

# Clareview Town Centre Partnership

City of Edmonton and Cameron Communities Inc.

## Recommendation:

That Administration collaborate with Cameron Communities Inc. to evolve the conceptual planning work for Clareview Town Centre, and return to City Council through Executive Committee in first quarter of 2018.

## Report Summary

This report outlines an initial framework between the City of Edmonton and Cameron Communities Inc. to jointly explore future Transit Oriented Development ideas at the Clareview LRT Station.

## Report

Through Council driven initiatives such as the Community Development Corporation and the recently established Real Estate Advisory Committee, Administration has had informative and positive meetings with local real estate experts to maximize the City's real estate assets. These engagements have shaped enhanced relationships and fostered creative two-way dialogue. The feedback has been highly insightful and has resulted in Administration managing its land holdings differently.

This process has further highlighted opportunities for the City and Cameron Communities Inc. to collaborate on a reimagined transit oriented development on the vacant lands immediately adjacent to and surrounding the Clareview LRT Station, owned by both parties (Attachment 1). Unlike previous efforts to catalyze outcomes at other transit oriented developments, this approach proposes an early opportunity to collaborate between the surrounding land owners (approximately 87 acres of City of Edmonton lands and approximately 25 acres of Cameron Communities Inc. lands) to leverage assets, knowledge and goodwill to shape a transit oriented development outcome that meets the needs of the current and future community. The approach has potential to include other City pilot programs such as Community Hubs, Park and Ride infrastructure, and supports the City's strategic goal to shift Edmonton's transportation mode.

The area surrounding the current Clareview LRT Station is underutilized and faces a number of challenges. The proposed collaboration will look at innovative options to transform this area including:

- An integrated mixed use transit oriented development surrounding the Clareview LRT station to boost transit ridership.
- A detailed complete street network surrounding the Clareview LRT Station to

- facilitate convenient and direct pedestrian access to the station and development.
- Optimization of access to Clareview LRT Station by walking and cycling.
  - Increase in local economic development through the improvement of vacant lands.
  - Increased density in transit oriented development areas and mature neighbourhoods, while also creating welcoming people places for residents to be active and engaged in their communities.
  - Increased public safety in this area through the design of public space in accordance with Crime Prevention Through Environmental Design principles.
  - Implementing Vision Zero with low-speed pedestrian and cyclist friendly streets and intersections that are designed for active mode priority.
  - Explore ways to redesign the transportation hub to make better use of the space and how it integrates with the adjoining lands.
  - Seeking conformance to great architecture while maintaining a high degree of sustainable built form.
  - Generating a substantial increase to the tax levy.
  - Consideration of the provision of park and ride in the short and long term informed through the Park and Ride Strategy.

Cameron Communities Inc. has provided a summary of their vision for a Clareview Town Centre as outlined in Attachment 2.

This report has been prepared for Executive Committee to consider the merits of Administration working with Cameron Communities Inc. on a conceptual Clareview Town Centre development and potentially amending Bylaw 6075 Clareview Town Centre Neighbourhood Area Structure Plan. Unless directed otherwise, Administration would continue to collaborate with Cameron Communities Inc. to evolve the conceptual planning work, and return to Council through Committee in the first quarter of 2018 to present updates on progress.

### **Budget and Financial Implications**

Upon Executive Committee's approval to move forward with this collaboration with Cameron Communities Inc. Administration will analyze the impacts to the City and associated costs. With increased density to the neighborhood Administration foresees an increase in the tax base for both Residential and Commercial properties. Based on the Titled Holdings the land in reference has a current book value of approximately \$2.2 million. A thorough review of current funding sources will be undertaken and if required a supplementary budget adjustment will be presented in conjunction with the next report in third quarter of 2017

### **Policy**

Land Development Policy C511

Land Enterprise Dividend Policy C516B

Clareview Town Centre Neighbourhood Area Structure Plan Bylaw 6075

### Risk Assessment

Risk Element	Risk Description	Likelihood	Impact	Risk Score	Current Mitigations	Potential Future Mitigations
Economic (currency fluctuations, interest rates, recession)	Fluctuations in interest rates or other market factors may delay or negate this project.	3- Possible	1 - Minor	3- Low	Cameron Communities Inc. takes on the initial risk of the work as it relates to the conceptual planning.	Practically adjust phasing and timelines of implementation to ensure mutual success.

### Public Engagement

At this preliminary stage no public engagement has occurred. Administration will work with Cameron Communities Inc. to align with the City's new public engagement framework. Additionally, there are a number of other important stakeholders that will be included in this initial conceptual planning work.

### Metrics, Targets and Outcomes

Metrics	Targets	Outcomes
<ul style="list-style-type: none"> <li>Increased density in mature neighbourhoods and in TOD areas (Clareview) - Percentage of new dwelling units in core and mature neighbourhoods, in 2015: 13%</li> <li>Current estimated tax levy for immediately adjacent properties to the LRT Station is \$1,643,000.</li> </ul>	<ul style="list-style-type: none"> <li>The Way We Grow Municipal Development Plan identifies a minimum of 25% of city-wide housing unit growth to locate in the Downtown and mature neighbourhoods, and around LRT stations and transit centres.</li> <li>To maximize the tax levy revenue from the area</li> </ul>	<ul style="list-style-type: none"> <li>City achieves residential densification</li> <li>Edmonton has a growing residential and non-residential tax base</li> </ul>

### Justification of Recommendation:

The conceptual planning work will aid in determining the benefits of redeveloping the Clareview Town Centre as an integrated transit oriented development, the uplift

in the tax base from the adjacent lands and whether further work should be completed.

**Attachments**

1. Land Holdings - City and Cameron Communities Inc.
2. Cameron Communities Inc. - Clareview Town Centre Vision

**Others Reviewing this Report**

- T. Burge, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- A. Laughlin, Deputy City Manager, Integrated Infrastructure Services