

EVANSDALE SURPLUS SCHOOL SITE - SALE UPDATE

RECOMMENDATION

1. That the October 12, 2022, Financial and Corporate Services report FCS01432, be received for information.
2. That Attachment 2 of the October 12, 2022, Financial and Corporate Services report FCS01432 remain private pursuant to sections 16 (disclosure harmful to business interests of a third party), 24 (advice from officials) and 25 (disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*.

Requested Council Action	Information only		
ConnectEdmonton's Guiding Principle	ConnectEdmonton Strategic Goals		
CONNECTED This unifies our work to achieve our strategic goals.	Urban Places		
City Plan Values	LIVE		
City Plan Big City Move	A rebuildable city	Relationship to Council's Strategic Priorities	15-minute districts
Corporate Business Plan	Serving Edmontonians		
Council Policy, Program or Project Relationships	<ul style="list-style-type: none"> • Surplus School Sites 		
Related Council Discussions	<ul style="list-style-type: none"> • FCS00233, City Council Public Hearing, May 4, 2021 • CR_3930, Executive Committee, September 13, 2016 		

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Executive Summary

- The Evansdale surplus school site was declared surplus by the Edmonton Public School Board in 2015 and was transferred to the City of Edmonton, as no other claims were made under the Joint Use Agreement.
- Administration relocated the Evansdale surplus school site to the northwest portion of the parcel. Technical studies found that the relocated site reduced development costs, provided better traffic circulation, and avoided impact to an existing baseball diamond.
- The relocated site was publicly listed for sale in April of 2022, and four submissions were received by the submission date of May 20, 2022.
- Administration has selected a preferred applicant, the Muslim Association of Canada.

REPORT

Background

In 1969, the City of Edmonton assembled the Evansdale surplus school site at the corner of 88A Street NW and 150 Avenue NW (the Site) for use as a future Edmonton Public elementary school.

In 2015, the Edmonton Public School Board (EPSB) declared the Site surplus. The Edmonton Catholic School Board and the Greater North Central Francophone Education Region Board (Conseil scolaire Centre-Nord) did not express an interest in having the Site allocated for future school use. The Site was transferred to the City of Edmonton in June of 2016, pursuant to the Joint Use Agreement between the school boards and the City.

In late 2016, Administration was working towards a sale of the Site to the Muslim Association of Canada (MAC) when Council directed Administration to halt the sale to allow time for the MAC and EPSB to work together on potentially creating a faith-based school at the Site as part of EPSB. This direction was given after EPSB raised concerns about using the Site for a private school. The efforts to find a mutually agreeable solution between EPSB and MAC continued for several years without resolution. An in-private discussion on a pending motion at Executive Committee on October 17, 2019, resulted in an understanding that Administration would market and list the Kiniski Gardens site for sale through an open public offering. As a public offering process is the typical and most fair and transparent process to list surplus lands, Administration has applied the same approach to the Evansdale parcel and in 2020, began taking steps to prepare the Site for sale.

As part of Administration's due diligence of the Site prior to listing, the Site was reviewed to confirm it was not needed for any municipal use, including open space and housing. The internal review found the Site was not needed for any civic use and was surplus to City needs. Technical studies found that relocating the Site from the northeast portion of the parcel to the northwest portion of the parcel, as shown in Attachment 1 (the Relocated Site) would reduce development costs, provide better traffic circulation and avoid impact to an existing baseball diamond.

A land development application to subdivide the Relocated Site from Plan 4136RS, Block 40, Lot 3R was submitted in late 2020 and conditionally approved in early 2021. At the May 4, 2021, City

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Council Public Hearing, City Council approved removing the Municipal Reserve designation from Plan 4136RS, Block 40, Lot 3R. The City subdivided the Relocated Site from Plan 4136RS, Block 40, Lot 3R in November of 2021. The remaining portion of Plan 4136RS, Block 40, Lot 3R was redesignated as Municipal Reserve upon registration of the subdivision plan for the Relocated Site.

Property Offering Process

The Relocated Site was listed for sale on April 13, 2022, through a public property offering. To give all interested parties an equal opportunity, submissions received were held until 4:00 p.m. on May 20, 2022. Four submissions were received, a summary of these is provided in private Attachment 2. All submissions provided a summary of their proposed development, purchase price, and suggested conditions of sale. Offers were evaluated based on the price offered, development proposal, and conditions of sale. The evaluation resulted in the MAC being selected as the preferred applicant.

The sale of land to the MAC is considered market value at \$2,850,000.00 plus GST (if applicable), and as per the proposal, will result in the development of a private school and community centre.

Next Steps

In respect of previous commitments made to the site's surrounding community, the purpose of this report is to provide an update on the outcome of the sale process and estimated timelines for development.

At this time, the MAC has signed the agreement for the sale of the Relocated Site based on the terms and conditions as outlined in Attachment 3. Should Executive Committee receive this report for information, Administration will proceed to execute the agreement, as it is within Administration's delegated authority under Bylaw 16620 - City Administration Bylaw. The MAC would subsequently progress their planning work in anticipation of starting construction by February 15, 2024.

Budget/Financial Implications

The net proceeds of sale will be credited to the Funds in Lieu Reserve Account and disbursed in line with City Policy C468A - Policy to Govern the Use of Funds from the Sale of Surplus School Sites.

Legal Implications

Under the terms of the Joint Use Agreement, once a school site located on reserve land has been declared surplus by the school boards, the City is free to dispose of the land to any party. The City is not legally obligated to consult with the school boards or Joint Use Agreement steering committee to obtain approval of such dispositions.

COMMUNITY INSIGHT

The Relocated Site was listed through a public offering process. Given the sensitive and privacy needs of negotiations, engagement with the general public is not conducted for individual sales.

There have been various touchpoints and opportunities for the community members to share their perspectives, including previous Executive Committee meetings, land development

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applications, and notifications since the Site was initially surplus by the school boards. A sign has also been placed on the Site since it was declared surplus notifying the community that it would not remain as open space. Interest in this Site's redevelopment, either in favour or in opposition, has been low.

Dating back to 2016, three Council reports that provided interested members of the public the opportunity to speak to the Site or Relocated Site, MAC has been the only registered speaker. Most recently, the public had an opportunity to speak to City Council regarding removal of the Municipal Reserve Designation at the May 4, 2021, City Council Public Hearing. There were no speakers registered in favour or opposition for this item at the City Council Public Hearing and it was approved without debate.

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Administration evaluated all the submissions equally, and the potential buyer plans for development were considered and evaluated accordingly.

The Relocated Site was publicly listed for sale, which allowed any individual or group to provide a submission for consideration. The evaluations of the submissions were based on content and not language use or communication style. Applicant identity factors were not considered in the evaluation process.

Proceeding with a sale to the MAC will result in the development of a school and community space. The community space and school will provide a place for marginalized groups, new Canadians and intergenerational cohorts that may otherwise have difficulty finding programs and properties to suit their unique needs within Edmonton.

ATTACHMENTS

1. Site Plan
2. PRIVATE - Public Offering Results
3. General Terms and Conditions of Sale Agreement