

Section 23 - Local public body confidences

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23(1) The head of a local public body may refuse to disclose information to an applicant if the disclosure could reasonably be expected to reveal

(a) a draft of a resolution, bylaw or other legal instrument by which the local public body acts, or

(b) the substance of deliberations of a meeting of its elected officials or of its governing body or a committee of its governing body, if an Act or a regulation under this Act authorizes the holding of that meeting in the absence of the public.

(2) Subsection (1) does not apply if

(a) the draft of the resolution, bylaw or other legal instrument or the subject-matter of the deliberation has been considered in a meeting open to the public, or

(b) the information referred to in that subsection is in a record that has been in existence for 15 years or more.

1994 cF-18.5 s22

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Section 24 - Advice from officials

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24(1) The head of a public body may refuse to disclose information to an applicant if the disclosure could reasonably be expected to reveal

- (a) advice, proposals, recommendations, analyses or policy options developed by or for a public body or a member of the Executive Council,
- (b) consultations or deliberations involving
 - (i) officers or employees of a public body,
 - (ii) a member of the Executive Council, or
 - (iii) the staff of a member of the Executive Council,
- (c) positions, plans, procedures, criteria or instructions developed for the purpose of contractual or other negotiations by or on behalf of the Government of Alberta or a public body, or considerations that relate to those negotiations,
- (d) plans relating to the management of personnel or the administration of a public body that have not yet been implemented,
- (e) the contents of draft legislation, regulations and orders of members of the Executive Council or the Lieutenant Governor in Council,
- (f) the contents of agendas or minutes of meetings
 - (i) of the governing body of an agency, board, commission, corporation, office or other body that is designated as a public body in the regulations, or
 - (ii) of a committee of a governing body referred to in subclause (i),
- (g) information, including the proposed plans, policies or projects of a public body, the disclosure of which could reasonably be expected to result in disclosure of a pending policy or budgetary decision, or
- (h) the contents of a formal research or audit report that in the opinion of the head of the public body is incomplete unless no progress has been made on the report for at least 3 years.

(2) This section does not apply to information that

- (a) has been in existence for 15 years or more,
- (b) is a statement of the reasons for a decision that is made in the exercise of a discretionary power or an adjudicative function,
- (c) is the result of product or environmental testing carried out by or for a public body, that is complete or on which no progress has been made for at least 3 years, unless the testing was done
 - (i) for a fee as a service to a person other than a public body, or

(ii) for the purpose of developing methods of testing or testing products for possible purchase,

(d) is a statistical survey,

(e) is the result of background research of a scientific or technical nature undertaken in connection with the formulation of a policy proposal, that is complete or on which no progress has been made for at least 3 years,

(f) is an instruction or guideline issued to the officers or employees of a public body, or

(g) is a substantive rule or statement of policy that has been adopted by a public body for the purpose of interpreting an Act or regulation or administering a program or activity of the public body.

(2.1) The head of a public body must refuse to disclose to an applicant

(a) a record relating to an audit by the Chief Internal Auditor of Alberta that is created by or for the Chief Internal Auditor of Alberta, or

(b) information that would reveal information about an audit by the Chief Internal Auditor of Alberta.

(2.2) Subsection (2.1) does not apply to a record or information described in that subsection

(a) if 15 years or more has elapsed since the audit to which the record or information relates was completed, or

(b) if the audit to which the record or information relates was discontinued or if no progress has been made on the audit for 15 years or more.

(3) In this section, "audit" means a financial or other formal and systematic examination or review of a program, portion of a program or activity.

1994 cF-18.5 s23;1999 c23 s14;2006 c17 s5

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Section 25 - Disclosure harmful to economic and other interests of a public body

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25(1) The head of a public body may refuse to disclose information to an applicant if the disclosure could reasonably be expected to harm the economic interest of a public body or the Government of Alberta or the ability of the Government to manage the economy, including the following information:

- (a) trade secrets of a public body or the Government of Alberta;
- (b) financial, commercial, scientific, technical or other information in which a public body or the Government of Alberta has a proprietary interest or a right of use and that has, or is reasonably likely to have, monetary value;
- (c) information the disclosure of which could reasonably be expected to
 - (i) result in financial loss to,
 - (ii) prejudice the competitive position of, or
 - (iii) interfere with contractual or other negotiations of,the Government of Alberta or a public body;
- (d) information obtained through research by an employee of a public body, the disclosure of which could reasonably be expected to deprive the employee or the public body of priority of publication.

