



Legislation Details (With Text)

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**Title:** Employment Lands Appraisal  
Presented by: Joan Barber, Interim Director Economic Development Services

**Sponsors:**

**Indexes:**

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**Attachments:** 1. Administrative Backgrounder Council Motion Employment Lands January 23 2017

Date	Ver.	Action By	Action	Result
8/21/2017	1	City Council	approved	Pass

TAMRMS#: B06

**Employment Lands Appraisal**

Presented by: Joan Barber, Interim Director Economic Development Services

**RECOMMENDATION(S)**

That the confidential appraisal for City-owned lands, 57 City Annex West (79.83 acres) and 58 City Annex (90.43 acres) located within the Lakeview Business District, (formerly known as the Employment Lands) as outlined in the confidential attachment entitled "Confidential Land Appraisal, Bourgeois Chin Associates" to the report entitled "Employment Lands Appraisal" be received for information.

**PURPOSE OF REPORT**

The purpose of this report is to provide Council with an updated appraisal of the City-owned portion of the Lakeview Business District and the size, number of parcels and locations of land (within the City-owned lands) for future municipal needs.

**COUNCIL DIRECTION**

On January 23, 2017 Council passed the following motion:

CM-17-006

That Administration provide Council the land size, probable locations, and municipal assignments of land required for future needs on the City-owned portion of the Employment Lands and that up to \$3,500 from the stabilization reserve is approved for the City to contract an appraisal of each of the City-owned parcels in the Employment Lands, after the municipal needs assigned land is removed.

**BACKGROUND AND DISCUSSION**

In 2014, Administration purchased two pieces of land in the area that was previously referred to as the Employment Lands. The two parcels are identified as 57 City Annex West (79.83 acres) and 58 City Annex 58 (90.43 acres). The lands were purchased to support economic development initiatives as well addressing future community land needs.

### **Appraisal of Lands**

In, June 2017, Administration hired Bourgeois Chin Associates to appraise the lands. The confidential land appraisal is attached for your information.

### **Possible City Required Parcels and Locations**

When the Notice of Motion was received at the January 23, 2017 Council meeting:

The backgrounder advised *“that the work required to provide Council with a listing of municipal facilities and municipal uses for the City-owned lands located within the Employment Lands is currently part of the scope of the Corporate Land Strategy.”* The Corporate Land Strategy has been postponed to Q1 2018 due to lack of resources to complete this work.

Furthermore, even with completion of the Corporate Land Strategy it will be very difficult to answer “where” within the Lakeview Business District, that the City may require assigning the land uses. At this time and until all of the potential City and Community uses for the land are identified with any certainty it would be unrealistic to determine location and land requirement assumptions. There are many potential uses for the lands including, but not limited to:

- Snow Storage Site
- Zero Waste Facility
- Compost Transfer Station
- Public Works Satellite Facility
- Numerous recreation uses which could include facilities and sport fields.
- Other community uses

A significant amount of work is still required, which should include an ASP for all the Lakeview Business District before these questions can be answered. As a result, Administration is unable to provide Council the land size, probable locations, and Municipal assignments of land required for future needs on the City-owned portion of the Lakeview Business District.

### **STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT**

N/A

### **IMPLICATIONS OF RECOMMENDATION(S)**

Financial: None at this time.

Legal / Risk: None at this time.

Program or Service: None at this time.

Organizational: None at this time.

## **ALTERNATIVES AND IMPLICATIONS CONSIDERED**

N/A

## **STRATEGIC CONNECTIONS**

**ECONOMIC** - We prosper and excel through a strong and diverse economy that is supported by forward-thinking commerce, outstanding local businesses and a dynamic downtown core.

**BUILT ENVIRONMENT** - We build our community towards the future to sustain balanced development, with a reverent eye to the past, honoring our unique settlement history and distinct identity.

### Governance Strategy

Council is committed to ensuring that the City of St. Albert is a responsive, accountable government that delivers value to the community.

### Long Term Plans

- Municipal Development Plan
- Land Use Bylaw

### Council Policies, Bylaws or Federal/Provincial statutes

- C-ED-03 Land Transactions

Report Date: August 21, 2017

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Committee/Department: Infrastructure and Development Services

General Manager: Glenn Tompolski

City Manager: Kevin Scoble