

COUNCIL REPORT



OGILVIE RIDGE MUNICIPAL RESERVE REMOVAL

Recommendation

1. That the removal of the municipal reserve designation from a portion of the lands legally described as Lot 41MR, Block 111, Plan 8520432, shown as Lot 71 in Attachment 2 of the December 11, 2023, Financial and Corporate Services report FCS02141, be approved.
2. That a designated officer within Administration notify the Registrar of the Northern Alberta Land Titles Office that the provisions of the Municipal Government Act, R.S.A. 2000, c. M-26 have been complied with and request the Registrar to remove the designation of municipal reserve from a portion of the lands legally described as Lot 41MR, Block 111, Plan 8520432, shown as Lot 71 in Attachment 2 of the December 11, 2023, Financial and Corporate Services report FCS02141.

Requested Action		Council decision	
ConnectEdmonton's Guiding Principle		ConnectEdmonton Strategic Goals	
CONNECTED This unifies our work to achieve our strategic goals.		Healthy City, Urban Places	
City Plan Values	LIVE		
City Plan Big City Move(s)	Inclusive and Compassionate A rebuildable city	Relationship to Council's Strategic Priorities	Community Safety and Well-being
Corporate Business Plan	Transforming for the Future		
Council Policy, Program or Project Relationships	<ul style="list-style-type: none"> ● Policy C583 - Guidelines for Development of the 2009 Surplus School Sites ● Updated Affordable Housing Strategy ● Policy C468A - Policy to Govern the Use of Funds from the Sale of Surplus School Sites ● City Plan Policy 2.2.2.1- Streamline provision of affordable housing in all 		

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	neighbourhoods through continual regulatory and procedural review and improvement.
Related Council Discussions	<ul style="list-style-type: none">• July 7, 2015, Sustainable Development report CR2360_rev, Policy Direction for 2009 Surplus School Sites Development• December 7, 2020, Citizen Services report CR_8069, Ogilvie Ridge Building Housing Choices Site Location Review• October 3, 2022, Financial Corporate Services report FCS01275, Sale of Land Below Market Value and Grant Funding - Ogilvie Ridge• December 11, 2023, Charter Bylaw 20679 - LDA22-0498, Application to Rezone from US to RF5 and AP

Executive Summary

- The removal of the Municipal Reserve designation is required to allow the sale of the land to the City of Edmonton Non-Profit Housing Corporation (HomeEd) for the development of medium density, mixed market affordable housing.
- The below-market land sale to HomeEd was previously approved at the City Council, October 3, 2022 meeting.

REPORT

In 2015, City Council approved the Ogilvie Ridge surplus school site for mixed market affordable housing under the Building Housing Choices program and City Policy C583 Guidelines for Development of the 2009 Surplus School Sites. Mixed market affordable housing is intended to include some units offered at market rate and some at less than market rate. In 2020, City Council approved relocating the development site to the southeast corner of the larger park space. In 2021, Administration conducted public engagement to gather input on selecting a developer. The property was listed for sale in 2022.

On October 3, 2022, City Council approved the below-market sale of the site to HomeEd, conditional on HomeEd rezoning the site and the City removing the Municipal Reserve Designation. City Council must approve the removal of the Municipal Reserve designation, per the *Municipal Government Act*, before the sale of this site can take place. The City will still own the remaining land within the Ogilvie Ridge Park, which will retain its municipal reserve designation and continue to operate as open space (see Attachment 1).

HomeEd has submitted a rezoning application for the subject property to be rezoned from the (US) Urban Services Zone to the (RF5) Row Housing Zone, as presented as Charter Bylaw 20679 to Council at the December 11, 2023, City Council Public Hearing. A subdivision land development application to create one 0.8 hectare lot was endorsed on October 31, 2023. See Attachment 2 for the legal survey of the new lot.

The sale of the property will allow for a medium density, mixed market affordable housing residential redevelopment of the property, an outcome that aligns with The City Plan's Big City Moves of Inclusive and Compassionate and a Rebuildable City.

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Budget/Financial Implications

In accordance with City Policy C468A - Policy to Govern the Use of Funds from the Sale of Surplus School Sites, the net proceeds of the sale of a surplus school site will be credited to the Funds in Lieu Reserve Account to be disbursed accordingly. In this case, as the property will be sold for nominal consideration, there will be no net proceeds to credit the account.

Legal Implications

Upon removal of the municipal reserve designation, the lands may be disposed of and the proceeds (if any) from such disposal must be used for municipal reserve purposes in accordance with the *Municipal Government Act*.

Community Insight

From 2015 onwards, the community has been engaged on an ongoing basis about the development of this surplus school site, primarily related to the rezoning and sale of the property. These engagement activities and community feedback are summarized in associated rezoning and sale City Council reports. No additional engagement was conducted specifically around the municipal reserve removal.

As per requirements of the *Municipal Government Act*, the reserve designation removal notice was advertised in the Edmonton Journal on November 24 and December 2, 2023, and a sign was posted at the site.

GBA+

The high cost of housing in Edmonton can be a barrier to many residents finding safe and adequate homes. The City of Edmonton aims to increase the supply of affordable housing to all people through various programs.

The proposed Ogilvie Ridge affordable housing development is focused on providing affordable units to women and children fleeing domestic violence, which aligns with the target priorities of the National Housing Strategy.

Attachments

1. Ogilvie Ridge Municipal Reserve Removal Map
2. Legal Survey