(2) The head of a public body must not refuse to disclose under subsection (1) the results of product or environmental testing carried out by or for a public body, unless the testing was done

- (a) for a fee as a service to a person, other than the public body, or
- (b) for the purpose of developing methods of testing or testing products for possible purchase.

1994 cF-18.5 s24;1999 c23 s15

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November 16, 2006

**ADDENDUM
H.1.a. IN PRIVATE**

TO: Members of Council

COPIES: A. B. Maurer
City Manager

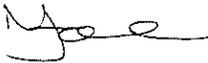
D. H. Edey
City Clerk

Media (**memo only**)

SUBJECT: November 17, 2006, Special City Council Meeting

The following in-private addendum report will be considered at the above meeting:

H.1.a. Surplus School Sites – In Private



Marilyn Johnman
Meeting Management Team

Attachment

Meeting Notice



November 6, 2006

Name of Meeting: Special City Council Meeting

Date: Friday, November 17, 2006

Time: 8:30 a.m.

Location: Council Chamber,
2nd Floor, City Hall,
1 Sir Winston Churchill Square

Purpose: Surplus School Sites – In Private

(Sections 21, 22 and 25 *Freedom of Information and Protection of Privacy Act*)

And other related matters.

For additional information, contact:

Jill Wright
City Policy Manager
Office of the City Manager
(780) 496-8226



Services for deaf or hard of hearing persons provided upon request.
Call the Citizen Action Center at TTY/NexTalk (780) 944-5555 Press 0,
cacentre@edmonton.ca or (780) 496-8200.

November 17, 2006
8:30 a.m.



Council Chamber

SPECIAL CITY COUNCIL AGENDA

ORDERS OF THE DAY: 8:30 a.m.

Call to Order

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

Deputy Mayor: Councillor J. Batty
Acting Mayor: Councillor T. Cavanagh

A.2. ADOPTION OF AGENDA

RECOMMENDATION

That the November 17, 2006, Special City Council meeting agenda be adopted.
Addenda added by a majority vote, only if All Members of Council are present.
Deletions require a unanimous vote.

A.4. URGENT MATTERS - PROTOCOL ITEMS

B. PROCEDURAL MATTERS

B.2. TIME SPECIFICS AND DECISION TO HEAR

Please See Summary of Agenda Changes for Any Requests Made.

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IN-PRIVATE REPORTS

H. OTHER REPORTS

H.1.a. Surplus School Sites

REPORT TO BE DISTRIBUTED WHEN AVAILABLE

To be discussed in private pursuant to sections 21, 22 and 25 of the *Freedom of Information and Protection of Privacy Act*.

O. ADJOURNMENT

Next Steps

Friday, November 17th City Council consideration of Surplus School Sites Report

- Letter from the Mayor to the Minister expressing Council's support
- Completion of the Communications Plan
- Additional information for Councillor's as may be requested

Tuesday, November 21st Cabinet consideration of the "Order in Council" Attachment 2 of the Surplus School Sites Report

- Within days of Cabinet approval, the Lieutenant Governor will sign the Order in Council at which time it will become public information

Communications Plan Rollout

- Briefing of interdepartmental staff on the Proposal
- Briefing of Community Leaders on the Proposal
- News Conference hosted by the Mayor, with invited guests School Boards Chairs and Provincial Ministers

Tuesday, November 28th City Council consideration of Bylaws

- To change zoning
- To remove reserve designation to allow for first-time homebuyer housing projects

First Quarter of 2007

- Agreement on revenue sharing between the City and the School Boards is confirmed
- School Boards formally declare the remaining 10 sites (As identified in Attachment 3) as being Surplus

Balance of 2007

- Asset Management and Public Works will begin implementation of the development program. Anticipate construction will start on the first projects in 2008.

The Next 3 – 5 Years

- Complete implementation of the Program

Surplus School Sites

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Recommendations:

1. That the recommendations contained in Attachment 1 of the November 16, 2006, Office of the Mayor report 2006OOM004 be approved.
2. That the November 16, 2006, Office of the Mayor report 2006OOM004 remain in private pursuant to Sections 21, 22 and 25 of the *Freedom of Information and Protection of Privacy Act*.

Report Summary

- The action recommended in this report will enable the City of Edmonton, in cooperation with Edmonton Public Schools and Edmonton Catholic Schools, to provide for the development of a significant number of residential dwelling units targeted for first-time homebuyers. It will also provide for the alternate use of school building envelopes which have been identified as surplus to needs of the school authorities, and additional school building envelopes which the school authorities have indicated a willingness to consider declaring surplus.
- The report and recommendations are intended:
 - to provide clarity on what is proposed,
 - to provide City Council’s endorsement of “The Proposal,”
 - to authorize various steps required, and
 - to provide direction to Administration regarding implementation.

