

GLENRIDDING RAVINE LAND ACQUISITION

INITIATIVE SUMMARY REPORT

Initiative Description

This initiative proposes to purchase lands that straddle the common boundary between the Glenridding Neighbourhood Structure Plan and the adjacent North Saskatchewan River Valley Area Redevelopment Plan. The proposal aligns with the direction of the Glenridding Neighbourhood Structure Plan approved by City Council in December 2016.

These lands are comprised of:

- terrace lands within Whitemud Creek Ravine;
- lands within the 170 Street Highway Penetrator right-of-way; and
- remnant lands between ravine terraces and the penetrator right-of-way.

The proposed purchase supports two City objectives:

- to acquire and secure lands within the ravine system for their protection as part of Edmonton's open space and natural areas system, and potential public use as per the provisions of the North Saskatchewan River Valley Area Redevelopment Plan; and
- to secure land within the Penetrator right-of-way as per an arrangement with the Development Industry.

The above lands are part of several titled parcels that are depicted in the Attachments. The lands are generally located along the Whitemud Creek Ravine, east of 170 Street SW and north of 41 Avenue SW.

Under the proposal, the City would acquire only the terrace portion of the two titled parcels (refer to Figure 7- parcels 1 & 2) and the other two titled parcels in their entirety (refer to Figure 7 parcels 3 & 4). The owners of the terrace portion of the two titled parcels intend to subdivide their parcels to separate the table lands for future development. The balance of these parcels will be acquired through City purchase of the terraces and dedication of the ravine slopes as Environmental Reserve to the City. The owners of the other two titled parcels wish to sell their entire parcels based on the remnant table lands (total area minus terrace, environmental reserve and penetrator right of way) being marginal in their area and in the timing for their development.

The need to acquire the ravine terraces stems from a jointly agreed upon interpretation of the Municipal Government Act by Administration and the affected landowners, that the terraces are developable and therefore not subject to Environmental Reserve

dedication. Administration has chosen to purchase these terraces rather than trade, or have them dedicated as Municipal Reserve as all available Municipal Reserves associated with the Windermere Area Structure Plan are required to acquire parkland in the Plan area.

Penetrator rights of way are 120 meters in width and accommodate a mix of locally based and regionally based motorized vehicle traffic. The need to acquire the penetrator right of way is based on an agreement with the Urban Development Institute that local developers are responsible for dedicating the arterial portion of 170 Street to accommodate local traffic, and the City is responsible for acquiring the extra right of way needed to accommodate regional traffic.

Administration has agreed to purchase the two titled parcels in their entirety because the City can acquire both the terraces and the penetrator right of way at one time and the owners have agreed to an appraisal value that reflects a “bulk” purchase. The owners in turn have agreed to sell these parcels because they have no interest in developing the remnant tablelands.

