

Managing the Corporation
Financial and Corporate Services

**An Overview of Land Management
and Enterprise Land Development**

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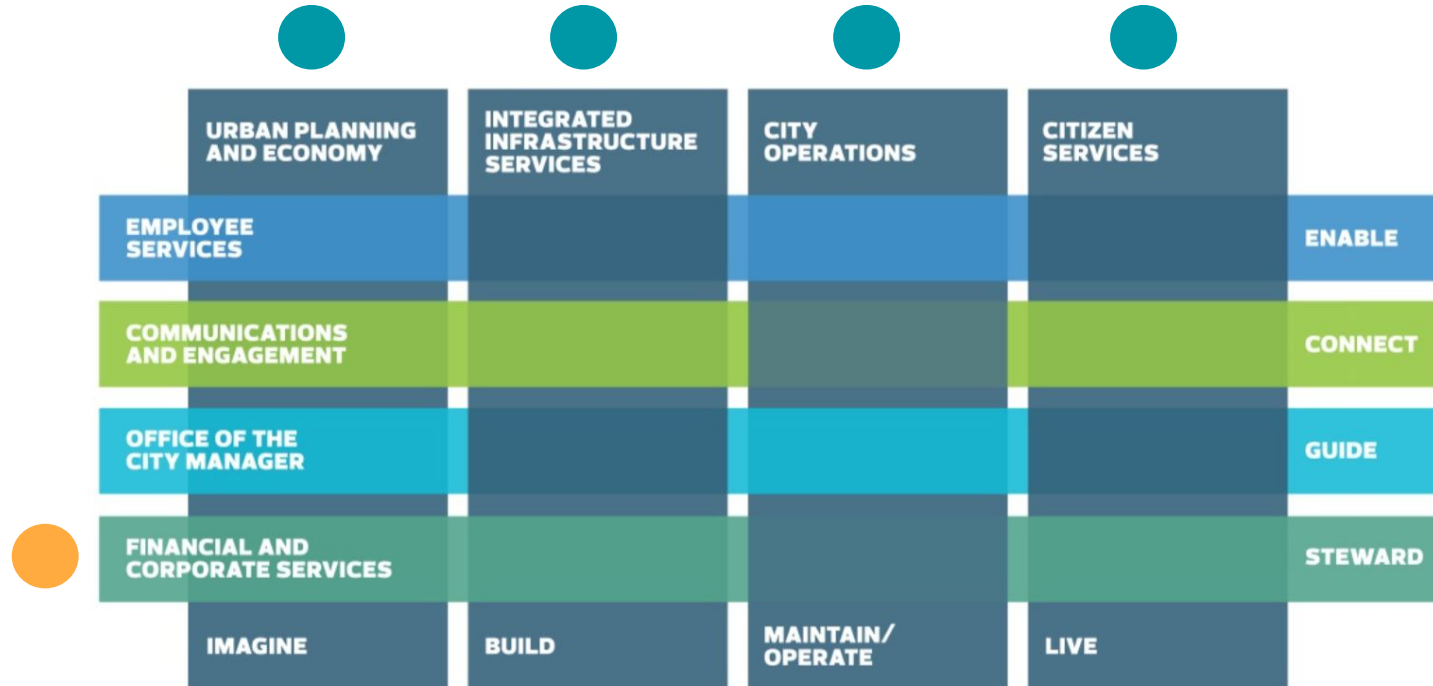
November 22, 2021

Strategic Wayfinding



Our land management and land development practices have strong alignment to the City's Corporate Business plan and contribute greatly to the goals set out in the City Plan.

Corporate Wayfinding



● = Lead Department(s)
 ● = Supporting Department(s)

The next 90 days of Land Management and Enterprise Land Development:

In the next 30 days...

- Sales listings of surplus City assets
- Listing of suburban residential greenfield development lands based on Council's direction
- Land acquisition for Yellowhead Trail and Valley Line West

In the next 60 days...

- Cont'd listing of suburban residential greenfield development lands based on Council's direction
- Listing of housing development sites

In the next 90 days...

- Reimagine: Land, Property and Facility Assets
- Exhibition Lands, River Crossing, Land Enterprise Policy Revisions
- Last residential lot lottery in Laurel (South East)

Land Management

Land Management is the effective governance of City-owned property including any surplus holdings.



Land Management - Overview of City Land Assets

TABLE 1: COMPARISON OF CITY OF EDMONTON PROPERTIES		
Asset Category	2021 Acres*	% of Total
Transactional	523	2.5%
Operational / Programmed		
River Valley/ Natural Area	8,622	42.0%
Programmed Park	5,163	25.2%
Developed Housing	326	1.6%
Undeveloped Housing	93	0.5%
Civic Facilities/ Operations Yards	1,833	8.9%
Total	16,037	78.1%
Linear / Remnant Holdings	1,292	6.3%
Potential Repurpose / Sale	942	4.6%
City Development Projects		
Blatchford	520	2.5%
Enterprise Land Development (ELD)	972	4.7%
Exhibition Lands	164	0.8%
Other (River Crossing, Quarters, Station Pointe)	49	0.2%
Edmonton Research Park	27	0.1%
Total	1,732	8.4%
Grand Total	20,526	100.0%
*as of July 1		

In the context of the City's Land Management Framework, effective governance consists of creating a systematic process for:

- acquiring, developing, maintaining, improving, and disposing of assets in an efficient manner to achieve the City's broader strategic vision.



Land Management - Inventory Review Process

- The inventory review process outlines the steps taken to identify underused property which, if it cannot be repurposed for other City use, may be declared as surplus and eventually sold to generate revenue.



Enterprise Land Development (ELD)



ELD develops land for financial profit to achieve City objectives, and generate revenue for the City through an annual dividend.

Enterprise Land Development - History

- Land development projects are self-funded through Land Enterprise Retained Earnings, and managed from land acquisition through to completion of construction.
- The City has historically participated in residential, commercial and industrial land development, however Council recently directed Administration to dispose of all of its holdings identified for greenfield, residential development.



2016

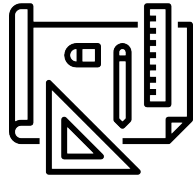


2018

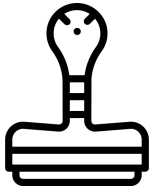


2020 *Laurel 22 Timeline - Drone Imagery

Enterprise Land Development - Process



- ELD operates in alignment with the private sector.



- As part of its projects, ELD is required to obtain all of the same municipal, provincial and federal approvals as the private sector as well as paying any and all required fees and assessments.

Land Enterprise 2020 Financial Statement (as of December 31, 2020) and 2021 Financial Statement (as of June 30, 2021) - \$000:

	2020 YE Budget	2020 YE Actual	2020 YE Variance	2021 YTD Budget	2021 YTD Actual	2021 YTD Variance
Revenues	\$36,165	\$22,386	\$13,780	\$5,757	\$20,771	\$(15,013)
Expenses	\$28,989	\$11,343	\$17,646	\$5,546	\$8,749	\$(3,203)
Net Position	\$7,176	\$11,042	\$(3,866)	\$212	\$12,021	\$(11,810)

Questions?