Previous Council/Committee Action

At the September 12, 2006, City Council meeting the following motion was passed:

That the verbal in-private report be received for information and remain confidential.

Report

The Proposal

1. To “free up” surplus school building envelopes for development for alternative residential purposes.
2. To commit to the development and marketing of the surplus building envelopes as housing for first-time homebuyers, with development of low to medium density, family-oriented, neighbourhood-integrated “townhouse-type” development on the sites, generally at 17 units per acre.
3. To share with Edmonton Public Schools and Edmonton Catholic Schools the net revenues from sale of the land portion of the development, on a 50-50 basis (“net revenue” to be jointly defined and agreed), rather than all these funds being allocated to the Municipal Reserve Land Accounts for the purchase of open space and/or alternative school sites (City Policy C468).
4. To locate the development on the current school building envelope portion of an overall school-park site,

For s. 23(c); 24(1)(a)(g)

Surplus School Sites

Background

- This proposal is outside the terms of the Joint Use Agreement.
- School and park sites are dedicated as a matter of course from the municipal development and subdivision approval process, according to parameters agreed to between the City of Edmonton and the school authorities.
- The City of Edmonton and Edmonton Public Schools and Edmonton Catholic Schools have in recent years been engaged in initiatives that explore new planning processes to better meet school and parkland needs e.g. the “Future School-Site Study.”
- There is a need for various forms of housing, including for first-time homebuyers.
- The Mayor and City Council have championed efforts at political levels to arrive at new strategies for the use of assembled, vacant and surplus school sites. The Mayor and City Council have also been engaged in developing and implementing strategies for the provision of various forms of housing.
- Concern for both these policy areas has led to the proposals contained in this report, which address both areas of concern.
- The proposal will provide housing on the school building envelopes for first-time homebuyer families with moderate income. The City’s share of the net revenue will be allocated to other housing issues, specifically those identified and addressed by “Cornerstones: Edmonton’s Plan for Affordable Housing 2006-2011,” and to seniors’ housing.
- The Mayor and the two school authorities, together with their respective Administrations, identified 11 vacant, assembled surplus school sites that can be re-allocated to residential use to address part of the housing needs of Edmontonians, and ten additional sites that the school authorities are willing to declare surplus subject to their execution of the necessary agreements with the City. (The sites are listed in Attachment 3.) The proposal and objectives have been approved in principle by the two school authorities, with support for pursuing the implementation actions required (Attachment 4).
- Development will occur on an area of land intended for school development. There will be no reduction in any neighbourhood land originally intended for park development. More than 1,000 housing units are anticipated.
- The Mayor has met with appropriate representatives of the Government of Alberta to explain the proposal, and has their support including their agreement to take steps necessary to assist in the implementation.

Legally-Required Implementation Actions

- Pursuant to Recommendation 2 in Attachment 1, the City will request the Provincial Cabinet to exercise its (Cabinet’s) authority pursuant to the *Municipal Government Act* (Attachment 2) to make exemptions to various planning and development requirements for the 72 separate properties which comprise the 21 sites as follows:

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Surplus School Sites

- There will be no requirement to provide public notice of the rezoning necessary to allow for residential use of the sites;
- There will be no requirement to hold a public hearing for the necessary plan amendments, text amendments and rezoning to allow for residential use of the sites;
- There will be no requirement to hold a public hearing on the removal of the reserve designation on the sites;
- There will be no right of appeal to the Subdivision and Development Appeal Board for any development permit issued in accordance with the Zoning Bylaw as it will apply to the sites, and no requirement to provide notice of the issuance of a development permit; and
- There will be an opportunity for the public to provide comments on the specifics of planned development on a site.

(The Cabinet is scheduled to consider this on November 21, 2006.)

- City Council will be requested (November 28, 2006) to give three readings to amendments to current planning bylaws:
 - Amendment as required to various Area Structure plans;
 - Amendment to the text of the Zoning Bylaw to create the (new) Zoning Districts to apply to the 21 sites; and

- Amendment to the Zoning Map to apply the new Zoning Districts as appropriate to the 21 sites.
- (The new Zoning Districts to be created will incorporate the uses listed in the current zoning of the site, and add the uses necessary and appropriate to allow residential development and related other uses which facilitate a “normal” residential community.)
- City Council will be requested (November 28, 2006) to pass the resolution necessary to remove the reserve designation from the sites.

