

Financial and Corporate Services

Edmonton

**FCS01568 - CITY-OWNED RF5 SITE -
TIMELINES AND DEVELOPMENT
INTENTIONS**

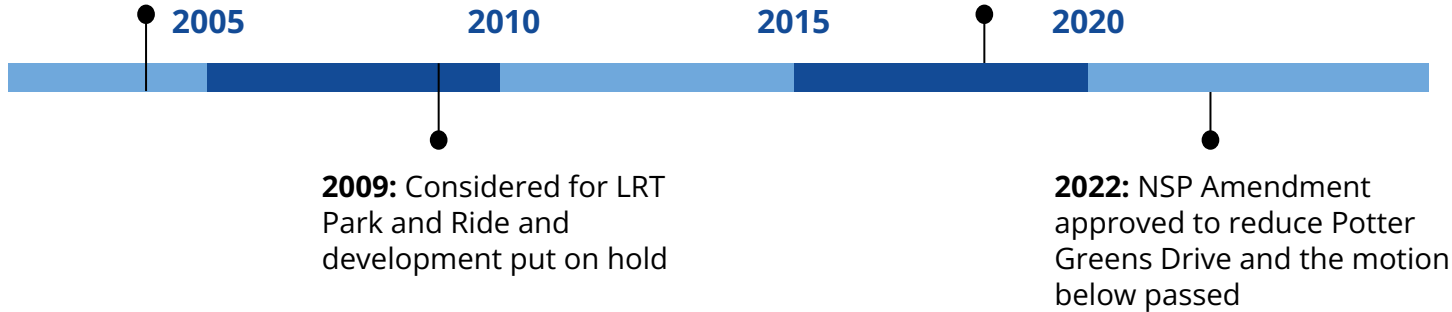
Urban Planning Committee - June 1, 2023

Bartosz Jarocki, Branch Manager, Real Estate
Neal Osaduik, Director, Land Development

Background: Timeline

2004: City Acquires Site for Natural Area, Transit Use and Development Land

2018: LRT approved, reducing development area to 2 ha



Motion Passed at November 1, 2022 City Council Public Hearing:

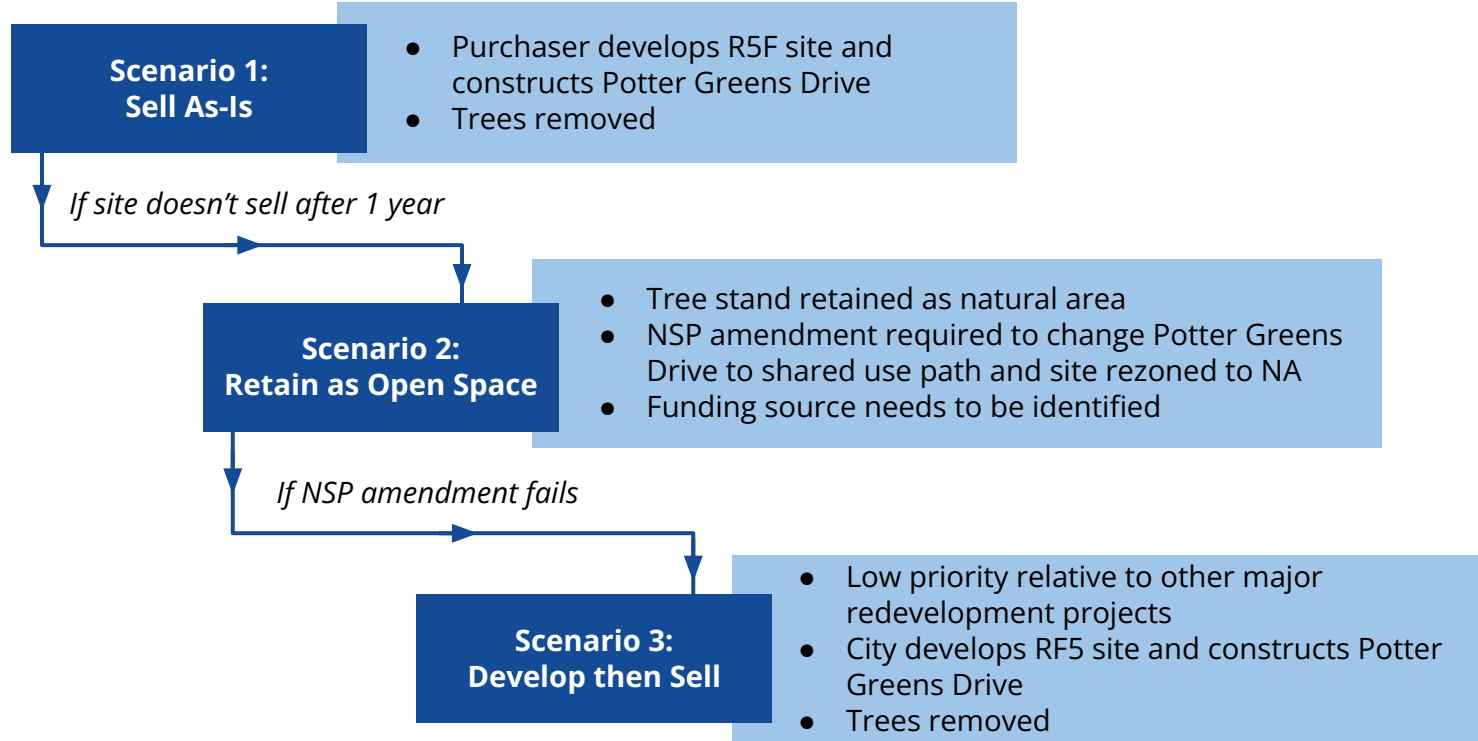
That Administration provide a report with timelines and development intentions of the City-owned RF5 site adjacent to and directly south of the Lewis Estates Transit Centre.

