

# CITY OF FORT SASKATCHEWAN

## PLACING OLD HEALTH CENTRE LAND UP FOR SALE

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### **Motion:**

That Council authorize the City of Fort Saskatchewan to place 4.47 acres of City owned land, legally described as Plan 1523644, Block 22, Lot 17 up for sale at the recently appraised value for a minimum period of two weeks.

### **Purpose:**

To request consideration to put a portion of the Old Health Centre up for sale.

### **Background:**

In May 2013, the Old Health Centre Redevelopment Brief was established to provide guidance for the review and approval of potential development applications for the Old Health Centre land.

In October 2014, the entire 7.27 acre Old Health Centre land was appraised at \$5,450,000 excluding demolition costs.

In February 2015, Administration presented an opportunity to actively market the Old Health Centre land and recommended subdivision of the site into three lots. The intent at that time was that the largest lot would be put up for sale with the two small lots at the south end of the property being designated for social benefit. Council passed a resolution authorizing the City to subdivide the Old Health Centre site.

In June 2015, subdivision of the Old Health Centre site was finalized and a Mutual Access Easement agreement was established between all lots. The final site subdivision resulted in the four parcels noted below:

- |                                   |         |
|-----------------------------------|---------|
| 1. Plan 1423644, Lot 17, Block 22 | 4.47 Ac |
| 2. Plan 1423644, Lot 18, Block 22 | 1.24 Ac |
| 3. Plan 6180 NY, Lot 8, Block 22  | 1.21 Ac |
| 4. Plan 3610 RS, Lot R1, Block 22 | 0.34 Ac |

Over the summer, the Old Health Centre building was remediated and demolished.

In September 2015, the newly subdivided Old Health Centre site was re-appraised in order to reflect any changes in value due to subdivision and changes in the market.

Following the appraisal, the intention was to redistrict the large 4.47 acre lot (Plan 1423644, Lot 17, Block 22) from Direct Control Council to High Density Multiple Resident District to provide clear guidelines and regulations for prospective buyers the City's intentions for the land.

As there have been parties who have express interest in the site, Administration is recommending that Plan 1423644, Lot 17, Block 22 be brought to market immediately. The City will oversee selling the property, rather than utilize an external agency.

### **Plans/Standards/Legislation:**

#### **Corporate Strategic Goals:**

- Promote Sustainability through infill development.
- Explore opportunities to increase accessible and affordable housing within the community.

**Financial Implications:**

The land legally described as Plan 1423644, Lot 17, Block 22, was appraised in September at \$2,905,000. The City may be subject to paying a real estate commission fee depending on the prospective purchaser.

Once the property has been put up for sale, Council could consider all submitted offers, but would not be required to accept any.

**Alternatives:**

1. That Council authorize the City of Fort Saskatchewan to place 4.47 acres of City owned land, legally described as Plan 1523644, Block 22, Lot 17 up for sale at the recently appraised value for minimum period of two weeks.
2. That Council does not authorize the City of Fort Saskatchewan to place 4.47 acres of City owned land, legally described as Plan 1523644, Block 22, Lot 17, up for sale, and advise how they wish to proceed.

**Recommendation:**

That Council authorize the City of Fort Saskatchewan to place 4.47 acres of City owned land, legally described as Plan 1523644, Block 22, Lot 17 up for sale at the recently appraised value for minimum period of two weeks.

**Attachments:**

1. Real Estate Appraisal from September 8, 2015
2. Plan showing survey of Subdivision
3. Land Title Certificate for Plan 1523644 Block 22 Lot 17

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File No.:

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|---------------|--|-------------------------|
| Prepared by:  | Mike Erickson<br>Economic Development Officer                                  | Date: November 10, 2015 |
| Approved by:  | Mark Morrissey<br>Director, Economic Development                               | Date: November 18, 2015 |
| Approved by:  | Name Troy Fleming<br>General Manager, Infrastructure and<br>Community Services | Date: November 18, 2015 |
| Reviewed by:  | Name Kelly Kloss<br>City Manager   | Date: November 18, 2015 |
| Submitted to: | City Council   | Date: November 24, 2015 |