Additional Implementation Actions

(The form and timing of these actions remains to be determined.)

- Execution of agreements with Edmonton Public Schools and Edmonton Catholic Schools respectively, respecting various items generally as referenced in Attachment 5 to this report;

FOIP s. 23(1); 24(1)(g)

- Approval of guidelines for “the opportunity to the public to provide comments on the specifics of the planned development”, per 2-4.4(2) of the proposed *Exemption Regulation* ;

FOIP s. 23(1) ; 24(1)(g)

- “Marketing and Buyer-Selection Criteria and Process” to determine how and by whom the developments will be sold, who will be selected (clarity on “first-

Surplus School Sites

time homebuyer”), what guidelines will be in place to ensure that there is no speculation and that the benefits are passed on to subsequent buyers.

Budget/Financial Implications

- It is anticipated that the proposal will provide a positive net revenue contribution to the City of Edmonton.
- The overall financial impact, however, is dependent on the development strategy and housing concept for first-time homebuyers that is adopted.
- Total property tax revenues to the City from the proposed sites are expected to range between \$1.2 million and \$1.4 million per year within the next three to five years (the amount of time assumed that it will take to complete and sell all prospective sites).

Legal Implications

- The suggested process requires City Council to pass bylaws to rezone these sites, amend the statutory plans, and to advance a motion to remove the reserve designation. The regulation exempts the City from the requirement to hold a public hearing before passing these bylaws and motions. The proposal would also require subdivisions and development permits, but the exemption regulation removes the right of appeal.
- The advantage of this process is that future owners of these homes (and the banks who grant them mortgages) will have the certainty of knowing that the development has been properly zoned and approved. It avoids the need to return to Cabinet with requested amendments to the exemption regulation

because City Council remains in control of the uses and regulations attached to the site. Finally, it eliminates the need for lengthy public hearings and appeals.

FOIP s. 23(1); 24(1)(a)(g)

Justification of Recommendations

1. City Council’s approval of the recommendations will allow this proposal to proceed.
2. This is a draft proposal that should remain in private.

Background Information Attached

1. Surplus School Sites - Recommendations for City Council Approval
2. Proposed *Planning Exemption Amendment Regulation*
3. School Sites Identified for Exemption and Development
4. Letters from Edmonton Public Schools to Mayor Mandel dated October 25, 2006, and from Edmonton Catholic Schools to Honourable Gene Zwozdesky, Minister of Education, dated November 1, 2006
5. Agreements with Edmonton Public Schools and Edmonton Catholic Schools
6. Surplus School Sites (Mayor Mandel): Implementation Actions

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Surplus School Sites - Recommendations for City Council Approval

Recommendations:

1. That the development of surplus school building envelopes as described in the Office of the Mayor report 2006OOM004 ("The Proposal") be approved.
2. That Mayor Mandel, on behalf of Edmonton City Council, write to the Government of Alberta indicating Council's support of the Regulation contained in Attachment 2.
3. That Attachment 4 of the Office of the Mayor report 2006OOM004 (letters of support from Edmonton Public Schools and Edmonton Catholic Schools) be received for information.
4. That agreements with Edmonton Public Schools and Edmonton Catholic Schools for the residential development and sale of the surplus school building envelopes be approved, in a form acceptable to the City Manager (Attachment 5 to the Office of the Mayor report 2006OOM004).
5. That the City's share of net revenue from the development and sale be allocated to "Cornerstones: Edmonton's Plan for Affordable Housing 2006-2011" and to seniors' housing, rather than in accordance with City Policy C468
6. That Administration be directed to take the actions outlined in Attachment 6 of the Office of the Mayor report 2006OOM004.

Justification of Recommendations:

1. City Council's approval of the proposal is necessary for it to proceed expeditiously. The proposal addresses surplus school site issues and housing issues to the benefit of Edmontonians.
2. The Provincial Cabinet's approval of exemptions to standard processes and regulations is necessary for the proposal to move forward expeditiously.
3. City Council should acknowledge the crucial support of Edmonton Public and Edmonton Catholic Schools, as evidenced by their letters.
4. Because of the "land transfer" nature of the proposal, and the revenue-sharing proposal, a formal agreement with the school authorities is necessary.
5. The allocation of the revenue from the land portion of sales is an exception to the City's Policy. The exception recommended allows the revenue to be used to continue to address housing needs in Edmonton.
6. City Council should be aware of, and give its approval to the various implementation steps outlined in Attachment 6 (and be aware that this list is not all-inclusive at this point).

