

ADMINISTRATIVE REPORT

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| TO: Shane Bourke, City Manager | DATE: August 26, 2024 |
| FROM: Brian Glavin, Chief Operations Officer | MEETING: City Council |
| REPORT WRITER: Joe Johnson, Director of Planning and Development | |
| SUBJECT: Competitive Process – Former York Hotel & Germain Park Sites | |

RECOMMENDATIONS

That Council direct Administration to create and administer a competitive process for the sale and development of Lots 5-8, 33-36, Block 5, Plan 1410AC.

PREVIOUS COUNCIL / COMMITTEE DIRECTIONS

On February 1, 2010, Council passed the following motion:

Council approve the submission of an offer to purchase the York Hotel Property, Lots 1-8 inclusive, Block 5, Plan 1410 AC, at a purchase price of \$1.1 million, with funding from the Facility Depreciation Reserve, and further that the offer to purchase remain open for acceptance until 4:30 p.m., Tuesday, February 9, 2010.

On February 21, 2017, Council passed the following motion:

Council approve the issuance of a Request for Proposal for the sale of the Former York Hotel and/or Germaine Park properties, including the development and scoring criteria.

On June 26, 2017, Council passed the following motion:

Council award RFP-24-107-17 – Former York Hotel & Germaine Park Land Sale, to Oladapo Maxwell and Associates, for \$3,000.00, exclusive of GST, as the highest evaluated proponent meeting City specifications.

BACKGROUND

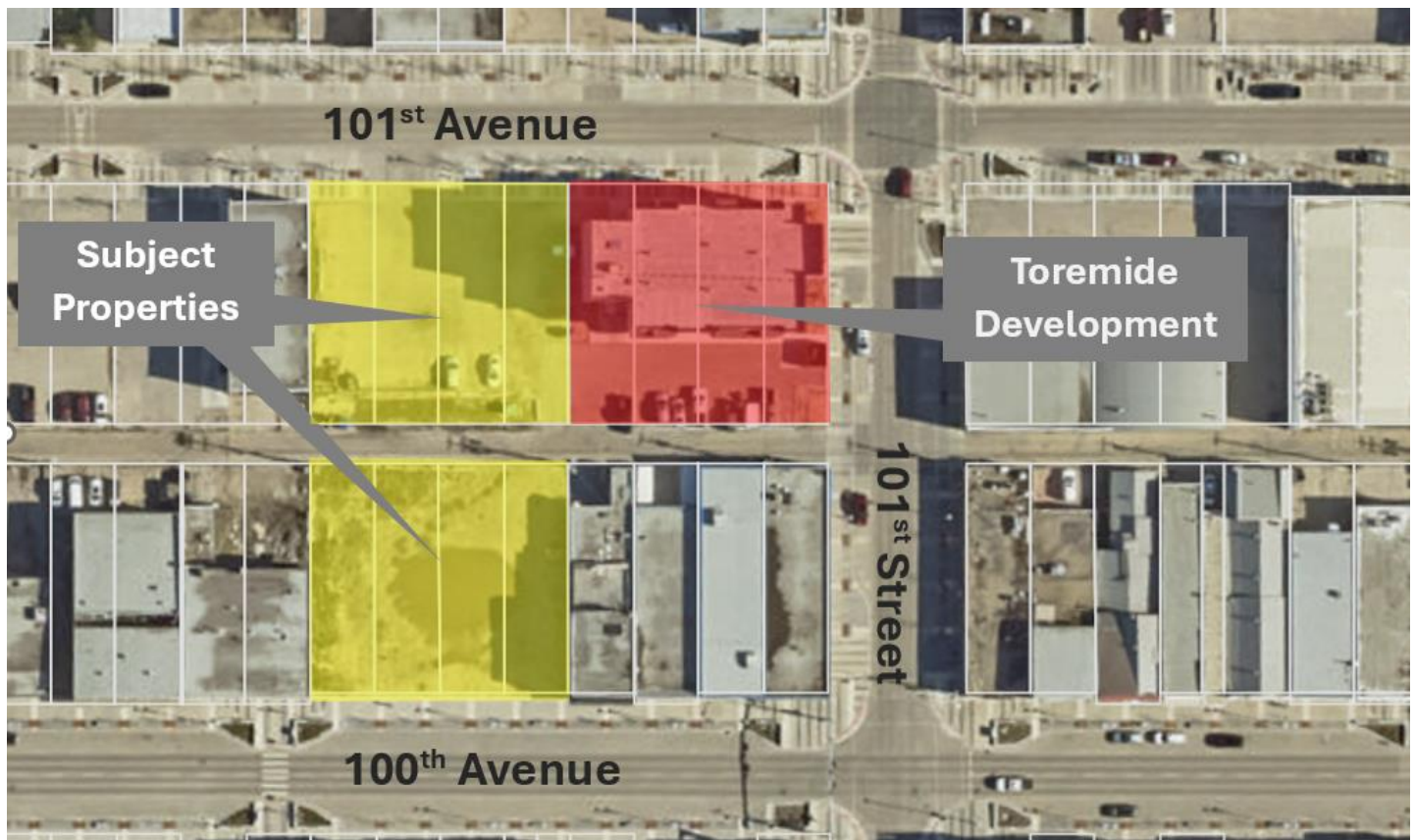
The subject properties are commonly referred to as “the former York Hotel site” (or “York site” for short) and “the former Germain Park site” (or “Germain site” for short).

