

Dan Check

From: Tim McCargar [Tim.McCargar@edmonton.ca]
Sent: January 15, 2007 4:59 PM
To: dancheck@ereb.com
Cc: Mike Nickel; Bryan Anderson; Walter Trocenko
Subject: Bulyea Heights Surplus Catholic Elementary School

Thank you for your email inquiry of December 9, 2006 to Councillors Nickel and Anderson. I have been requested to respond directly to you on behalf of the Administration. The following information addresses the three specific questions you raised in your email:

- 1) "Already declared surplus by the school board"
 - a) I would like to start by recognizing that you are correct, the planned Edmonton Catholic School Board (ECSB) elementary school site in Bulyea Heights was declared surplus in the past (1994). Approximately half of the First-Time Homebuyer Program (FTHP) sites were declared surplus some time ago and the other half were declared surplus in 2006.
- 2) "Returned to the Parks Department"
 - a) The City assembles and holds title to planned school sites. When schools are approved and funded the City transfers title to the School Board. If planned schools are not needed, the school board does not return the school site to parks but informs the City the site is surplus to their needs.
 - b) When this occurs, the City works through a community consultation process to determine the ultimate end use of these surplus lands. As such, the site continues to remain in the City's inventory pending this determination. In the case of Bulyea Heights, the community consultation process to establish the future use of the surplus school site would have been done at some point in the future had the Bulyea Heights site not been selected as part of the FTHP.
- 3) "Was in process of rezoning to "AP" (Public Parks Zone) per application #054326561-001"
 - a) You correctly noted the above rezoning application was submitted before the FTHP was approved at Council. Had this rezoning application been approved, it would have rezoned the overall site from AGU to US and AP and would have provided zoning necessary to construct a community league building on the proposed AP lands. However, the zoning would not have changed the status of the surplus school site.

The CS3 zoning now in place in Bulyea Heights provides a limited opportunity to build townhouse style residential development on the land that would have been occupied by a school building had construction occurred. The addition of this form of housing does not impact or change the other existing permitted and discretionary uses that were allowed by the previous zoning. As a result, in Bulyea Heights, the new zoning reflects the original AGU zoning that was in place when the FTHP was approved and does not support the proposed community league building.

Under the FTHP, the Administration has made a commitment to work with community groups to confirm FTHP residential project locations on the overall site. In the case of Bulyea Heights, once the residential location is identified, the zoning for the entire site will be finalized to reflect the end uses agreed to.

I understand the Bulyea Heights Community is planning to proceed with the construction of the Community League Hall development in 2007, subject to Provincial support for the current CFEP funding application. One of the new land use
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zones approved with the FTHP (CS2) allows for the development of a community league building within its list of permitted uses. The City Administration wishes to support the proposed development of a community building in Bulyea Heights and would like to discuss rezoning the needed portion of the site from CS3 to CS2.

I wish to better understand your proposed project timing so that it can be aligned with activities now being planned for the FTHP, and will be contacting you to arrange a meeting to exchange information and confirm appropriate next steps. I look forward to meeting with you in the near future.

Sincerely,
Tim McCargar
Director, Community Services Department