



CITY OF ST. ALBERT ADMINISTRATIVE BACKGROUNDER

TITLE CORPORATE LANDS STRATEGY: Q3 STATUS REPORT

On April 25, 2016 Council passed the following motions:

(C249-2016)

That the 2016-2035 Corporate Land Strategy Workplan, Attachment 1 to the April 25, 2016 agenda report entitled "Corporate Land Strategy", be approved.

That the Corporate Land Strategy Council Communication Plan contained within this Agenda Report, be approved.

BACKGROUND:

The City of St. Albert has taken a consolidated, proactive approach to planning for its land needs through the planned development of a strategy that links the Corporate Land Policy, Strategy, Workplan, and Council Communication Plan.

This attached report is one piece of the overall land planning approach, and it provides a status update on the initiatives, Civic land needs, financial status of the land reserve accounts, and also references key upcoming actions and initiatives planned.

This is provided on a quarterly basis, as per motion C249-2016.

Report Date: September 26, 2016
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Committee/Department: Build St. Albert
General Manager: Gilles Prefontaine
Interim City Manager: C. Jardine



CORPORATE LAND STRATEGY



Corporate Land Strategy: Q3 2016 Quarterly Status Report

A. Status of 2016 Initiatives

1] Ongoing Corporate Land Strategy Initiatives

1.1] City of Edmonton Anthony Henday Lands Annexation

Q2 Status: The “Intent to Annex” Notice was issued in Q1 2016. Due to related intermunicipal considerations, the resolution to this project is anticipated to take, at minimum, 2 to 5 years to resolve.

Q3 Status: no change from Q2 update.

1.2] 1 Sir Winston Churchill Avenue future uses

Q2 Status: under evaluation as land searches for new civic infrastructure contained within the 2016-2025 Capital Plan.

Q3 Status: no change from Q2 update.

1.3] 36 City Annex North (potential north park ‘ride location)

Q2 Status: pending, waiting for response from the Province.

Q3 Status: no change from Q2 update.

1.4] Decision re: purchase of privately owned lots within the Heritage Sites project

Q2 Status: Administrative recommendations regarding land requirements for this project were not accepted by Council. In response, Administrative is exploring alternate solutions.

Q3 Status: Administration has included a project charter into the budget process to provide funds to redesign the Heritage Sites project to work around the privately owned lots.

1.5] 65 Carleton Drive

Q2 Status: this City owned property has been available for purchase since January 2015. There has been interest, however the feedback from perspective buyer is that the property is too large for one business, so they face the effort to pursue a subdivision. This appears to be a barrier to purchase. Administration evaluated the possibility of subdividing, but due to the cost of repair of surface drainage issues, did not pursue further.

Q3 Status: no change from Q2 update.

2] Future Land Requirements

2016-2025 Capital Plan Land Requirements:

2.1] Community Branch Library (OA-005)

Q2 Status: Siting requirements and location will be determined through the conceptual plan under development in 2016. Recommendations will be presented to Council in fall 2016.

Q3 Status: Administration has a recommended location for the Community Branch Library. Council direction will be requested on October 3, 2016.

2.2] 6th Ice Surface (SERV-004)

Q2 Status: Siting requirements and location will be determined through the conceptual plan under development in 2016. Recommendations will be presented to Council in fall 2016.

Q3 Status: Administration has a recommended location for the 6th ice surface. Council direction will be requested on October 3, 2016.

2.3] Heritage Sites - French Canadian Farm (CULTR-009)

Q2 Status: Administrative recommendations regarding land requirements for this project were not accepted by Council, consequently, Administrative is exploring alternate solutions.

Q3 Status: Administration has included a project charter into the budget process to provide funds to redesign the Heritage Sites project to work around the privately owned lots.

2.4] Millennium Park Placemaking & Design (DARP-016)

Q2 Status: This project is underway, and the project plan has it completed by the end of 2016. The results of this works will inform the program for capital project charter DARP-005 Millennium Park Construction.

Q3 Status: no change from Q2 update.

2.5] PW Snow Storage (PW-016)

Q3 Status: The project charter identifies 2019 as the feasibility/conceptual planning year of this project. Administration will prepare a site evaluation matrix to evaluate all available land options.

2.6] PW Satellite Shop (PW-018)

Q3 Status: The project charter identifies 2020 as the feasibility/conceptual planning year of this project. This project also requires approximately 2.5 acres/1 ha of serviced land. The location identified for this project at this time is NW St. Albert, to provide to allow for efficient summer operations. Administration will prepare a site evaluation matrix to evaluate all available land options. As well, co-location with compatible public service infrastructure will be examined.

2.7] Museum Expansion (CULTR-019)

Q3 Status: As per Council direction on September 6, 2016 this project will be combined with the Heritage Sites Interpretive Centre project and presented as a postponed motion to be debated during the 2017 Budget deliberations.

2.8] North Park 'n Ride (TRANS-007)

Q3 Status: This project requires approximately 15 acres/6 ha of land. It is currently planned to be sited at the north terminus of the Council approved LRT alignment. In 2017 direction from Council will be sought.

