



Community Services

# **Wellington Park Land Options and Business Case Analysis**

**Edmonton**

CS02816  
Executive Committee  
May 14, 2025

## Africa Centre - Strengthening Edmonton's Community, Together

- **Key Community Hub:** As the largest pan-African non-profit in Western Canada, Africa Centre serves as a centralized resource for Edmonton's diverse African and Caribbean descent community, offering access and support.
- **Strong City Partnership - Delivering Broad Community Impact:** A connector between municipal government and diverse communities in Edmonton, Africa Centre delivers a wide range of programs across the city.
- **Growing Capacity to Meet Community Needs:** Recognizing and responding to the evolving needs of Edmonton, Africa Centre is expanding its capacity to provide even greater supports to the community.

# Timeline - African Multicultural Centre (AMCC) Project

**2007**

The City facilitates Africa Centre's lease of Wellington Junior High with the Edmonton Public School Board.

**2012-15**

The City acquires the Athlone site for the development of the future AMCC and funds schematic design.

**2018-2020**

The AMCC project pauses for Africa Centre organizational improvements and COVID-19 response.

**2023**

Council reaffirms commitment to the AMCC and approves \$300k for business case and community engagement.

**2024**

In lieu of AMCC project funding, Administration identified providing land in the Athlone Park site as a contribution to the AMCC.

# Surplus Land Identification Process

- Site Plan Athlone Park  
(Plan 2488KS, Block 76,  
Lot 1)
  - Land for potential sale to Africa Centre is 1.2 ha.
  - Subdivision required if the land is sold.



## Africa Centre's Business Case Analysis

- **Engagement:** Community input supports AMCC as a cultural hub
- **Community Need:** Gaps in culturally relevant services, need for expanded facility
- **Scenarios:** Three options, Scenario 2 recommended (basic programming + housing)
- **Financials:** Construction costs reasonable, life cycle cost analysis needed
- **Ownership:** Non-profit model, Black community ownership & operation
- **Success Factors:** Funding, support, approvals, site suitability, operational viability

## Implications of Sale

- Direct sale to AMCC may be perceived as inequitable
- **Funding Requirements**
  - Athlone lands purchased with Parkland Purchase Reserve Account (PPRA) funds
  - Sale proceeds (if any) should return to PPRA to ensure MGA compliance; standard practice is to reimburse PPRA by market value
  - Potential loss of reserve revenue is not a sustainable model

## Motion Revisited - Considerations for Next Steps

At the December 10/11, 2024, City Council meeting, the following motion was passed:

- That Administration provide a report that includes:
  - a. Identification of any portion of Plan 2488KS, Block 76, Lot 1 (Wellington Park in the Athlone Neighbourhood) that may be surplus to municipal requirements.
  - b. The implications (financial or otherwise) of the potential sale of any identified surplus land at nominal (\$1.00) value to the Council for the Advancement of African Canadians in Alberta for the purposes of building a cultural hub.
  - c. An analysis of the most recent business case from 2024 including a financial and social assessment.

Due Date: May 14, 2025, Executive Committee

**Thank you.**