

Quarterly Update of the Blatchford Project

Recommendation:

That the July 3, 2013, Sustainable Development report CR_199, be received for information.

Report Summary

This report provides the quarterly update for the Blatchford Redevelopment.

Previous Council/Committee Action

At the July 8, 2009, City Council meeting, the following motion was passed:

That Council receive quarterly updates on actions and any arising liabilities from actions on the phased closure of the City Centre Airport.

Report

This report provides updates in a number of key areas.

Phased Closure Status

A date for full and final closure of the airport will be determined by City Council with input from Edmonton Regional Airports Authority and NAV Canada.

In 2010, Edmonton Regional Airports Authority surrendered to the City all of the leased premises comprising the Edmonton City Centre Airport, aside from runway 12/30, and the associated infrastructure to permit the operation of a one runway airport on an ongoing basis.

Runway 16/34 was decommissioned in 2010.

The last scheduled flight was June 29, 2012.

Planning Process

On May 16, 2012, City Council approved the Area Redevelopment Plan for this project. It embeds in a Statutory Plan, City Council's vision for the City Centre Redevelopment as contained in the Master Plan Principles approved by Council on March 10, 2010.

Implementation

Stantec is continuing with preliminary and detailed engineering and associated tasks for the initial stages of development, required in order for construction to begin in 2014.

Medevac

On March 15, 2013, Alberta Health Services formally relocated Medevac operations from Edmonton City Centre Airport to a new facility at Edmonton International Airport, immediately adjacent to the new STARS facility.

Improvements to Villeneuve Airport required in order for it to be used as the local alternate Medevac terminus are expected to be completed by the end of 2013.

Calgary International Airport will be used as the alternate terminus for Medevac flights pending completion of the improvements to the Villeneuve airport.

Purchases

The City has acquired five leasehold aviation interests at the City Centre Airport at a cost of \$14.5 million.

There has been no change in the number of purchases since the last quarterly status report.

Environmental

A Phase II Environmental Site Assessment completed in 2010 on the lands surrendered by Edmonton Regional Airport Authority to the City identified three locations with impacts above acceptable criteria.

A review of Historical Environmental Investigations covering the entire site (including the remaining active airfield operations by Edmonton Regional Airport Authority) was completed as part of the Master Planning process in 2012. This study identified eleven moderate risk sites, and one high risk site with the possibility of contaminants originating from off-site.

Additional Phase II testing will be required, but can only be completed after the City has the right to access the entire property.

Legal

The Edmonton Flying Club, Airco Aircraft Charters Ltd. and the Morningstar group of companies have lawsuits against the City. Statements of Defence have been filed in all of the lawsuits. Issues relating to how the actions should best proceed forward is presently being dealt with before the court.

One judicial review application has been filed challenging the Area Redevelopment Plan Bylaw for Blatchford. Two additional judicial reviews have been filed challenging whether the new expropriation resolution that authorized expropriation of the leasehold interests at Blatchford was correctly passed. All three judicial reviews are related, and the merits of all the judicial reviews are currently scheduled to be heard at the end of June.

Marketing

With the selection of the name 'Blatchford' for the project a design firm has been retained to develop the Blatchford brand. It is anticipated that the successful brand will be launched late in 2013.

Administration is targeting opportunities to market this project locally, nationally and internationally.

Policy

Land Development Policy C511

Corporate Outcomes

The Way Ahead, City of Edmonton Strategic Plan, 2009 – 2018:
Transform Edmonton's Urban Form
Improve Edmonton's Livability
Preserve and Sustain Edmonton's Environment

Others Reviewing this Report

- D. H. Edey, General Manager, Corporate Services
- L. Rosen, Chief Financial Officer and Treasurer