

Heritage Valley

Edmonton Public Schools High School Partnership Opportunity

Recommendation

That Urban Planning Committee recommend to City Council:

1. That \$5.5 million from the Community Facility Partner Capital Grant be utilized in 2019-2021 to fund recreation amenities within the new Dr. Anne Anderson High School facility.
2. That a licence agreement between the City of Edmonton and Edmonton Public School Board, as outlined in Attachment 1 of the July 3, 2018, Citizen Services report CR_6093, be approved, and that the agreement be acceptable in form and content to the City Manager.

Executive Summary

Through a partnership model, the City of Edmonton and Edmonton Public Schools have explored and identified opportunities to integrate a new high school in Heritage Valley with community recreation amenities. This project would include the design of the Heritage Valley District Park and a community wing with recreation amenity opportunities in the high school. The recreation amenities would be primarily used by the school during school hours and available to the public during non-school hours and months. During public use time, the City of Edmonton would be responsible for programming and operating costs.

The model proposes that the School Board support upfront design and construction costs for an additional gymnasium, enhanced fitness centre/running track, and supporting amenities to the planned 1,800 student school. The City of Edmonton would then pay the School Board a total contribution of \$5.5 million over a three-year period towards these amenities, approximately \$1.8 million per year from 2019 to 2021. At times, the City of Edmonton would also utilize other amenities and spaces within the community wing for public use.

Two options for future expansion may be considered: the community wing could be expanded into a larger community recreation centre, or additional public recreation amenities may be added to other locations on the site in more of a small campus model. The proposed partnership would create recreation amenities for public access

in the short term and would be operational by the fall of 2021 when the high school opens.

Administration recommends that the \$5.5 million for the community wing be allocated from the Community Facility Partner Capital Grant with three annual payments beginning in 2019. In addition, Administration recommends entering into an initial ten year licence agreement with two five year options to renew with Edmonton Public Schools for use of space within the high school.

Report

Edmonton Public School Board Heritage Valley High School Project

In November 2017, Edmonton Public Schools received funding to design and construct an 1,800 student high school in the Heritage Valley Town Centre area on the district park site. Edmonton Public Schools plans to open the school in September 2021.

Administration has met with the School Board and both parties have agreed to pursue an opportunity to integrate the high school with community recreation access. This concept would use an integrated design approach by grouping school amenities in a community wing that would be accessible to the public during non-school hours and months. This grouping would include additional recreation amenities to the base high school program through a City of Edmonton contribution.

Timing of Opportunity

Due to the timing of funding received by Edmonton Public Schools, project timelines are expedited. The City would need to commit to the project before Edmonton Public Schools confirms design in early fall 2018 so that the community wing can be properly planned to ensure maximum benefit to both the school and citizens. Construction is planned to start in spring of 2019. District park site design will begin in fall 2018, starting with confirmation of the high school parcel of land, and is anticipated to be completed by the end of 2019.

The Heritage Valley area has been identified as the highest priority location for a new multi-purpose community recreation centre in the medium term (2025-2030), following completion of the Coronation and Lewis Farms Community Recreation Centres. If the 2020-2040 Community and Recreation Facility Master Plan is approved, a capital profile for the development of the Heritage Valley Community Recreation Centre could be included in the 2023-2027 capital budget.

Funding Source

Administration recommends that the \$5.5 million for the community wing be committed from the Community Facility Partner Capital Grant with three equal annual payments beginning in 2019. The three payments would align to the construction period of the

school with the 2021 payment being at construction completion. If this source of funding is approved, the Community Facility Partner Capital Grant would be pre-commitment for the 2019-2021 timeframe. Edmonton Public Schools is supportive of this approach as the City's contribution would align to payment schedules for the facility construction.

Partnership Model and Operating Agreement

The City's partnership with Edmonton Public Schools would involve the school district supporting upfront design and construction costs for an additional gymnasium, enhanced fitness centre, and supporting amenities to the school, with provincial and Board of Trustees approval. Edmonton Public Schools would be the owner of the full facility and the the community wing would be operated by the City during public use times. The City of Edmonton would be responsible for all operating costs related to public use time.

A license agreement with Edmonton Public Schools is recommended (Attachment 1) for an initial term of ten years with two five year options to renew. The license agreement would commence upon opening of the facility in 2021. During the term of the agreement, more detail would become known about a potential Heritage Valley community recreation centre and need for high school expansion. This model and agreement would provide the Heritage Valley community with recreation amenity opportunities well in advance of a potential future community recreation centre in the area.

Budget/Financial Implications

Capital profile 18-28-1014 for \$500,000 to complete base level development of the Heritage Valley District Park Site was approved as part of the Spring 2018 Supplemental Capital Budget Adjustment on May 29, 2018.

Administration recommends the City's \$5.5 million contribution for the community wing be funded through the Community Facility Partner Capital Grant. Approval of this contribution would pre-commit a portion of this grant for 2019 to 2021 to this partnership project, with approximately \$1.8 million distributed each year.

All operating costs related to operation of the community wing would be determined in 2019 and a funding strategy would follow.

Public Engagement

No public engagement has been done for this report specifically; however, Edmonton Public Schools will be conducting an initial public engagement session by the end of the 2017-2018 school year focusing on community visioning for desired amenities within the school. If the City of Edmonton is confirmed as part of this project,

Administration will join Edmonton Public Schools for the second round of engagement in fall 2018, with focus on the community wing amenities and layout.

Public engagement for the 2020-2040 Community and Recreation Facility Master Plan was completed in March 2018. This engagement sought feedback on recreation amenity needs including dryland spaces. Indoor gymnasiums and fitness centres were identified as high importance within a recreation centre model.

Public engagement for the Heritage Valley District Park concept plan will take place in 2019.

Corporate Outcomes and Performance Management

Corporate Outcome: The City of Edmonton has sustainable and accessible infrastructure			
Outcome	Measure	Result	Target
Recreation infrastructure for the neighbourhood and community is available and accessible	Number of hours facility is available for community use	N/A	TBD
Corporate Outcome: Edmontonians use facilities and services that promote healthy living			
Outcome	Measure	Result	Target
Citizens utilize the recreation facility to improve their health and wellness	Percent of available hours utilized by the community	N/A	TBD
	Average attendance the first three years of operation	N/A	65,000

Risk Assessment

Risk Element	Risk Description	Likelihood	Impact	Risk Score (with current mitigations)	Current Mitigations	Potential Future Mitigations
Financial	License agreement with Edmonton Public School Board isn't signed, jeopardizing partner funding	2 - Unlikely	4 - Severe	8 - Medium	Maintain a close relationship with the Edmonton Public School Board to address issues immediately that could affect the license agreement	

Project Management	There are significant issues with the design of the District Park Concept Plan	2 - Unlikely	3 - Major	6 - Low	Continue to collaborate with other departments to ensure issues are identified early and resolved	
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Attachments

1. Edmonton Public Schools High School Partnership: Proposed License Agreement Terms and Conditions
2. Heritage Valley Town Centre City Land Overlay

Others Reviewing this Report

- A. Laughlin, Deputy City Manager, Integrated Infrastructure Services
- M. Sturgeon, Acting Deputy City Manager, Communications and Engagement
- S. Padbury / R. Kits, Acting Deputy City Managers, Financial and Corporate Services
- G. Cebryk, Deputy City Manager, City Operations