

APPROVAL OF LAND PURCHASE

Ellerslie Industrial

Recommendation

1. That the land purchase agreement as outlined in Attachment 2 of the August 30, 2023, Financial and Corporate Services report FCS01898, be approved, and that the land purchase agreement be in form and content acceptable to the City Manager.
2. That Attachment 2 of the August 30, 2023, Financial and Corporate Services report FCS01898, remain private pursuant to sections 21 (disclosure harmful to intergovernmental relations), 24 (advice from officials) and 25 (disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*.

Requested Council Action	Decision required		
ConnectEdmonton's Guiding Principle	ConnectEdmonton Strategic Goals		
CONNECTED This unifies our work to achieve our strategic goals.	Regional Prosperity		
City Plan Values	LIVE		
City Plan Big City Move(s)	A rebuildable city	Relationship to Council's Strategic Priorities	Economic Growth Climate adaptation and energy transition
Corporate Business Plan	Transforming for the future		
Council Policy, Program or Project Relationships	<ul style="list-style-type: none"> • Section 35 of Bylaw 16620 - City Administration Bylaw • C511 - Land Development Policy • C591 - Capital Project Governance Policy 		
Related Council Discussions	<ul style="list-style-type: none"> • IIS00416 ETS Fleet Storage and Maintenance Facility Project, February 22, 2022 • FCS01144 Spring 2022 Supplemental Capital Budget 		

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Executive Summary

- The Edmonton Transit Service Fleet Storage, Operations and Maintenance Facility Strategy (“the Strategy”) is designed to guide the renewal and development of existing and future Edmonton Transit Service fleet storage and maintenance facilities to address the growth, capacity and transition to a zero emission bus fleet.
- The Strategy supports the implementation of both The City Plan and the City’s Energy Transition Strategy.
- A component of the implementation of the Strategy is the acquisition of land to advance the concept and preliminary design (Checkpoint 2 in the Project Development and Delivery Model) for the new Southeast Transit Garage.
- Administration has negotiated an agreement to purchase 62 hectares of vacant land in Ellerslie from the Government of Alberta to develop the southeast garage.
- The purchase price of the site is at market value but requires Executive Committee approval as the value exceeds Administration’s delegated authority.

Edmonton Transit Service Fleet Storage, Operations and Maintenance Facility Strategy

The Edmonton Transit Service Fleet Storage, Operations and Maintenance Facility Strategy is designed to guide the renewal and development of existing and future Edmonton Transit Service fleet storage and maintenance facilities to address the growth, capacity and transition to a zero emission bus fleet. City Council approved the Strategy on February 22, 2022. The Strategy supports the implementation of both The City Plan and the Energy Transition Strategy. The Strategy recommends the construction of two new operations and maintenance garages which would enable a zero emission bus fleet, starting with a first garage in the southeast quadrant of the city followed by a second garage in the northwest.

A critical component of the implementation of the Strategy is the acquisition of land to advance to concept and preliminary design for the new Southeast Transit Garage. Land must also be in place to provide a clear estimate of the power distribution and transmission costs for the new garage, start the process to secure the power from the grid and initiate design, and consider hydrogen fuel availability.

Locating the new transit garage in the southeast is based on the location of existing facilities, network connections and projected growth areas as outlined in The City Plan. The site area must be sufficient to accommodate the ultimate capacity of 430 forty-foot-equivalent buses.

Administration estimates that the required land is 18 hectares based on the following assumptions:

- A main level building footprint of approximately 72,000 square metres;
- Allowance for surface parking;
- Minimal allowances for on-site snow storage and stormwater management; and
- Space allowance for a potential energy storage system

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Street access on two sides, including direct access to arterial and collector roads is preferred for easier site access and to avoid the need for a large turn around area on site. Power availability and site location for EPCOR substations is a key consideration in accommodating potential electric buses' energy demand.

In accordance with the Strategy and preferred site location criteria, Administration initiated a site search by first reviewing available City land holdings. After not finding a suitable site internally, the City proceeded to explore the open market for available land, resulting in the purchase opportunity.

Administration is recommending approval of the acquisition of 62 hectares of vacant land in Ellerslie from the Government of Alberta to advance the work on the Southeast Transit Garage. The land is located south of Ellerslie Road and east of Calgary Trail (see Site Plan in Attachment 1). Surplus lands remaining after the development of the transit garage will be evaluated for further City uses. If a municipal need is not found, the City will service and sell the remaining land in alignment with The City Plan with the goal of attracting investment and economic growth through land sale and development.

Administration requires Executive Committee approval, as the market value purchase price exceeds Administration's delegated authority.

Budget/Financial Implications

City Council approved the capital budget adjustment to capital profile 20-20-2022 New Transit Bus Garage to fund land acquisition for the new Southeast Transit Garage in the Spring 2022 Supplemental Capital Budget Adjustment.

Legal Implications

Section 35 of Bylaw 16620 - City Administration Bylaw, enables the City Manager to approve agreements for acquisition of a fee simple interest in land for fair market value or less, up to \$5 million. Approval is sought as the proposed acquisition of the fee simple interest in land exceeds \$5 million.

Community Insight

Through public engagement completed for ConnectEdmonton and The City Plan, Edmontonians emphasized the importance of accessible and environmentally conscious public transportation networks; maintenance and operations facilities like those detailed in this report support the delivery of the transit service. As the facilities advance through future phases of project planning, engagement with Edmontonians and City employees will be determined on a case-by-case basis.

GBA+

The development of the ETS Fleet Storage, Operations and Maintenance Facility Strategy has identified some key areas and opportunities to address equity for all age groups, abilities and diverse demographics:

- **Accessibility:** ensure accessibility requirements for people with disabilities in the new and existing facilities and their surrounding areas are in place; accessibility is considered at each

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stage of the project design.

- Safety: Incorporate the needs of diverse demographics to improve safety within existing and new facilities.
- Useability: Consider how facility renewals and new facilities improve the useability for those working in and those visiting these facilities for business or other purposes.

The planning and design process will be guided by the principles of universal design, which speak to “the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.”

Edmonton Transit Service ridership consists of diverse riders with various identity factors and lived experiences. Travel behaviours in recent years have shown more riders identify as women using transit than other genders. Newcomers, essential workers, seniors, people with disabilities, students and families rely on transit to connect with their community, employment, education and medical needs. As the Strategy transitions into the Develop phase, GBA+ will be applied to ensure the projects are inclusive, decisions are evidence-based, work is effective and the process contributes to equality of outcomes.

Attachments

1. Site Plan
2. General Terms and Conditions of Land Purchase Agreement (Private)