

## **CITY OF FORT SASKATCHEWAN**

### **Lot R1, Block 22, Plan 3610RS Reserve Designation Removal and Heartland Housing Foundation Additional Land Grant Request**

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#### **Motion:**

1. That Council remove the reserve designation from Lot R1, Block 22, Plan 3610RS and submit the parcel of land to Alberta Land Titles for approval.
2. That upon approval from Alberta Land Titles, Council grants the parcel of land legally described as Lot R1, Block 22, Plan 3610RS to the Heartland Housing Foundation, on the condition that it be used for the development of a seniors/affordable housing apartment complex.

#### **Purpose:**

For Council to consider the removal of the reserve designation for a 0.34ac parcel located on the Old Health Centre lands.

Should Council choose to remove the reserve designation, Administration will grant the parcel of land legally described as Lot R1, Block 22, Plan 3610RS to the Heartland Housing Foundation. The land donation may be given upon receipt of approval from Alberta Land Titles.

#### **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 February 2015, Administration presented an opportunity to actively market the Old Health Centre land and recommended subdividing the site. The intent at that time was that the largest lot would be put up for sale with the smaller lots at the south end of the property being designated by Council at a future time. It was assumed that the smaller 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 the lots. The final site subdivision resulted in the four parcels noted below:

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

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

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. On March 8, 2016 Council unanimously approved granting the lot to the Heartland Housing Foundation. The value of the land granted was estimated to be \$875,000.

On January 5, 2017, the Heartland Housing Foundation submitted a letter requesting that an adjoining lot (Lot R1, Block 22, Plan 3610RS) be granted for the same purpose. This small lot is west of the first lot, and is approximately 0.34ac. The value of the land requested is estimated to be \$246,500.

Should Council agree to grant the lands to the Heartland Housing Foundation, a land transfer for both parcels to be granted to the Heartland Housing Foundation will be negotiated and will include a restrictive covenant on title that ensures land ownership would revert back to the City in the event that the land is no longer needed by the Heartland Housing Foundation, or should development of the sites not progress for no more than five years.

The City's Project Management and Infrastructure Management Departments were informed of the request to grant the additional lot and had no concerns. Any utility servicing or transportation infrastructure upgrades required to accommodate development on the site would be at the developer's (Heartland Housing Foundation) cost.

#### Removal of Reserve Designation

Lot R1, Block 22, Plan 3610RS is 0.34 ac (0.14 ha) in area, and is located along 99 Avenue. The lot is currently designated as reserve land with Alberta Land Titles. It has had this designation since 1970.

The reserve designation limits what can be developed on the site, i.e., a park, public recreation area, school, or buffer between land uses. Under the reserve designation, the small lot cannot be used for seniors/affordable housing. Therefore, the reserve designation must be removed before granting the land.

A public hearing on the removal of the reserve designation is scheduled for the February 14, 2017 Council meeting. Based on comments made, Council may consider removing the reserve designation. Once the reserve designation is removed with Land Titles, the City can transfer ownership of the lands.

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

Granting the lands to the Heartland Housing Foundation aligns with the 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.

The additional lands would provide more flexibility in building design, landscaping, and parking for the seniors/affordable housing apartment complex. Providing a pedestrian friendly design is essential when designing for the users, as access to a vehicle is often limited. Providing the additional land better allows the Heartland Housing Foundation to provide an inclusive design, which is a highly valued principle in the Old Health Centre Brief.

Prior to removal of the reserve designation, Council must hold a public hearing. In accordance with the *Municipal Government Act*, advertisements advising of the public hearing were placed in the local paper for two consecutive weeks, neighbouring property owners were notified by mail, and a sign was located on site. At the time this report was prepared, no comments had been received.

**Financial Implications:**

Based on the September 2015 appraisal done by Harrison Bowker, the lot legally described as Lot R1, Block 22, Plan 3610RS is 0.34 ac has an estimated value of \$246,500 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.

**Recommendation:**

1. That Council remove the reserve designation from Lot R1, Block 22, Plan 3610RS and submit the parcel of land to Alberta Land Titles for approval.
2. That upon approval from Alberta Land Titles, Council grants the parcel of land legally described as Lot R1, Block 22, Plan 3610RS 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 - Location Map
4. Appendix D - Request letter from the Heartland Housing Foundation

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File No.: Heartland Housing Foundation- Additional Land Request

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: January 23, 2017
Approved by:	Janel Smith-Duguid Acting Director, Special Projects	Date: February 7, 2017
Reviewed by:	Troy Fleming Acting City Manager	Date: February 7, 2017
Submitted to:	City Council	Date: February 14, 2017