

SUMMERLEA MUNICIPAL RESERVE REMOVAL

Recommendation

1. That the removal of the municipal reserve designation from a portion of the lands legally described as Lot 4MR, Block 22, Plan 7922534 and Lot 9MR, Block 29, Plan 8622024, shown as Lot 40 in Attachment 1 of the October 21, 2024, Financial and Corporate Services report FCS02655, 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 4MR, Block 22, Plan 7922534 and Lot 9MR, Block 29, Plan 8622024, shown as Lot 40 in Attachment 1 of the October 21, 2024, Financial and Corporate Services report FCS02655.

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)	A rebuildable city Inclusive and compassionate	Relationship to Council's Strategic Priorities	Community safety and well-being 15-minute districts
Corporate Business Plan	Transforming for the future		
Council Policy, Program or Project Relationships	<ul style="list-style-type: none"> • Policy C583A - Guidelines for Developing Surplus School Sites • 2023-2026 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 neighbourhoods through continual regulatory and procedural review and improvement. 		

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Related Council Discussions

- July 7, 2015, Sustainable Development report CR2360_rev, Policy Direction for 2009 Surplus School Sites Development
- December 12, 2023, Sustainable Development report CS01758, Policy Direction for Developing Surplus School Sites Development
- October 21, 2024, Bylaw 20957 - LDA24-0253, Application to Rezone from FD to RM h23 and PSN

Executive Summary

- In 2015, City Council approved 14 surplus school sites, including the Summerlea surplus school site, for affordable housing.
- The *Municipal Government Act* requires the removal of the municipal reserve designation at a public hearing to sell and develop this site.
- Administration is proposing the surplus school site be relocated to an alternate location south of the approved site.

REPORT

In 2015, City Council approved 14 surplus school sites, including the Summerlea surplus school site, for affordable housing. The development of these sites is guided by City Policy C583A - Guidelines for Developing Surplus School Sites and by the City's aspirational target of 16 per cent affordable housing in every neighbourhood. Initiating the development of these housing sites is part of the City of Edmonton's Council-approved Housing Accelerator Fund (HAF) action plan, which has also provided the City with the financial resources to move development forward.

As part of the development process, Administration is seeking City Council approval to remove the municipal reserve designation for a portion of the lands legally described as Lot 4MR, Block 22, Plan 7922534 and Lot 9MR, Block 29, Plan 8622024, shown as Lot 40 in Attachment 1, prior to the disposition of the surplus school site, as required by the *Municipal Government Act*. The municipal reserve removal only applies to the development site (Attachment 2); the remainder of the park site will continue to function as open space.

A developer has not been selected to construct and operate the site. The City will publicly list 11 surplus school sites for sale for the purposes of developing affordable housing by the end of 2024.

The approved Summerlea surplus school site is located on the south east corner of 175 Street NW and 93 Avenue NW. Administration is proposing the surplus school site be relocated to an alternate location south of the approved site (Attachment 3). The alternate site is more appropriate for higher density, is in closer proximity to transit and commercial services and is the more cost effective site location.

Budget/Financial Implications

In accordance with City Policy C468A - Policy to Govern the Use of Funds from the Sale of Surplus School Sites, any net proceeds of the sale of a surplus school site will be credited to the Funds in Lieu Reserve Account to be disbursed accordingly.

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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

At the May 14, 2023 Summerlea Community League Annual General Meeting, Administration shared its intent to relocate the surplus school site to an alternate location and carry out the approvals required to develop the site. On June 26, 2024, a notification letter with details of the land development proposal was sent to the ward Councillor, the Summerlea Community League, and residents within a 120-meter radius of the site.

The City carried out public engagement on the rezoning application from July 29 to August 11, 2024. The engagement activities and community feedback are summarized in the associated October 21, 2024, City Council Public Hearing rezoning report, Bylaw 20957 - To allow for medium scale housing and smaller scale parks and amenities, Summerlea. 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 October 4 and October 12, 2024, and a sign was posted at the site.

GBA+

The City of Edmonton aims to provide people from all backgrounds with the opportunity to live in a safe, comfortable home that they can afford. This project seeks to increase Edmonton's supply of housing that is safe, affordable and adequate for those in need by providing shovel-ready land for affordable housing development. Building affordable housing in every neighbourhood enables lower-income households to choose where they live. A diversity of housing types brings new residents to a range of neighbourhoods, increasing the sustainability of schools, businesses and community organizations, regardless of average income.

Environment and Climate Review

- The development of new residential housing could cause an increase to community greenhouse gas emissions and could impact the City's ability to achieve its energy transition targets. However, the impacts could be mitigated where developments abide by sustainability standards as required by applicable funding programs.
- Future development activities in the current open space could alter environmental functions such as air temperature regulation (impacting the urban heat-island effect), surface water management, carbon sequestration and storage. The retention and/or installation of additional trees and shrubs in future landscaping plans can help offset some of these alterations.
- Opting to develop higher-density housing in established or developing communities, rather than in undeveloped areas, can help lower community greenhouse gas emissions by reducing urban sprawl and shortening commute times.

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- As part of the development process, design plans will be required and Administration will review these materials. Developers are also responsible for following environmental regulations that may apply to future construction activities.

Attachments

1. Summerlea Legal Survey
2. Summerlea Municipal Reserve Removal Map
3. Summerlea Proposed Relocation Map