



RPT 21-322

TITLE: Angus Merasty EOI - Next Steps

DATE: July 12, 2021

TO: Executive Committee

PUBLIC: X

INCAMERA:

RECOMMENDATION:

That Administration engage with Miller Contracting Ltd. to discuss their bid for EOI No. 51 of 2021, as well as the related next steps.

TOPIC & PURPOSE:

The purpose of this report is to provide the Executive Committee with an update on the Angus Merasty EOI process, the successful bidder, Miller Contracting Ltd. and the next steps.

BACKGROUND:

On April 19th, 2021, Administration submitted a Receive and File report to the Executive Committee regarding the Angus Merasty School Site and the EOI to be issued for its proposed redevelopment. This report discussed the history behind the land swap that took place between the City and Prince Albert Grand Council (PAGC), where the City received the Angus Merasty School site and PAGC received Parkland Community Centre. This report also provided high level information on a course forward for the site, which included two options: a) develop the land ourselves for residential use or b) sell the land for the same.

On April 22nd, 2021, the attached EOI was issued for four (4) weeks. Three bids were submitted for this EOI and, unfortunately, one did not meet the minimum submission criteria to be considered successful. Of the two remaining bids, one proposed a high density residential infill project and the other a low to medium density residential infill project.

In reviewing these submissions thoroughly and in considering the information below, Miller Contracting Ltd.'s bid was selected:

- Information received from the public in 2019 regarding the potential redevelopment of the parcel spoke to a reasonable redevelopment density and the desire for park space; and

- Information received from Administration regarding redevelopment spoke to the infrastructure constraints that existed for the west hill and for this parcel (age and size of surface and underground infrastructure).

PROPOSED APPROACH AND RATIONALE:

With the selection of Miller Contracting Ltd., the following are the next steps:

1. Invite Miller Contracting Ltd. in to discuss their proposal, the City's redevelopment and land sale requirements, timing and next steps (to occur in the coming weeks);
2. Work with Miller Contracting Ltd. to finalize a site design (which will include the necessary park space) prior to initiating public engagement (to occur over the summer months);
3. Complete public engagement with the neighbourhood, updating them on the intention to sell and redevelop the site, next steps and provide them with a copy of the proposed development plan to comment on (to occur in early fall, possibly September);
4. Receive an offer to purchase from Miller Contracting Ltd., to include the necessary conditions (to occur in September/October); and
5. Report back to City Council with: the results of the public engagement, an offer to purchase to consider, and a recommendation from Administration (to occur in late fall).

It should be noted that though the EOI process has been completed the City is not yet obligated to sell or redevelop the property. We have selected a bidder that is prepared to purchase and redevelop the land in question, and only upon completion of the steps noted above would anything move forward.

See attached for a (proposed) redevelopment design prepared by the City, as well as the design submitted by Miller Contracting Ltd. Note: these are proposals, subject to further review and changes.

CONSULTATIONS:

The Department of Planning and Development Services has consulted with the Department of Public Works, Community Services and the Purchasing division on the proposed redevelopment of the property and the issuance of the EOI.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

Going forward, Administration intends to reach out to the two bidders that provided qualifying bids. Additionally, Administration intends to continue correspondence with Miller Contracting Ltd. throughout the remainder of the process in order to ensure that things progress smoothly and that communication remains clear and timely.

OTHER CONSIDERATIONS/IMPLICATIONS:

There are no options to the recommendation or any policy, privacy or financial implications to consider with this report.

STRATEGIC PLAN:

As this project unfolds, Administration intends to continue to work in an accountable and transparent manner, ensuring that the decisions made by all involved are based on clear, proactive criteria and that the relevant information is made available in a timely manner.

OFFICIAL COMMUNITY PLAN:

In Section 2.3 of the Official Community Plan, one of the points made is that the City intends to make the most efficient use of infrastructure by promoting infill development in existing neighbourhood. With that comes consideration for the type of development that is undertaken, does it mesh well with the neighbourhood, does the City's infrastructure support it? It is through the steps described above that Administration, as well as the surrounding neighbourhood, will be able to make this determination.

PUBLIC NOTICE:

Public Notice pursuant to the Public Notice Bylaw No. 24 of 2015 is not required.

PRESENTATION: Verbal, Director of Planning and Development Services**ATTACHMENTS:**

1. Angus Merasty EOI
2. Proposed Redevelopment Plan - Miller Contracting Ltd.
3. Proposed Redevelopment Plan - City

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Approved by: Director of Planning and Development Services & City Manager