

Evansdale Municipal Reserve Removal

Recommendation

1. That the removal of the reserve designation from the lands legally described as Lot 3R, Block 40, Plan 4136RS, as shown in Attachment 1 of the May 4, 2021, Financial and Corporate Services report FCS00233, 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 reserve from lands legally described as Lot 3R, Block 40, Plan 4136RS, as shown in Attachment 1 of the May 4, 2021, Financial and Corporate Services report FCS00233.

Purpose

A portion of Lot 3R, Block 40, Plan 4136RS, as shown as the approved site in Attachment 2, was originally planned for a future Edmonton Public Elementary School. It was approved by the Minister of Alberta Education as surplus to Edmonton Public Schools in 2015. Removing the reserve designation from Lot 3R, Block 40, Plan 4136RS will support the sale of this surplus school site through a public offering.

Upon removal of the reserve designation from Lot 3R, Block 40, Plan 4136RS, the City will proceed with registration of an approved subdivision, which will re-designate the residual lot as municipal reserve.

Advertising and Signage

As per requirements of the Municipal Government Act, Section 674, regarding the removal of reserve land designations, the reserve designation removal notice was advertised in the Edmonton Journal on April 16, 2021 and on April 24, 2021, and a sign was posted on the building site.

Position of Administration

Administration supports this resolution.

Report

In 1969, a future public elementary school site was assembled on a 1.23 hectare parcel located at the corner of 150 Avenue and 87 Street, within the Evansdale

neighbourhood. The planned school building was never constructed and the vacant site has been used for temporary sports fields. In 2013, the Board of Trustees of Edmonton Public Schools declared the school site as surplus to its district needs. As the Edmonton Catholic School Board and the Greater North Central Francophone Education Region Board (Conseil scolaire Centre-Nord) did not express an interest in the site for their needs, the Minister of Alberta Education approved the declaration in the fall of 2015. Edmonton Public School Board subsequently transferred title to the City in 2016 pursuant to the Joint Use Agreement.

As a municipal use for this land has not been identified, Administration intends to move forward with the sale of the surplus site. A subdivision land development application was submitted on December 8, 2020 proposing to create a separate urban service lot. The plan of subdivision (Attachment 3) was conditionally approved on March 11, 2021. Removal of the reserve designation must occur before sale. The residual lot will be re-designated as municipal reserve upon registration of the subdivision.

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 from the sale of the surplus school site will be credited to the Funds in Lieu Reserve Account to be disbursed accordingly.

Legal Implications

Upon removal of the reserve designation, the lands may be sold and the proceeds from such sale must be used for municipal reserve purposes as per the requirements of the Municipal Government Act, Section 675.

Public Engagement

No public engagement has been carried out for this proposal to date. Administration, at this time, is only proposing to subdivide the surplus school site. However, community residents were notified of plans to relocate the building site from the approved location to an alternate location within the overall park site as shown in Attachment 2. A letter with this updated information was mailed out on October 31, 2020 to all residents in the Evansdale neighbourhood. There are no intentions to change land use. Should the future property owners propose to change the land use, public engagement will be carried out at that time.

Attachments

1. Map of Evansdale Reserve Removal
2. Map of Approved and Alternate Building Site Locations
3. Approved Plan of Subdivision

Others Reviewing this Report

- G. Cebryk, Deputy City Manager, City Operations
- S. McCabe, Deputy City Manager, Urban Form and Corporate Strategic Development
- K. Fallis-Howell, Acting City Solicitor