

CITY OF FORT SASKATCHEWAN

Heartland Housing Foundation Land Grant Request

Motion:

That Council grant the parcel of land legally designated as Lot 8, Block 22, Plan 6180NY to the Heartland Housing Foundation on the condition that it be used for the development of a seniors/affordable housing apartment complex.

Purpose:

That Council provide direction to Administration regarding the request from the Heartland Housing Foundation for the donation of the parcel of land legally described as Lot 8, Block 22, Plan 6180NY

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 subdividing 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 by Council at a future time. It was assumed that the two small lots would be 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 of 2015, 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.

In November of 2015, Council directed Administration to put the lot designated as Lot 17, Block 22, Plan 1423644 up for sale. The City is overseeing the sale of the property, rather than utilizing an external agency. No offers have been submitted for the property at this time. The rezoning of that land has not taken place yet.

On February 4, 2016, Council received a written request from the Heartland Housing Foundation requesting the City provide a written commitment stating that the title for Lot 8, Block 22, Plan 6180NY be granted to Heartland Housing Foundation so that planning may commence for the construction of a seniors/affordable housing apartment complex.

It is the intention of Administration to negotiate a land transfer that has a restrictive covenant on title that ensures the land ownership would revert back to the City in the event that the land is no longer needed by the Heartland Housing Foundation.

Plans/Standards/Legislation:

City of Fort Saskatchewan Strategic Plan Corporate Strategic Goal 3:

3.3 - Promote Sustainability through infill development.

3.6 - Explore opportunities to increase accessible and affordable housing within the community.

Financial Implications:

The parcel of land legally described as Lot 8, Block 22, Plan 6180NY is 1.21 acres in size. Based on the September, 2015 appraisal done by Harrison Bowker, the value of the parcel is estimated to be \$875,000 assuming it could be sold for full market value. The land would have to be given in the form of a grant to the Heartland Housing Foundation based on the request received.

Alternatives:

1. That Council grant the parcel of land legally designated as Lot 8, Block 22, Plan 6180NY to the Heartland Housing Foundation on the condition that it be used for the development of a seniors/affordable housing apartment complex.
2. The Council direct Administration to bring back a report at a later date that allows Council to consider the February 4, 2016 request from the Heartland Housing Foundation.
3. That Council not grant the parcel of land designated as Lot 8, Block 22, Plan 6180NY to the Heartland Housing Foundation.
4. That Council provide other direction.

Recommendation:

That Council grant the parcel of land legally designated as Lot 8, Block 22, Plan 6180NY to the Heartland Housing Foundation on the condition that it be used for the development of a seniors/affordable housing apartment complex.

Attachments:

1. Appendix A - Real Estate Appraisal from September 8, 2015
2. Appendix B - Plan showing survey of Subdivision
3. Appendix C - Map showing Lot 8 Block 22 Plan 6180NY
4. Appendix D - Request letter from the Heartland Housing Foundation

File No.:

Prepared/Approved by:	Troy Fleming General Manager, Infrastructure & Community Services)	Date: February 12, 2016
Reviewed by:	Kelly Kloss City Manager	Date: March 1, 2016
Submitted to:	City Council	Date: March 8, 2016