

## Rosenthal Municipal Reserve Removal

### Recommendation

1. That the removal of the municipal reserve designation from the lands legally described as Lot 66MR, Block 14, Plan 2020718, as shown in Attachment 1 of the June 23, 2021, Financial and Corporate Services report FCS00500, be approved.
2. That a designated officer within Administration notify the Registrar of the Northern Alberta Land Titles Office that the provisions of the *Municipal Government Act*, R.S.A. 2000, c. M-26 have been complied with and request the Registrar to remove the designation of municipal reserve from lands legally described as Lot 66MR, Block 14, Plan 2020718, as shown in Attachment 1 of the June 23, 2021, Financial and Corporate Services report FCS00500.

### Purpose

To facilitate the development of the future Lewis Farms District Park and recreation facility site by removing the municipal reserve designation from a parcel of land, legally described as Lot 66MR, Block 14, Plan 2020718 (Attachment 1).

Upon removal of the municipal reserve designation from the parcel of land, the City's consultant will proceed with the registration of a consolidation plan that will consolidate Lot 1, Block 2, Plan 1923408 and Lots 65, 66MR and 67, Block 14, Plan 2020718 to create a single new lot to facilitate the development of the future district park and recreation facility.

### Advertising and Signage

As per requirements of the *Municipal Government Act*, Section 674, regarding the removal of reserve land designations, the reserve designation removal notice was advertised in the Edmonton Journal on June 4 and June 12, 2021, and a sign was posted on the site.

### Position of Administration

Administration supports this resolution.

### **Report**

The City of Edmonton is preparing a development site for the future Lewis Farms District Park and recreation facility (Attachment 2). Land assembly for the development site was completed in June 2020 and comprised Lot 1, Block 2, Plan 1923408 and Lots 65, 66MR and 67, Block 14, Plan 2020718. Consolidation of the four parcels is the final step in preparing the future district park and recreation facility site for development. Attachment 3 outlines the full plan and all parcels of land.

Lot 66MR was acquired by the City through subdivision dedication. Lot 66MR cannot be consolidated with the other three parcels unless either the municipal reserve designation is removed or the other lots are designated municipal reserve.

The current municipal reserve designation is incompatible with the development of the recreation facility. It does not allow for the public library use or leasing of space for concessions, equipment repair and rental, or community use. Removing the designation is the appropriate option and the land will remain in City inventory after the removal.

All four parcels are identified as a district park and separate high school site in the Lewis Farms Area Structure Plan and as a Park / School and Separate High School / Recreation Centre site in the Rosenthal Neighbourhood Structure Plan. These uses support the development of the future Lewis Farms District Park and recreation facility and, as such, no plan amendments are required.

An associated rezoning application, LDA21-0098, also at the June 23, 2021, City Council Public Hearing, has been submitted to rezone Lot 1, Block 2, Plan 1923408 from (AG) Agricultural Zone to (US) Urban Services Zone and Lots 65, 66MR and 67, Block 14, Plan 2020718 from (AP) Public Parks Zone to (US) Urban Services Zone. Rezoning to (US) Urban Services Zone is consistent with the zoning for other District Parks within the City and will permit the development of the future recreation facility.

### **Budget/Financial**

The detailed design of the Lewis Farms District Park is being funded by Capital Profile 15-21-5785 Lewis Farms Community Recreation Centre and Library.

### **Public Engagement**

A land development application (LDA), LDA21-0098, was submitted August 13, 2020 to rezone Lot 1, Block 2, Plan 1923408 from (AG) Agricultural Zone to (US) Urban Services Zone and Lots 65, 66MR and 67, Block 14, Plan 2020718 from (AP) Public Parks Zone to (US) Urban Services Zone to permit the development of the Lewis Farms District Park and recreation facility site. Landowners in the City of Edmonton

within 60 metres of the lot were notified of the application. As of May 25, 2021, no comments were received.

In addition to the LDA notification, extensive public engagement was conducted when developing the detailed design for the Lewis Farms District Park and recreation facility site.

### **Attachments**

1. Rosenthal Municipal Reserve Removal Map
2. Lewis Farms District Park Site Development Plan
3. Lewis Farms District Park Consolidation Plan

### **Others Reviewing this Report**

- A. Laughlin, Deputy City Manager, Integrated Infrastructure Services
- S. McCabe, Deputy City Manager, Urban Planning and Economy
- K. Fallis-Howell, Acting City Solicitor