

Deputy City Manager's Office Report to
SPC on Community and Protective Services
2019 June 12

ISC: UNRESTRICTED
CPS2019-0773

4th Avenue Flyover Land Disposition Update

EXECUTIVE SUMMARY

During the One Calgary budget discussions in 2018 November, Council directed Administration to explore selling and/or leasing lands adjacent to the 4th Avenue Flyover Park in the community of Bridgeland-Riverside

The intent of this report is to provide an update on 4th Avenue Flyover Park project and the adjacent property at 634 McDougall Rd NE (the "Property"). The Property is a vacant parcel that falls under the stewardship of Roads and is located near the corner of Memorial Drive NE and Edmonton Trail NE, just north of the 4th Avenue Flyover. A map of the subject site is included as Attachment 1.

ADMINISTRATION RECOMMENDATION:

That the SPC on Community and Protective Services receive this report for information.

PREVIOUS COUNCIL DIRECTION / POLICY

During the 2018 November budget discussions (C2018-1158), the following Motion Arising was approved by Council:

1. Coordinate Roads & Real Estate Development Services to develop a focused private sector offering of surplus Roads Lands adjacent to Flyover Park wherein the land sale or lease and/or tax capture from private development of that site could help fund the park; and
2. Report on progress to the SPC on Community and Protective Services by Q2 2019.

BACKGROUND

On 2019 March 15, the Province of Alberta confirmed it will contribute \$1 million in funding to the 4th Avenue Flyover Park project. To leverage the provincial funding, Calgary Parks allocated an additional \$1 million in matching funds from the Leveraged Partners Capital Program (LPP).

This project also has the support of Parks Foundation Calgary, who is a partner with a demonstrated ability to raise funds.

In 1972, the Property was acquired as a part of the Memorial Drive project. Recently, the Real Estate & Development Services business unit undertook an internal circulation to City business units in order to determine whether the Property could be deemed surplus to municipal interest. There are no objections to the proposed disposition of the Property.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The 4th Avenue Flyover Park is a joint park development project between Parks Foundation Calgary, the Bridgeland-Riverside Community Association and Calgary Parks. The Parks Foundation Calgary is aware of the proposed disposition of the adjacent parcel and would like to work with The City and future private developer, to ensure a positive design interface with the park. There is also a need to coordinate construction timing and staging areas, and a need to consider a land use that would activate and compliment the park. A preliminary park concept (for illustrative purposes only) is included in Attachment 2.

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With the detailed park design not yet completed, a detailed project budget has not been developed. The project is however currently estimated at \$2.4 million and Parks Foundation Calgary is actively fundraising for the balance. It is anticipated that construction will commence in 2020.

Currently, Administration (Real Estate and Development Services and Calgary Parks) is working collaboratively to develop recommendations for public marketing of the property, with the intention of realizing specific outcomes contemplated both in this report and the aforementioned Motion Arising. As per standard practice and in accordance the Real Property Bylaw 52M2009, Administration will bring forward a Method of Disposition report to the SPC on Utilities and Corporate Services, seeking authorization to publically market the property no later than the end of Q3 2019.

Stakeholder Engagement, Research and Communication

The 4th Avenue Flyover Park project is an initiative using feedback from residents and stakeholders to enhance underutilized community space under the 4th Avenue Flyover.

Strategic Alignment

The future 4th Avenue Flyover Public Space project supports the 2019-2022 Council Directives for One Calgary, specifically related to A Healthy & Green City.

Social, Environmental, Economic (External)

Vibrant open and green spaces are a contributor to social well-being and quality of life. By enhancing this space, it encourages gathering and connection, which impacts the development of community hub and social cohesion.

The development of the Park and the proposed disposition of the Property will promote development, generate jobs, create a diverse local economy, and support a sustainable city financial system.

Financial Capacity

Current and Future Operating Budget:

There is no impact on the operating budget.

Current and Future Capital Budget:

As part of our recent City of Calgary budget deliberations, City Council approved \$8 million in funding towards a Calgary Parks Leveraged Partners Program (LPP). To match provincial funding, Administration has designated \$1 million from this capital fund towards the 4th Avenue Flyover Park.

Risk Assessment

At this time, there are no known notable risks associated with the 4th Avenue Flyover Park project.

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REASON(S) FOR RECOMMENDATION(S):

This progress report on the 4th Avenue Flyover Park project and the forthcoming method of disposition going to Council through the SPC on Utilities & Corporate Services fulfils Council direction.

ATTACHMENT(S)

1. Attachment 1a - Site Map
Attachment 1b – Contextual Map
2. Attachment 2 – Preliminary 4th Avenue Flyover Park Concept Plan