



Ogilvie Ridge Property Listing

Open to All Offers

Edmonton

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Building Housing Choices Program Overview

The City is committed to increasing the supply of affordable housing through programs like Building Housing Choices, which aims to re-purpose vacant surplus school sites into new mixed-market residential developments. In mixed-market residential developments, the market units offset the affordable, below-market units, making the project financially sustainable without the need for ongoing government operating subsidies.

The City is seeking a high quality developer/operator (“**the Applicant**”) to construct and operate a multi-unit, mixed-market and medium density housing development at **915 Ogilvie Boulevard**. Applicants must submit an application that abides by the density requirements of the proposed zone (RF5, RF6, RA7) and City Policy C583. Furthermore, Applicants are asked to submit applications for proposed developments with no more than 100 residential units as per previous community engagement. Eligible submissions could include individual, family and seniors housing proposals.

The **Whitemud Creek Homeowners’ Association** (“HOA”) is managed by a board of volunteers representing residents of the Ogilvie Ridge community. Beginning in 2015, the HOA has ensured community viewpoints on the Building Housing Choices development are heard and will continue to be engaged in the future. The HOA collects mandatory homeowners’ levy fees from its members annually and invites its members to its April Annual General Meeting where administration matters and important community issues are tabled. The HOA maintains the **community centre** and enforces architectural guidelines.

Residents of Ogilvie Ridge value their quiet and well maintained community and its proximity to green space, walking paths, trails and the ravine. The neighbourhood has a low crime rate and residents enjoy a feeling of safety. Nearly half of residents are 50 years of age or older, and many in the community see a need for housing where they can age in place.

- **Learn more** about the neighbourhood profile (select Ogilvie Ridge from drop down box)
- **View** project history, public engagement and What We Heard from the community
- **View** the project website

About Ogilvie Ridge

Ogilvie Ridge is a neighbourhood located immediately adjacent to the Whitemud Creek ravine in the southeast area of Riverbend. Single-detached residential lots were developed in the early 1980s, followed by multi-family housing in the late 1980s. Most residents own their homes; there is currently no non-market housing in the neighbourhood. **Nearby amenities** include a grocery store and retail, transit access, schools and a library.

This document provides information on the property offering for the Building Housing Choices – Ogilvie Ridge Site, how it works and how to qualify.

Anticipated Development Process

Introduction and
Information Sharing

Public Engagement

Site Relocation Approval

Property Listing

WE ARE HERE

Applicant Selection

Public Engagement:
Design Concepts and
Good Neighbour Plan

Final Design and
Rezoning

Construction and
Occupancy

Property Listing

Submissions will be accepted until **January 21, 2022**.

Applicant Selection

Evaluation and Negotiation of Transaction Terms:

City staff will evaluate Applicants based on predetermined criteria and the merits of their proposals. The preferred Applicant will be contacted for further negotiations.

Approval of Sale or Lease: All transactions are subject to approval of the Branch Manager of Real Estate, Financial and Corporate Services, Executive Committee of City Council and/or City Council.

Public Engagement: Design Concepts and Good Neighbour Plan

It is anticipated that once the Applicant is approved, they will share an initial design concept with the community for input. Feedback received at this stage will be used to refine the final design concept to the satisfaction of the City. The Applicant will also collect input on a Good Neighbour Plan, a tool for developing and maintaining a positive relationship between an affordable housing development and the community it is joining

Final Design and Rezoning (Regulatory Process)

A proposal to rezone the site based on the final design concept will go before City Council for a decision. There will be an opportunity for residents to share their views on the proposed land use with City Council when the proposed rezoning, plan amendment and the municipal reserve removal goes to public hearing.

Construction and Occupancy

It is anticipated that construction will begin within 2 years and be completed within 4 years after the Closing Date of the Sale Agreement or execution of the Lease Agreement as applicable.

