

APPROVAL OF LAND PURCHASE

Heritage Valley

RECOMMENDATION

1. That the land purchase agreement as set out in Attachment 1 of the April 27, 2022, Financial and Corporate Services report FCS00912, be approved, and that the land purchase agreement be in form and content acceptable to the City Manager.
2. That Attachment 1 of the April 27, 2022, Financial and Corporate Services report FCS00912, remain private pursuant to sections 21 (intergovernmental relations), 24 (advice from officials) and 25 (disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*.

Report Purpose

Executive Committee decision required

Executive Committee is being asked to approve the acquisition of lands for the Capital Line South Extension (Phase 1) LRT project in order to support the construction of the LRT from Century Park to Ellerslie Station.

Executive Summary

- This report seeks approval for the acquisition of lands from the Government of Alberta, as the purchase price exceeds Administration's delegated authority.
- The acquisition will allow for the development of the Capital Line South Extension (Phase 1) main line, and construction of the operations and maintenance facility in Heritage Valley.
- Funding for the acquisition was previously approved with the budget of the Capital Profile for the Capital Line South Extension.

REPORT

On January 22, 2019, City Council approved the concept plan amendments for the Capital Line South Extension, which extends the existing service 4.5 km from the Century Park Station (the current terminus) to the new Ellerslie Station at the Heritage Valley Park & Ride. A new operations

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and maintenance facility will also be constructed and integrated with the existing Heritage Valley Park and Ride Facility and Transit Centre.

In 2021, Administration started negotiations with Alberta Infrastructure to acquire land in Heritage Valley that is required for the Capital Line South Extension (Phase 1) LRT project. The acquisition will provide land to complete the extension of the Capital Line South Extension (Phase 1) from Century Park to the Ellerslie Road Park & Ride facility, as well as for the operations and maintenance facility. The acquisition includes additional land to maintain a buffer between the infrastructure and the adjacent residential neighbourhood.

If the land cannot be acquired, design cannot progress and the project may be delayed. It is anticipated that pre-construction work to prepare the land will commence in Summer 2022. Procurement for the project construction is anticipated to be complete at the end of 2022 with major construction planned to commence in 2023.

Administration has reached an agreement to acquire the lands at market value and requires Executive Committee approval, as the market value exceeds Administration's delegated authority. The main terms of the agreement are outlined in private Attachment 1, as the agreement for purchase and sale contains a confidentiality clause.

Budget/Financial Implications

On June 22, 2021, City Council approved the budget amendment for Capital Profile 16-66-7018 (Capital Line South LRT: Century Park to Ellerslie Road) to add funding for the delivery of the project. The approved profile has a budget of \$1,040 million, including \$392 million of Investing in Canada Infrastructure Program (ICIP) funding, \$300 million of provincial partner ICIP matching funding, as well as the City's \$333 million contribution (\$330.7 million of which is tax-supported debt financing).

As identified in the June 14, 2021, report, IIS00553 Capital Line South Extension, approval of the City's share of funding allows Administration to commence early works such as land acquisition. Land is ineligible for federal grants, as such the land acquisition outlined in this report and Attachment 1 will be funded with tax-supported debt and provincial funding within the existing approved profile.

COMMUNITY INSIGHT

Administration did not undertake public engagement for this acquisition. However, it carried out extensive public engagement concerning the overall Capital Line South Extension (Phase 1) project. Given the sensitive and private nature of negotiations, engagement with the general public is not conducted for individual property acquisitions.

GBA+

Accessible public transit decreases barriers for individuals wanting to travel to locations for work or leisure without the need for an automobile, as well as provides residents broader opportunities for community and economic participation, in particular to those living with

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disabilities. The acquisition of land described in this report will help in the expansion of transit services.

ATTACHMENTS

1. General Terms and Conditions of Purchase and Sale Agreement - PRIVATE
2. Site Plan