

ACQUISITION OF LAND AND BUILDINGS

St. Peter Centre

RECOMMENDATION

1. That the land purchase agreement as outlined in Attachment 2 of the March 22, 2023, Financial and Corporate Services report FCS01258, be approved, and that the agreement be in form and content acceptable to the City Manager.
2. That Attachment 2 of the March 22, 2023 Financial and Corporate Services report FCS01258 remain private pursuant to sections 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		Decision Required	
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(s)	Community of Communities	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">• Section 35 of Bylaw 16620 - City Administration Bylaw• C511 - Land Development Policy• C516B - Land Enterprise Dividend Policy• McKernan-Belgravia Station Area Redevelopment Plan		

Executive Summary

- This report seeks approval for the market value acquisition of surplus school site lands from the Edmonton Catholic School District.

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- The purchase price exceeds Administration's delegated authority.
- Administration intends to demolish the building and existing improvements, which allows for park development on the east side of the property and a multi-family development on the west side of the property adjacent to 114 Street.
- The plan for the placement of the new improvements is aligned with the McKernan-Belgravia Station Area Redevelopment Plan.

REPORT

In 2021, Edmonton Catholic School District (ECSD) declared the former St. Peter school site (Attachment 1) surplus to its needs. As per the process outlined in the Joint Use Agreement: Land¹, the site was initially offered to the Edmonton Public School Board and the Conseil Scolaire Centre-Nord before being offered to the City of Edmonton.

The McKernan-Belgravia Station Area Redevelopment Plan (ARP)² outlines the site's subdivision, with the eastern portion converting to open space while the western portion becomes multifamily residential. In 2022, Administration advised ECSD that the City was interested in acquiring the property primarily for open space purposes. Acquisition of a portion of the property for open space supports broader neighbourhood open space objectives and aligns with strategic direction outlined in the McKernan-Belgravia Station Area Redevelopment Plan to relocate the existing sports field to the east side of the former St. Peter site to become a new park. Through ongoing discussions with the ECSD, the ECSD indicated its preference to sell the entire site to a single purchaser. The proposed acquisition was circulated for review throughout Administration, and no other civic or municipal needs for the western portion of the site were identified.

To ensure the City's acquisition of the open space, in alignment with the McKernan-Belgravia Station Area Redevelopment Plan, Administration will acquire the western portion of the site for land development opportunities. The City's due diligence has determined the site is suitable for development in alignment with the ARP. Administration intends to develop the residential lands (west portion) for sale, which is anticipated to yield a positive financial return to the City. Administration will seek to incorporate other City Plan objectives into the development, including potential opportunities for affordable housing and seniors housing.

If Executive Committee approves the acquisition, abatement and demolition of the existing school building, located on the eastern portion of the site, will commence in 2023. Landscaping of the open space, including fill, compaction and turf establishment of the site, will likely extend into 2024. The existing open space on the west side of the property includes an existing soccer field, which will be relocated to the east side and will provide programmable open space in the neighbourhood's interior in alignment with the Belgravia McKernan Station Area Redevelopment Plan.

¹edmonton.ca/sites/default/files/public-files/assets/JUALand2.pdf

²edmonton.ca/sites/default/files/public-files/documents/plans_in_effect/McKernan-Belgravia_Station_ARP_Consolidation.pdf

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Budget/Financial Implications

Administration recommends acquiring the lands at market value and this requires Executive Committee approval, as the market value exceeds Administration's delegated authority.

Funding for this acquisition is available through the following constrained funding sources and capital profiles:

Land Portion	Capital Profile	Funding Source	Amount Split
Open space & school demolition	CM-17-1004 Suburban School and Park Land Acquisition	Funds-In-Lieu of Reserve Account	41.25%
Residential development lands	CM-16-5110 Real Estate Investment Purchases	Land Enterprise Retained Earnings	58.75%

Legal Implications

Section 35 of Bylaw 16620 - City Administration Bylaw, enables the City Manager to approve agreements for acquisition of a fee simple interest in land for fair market value or less, up to \$5 million. Approval is sought as the proposed acquisition of the fee simple interest in land exceeds \$5 million.

COMMUNITY INSIGHT

Administration hears consistent community interest in preserving and enhancing neighbourhood open space regardless of ownership or statutory plan direction. Administration's default position when evaluating a property used for open space is to assume community support for an acquisition. Since acquisition timelines, budget constraints, and competing priorities are all factors in timely land purchases, Administration cannot always complete formal public engagement to consider community interest for each individual property. As further development opportunities for this land are considered, Administration will determine if, and to what extent, engagement would be needed for this land.

GBA+

Administration considered an equity lens as part of the overall assessment of open space in McKernan. This review contributes to Administration's understanding of wellness and celebration functions in open spaces in alignment with Breathe, Edmonton's Green Network Strategy, provides a broader perspective on how the needs of specific communities are or are not being addressed, and aligns decision-making with the City's diversity and inclusion goals.

The protection and enhancement of public goods, like parks, are key equity issues for growing cities. Acquiring this property not only ensures future land uses align with the ARP, but also ensures future access for the diverse users of the open space.

The retention and reconfiguration of the acquired property will create opportunities for increased housing diversity and affordability near the transit station without displacing existing residents.

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Reorienting this site to facilitate development along 114 Street will encourage eyes on the street and create a safer environment for residents, pedestrians, cyclists and transit users.

Should this land acquisition advance, Administration will follow the principles and processes established through the City's GBA+ policies, strategies, and tools. GBA+ will be integrated into any subsequent work related to the future design and programming of this site and align decision-making with the City's diversity and inclusion goals to ensure equality of outcomes for all Edmontonians.

ATTACHMENTS

1. Site Plan
2. PRIVATE - General Terms and Conditions of Land Purchase Agreement