City-led

Applicant-led

Property Description

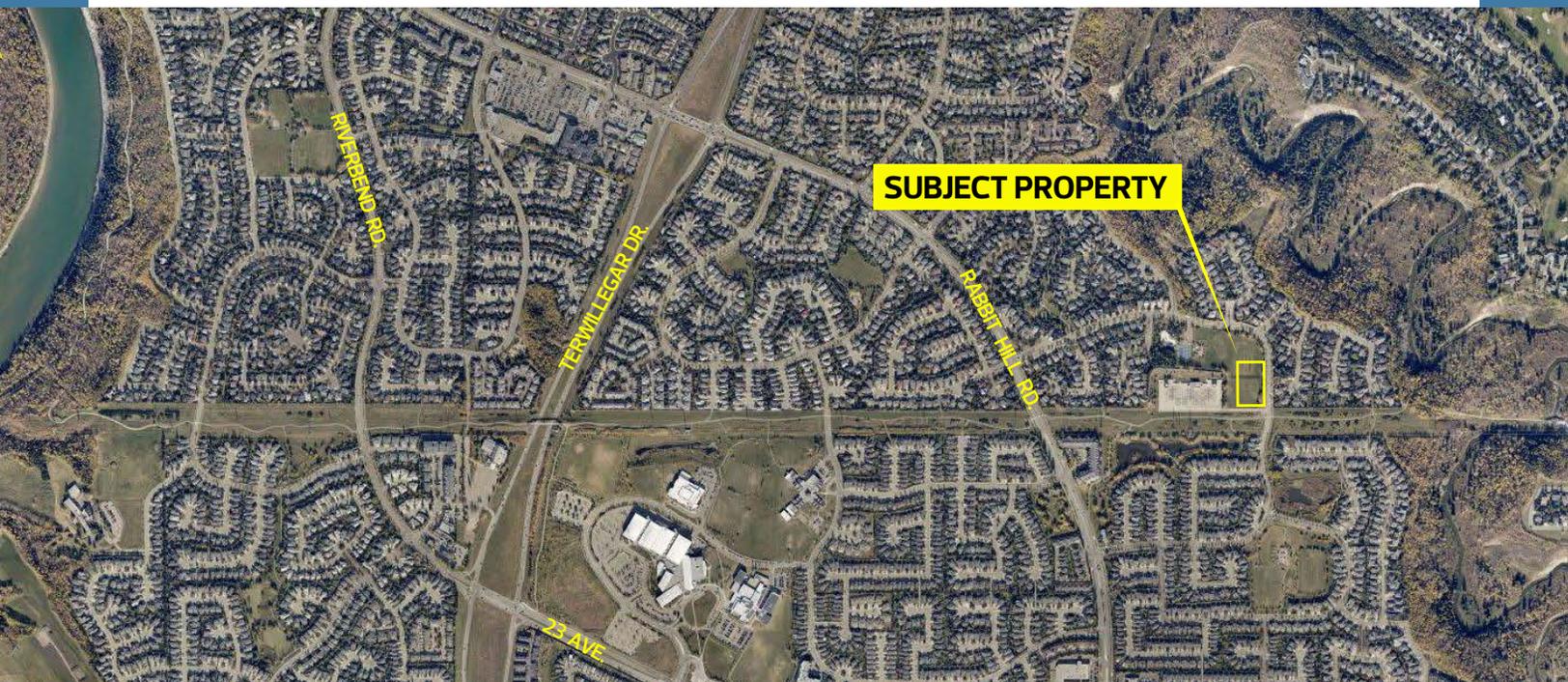
LIST PRICE: Open to all offers
ADDRESS: 915 – Ogilvie Boulevard
LEGAL DESCRIPTION: SE portion of Lot 41MR, Block 111,
Plan 852 0432 (see pg. 2)
SECTOR: SW
NEIGHBOURHOOD: Ogilvie Ridge
AREA: 0.80 ha or 1.98 acres (more or less)

CURRENT ZONING: **US (Urban Services)**
PROPOSED ZONING: The sale or lease will be conditional on
the land being rezoned to **RF5, RF6 or RA7**

