

LEGER MUNICIPAL RESERVE REMOVAL

Recommendation

1. That the removal of the municipal reserve designation from the lands legally described as Lot 1MR, Block 162, Plan 0324302; Lot 2MR, Block 162, Plan 0325041; and Lot 3MR, Block 162, Plan 0524501, as shown in Attachment 1 of the February 24, 2025, Financial and Corporate Services report FCS02797, 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 the lands legally described as Lot 1MR, Block 162, Plan 0324302; Lot 2MR, Block 162, Plan 0325041; and Lot 3MR, Block 162, Plan 0524501, as shown in Attachment 1 of the February 24, 2025, Financial and Corporate Services report FCS02797.

Requested Action	Council decision		
ConnectEdmonton's Guiding Principle	ConnectEdmonton Strategic Goals		
CONNECTED This unifies our work to achieve our strategic goals.	Healthy City		
City Plan Values	LIVE.		
City Plan Big City Move(s)	A community of communities	Relationship to Council's Strategic Priorities	15-minute districts
Corporate Business Plan	Managing the Corporation		
Council Policy, Program or Project Relationships	<ul style="list-style-type: none"> • Oak Hills Community League Hub Project 		
Related Council Discussions	<ul style="list-style-type: none"> • February 12, 2025, Financial and Corporate Services report FCS02799, Policy C583A Update - Henderson Estates and Leger 		

LEGER MUNICIPAL RESERVE REMOVAL

Executive Summary

- Removing the Municipal Reserve designation from the three titled lots is required to consolidate the lots with the adjacent non-reserve District Park site.
- The consolidation of the lots will prevent future cross-lot drainage issues and support the development of the Oak Hills Community League Hub project.
- The existing Archbishop Joseph MacNeil School and Leger Playground will remain as-is and continue to operate as normal.

REPORT

Administration seeks City Council approval for the removal of municipal reserve on the following lots, as shown in Attachment 1:

- Lot 1MR, Block 162, Plan 0324302 (765 Leger Way NW);
- Lot 2MR, Block 162, Plan 0325041 (745 Leger Way NW); and,
- Lot 3MR, Block 162, Plan 0524501 (735 Leger Way NW).

The three lots were designated municipal reserve via subdivision in 2003 and 2005. The lots are zoned PS (Parks and Services Zone) and have been developed as the Archbishop Joseph MacNeil School and Leger Playground. The school and playground will remain and continue to operate as-is. The Oak Hills Community League Hub Project will be located south of the existing school and playground (see Attachment 2).

Administration's practice is to remove Municipal Reserve designation from district level parks to support a wide range of facility and user group requirements. Following the removal of the Municipal Reserve designation, the land will be consolidated with the remainder of the District Park site to the west and remain in the City's parkland inventory (see Attachment 3).

Consolidation will prevent future cross-lot drainage issues as the community league hub is developed.

Community Insight

As required by the *Municipal Government Act*, the reserve designation removal notice was advertised in the Edmonton Journal on February 7 and February 15, 2025, and a sign was posted at the site.

GBA+

The removal of the municipal reserve will support the development of the future Oak Hills Community League Hub. The hub will contribute to The City Plan's direction of a Community of Communities by creating a gathering space for celebration and wellness for the Leger and Carter Crest neighbourhoods. Safe and accessible community spaces that serve people of all ages, incomes and demographics are vital for people who cannot access or afford private transportation and/or are living in disadvantaged circumstances.

LEGER MUNICIPAL RESERVE REMOVAL

Environment and Climate Review

- The development of a new community hub could increase community greenhouse gas emissions and impact the City's ability to achieve its energy transition targets. However, the impacts could be mitigated if building construction and operating and maintenance abide by sustainability standards.
- Opting to develop in established or developing communities can help to lower greenhouse gas emissions by reducing urban sprawl, utilizing existing infrastructure, shorter commute times and promoting active modes of transportation like walking or biking.
- Future development of current open space could alter environmental functions such as air temperature regulations, surface water management and carbon storage. Retaining and/or installing additional trees and shrubs in future landscaping plans can help offset these alterations.

Attachments

1. Municipal Reserve Removal Map
2. Approximate Oak Hills Community Hub Location
3. Consolidation Map