

We are very hopeful that the Greenline project does not proceed. We own about 20% of the River Run complex and intend to continue to live on, and continue our rental business on, the land until it is the right time to be redeveloped into a higher density development in the best location in the City (with us living in almost exactly the same place we currently love).

However, if the Greenline project does proceed and the City intends to start the process to expropriate our property, we do have several questions.

- Is the decision whether to proceed to expropriate us subject to some kind of funding or other conditions, or just the Council vote?

It is The City's intention to acquire all properties required for Green Line construction through negotiated agreements. The decision to move forward with land negotiations is subject to Council approval of the updated Stage 1 alignment.

There is currently no approval in place to initiate expropriation proceedings to acquire any of the required properties located in Segment 2 of the Green Line (16 AV – Inglewood/Ramsay), including the River Run development.

The funding to purchase properties for the Green Line is currently in place.

- Does the City intend to expropriate all of our River Run property or just part?

As mentioned above, The City does not have Council approval to initiate expropriation proceedings to acquire the River Run properties. If the updated alignment is approved by Council, it is The City's intention to begin negotiations to acquire all 23 units within the River Run development.

The design of the bridge landing and adjacent LRT station is underway, and the full extent of the land impacts are not fully understood. There has not been a solution identified to maintain access to the River Run development, and it is likely that the impacts to the River Run development will become more substantial as the station and bridge design advances. In addition, the land encompassed by the River Run development is anticipated to be needed for staging throughout the duration of construction.

- If only part of the property, which part and what will be the impact on access to the remaining property?

Answered above

- If the City intends to expropriate the entire property, why?

Answered above

- What is the expected use for the west half of the River Run property?

The design for the Green Line infrastructure is still underway and the full extent of the impacts to the River Run development are not currently known.

- Are there any draft plans or diagrams regarding the potential use of the West half of the River Run Property? If so, can we see them?

There are currently no draft plans available as the design is still under development.

- If the expected use is any type of development, can we participate in such redevelopment? If not, why not?

It is not currently known the extent of what lands may be surplus to Green Line requirements. Once these details are known, The City will complete an analysis to identify potential opportunities. It is possible, that in the future there may be a public engagement component as part of this analysis.

- We did not purchase, and would not sell, our units based on the current use of the properties as townhomes, particularly with the depressed value created by City uncertainty on all four sides of River Run property. Does the City intend to propose a value for our property based on use as townhomes? If so, why?

When purchasing property, The City transacts based on the highest and best use as determined by an internal or external valuation.

- Is the City of the view that current use of the River Run property, with only 23 townhomes on a large, unique plot of downtown land, bordering a river park, is the highest and best use of this land?

At this point in time, The City has not undertaken this analysis.

- When does the City expect to propose a value for our property?

If the updated Stage 1 alignment is approved by Council, it is anticipated that City staff will begin reaching out to impacted property owners to initiate discussions related to a potential purchase. Following completion of either an internal or external valuation (or both), a proposal will be presented to individual property owners for discussion.

- At the time the City proposes a value for our property:

(i) will the City provide a copy of the appraisal used to arrive at such value?

Yes, the City is committed to an open and fair negotiation process.

(ii) will the City pay our cost to obtain our own appraisal of the property?

If a property owner elects to have their own appraisal completed, upon closing of the transaction, The City will reimburse property owners for these costs. Please note that the appraisal must be completed by an accredited real estate appraiser recognized by the Appraisal Institute of Canada and licensed in the Province of Alberta.

(iii) will the City pay our legal expenses to understand our rights during this process?

As part of the closing of a negotiated transaction, The City will pay for the reasonable legal fees incurred by an owner.

Will the City cover our appraisal and legal costs even if we do not reach a negotiated agreement?

The City's process for acquiring property through negotiated transactions, allows for reimbursement of appraisal and legal costs, only upon closing of a transaction. As mentioned above, as part of the negotiations, The City will pay for an appraisal to be completed by a third-party appraiser and will provide the owner with a copy of the appraisal.

- If we are expropriated, when does the City anticipated that we will be forced to leave our home?

The construction start date for Segment 2 of the Green Line hasn't been finalized and the exact date for when properties may be required isn't currently known. When negotiating transactions, it is The City's intent to be as flexible as possible based on the unique circumstances of each individual property owner, while also meeting the needs of project schedule. Throughout the negotiation process with individual property owners, it is possible that closing dates will be staggered, and there may be instances where property owners may want to consider leasing back the property while they search for replacement premises.

It is The City's intention to acquire all properties required for Green Line construction through negotiated agreements. Currently, there is no approval and no timeframe identified for when and if, The City will be seeking approval to initiate expropriation of properties located in Segment 2 of the Green Line.

Thanks for reaching out and we look forward to hearing from you.