2.9] Water Spray Park (RECR-038)

Q3 Status: This project is planned to begin feasibility/conceptual planning in 2019, and is planned to be comparable to Woodlands Water Park. It is envisaged to be built within an existing or planned park, or alternatively built adjacent to an existing or planned community or public service building.

Administration is in the preliminary stages of examining the land required, and developing procurement options. In 2017 direction from Council will be sought.

2.10] Fire Station #4 (FIRE-005)

Q3 Status: This project is planned to begin feasibility/conceptual planning in 2020, and is estimated to require 0.5 acre/0.2 ha of land. Due to response times required through Council policy, the siting of this new facility requires precision of location and access. Administration has identified the optimal location. Council direction will be sought in the near future.

Future School Site Land Requirements

Q2 Status: No changes to site inventory since the April 25, 2016 in-camera presentation.

Q3 Status: *no change from Q2 update.*

Affordable Housing Land Requirements

Q2 Status: Scheduled to begin initiatives in 2017.

Q3 Status: *no change from Q2 update.*

Downtown Land Requirements:

Q2 Status: Refer to 2.4 above.

Q3 Status: *no change from Q2 update.*

3.0 Strategic Initiatives

- 3.1] Develop a Council Policy intended to guide the overall corporate land management function.

Q2 Status: Corporate Land Management Principles were presented to Council on February 16, 2016. Draft Policy is planned to be presented in January 2017.

Q3 Status: The policy and strategy are in development, following are the planned dates to present to Council:

- *Draft Corporate Land Policy and Land Strategy Framework: January 2017*
- *Draft Corporate Land Strategy/Master Plan: March 2017*

- 3.2] Badger Lands Area Structure Plan

Q2 Status: This project has been delayed until 2019.

Q3 Status: no change from Q2 update.

B. Upcoming Key Actions/Milestones

- 1] Present Conceptual Plans for the Branch Library, the proposed aquatic centre, and the 6th Arena. These are planned for early fall 2016.
- 2] The following details the land strategy documents and presentations that are scheduled to be delivered to Council to the end of 2017:
- Draft Corporate Land Policy: January 2017
 - Q4 2016 Corporate Land Strategy Update: January 2017
 - Draft Corporate Land Strategy/Master Plan: March 2017
 - Q1 Corporate Land Strategy Update: April 2017
 - Q2 Corporate Land Strategy Update: July 2017
 - Q1 Corporate Land Strategy Update: October 2017
 - Q1 Corporate Land Strategy Update: January 2018

C. Available Funds

The City has two financial reserves available to purchase land. They are managed within Council Policy C-FS-01, Financial Reserves, the purpose and application of the funds are identified below.

There have been some substantial changes from the previous report, the two most significant adjustments are:

- Council approval of the allocation of the majority of the funds available within the Major Recreational Lands and Facilities Reserve to projects, and;
- Council approved the transfer of \$1 M into the land reserve from last years surplus.

Schedule C2: Major Recreational Lands and Facilities (sub-schedule City Wide Fund)

Purpose: To provide funds for the purchase of and or development of recreational lands and facilities. Recreational facilities may include both replacement and new.

Application: To fund capital acquisition, development, or major enhancement, of public use lands, recreational and cultural facilities and parks as approved by Council.

Reserve Balance (July 31, 2016)	\$2,334,080.81
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Committed funds:

a. Woodlands/Parkwood/Kingswood	\$72,883.62
b. Oakmont	\$ 92,220.43
c. Akinsdale/Kinex Renovation	\$100,000.00
d. Joyal Park	\$742,300.00
e. Neighborhood Park Planning and Standards model	\$400,000.00
f. Erin Ridge North Park Planning and Standards model	\$230,000.00
g. Red Willow Park West – Trail and Park Planning	\$275,000.00
h. Servus Place Exterior Improvements	\$140,000.00
i. Everitt Park Development	\$264,447.10

TOTAL Available Funds (July 31, 2016)	\$17,229.66
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Schedule C5: Municipal Land and Facilities Reserve

Purpose: To provide funds for:

- Sustainable ongoing development of commercial and industrial lands; and,
- Purchase or refurbish City facilities other than for recreation purposes; and,
- Purchase of land for municipal purposes other than for recreation purposes.

Application:

- To provide funds to purchase land, municipal purposes and service non residential development,
- To purchase or refurbish City facilities other than for recreation purposes.

Reserve Balance (July 31, 2016)	\$533,227.58
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Committed Funds:	\$ 0.00
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Total Available Funds (Jun 30, 2016)	\$533,227.58
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D. External Related Events/Transactions

- 1] The possibility of a major development in the Employment lands may expedite servicing to the city owned lands which, in turn, may allow siting of new city services within those parcels earlier than anticipated.
- 2] The announcement of the recent federal LRT funding to municipalities may influence transit capital project decisions.
- 3] By fall 2017 the amendments to the MGA are planned to be proclaimed, the changes may impact land decisions and/or funding sources for capital projects.