

WINTERBURN INDUSTRIAL MUNICIPAL RESERVE REMOVAL

RECOMMENDATION

1. That the removal of the municipal reserve designation from the lands legally described as Lot 3MR, Block 2, Plan 8120832 as shown in Attachment 1 of the July 5, 2022, Financial and Corporate Services report FCS01306, 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 3MR, Block 2, Plan 8120832, as shown in Attachment 1 of the July 5, 2022, Financial and Corporate Services report FCS01306.

Report Purpose

Council decision required

Administration is seeking Council approval of the removal of the Municipal Reserve Designation for the subject site in the Winterburn Industrial area. The removal of the designation will allow for intensification of an existing industrial area to support long-term City Plan goals.

Executive Summary

- The subject property, legally described as Lot 3MR, Block 2, Plan 8120832, was deemed surplus to civic needs.
- Removal of the municipal reserve designation is required before the sale or lease of the lands.

REPORT

The subject property was deemed surplus to civic needs following an internal review by all City business areas that may have had an interest in the parcel, including Affordable Housing and Homelessness and Open Space. The property, which is currently zoned Medium Industrial (IM), was acquired through annexation in 1982 and has not been required for open space purposes within the Winterburn Industrial Area West neighbourhood. Removing the Municipal Reserve designation will allow Administration to prepare these industrial lands for sale or lease. Proceeds

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generated from the sale of this property will support parkland acquisition elsewhere where the assessed need for open space is higher.

Disposition of the property will allow for an industrial redevelopment opportunity on the property in alignment with The City Plan's Big City Move of Edmonton being a Rebuildable City.

Budget/Financial Implications

The property will be sold or leased at market value. Administration will direct funds generated from the sale or lease to the Parkland Purchase Reserve Account to acquire or enhance open space for public recreation and school authority purposes in accordance with the *Municipal Government Act*.

Legal Implications

Upon removal of the reserve dedication, the lands may be disposed of and the proceeds from such disposal must be used for municipal reserve purposes, in accordance with the *Municipal Government Act*.

COMMUNITY INSIGHT

A land development application (LDA), LDA21-0249, was submitted on May 19, 2021, to amend the Area Structure Plan to change Lot 3MR, Block 2, Plan 8120832 from park to Medium Industrial to align it with its current zoning. Notices were sent out on March 8, 2022. As of June 1, 2022, no comments were received.

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 17, 2022, and on June 25, 2022, and a sign was posted at the site.

Public engagement was not undertaken as part of this reserve removal.

GBA+

The impacts to marginalized communities are minimal with this Municipal Reserve removal due to it being located in the middle of an industrial neighbourhood and itself being zoned as Medium Industrial. The removal of the Municipal Reserve supports the City Plan's direction to promote redevelopment of underutilized lands, particularly in Edmonton's non-residential areas, and help create new employment opportunities to help address unemployment.

The sale of this underutilized holding and the redirection of revenue to potentially acquire open space in areas where the assessed need is higher promotes equity among Edmontonians.

ATTACHMENTS

1. [Winterburn Industrial Municipal Reserve Removal Map](#)