TAX ROLL NUMBER: 3045069

The City's Reference Numbers:
File No.: CS200076

Holding No: 1010210





NOTE : ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND MUST BE VERIFIED BY LEGAL SURVEY

Transaction Conditions

1. All transactions are subject to approval of the Branch Manager of Real Estate, Financial and Corporate Services, Executive Committee of City Council and/or City Council.
2. Any transaction will be conditional upon the City, in its capacity as landowner and vendor, obtaining City Council approval of removal of the Municipal Reserve designation from the land.
3. Any transaction will be conditional upon the City, in its capacity as landowner and vendor, obtaining subdivision of the land as shown on the attached site plan.
4. Any transaction will be conditional upon the Applicant obtaining City Council approval of rezoning of the land to a *RF5*, *RF6*, or *RA7* zoning and any associated plan amendment approvals.
5. The Applicant must commence construction within 2 years of the Closing Date of the Sale Agreement or execution of the Lease Agreement as applicable and complete construction within (4) years of the Closing Date or execution of the Lease Agreement as applicable.
6. The Sale or Lease Agreement will require a **Leadership in Energy and Environmental Design “Certified” (LEED)** or **Built Green Silver** or equivalent for any new contemplated development to be constructed on the site.
7. The Sale or Lease Agreement will require a Crime Prevention Through Environmental Design (CPTED) report prepared by a qualified security consultant when the Applicant applies for the Development Permit.
8. All developments shall comply with the development regulations contained in the approved **City Policy C583**.
9. If entering into a Sale Agreement:
 - a. the Applicant will be required to submit a deposit cheque in the amount of 10% of the purchase price upon execution of a Sale Agreement;
 - b. the Applicant will be required to provide a performance fee of \$25,000 tied to the completion of the development within four (4) years of closing, achieving LEED or Built Green Silver or equivalent and obtaining a CPTED report;
 - c. the Applicant will be required to enter into a Buy Back Option Agreement;
 - d. the Applicant will be required to enter into an Affordable Housing Agreement to be registered on title to ensure the affordable housing component of the development is maintained throughout the agreed term (which may be up to a maximum of 40 years or the expected lifespan of the building, whichever is shorter).
10. If entering into a Lease, the Applicant will be required to ensure an affordable housing use is maintained throughout the term of the Lease.
11. The site is being sold or leased on a strictly “as is, where is” basis. Any representations or information regarding the size, configuration, dimensions, zoning, utility services, environmental quality/liability, soil conditions or developability with respect to the site are taken and relied upon at the Applicant’s sole risk; the Applicant has an obligation to ascertain the accuracy of all such information.
12. If entering into a Sales Agreement, the City is willing to negotiate and provide funding to the successful Applicant for constructing services (see terms and conditions in Appendix A). If entering into a Lease Agreement, the City will provide servicing to a development-ready state (see terms and conditions in Appendix B). All other costs of development will be borne by the Applicant.

Appendix A | Servicing (Sale)

The City is willing to negotiate and provide up to \$1.25 million in funding for eligible items related to servicing the site to a development-ready state, subject to Executive Committee or City Council approval.

Eligible items may include the following:

1. *Offsite Servicing Items* that fall outside of the property line as deemed necessary to fulfill development permit conditions, including the upgrades and/or extensions of:
 - a. Underground utilities including storm sewers, sanitary sewers, and watermains;
 - b. Shallow utilities including power, gas, and telecommunication lines;
 - c. Roadway and concrete work;
 - d. The removal, replacement, and transplanting of trees;
 - e. Ancillary work related to the above noted items;
 - f. Other offsite servicing work that may be negotiated.
2. *Onsite Earthworks Items* such as:
 - a. The over-excavation, removal and replacement of substantial amounts of unsuitable fill materials within the property line;
 - b. The removal and relocation of any playground or recreational equipment within the property line;
 - c. The removal, replacement, and transplanting of trees as required to support the onsite development.
3. *Fees and Assessments* related to the Applicant entering into a Municipal Improvement Servicing Agreement (MISA) or similar agreement with the City of Edmonton for the purposes of constructing offsite infrastructure. This may include:
 - a. Arterial Roadway Assessment (ARA) and Permanent Area Contribution (PAC) payments including over expenditures;
 - b. Boundary conditions payments; and
 - c. Sanitary Sewer Trunk Charges (SSTC) and Sanitary Sewer Expansion Assessments (EA);
 - d. Inspection fees related to offsite infrastructure.
4. *Consulting and Administration Fees (up to 10%)* related to the completion of Items (1) to (3), including:
 - a. Design, tendering, testing, construction monitoring and management, site survey, preparation and submission of a Construction

