

# Approval of Land Purchase- Sturgeon County

**Recommendation:**

That the purchase of lands located in Sturgeon County, as described in Attachment 1 and depicted in Attachment 2 of the May 9, 2017, Sustainable Development report CR\_4344, be approved, and that the agreement between the City of Edmonton and the Government of Alberta be in form and content acceptable to the City Manager.

**Report Summary**

**City Council approval is required, in accordance with section 72(1)(b) of the *Municipal Government Act*, R.S.A. 2000 c. M-26, to purchase lands located in Sturgeon County.**

**Report**

In July 2011, the City of Edmonton entered into a Memorandum of Understanding with the Province of Alberta for the purchase of land adjacent to the City of Edmonton municipal boundary north of the Transportation Utility Corridor (Attachment 2).

The subject land is located in Sturgeon County, and was historically owned by the Federal Government and the Department of National Defence as part of the Edmonton Garrison. The Province, as part of the Anthony Henday Drive ring road, planned an interchange at 66 Street which resulted in a road alignment that connected through a small portion of Sturgeon County to align with 66 Street.

As the 66 Street roadway was needed to provide access into the Edmonton Energy and Technology Park area, creative solutions for acquiring this land and the future road were explored. The Province agreed to purchase the subject land in order for it to be available for development of the 66 Street roadway and required that the City enter into an Memorandum of Understanding to confirm that the City would acquire the subject land in due course.

Since the Memorandum of Understanding was signed, construction of Anthony Henday Drive and the 66 Street connection to 195 Avenue have been completed. The City paid for the construction of 66 Street, which is recoverable through the Arterial Roadways Assessment process. The landowners adjacent to the municipal boundary have completed rezoning and would like to construct access to 66 Street.

The Province has requested that the City complete the purchase of the subject land as outlined in the Memorandum of Understanding. In November 2016, in accordance with section 72 of the *Municipal Government Act*, R.S.A. 2000 c. M-26, Sturgeon County Council passed a resolution providing their consent for Edmonton's purchase of the

subject lands. Please refer to the Sturgeon County “Letter of Consent” confirming the passing of the necessary motion allowing the City of Edmonton to proceed with the land purchase (Attachment 3).

Administration is currently in the process of finalizing a purchase agreement with the Province for the subject land and, under section 72(1)(b), requires City Council approval to proceed with the land purchase as the subject property is located outside of the municipal boundary of the City of Edmonton.

### Next Steps

Once the above steps are completed:

1. Administration will conclude the land transaction with the Province, including performing standard purchaser’s due diligence.
2. Administration will work with the adjacent landowner to ensure their access needs are met.
3. Administration will complete the necessary steps for Arterial Roadway Assessment for reimbursement of City costs.

### Policy

The purchase of the land in Sturgeon County supports the following strategic documents and policies:

*The Way We Prosper.* This land purchase will allow Edmonton to control access to the developing Edmonton Energy and Technology Park area and help achieve the following:

- Edmonton is globally recognized as a great place to live, go to school, visit and invest.
- Unparalleled growth in business development and investment in energy services and technologies

*The Way We Move.* This land purchase will help the City achieve the following:

- Focusing business and industrial developments in close proximity to corridors that move goods and services is efficient, adds to the economic vitality of Edmonton and Capital Region and reduces goods movement traffic through residential areas.
- Efficient movement of goods, convenient mobility of the labour force and access to vibrant city centres are features of the transportation system that enhances the economic vitality and competitive advantage of Edmonton and the Capital Region.
- Giving priority to road construction projects that enhance goods and services movement and that facilitate access to developing and established business and industrial areas.

### Corporate Outcomes

This report contributes to the conditions of success as outlined in *The Way Ahead, City of Edmonton Strategic Plan, 2009 – 2018*, by applying sound management practices and processes. The land purchase will also meet the following objectives:

*The City of Edmonton has sustainable and accessible infrastructure*

The purchase of the lands will ensure City ownership of a road connection serving areas within the Edmonton Energy and Technology Park.

*Goods and services move efficiently*

The Memorandum of Understanding allowed for the construction of a connector road for 66 street serving the Edmonton Energy and Technology Park. The City made commitments through the Memorandum of Understanding to complete the purchase of the subject property.

*Edmonton Region is a catalyst for industry and business growth*

The purchase of the subject lands will allow Administration to continue to work with adjacent landowners to support the development of lands in the Edmonton Energy and Technology Park that are provided access by the road connection.

### Risk Assessment

Risk Element	Risk Description	Likelihood	Impact	Risk Score	Current Mitigations	Potential Future Mitigations
Political Influences	The Province could potentially disregard the Memorandum of Understanding in place that sets out the terms for the City to purchase this land	2	2	4	Administration has worked with the Government of Alberta to progress the land purchase agreement	N/A
Environmental	Potential contamination of the land acquired	3	3	9	Environmental review will be part of due diligence	N/A

### Budget/Financial Implications

Funding for this purchase has been previously approved by City Council through Capital Project 06-66-1612.

## Legal Implications

Pursuant to section 72(1)(b) of the *Municipal Government Act*, acquisition of lands outside municipal boundaries requires the consent of City Council.

## Metrics, Targets and Outcomes

The following table outlines the key metrics, targets and outcomes applicable to this report:

Metrics	Targets	Outcomes
<ul style="list-style-type: none"> <li>Control 100% of the roads serving City development</li> </ul>	<ul style="list-style-type: none"> <li>To complete all items listed in Next Steps of this report in 2018</li> </ul>	<ul style="list-style-type: none"> <li>Goods movement flows freely on city highways and streets</li> <li>Edmonton leverages regional partnerships and other orders of government to encourage business growth</li> <li>Edmonton attracts and retains "targeted" industrial businesses</li> <li>Edmonton attracts and retains commercial businesses</li> </ul>

### Justification of Recommendation:

City Council approval is required, under section 72(1)(b) of the *Municipal Government Act*, R.S.A. 2000 c. M-26, to purchase lands located within the boundary of another municipal jurisdiction.

## Attachments

1. Property Information and Key Purchase Terms
2. Subject Property Map
3. Letter of Consent from Sturgeon County

## 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
- D. Jones, Deputy City Manager, City Operations