

Sale of Surplus School Site for New School Development

Kiniski Gardens South

Recommendation:

That Executive Committee recommend to City Council:

That the 2009 surplus school site in Kiniski Gardens South be exempted from Policy C583, Guidelines for Development of the 2009 Surplus School Sites.

Report Summary

This report provides information on the proposed development of a private education facility at the Kiniski Gardens South surplus school site.

Report

In 1980, City Council approved the Burnewood neighbourhood area structure plan, which included a future public school building site located at 38 Avenue and 38 Street. In 1992, assembly of this school site was completed.

In 2009, the local School Boards declared 20 vacant school building sites surplus to their needs. Following an administrative review of these surplus lands, 17 sites were declared surplus to City needs. Included among these sites was the vacant surplus school site located at 38 Avenue and 38 Street in Kiniski Gardens (see Attachment 1).

In 2015, City Council approved policy C583 (Guidelines for Development of the 2009 Surplus School Sites), directing Administration to develop 17 surplus school building sites as a mix of new affordable and market housing.

On March 3, 2016, the City received a proposal from Headway School Society of Alberta to acquire the Kiniski Gardens south site to develop a private school on the vacant school building site (see Attachment 2). The proposed school development will provide public access similar to access provided by local school boards who are partners to the Joint Use Agreement. Headway School Society of Alberta has also contacted the local community league to advise them of their proposal.

To facilitate the development of this private education facility, Kiniski Gardens South must first be removed from Policy C583, and can then be sold to the group at market value. Applications to rezone the building site in support of new school construction will follow.

Policy

- In 2015 City Council approved Policy C583, directing Administration to develop the 2009 surplus school building sites as a mix of new affordable and market housing. The proposed school development is not consistent with the policy, and needs to be exempted.
- C468A - Policy to Govern the Use of Funds from the Sale of Surplus School Sites

Corporate Outcomes

Developing this site as a private school contributes to the corporate outcomes “Edmonton is attractive and compact” and “The City of Edmonton has sustainable and accessible infrastructure” as it makes use of existing infrastructure in an established area, and will include opportunities for public access.

C468A - Policy to Govern the Use of Funds from the Sale of Surplus School Sites.

Risk Assessment

Risk Element	Risk Description	Likelihood	Impact	Risk Score	Current Mitigations	Potential Future Mitigations
Public Perception	<p>The public may misinterpret the rationale behind removing the Kiniski South surplus school site from Policy C583.</p> <p>Public perception may form that the proposed development is a way to avoid development consistent with Policy C583. The result may be some members of the public calling into question alignment of this report and Policy C583.</p>	5- Almost Certain	4 - Severe	High - 20	<p>Administration will be transparent regarding the process by updating the City of Edmonton website and maintaining communication with the Kiniski Gardens community.</p> <p>Making known the rationale behind removing the site from Policy C583 to enable school development that was always planned for this building site. Respond to questions that may arise from the public regarding the removal of other sites from Policy C583.</p>	<p>A public meeting will take place in the future.</p> <p>Administration will prepare consistent messaging to respond to questions regarding the removal of the Kiniski Gardens South surplus school site for the remaining 8 sites' public meetings.</p>

Public Consultation

Headway School Society of Alberta has approached the community league to inform them of their plans and seek input from the league.

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A rezoning application will be required as the site is currently zoned AGU Urban Reserve zone, which does not allow for private education services. Removal of the reserve designation from the building site will also be required. Both of these applications require approval from Council at a Public Hearing. Notice of this meeting will be advertised as per the required process, two weeks prior to the date of the public hearing.

Budget/Financial Implications

The site will be sold at market value. Sales proceeds will be placed in the Funds-In-Lieu Reserve and used to reduce debt, or to acquire or develop school and park land, consistent with Policy C468.

Metrics, Targets and Outcomes

Metrics	<ul style="list-style-type: none">• Value from land sale• Development of planned educational facilities in the neighbourhood• Community access to facilities
Targets	<ul style="list-style-type: none">• The City will receive market value of land from this sale• An estimated 500 students will be served by the new school development• The number of bookable hours made available to the community will be similar to the hours made available by other schools under the local school boards
Outcomes	<ul style="list-style-type: none">• Land sales are equitable and provide a financial return to the City• Greater educational choices in areas with established amenities• Safe, diverse and complete communities

Justification of Recommendation:

Removal of this vacant school building site from Policy C583 will allow this community group to acquire the site. Construction of a new school on the vacant school building site is consistent with the Council approved neighbourhood statutory plan.

Attachments

1. Kiniski South Building Site Location
2. Letter of Request from Headway School Society of Alberta
3. Policy C583 - Guidelines for Development of the 2009 Surplus School Sites

Others Reviewing this Report

- T. Burge, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- R. Smyth, Deputy City Manager, Citizen Services