are these plan amendments out of scope?

Please reference section 5.2. The NCP is expected to fall in alignment with approved plans where possible. Where plan amendments are required, it is expected that these be identified by the successful proponent. Town Administration will prepare and bring forward necessary recommendations to Council for amendment of existing plans.

14. Are the goals and expectations of the town/landowners for this project deliverable of a "shovel ready" plan or a site plan and policy study only?

It is expected that the NCP guide future development with regards to appropriate land uses, development/traffic patterns, and provide a high-level assessment and staging of future servicing options. Policy options with regards to endeavors to assist or agreements to oversize improvements are expected.

Phasing of the development in light of transportation, servicing, and communal storm water issues will be of utmost importance in the policy development of the NCP.

15. Is the boundary of the NCP finalized as the coloured area in the first map, or are the existing lots to the northwest also being considered?

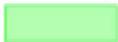
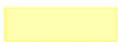
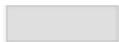
The boundary is finalized and the existing (developed) lots in the northwest corner are not within scope.

16. Can you provide a legend for the meaning of the colours on the second subdivision map on Page 3 in the RFP?

The legend for the tentative land use concept, as prepared by the previous consultant, is shown below. Please note that direction had been provided that for a policy document Administration

would prefer to see more general/high-level land use classifications versus denoting exactly which Land Use Bylaw district should be applied.

LEGEND

BC/LI		MR	
C-2		PUL	
C-3		FUTURE ROAD WIDENING	
M1A		ROADWAY	

- 17. The RFP does not reference residential uses specific but the approved ASP refers to some residential uses in the area. Is there any residential component being considered for this area? The Edson West Area Structure Plan identifies the subject site being half residential, half industrial – which is not consistent with the land use concept included in the RFP? The conceptual layout does not include residential land use. Do you consider incorporating any residential component to the conceptual layout?**

Due to the proximity to the highway and servicing constraints, it is the preference of the Town at this point to proceed with investigating and planning for non-residential development options within the plan area.

Please reference section 5.2. The NCP is expected to fall in alignment with approved plans where possible. Where plan amendments are required, it is expected that these be identified by the successful proponent. Town Administration will prepare and bring forward necessary recommendations to Council for amendment of existing plans.

- 18. Could we get a copy of the Glendale ASP for review?**

The Glendale Area Structure Plan (ASP) has not been prepared. As per section 4.1 of the Municipal Development Plan, “the MDP proposes the following statutory and concept plans be undertaken during the life of this MDP: ... Glendale ASP (Section 4.8).”

- 19. Could we get a copy of the Town’s Transportation Master Plan for review?**

The conceptual roadway plan being utilized by the Town does not extend into the plan area.

- 20. Could share the weighting of the evaluation criteria that were provided?**

A Proponent’s proposal must be based off of and include sufficient information to evaluate each criteria in section 12.0 of the RFP, with consideration of the Project Scope outlined in section 5.0.

Mandatory proposal information criteria are provided in RFP section 8.0 “Proposal Information Requirements.” Submission requirements are provided in RFP section 9.0 “Proposal Submission Requirements.” Proposals that do not meet the minimum requirements may be disqualified.

Proposal evaluation criteria are provided in RFP section 12.0 “Proposal Evaluation Criteria.” Proposals are expected to showcase each Proponent’s unique approach, solutions, and value. Some level of further negotiation will need to take place before the final terms of the contract are agreed upon.

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