

CITY OF FORT SASKATCHEWAN

Subdivision of Old Health Care Centre Site

Motion:

That Council authorize the City of Fort Saskatchewan to subdivide a portion of City-owned land, legally described as Lot A, Plan 911 NY, subject to the Tentative Subdivision Plan attached as Appendix A.

Purpose:

To subdivide a portion of City-owned land at the Old Health Care Centre Site, legally described as Lot A, Plan 911 NY.

Background:

The City of Fort Saskatchewan owns three adjacent pieces of land where the Old Health Care Centre sits: a 5.7 acre (2.3 ha.) lot, a 1.21 acre lot (.49 ha.), and a 0.34 acre (0.14 ha.) lot.

In 2011, The Municipal Development Plan and Community Sustainability Plan included policies directing staff to complete an Area Redevelopment Plan for the old hospital lands. On June 11, 2013, Council concluded the project by zoning the remainder of the site to Direct Control (Council). Council also approved the "Redevelopment Brief", which provides guidance for any potential land development of the site.

There is currently an opportunity to put this land out to the market to determine the level of interest for redevelopment. Administration is recommending that Council initiate this process by approving the subdivision of the subject land.

In October 2014, the three adjacent subject lots were appraised at a value of \$5,450,000 (\$750,000/acre), less demolition costs. The appraisal indicated that the strength of the land is that it is well-located in an established area, has good access to arterial roads, and has available servicing. The indicated weaknesses are that it is subject to vague Land Use Controls, and that development is strongly tied to industrial and petrochemical development in the region.

Due to the lands proximity to the City's downtown, it offers an excellent opportunity for redevelopment and an economical use of existing infrastructure. The land is currently serviced with water, sewer and storm lines. Infrastructure and Community Services has indicated that there is capacity within the mains surrounding the site to service almost any development.

The land is currently zoned Direct Control (Council) and as such, Council shall act as the Development Authority.

If approved, subdivision of the 5.7 acre lot, would create a 4.47 acre lot and a 1.24 acre lot as indicated in the Tentative Subdivision Plan (Appendix A). The intention is to provide a designated portion of land with a clear direction for redevelopment so that it can be brought to market and generate revenue for the City, while potentially generating greater density and new commercial space in the downtown district.

The remaining 1.24 acre lot, in combination with the previously existing 1.21 acre and 0.34 acre lots, would remain City property until a use is designated.

Hazardous Material and Geotechnical Reports have been conducted on the site. Demolition and abatement of the Old Health Care Centre are expected to begin in summer 2015. There is a windbreak of approximately 100 trees on the lot. There is a potential that future redevelopment of the site could have an impact on these trees.

Extensive consultation was held as part of the project, including a joint public consultation event with the new seniors lodge.

Plans/Standards/Legislation:

In 2011, the Community Sustainability Plan directed staff to complete an Area Redevelopment Plan. In 2013, a Redevelopment Brief for the site was subsequently adopted by Council. The Redevelopment Brief provides guidance for any potential land development of this site.

Redevelopment of this site would promote sustainability through infill development, offer opportunities to increase accessible and affordable housing within the community, and create the potential for a mixed-use neighborhood.

Financial Implications:

Subdivision and subsequent sale of land could result in potential revenue for the City.

Alternatives:

1. That Council authorize the City of Fort Saskatchewan to subdivide a portion of City-owned land, legally described as Lot A, Plan 911 NY, subject to the Tentative Subdivision Plan attached as Appendix A.
2. That Council not authorize the City of Fort Saskatchewan to subdivide a portion of City- owned land, legally described as Lot A, Plan 911 NY, and advise how they wish to proceed.

Attachments:

1. Appendix A – Tentative Plan Showing Proposed Subdivision
2. Appendix B – Aerial Map

Prepared by:	Mike Erickson Director, Planning & Development	Date: February 4, 2015
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: February 4, 2015
Reviewed by:	Kelly Kloss City Manager	Date: February 4, 2015
Submitted to:	City Council	Date: February 10, 2015