Background - Site Constraints

- Tree stand
- Soils condition (peat moss)
- Timing of LRT
- High water table
- One-sided development frontage
- Potter Greens Drive



Development Scenarios - Next Steps



Development Scenarios - Advantages and Disadvantages

	Scenario 1: Sell As-is	Scenario 2: Retain as Open Space	Scenario 3: Develop then Sell
Cost to the City	Lowest	Low	Highest
Anticipated Net Revenue	Highest	Lowest	Low
Potter Greens Drive constructed	Yes	No	Yes
Active Mode Connection	Yes	Yes	Yes
Transit-oriented residential development	Possible	Not possible (no development)	Possible
Tax Uplift	Yes	No	Yes
Operational costs	Reduced	Likely Increased	Reduced
Timing	Quickest	Short term	Unknown
Natural tree stand / carbon sink	No retention	Retention	No retention
Big City Move Alignment	Rebuildable City	Greener as we Grow	Rebuildable City

Thank you for your time

Edmonton

Development Scenarios

Scenario 1: Sell As-is

First step:

- List for sale
- Market for 1 year
- All development required of purchaser

Scenario 2: Retain as Open Space

If land doesn't sell:

- Apply to amend plan
- Change land use
- Replace roadway with pathway
- Retain tree stand as passive natural area

Scenario 3: Develop and Sell

If amendment fails:

- Develop lands
- Construct roadway
- Remove trees & replace soil
- Absorb financial losses
- Uncertain timing

Development Scenarios

Scenario 1: Sell As-Is

- List site as-is for one year, construction of Potter Greens Drive will be deferred to the future owner through the subdivision approval process
- Supports A Rebuildable City

Scenario 2: Retain as Open Space

- City retains the site as passive natural area, preserving the tree stand
- An amendment to the Neighbourhood Structure Plan and a rezoning would be forwarded to zone the area and remove Potter Greens Drive from the plan and replace it with a shared-use path
- Supports Greener as We Grow

Scenario 3: Develop then Sell

- The City develops the site to a shovel-ready state including construction of Potter Greens Drive and underground servicing, clearing the tree stand, replacing unsuitable soils and peat
- Supports A Rebuildable City

Background

- In 2004, the City acquired the 17 ha parcel for natural area retention, transit uses, and future development areas
- In 2009, the site was considered for use as an LRT station and park and ride and development analysis was put on hold
- In 2018, the LRT site was approved reducing the potential development area to the 2ha RF5 Row Housing Zone site
- Administration has had ongoing discussions with the abutting landowner regarding Potter Greens Drive and development options since 2005
- In 2022, Council approved reducing Potter Greens Drive from a collector road to a narrower road and shared use path
- At the same meeting Council passed the following motion:
 - *That Administration provide a report with timelines and development intentions of the City-owned RF5 site adjacent to and directly south of the Lewis Estates Transit Centre.*

Development Scenarios - Major Considerations

- Potter Greens Drive is a priority
- Natural tree stand
- Development costs & challenges
- Tax uplift
- Reduced revenue
- Approved RF5 land use
- Land Enterprise Retained Earnings
- Prioritization of major projects

Balancing Big City Moves:

- Greener as we Grow
- A Rebuildable City
- Catalyze and converge