Lots 5-8, Block 5, Plan 1410AC are a portion of the properties that made up the former York Hotel site. The remainder of the lots were disposed of and developed into the Toremide project (see air photo below).

Lots 33-36, Block 5, Plan 1401AC are the lots that make up the former Germain Park. Germain Park was a park that was ultimately demolished due to the design of the property attracting undesirable behaviour (see air photo below).

All of the properties as well as the properties that the Toremide project sit on were part of an RFP process that the City conducted in the spring of 2017. The City entered into an agreement with the successful proponent in 2017 for development of all of the properties. However, the overall project was terminated after the conclusion of the first phase of the project (the Toremide building). As a result, the City retained ownership of the remaining subject properties.

Subject Properties



ANALYSIS

Disposal of the properties for private development would be beneficial for the City for a number of reasons including downtown revitalization, increased assessment base, and development of underutilized land.

Administration is prepared to create and implement a competitive process for the sale and development of the subject properties. The competitive process would contain development criteria which would be used to evaluate individual proposals. Criteria that Administration may consider in the competitive process include:

- 1) Purchase Price (15%)

- 2) Commitment to Development (commencement and completion timelines)(25%)
- 3) Amount of residential development (square footage, number of units, number of bedrooms, etc) (40%)
- 4) Experience of applicant (20%)

Relationship to City Council's Areas of Focus / Strategic Priorities

This recommendation is consistent with the following Areas of Focus:

Strategic Growth – pursuing alternate revenue sources to provide a more sustainable future through diverse and innovative economic opportunities.

Housing – creating an environment for diversity of housing in our city.

Environmental Impact

Intensifying the downtown core of the City reduces urban sprawl by reducing pressure on greenfield development. Furthermore, residential development in the downtown provides opportunities for residents to reduce/eliminate dependence on an automobile.

Economic Impact

Development of these parcels has the potential to have a positive economic impact on the surrounding area by increasing the density of residents and customers, making the area more attractive, making the area safer through CPTED principles, and increasing property values.

Social Impact

Development and intensification has numerous benefits to the citizens of the City including place-making, the City's financial state, and safety from a CPTED perspective.

Relevant Statutes / Master Plans / City Documents

The City's Municipal Development Plan and the Downtown Enhancement Plan contain several policies supporting the idea of intensification of the Downtown, mixed use development (ie: commercial and residential) in the downtown, and revitalization of vacant / underutilized land.

Risk

No risk has been identified at this time.

STAKEHOLDER ENGAGEMENT

Administration would advertise the competitive process as required, include information in the city's Economic Development Newsletter, post on social media channels, as well as inform the Downtown Association, the Grande Prairie Realtors Association and UDI/BILD..

BUDGET / FINANCIAL IMPLICATIONS

At this point, there are no budget/financial implications. The potential sale and resulting development has the potential to generate revenue in the form of sales proceeds and increased assessment base.

SUMMARY / CONCLUSION

The subject properties are owned by the City and are vacant and underutilized. Development of the subject properties is consistent with several Council goals and policies contained in strategic plans. Administration recommends that an RFP be issued to solicit interest in sale and private development of the subject properties.

ATTACHMENTS

None.