

Sale of Surplus School Site for New School Development

Evansdale

Recommendation:

That the September 13, 2016, Sustainable Development report CR_3930, be received for information.

Report Summary

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

Report

In 1969 the City assembled land for a future public school site in the Evansdale community located at 150 avenue and 87 street (see Attachment 1). In 2012, the Edmonton Public School Board declared this vacant school building site as surplus to its needs. Following an administrative review of the surplus land, the site was declared surplus to City needs.

On January 5, 2016, the City received a proposal from the Muslim Association of Canada to acquire this vacant school site and develop a private school on the building site (see Attachment 2). Administration is working with the Muslim Association of Canada to finalize a sales agreement in support of this proposed development. The group has also agreed to provide public access into the proposed school similar to access provided by local school board who are partners to the Joint Use Agreement.

Policy

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

Public Consultation

The Muslim Association of Canada has approached the community league to inform them of their plans and seek input from the league.

Removal of the reserve designation from the building site will be required, which goes to a public hearing for Council approval. Notice of this meeting will be advertised as per the required process two weeks prior to the date of the public hearing. As the proposed use is permitted within the current US Urban Services zoning, no further public consultations are planned.

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Next Steps

Following receipt of this information report, Administration will prepare a sales agreement and submit a subdivision application to create the building parcel to be sold. A public meeting will be held regarding removal of the reserve designation from the building site. Following this public meeting, Council would consider a removal of the reserve designation at a public hearing. If Council decides to remove the reserve designation, the building parcel would be transferred after the reserve designation removal.

Budget/Financial Implications

The site will be sold at market value. Sales proceeds will be placed in the Funds-In-Lieu Reserve and used for school and park sites to reduce debt, 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 from Kindergarten to Grade 9 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

Attachments

1. Evansdale Building Site Location
2. Letter of Request from the Muslim Association of Canada

Others Reviewing this Report

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