

A blue-tinted photograph of the Edmonton skyline, featuring several high-rise buildings. The image is split vertically by a thin white line.

LRT Right-of-Way Cost and Risk Sharing - City Charter Discussions

CR_4267rev

City Council

July 10, 2018

The Edmonton logo, consisting of a stylized 'E' followed by the word 'Edmonton' in a sans-serif font, set against a dark blue background.

Edmonton

Council Motion

Motion from June 7, 2017, Urban Planning Committee meeting:

That the June 7, 2017, Sustainable Development report CR_4267, be referred back to allow Administration incorporate the outcome of the City Charter discussions and return to the September 6, 2017, meeting.

Current Practice

- In greenfield areas, dedication of LRT right-of-way required with subdivision
- No legal mechanism exists to share land costs with area landowners
- City Charter discussions with the Province included a request to include LRT ROW in off-site levies.
- Recent amendments to City Charter did not include this request.

Cost and Risk Sharing

- Local communities near planned LRT will realize significant benefit from LRT when constructed. Costs are shared:
 - Developers bear cost of right-of-way
 - City bears cost of construction and operation
- Developers adjacent to LRT bear risks
 - uncertainty of ultimate alignment/station location
 - uncertainty of market suitability of TOD prior to LRT
 - uncertainty of LRT construction timing

Developer Discussions

Developer concerns:

- uncertainty of timing for LRT
- LRT is a city-wide service
- UDI position is that landowners should be compensated for LRT right-of-way costs.

Cost Sharing Proposal

- Developers would sell LRT right-of-way to the City at 50% fair market value at the time of subdivision
- Developers would arrange private agreement between area landowners to share land costs
 - Owners' agreement is voluntary
 - Administered by City similar to ARA
- City requires funding source to purchase right-of-way at time of subdivision

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Thank you.

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