Proposed Planning Exemption Amendment Regulation

Municipal Government Act

PLANNING EXEMPTION AMENDMENT REGULATION

1 The *Planning Exemption Regulation* (AR 223/2000) is amended by this Regulation.

2 The following is added after section 4.3:

Application re subdivision

4.4(1) Divisions 9 and 10 and section 692 of Part 17 of the Act and the regulations do not apply to a development of lands within the areas described in Schedule 4 if the development is effected for the purpose of residential uses.

(2) Despite subsection (1), before the commencement of any development on a parcel of land specified in Schedule 4, the City of Edmonton must afford an opportunity to the public to provide comments on the specifics of the planned development on the parcel.

3 The following is added after Schedule 3:

Schedule 4

All lands legally described as follows:

- 1** Lot 72SR, Block 53, Plan 8421364
- 2** Lot 71, Block 53, Plan 8421364
- 3** Lot 74MR, Block 53, Plan 8421364
- 4** Lot 73MR, Block 53, Plan 8421364
- 5** Lot 53MR, Block 19, Plan 8021872
- 6** Lot 12, Block 19, Plan 3491TR
- 7** Lot 13W, Block 19, Plan 3491TR
- 8** Lot 1MR, Block 122, Plan 8621816

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Proposed Planning Exemption Amendment Regulation

- 9 Lot 36MSR, Block 35, Plan 8022824
- 10 Lot 37, Block 35, Plan 8022824
- 11 Lot 27W, Block 35, Plan 3414TR
- 12 Lot 38SR, Block 35, Plan 8022824
- 13 Lot 39MR, Block 35, Plan 8022824
- 14 Lot 2, Block 4, Plan 8220154
- 15 Lot 3MR, Block 4, Plan 8220154
- 16 Lot 4R, Block 51, Plan 4028TR
- 17 Lot 9, Block 51, Plan 4027TR
- 18 Lot 6W, Block 51, Plan 4027TR
- 19 Lot 82MR, Block 42, Plan 8622143
- 20 Lot 80, Block 42, Plan 8622143
- 21 Lot 83, Block 42, Plan 8622143
- 22 Lot 110SR, Block 101, Plan 8422617
- 23 Lot 109, Block 101, Plan 8422617
- 24 Lot 111, Block 101, Plan 8422617
- 25 Lot 112MR, Block 101, Plan 8422617
- 26 Lot 113, Block 101, Plan 8422617
- 27 Lot 114SR, Block 101, Plan 8422617
- 28 Lot 21, Block 42, Plan 7722150
- 29 Lot 20R, Block 42, Plan 7722150
- 30 Lot 10SR, Block 19, Plan 8222093

Proposed Planning Exemption Amendment Regulation

- 31 Lot 5SR, Block 19, Plan 8222093
- 32 Lot 6MR, Block 19, Plan 8222093
- 33 Lot 7, Block 19, Plan 8222093
- 34 Lot 8, Block 19, Plan 8222093
- 35 Lot 9SR, Block 19, Plan 8222093
- 36 Lot 36MSR, Block 35, Plan 8022824
- 37 Lot 37, Block 35, Plan 8022824
- 38 Lot 27W, Block 35, Plan 3414TR
- 39 Lot 38SR, Block 35, Plan 8022824
- 40 Lot 39MR, Block 35, Plan 8022824
- 41 Lot 2, Block 118, Plan 0425915
- 42 Lot 1MR, Block 118, Plan 0425915
- 43 Lot 32MR, Block 12, Plan 0224202
- 44 Lot 77MR, Block 12, Plan 0227188
- 45 Lot 31MR, Block 12, Plan 0124854
- 46 Lot 111MR, Block 18, Plan 0321459
- 47 Lot 113SR, Block 18, Plan 0321459
- 48 Lot 112, Block 18, Plan 0321459
- 49 Lot 8MR, Block 8, Plan 9022833
- 50 Lot 57, Block 56, Plan 7822564
- 51 Lot 58, Block 56, Plan 7822564
- 52 Lot 59MR, Block 56, Plan 7822564

