

# CAPITAL PROFILE REPORT

PROFILE NAME: **Affordable Housing Land Acquisition & Site Development**  
 PROFILE NUMBER: **19-90-4100**  
 BRANCH: **Social Development**

**RECOMMENDED**

PROFILE TYPE: **Standalone**

## CAPITAL BUDGET AND FUNDING SOURCES (000's)

APPROVED BUDGET	Prior Years	2018	2019	2020	2021	2022	2023	2024	2025	2026	Beyond 2026	Total
	Approved Budget											
Original Budget Approved	-	-	-	-	-	-	-	-	-	-	-	-
Current Approved Budget	-	-	-	-	-	-	-	-	-	-	-	-

BUDGET REQUEST	Budget Request	-	-	3,664	9,109	4,124	9,847	6,564	6,564	6,564	6,564	-	53,000
	Revised Funding Sources (if approved)												
	Pay-As-You-Go	-	-	3,664	9,109	4,124	9,847	6,564	6,564	6,564	6,564	-	53,000
Requested Funding Source	-	-	3,664	9,109	4,124	9,847	6,564	6,564	6,564	6,564	-	53,000	

REVISED BUDGET (IF APPROVED)	Revised Budget (if Approved)	-	-	3,664	9,109	4,124	9,847	6,564	6,564	6,564	6,564	-	53,000
	Requested Funding Source												
	Pay-As-You-Go	-	-	3,664	9,109	4,124	9,847	6,564	6,564	6,564	6,564	-	53,000
Requested Funding Source	-	-	3,664	9,109	4,124	9,847	6,564	6,564	6,564	6,564	-	53,000	

## CAPITAL BUDGET BY ACTIVITY TYPE (000's)

REVISED BUDGET (IF APPROVED)	Activity Type	Prior Years	2018	2019	2020	2021	2022	2023	2024	2025	2026	Beyond 2026	Total
	Land	-	-	3,664	9,109	4,124	9,847	6,564	6,564	6,564	6,564	-	53,000
Total	-	-	3,664	9,109	4,124	9,847	6,564	6,564	6,564	6,564	-	53,000	

## OPERATING IMPACT OF CAPITAL

Type of Impact: Personnel

Branch:	2019				2020				2021				2022			
	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE
Social Development	-	400	400	4.0	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operating Impact</b>	-	<b>400</b>	<b>400</b>	<b>4.0</b>	-	-	-	-	-	-	-	-	-	-	-	-

# CAPITAL PROFILE REPORT

PROFILE NAME: **HERITAGE VALLEY LAND DEVELOPMENT**  
 PROFILE NUMBER: **19-16-5055**  
 DEPARTMENT: **Financial & Corporate Services**  
 LEAD BRANCH: **Real Estate**  
 PROGRAM NAME:  
 PARTNER:  
 BUDGET CYCLE: **2019-2022**

**RECOMMENDED**

PROFILE STAGE:	Council Review
PROFILE TYPE:	Standalone
LEAD MANAGER:	Chris Hodgson
PARTNER MANAGER:	
ESTIMATED START:	January, 2019
ESTIMATED COMPLETION:	December, 2022

Service Category:	Land	Major Initiative:	
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<b>GROWTH</b>	<b>RENEWAL</b>	PREVIOUSLY APPROVED:	-
100		BUDGET REQUEST:	8,800
		TOTAL PROFILE BUDGET:	8,800

## PROFILE DESCRIPTION

There are approximately 2 km of public roads and servicing to construct on land the City acquired in 2009 to 2011. This development will serve both land for municipal purposes and remnant land to be brought to market. This profile funds required site investigations and detailed design costs associated with future roadways and site servicing connections to remnant lands and also supports future municipal development planned for the site.

## PROFILE BACKGROUND

Between 2009-2011, the City acquired 119.39 acres of land for future municipal uses. Approximately 69 acres of land will be used for future municipal purposes (recreation centre, district park site, and LRT). Approximately 40 acres of remnant land not required for City purposes will be brought to market to recover City acquisition costs and support private development consistent with the Council approved statutory plan.

## PROFILE JUSTIFICATION

The design of public roadways and servicing infrastructure is required to support future municipal developments and development of remnant surplus city lands consistent with the approved statutory plan direction. This expenditure supports the City's planned development and future development by private developers in the area.

## STRATEGIC ALIGNMENT

This capital profile directly contributes to the proposed Council 10-Year Strategic Goals  
 Healthy City - Heritage Valley land development promotes community progression and citizen involvement.  
 Urban Places - Appropriately developed municipal-use land creates urban places for communities.

## ALTERNATIVES CONSIDERED

No alternatives are available to support this initiative.

## COST BENEFITS

- It is important to complete land planning, engineering and design to
- plan for future course of action
- request capital dollars for construction
- understand future opportunity for land sales and exchange
- understand future cost of servicing

## KEY RISKS & MITIGATING STRATEGY

- Future development of civic and private land, and related capital projects may be delayed if the planning and design is not complete.
- City program needs may have changed since the site was acquired in 2009-2011
- Soil conditions may pose challenges for planned development
- Changes to expected level of infrastructure required for development or changes to standards for infrastructure
- Uncertainty about future demand for land for mid to higher density development

## RESOURCES

The funding support will come from Land Enterprise Retained Earnings. Some expenses may be recovered as part of recoverables from Arterial Roadway Assessment (ARA), Permanent Area Contribution (PAC), and EPCOR Water expenses.

## CONCLUSIONS AND RECOMMENDATIONS

Ongoing funding is recommended as this initiative is required to complete a comprehensive analysis and provide a thorough understanding of Heritage Valley Town Center infrastructure requirements which will inform future capital funding requests. Funding this profile will enable Administration to develop a complete community supporting the development of land acquired in 2009-2011 for municipal purposes.