- Completion Certificate (CCC) and Final Acceptance Certificate (FAC) documentation;
- b. Other consulting and administration fees negotiated for Items (1) to (3).

The following items are deemed ineligible for funding:

5. Any work located within the property line other than items covered in (2) *Onsite Earthworks Items*.
6. Import of any backfill material as required for building foundation preparation or construction of below-grade elements.
7. Any costs associated with the Applicant being required to provide a Letter of Credit or similar assurances required as part of the Municipal Improvement Servicing Agreement (MISA) or similar agreement with the City of Edmonton.
8. Other items not included in under *Eligible Items* or negotiated as part of the agreement.

Responsibilities of the Applicant

The Applicant will be responsible for:

9. Retaining consultants and contractors through a competitive procurement process;
10. Undertaking the design, construction, and warranty work associated with site development with funding provided from the City as noted above;
11. Returning any unused funds to the City that were provided by the City for the eligible items noted above;
12. Accurately tracking and retaining records of eligible cost estimates and payments to be supplied to the City upon request;
13. Returning any rebates, reimbursements, boundary conditions, or recoveries associated with costs funded by the City in respect of the work noted in Items (1) to (3). This may include:
 - a. Recoveries from over expenditure payments;
 - b. Rebates related to water main oversizing or the installation of offsite power servicing infrastructure;
 - c. Boundary conditions for offsite work that may be recoverable from benefiting landowners.

Appendix B | Servicing (Lease)

The City is willing to negotiate and complete up to \$1.25 million in costs for eligible items related to servicing the site to a development-ready state, subject to Executive Committee or City Council approval.

Eligible items may include the following:

1. *Offsite Servicing Items* that fall outside of the property line as deemed necessary to fulfill development permit conditions, including the upgrades and/or extensions of:
 - a. Underground utilities including storm sewers, sanitary sewers, and watermains;
 - b. Shallow utilities including power, gas, and telecommunication lines;
 - c. Roadway and concrete work;
 - d. The removal, replacement, and transplanting of trees;
 - e. Ancillary work related to the above noted items;
 - f. Other offsite servicing work that may be negotiated.
2. *Onsite Earthworks Items* such as:
 - a. The over-excavation, removal and replacement of substantial amounts of unsuitable fill materials within the property line;
 - b. The removal and relocation of any playground or recreational equipment within the property line;
 - c. The removal, replacement, and transplanting of trees as required to support the onsite development.
3. *Fees and Assessments* related to the property as specified by the Municipal Improvement Servicing Agreement (MISA) or similar agreement for the purposes of constructing offsite infrastructure. This may include:
 - a. Arterial Roadway Assessment (ARA) and Permanent Area Contribution (PAC) payments including over expenditures;
 - b. Boundary conditions payments; and
 - c. Sanitary Sewer Trunk Charges (SSTC) and Sanitary Sewer Expansion Assessments (EA);
 - d. Inspection fees related to offsite infrastructure.

5. Import of any backfill material as required for building foundation preparation or construction of below-grade elements.
6. Other items not included in under *Eligible Items* or negotiated as part of the agreement.

Responsibilities of the Applicant

The Applicant will be responsible for:

4. Any work located within the property line other than items covered in (2) *Onsite Earthworks Items*.

Questions?

Send us an email at

buildinghousingchoices@edmonton.ca

with the subject line

“Ogilvie Ridge Property Listing”

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