

Subject: Downtown Land Development: Next Steps**APPROVALS:****Annette Antoniak**_____
Director_____
Chief Administrative Officer**Recommended Motion:**

THAT Administration revisit the Land Planning and Development Advisory Committee recommendations and re-engage the community to gain a better understanding of community needs and desires for the subject lands.

Summary:

On July 14, 2015 Council established the Land Planning and Development Advisory Committee (LPDAC) to assess options for the redevelopment of the subject lands outlined in Attachment #1. Five options were brought back to Council with the highest scoring recommendation being a multiplex movie theatre. Council accepted the report as information and directed Administration to return with an implementation plan to move forward with the approved option. Administration brought the implementation plan back to Council prior to the Horse River Wildfire and Council instructed Administration to proceed with the public engagement portion of the plan.

In 2018, in alignment with Council's strategic priorities and the LPDAC options, Administration initiated a Request for Proposal (RFP) to encourage development of the subject lands.

Background:

On July 14, 2015 Council established the LPDAC with Bylaw No. 15/020. Their initial mandate was to assess options for the redevelopment of the subject lands and provide a written report to Council containing recommendations for one or more development alternatives.

On March 15, 2016, the LPDAC reported back to council with five development options:

- Multiplex movie theatre
- Urban park

- Event centre/arena/performing arts theatre
- Selling the land
- Municipal/private partnership (P3).

Council accepted the presentation as information, approved the recommendation for a multiplex movie theatre and directed Administration to bring forward an implementation plan for Council's consideration prior to April 30, 2016. Council instructed that the plan include opportunities for public feedback, land sale and lease recommendations.

Immediately prior to the Horse River Wildfire; on April 19, 2016, Administration brought forward a report that outlined the process for developing a multiplex movie theatre. Council then directed Administration to proceed with public engagement and a review of the LPDAC's recommendations for development, and any other development that the public see fit, to be completed by June 7, 2016. As the RMWB and entire Region was focusing efforts on recovery following the May 2016 Wildfire, this matter was not proceeded with.

Following the 2017 Municipal General Election, Council adopted the 2018-2021 Strategic Plan. In alignment with Priority 2a. "Encourage Development in the Downtown", Administration prepared an RFP to invite a proponent to provide a viable option for the subject lands. The goal of the RFP was to acquire a proponent to design, finance and construct the best, most practical development option for the subject lands.

The RFP was issued on August 11, 2018 and concluded on November 14, 2018. The process yielded one proponent. Administration entered into negotiations with the proponent, but an agreement could not be reached as the RFP requirements were not satisfied.

Budget/Financial Implications:

In alignment with the current plan to collect a community vision as a part of the Downtown Revitalization initiative, engagement costs would be minimal as they could be combined with the current planned engagement scheduled to begin in April.

Rationale for Recommendation:

The LPDAC presentation and subsequent work was completed prior to the Horse River Wildfire of 2016. It occurred during a time when local economic conditions were significantly different than they are today. Since that time, the region's population has also changed and re-engaging the community provides Administration with a current status of community needs.

Strategic Priorities:

Downtown Revitalization

Attachments:

1. Subject Lands