Proposed Planning Exemption Amendment Regulation

- 53 Lot 73MR, Block 26, Plan 9824223
- 54 Lot 27MR, Block 26, Plan 9422409
- 55 Lot 21MR, Block 26, Plan 8021945
- 56 Lot 22MR, Block 26, Plan 8621482
- 57 Lot 23, Block 26, Plan 8621482
- 58 Lot 25MR, Block 26, Plan 8022546
- 59 Lot 24MR, Block 26, Plan 8022546
- 60 Quadrant OT, Portion of Section 16, Township 52, Range 25, West of the 4th Meridian, as described in Certificate of Title 922 123 545
- 61 Lot 22R, Block 12, Plan 7720751
- 62 Lot 21, Block 12, Plan 7720751
- 63 Lot 16, Block 12, Plan 7720751
- 64 Lot 15R, Block 12, Plan 7720751
- 65 Lot 64, Block 17, Plan 8023036
- 66 Lot 63MR, Block 17, Plan 8023036
- 67 Lot 7, Block 30, Plan 7821443
- 68 Lot 16MSR, Block 30, Plan 7822821
- 69 Lot 8R, Block 30, Plan 7821443
- 70 Lot 84SR, Block 8, Plan 8022603
- 71 Lot 85MR, Block 8, Plan 8022603
- 72 Lot 86, Block 8, Plan 8022603

School Sites Identified for Exemption and Development

Ward	Area	Neighbourhood	School Board	School Type	School Building Envelope Size (ha.) (*)	Total Site Size (ha.)
1	West Jasper Place	La Perle	ECSB	Elementary	0.80	10.98
1	West Jasper Place	Dechene	EPSB	Elementary	1.20	13.18
2	Lake District	Belle Rive	ECSB	Elementary/ Junior High	1.60	16.87
2	Castle Downs	Dunluce	EPSB	Elementary	1.20	5.66
2	Castle Downs	Caernarvon	EPSB	Junior High	1.40	7.12
3	Clareview	Sifton Park	ECSB	Elementary	0.80	7.75
3	Clareview	Kernohan	EPSB	Elementary	1.20	4.73
3	Clareview	Kirkness	EPSB	Junior High	1.40	14.78
3	Casselman	McLeod	EPSB	Elementary	1.20	6.02
3	Hermitage	Canon Ridge	EPSB	Elementary	1.20	5.37
5	Riverbend	Bulyea Heights	ECSB	Elementary	0.80	11.61
5	Terwillegar Heights	Haddow	ECSB	Elementary	0.80	8.92
5	Twin Brooks	Twin Brooks	ECSB	Elementary	0.80	9.07
5	Kaskitayo	Blue Quill	EPSB	Elementary	1.20	15.58
5	Kaskitayo	Bearspaw	EPSB	Elementary	1.20	5.48
5	Kaskitayo	Skyrattler	EPSB	Elementary	1.20	7.34
6	Mill Woods	Tawa	ECSB	Elementary	0.80	7.90
6	Mill Woods	Michaels Park	ECSB	Elementary	0.80	8.99
6	Mill Woods	Michaels Park	EPSB	Elementary	1.20	8.99
6	Mill Woods	Greenview	EPSB	Junior High	1.40	10.67
6	Meadows	Larkspur	ECSB	Elementary/ Junior High	1.60	12.23

Notes to table:

- Sites declared surplus prior to 2006
- (*) Size varies between school boards according to differing school board requirements
- (*) School building envelope sizes as identified above are per agreed-to 1995 standards between the City and the school authorities. These school building envelope sizes may change based on approved Site Development Master Plans for specific sites.



Board of Trustees
 Bev Esslinger, Chair
 Gerry Gibeault, Vice-Chair
 David Colburn
 Don Fleming
 Ken Gibson
 Svend Hansen
 Wendy Keiver
 George Nicholson
 Don Williams

Superintendent of Schools
 Lyall M. Thomson

 Centre for Education
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 info@epsb.ca
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October 25, 2006

Mayor Stephen Mandel
 City of Edmonton
 2nd Floor, City Hall
 1 Sir Winston Churchill Square
 Edmonton, AB T5J 2R7

Dear Mayor Mandel:

Thank you for your letter of October 3, 2006 and our recent telephone conversations regarding affordable housing on surplus school sites. After considerable discussion, the Board of Trustees of Edmonton Public Schools supports the concept of a pilot project to facilitate the City of Edmonton's housing needs. This project would involve the use of six sites that the Board of Trustees has already declared surplus: Blue Quill elementary site in Kaskatayo, Canon Ridge elementary site in Hermitage, Kernohan elementary site in Clareview, Kirkness junior high site in Clareview, McLeod elementary site in Casselman, and Michaels Park elementary site in Mill Woods.

The pilot project would also involve the Board of Trustees' declaring the following six sites as surplus: Bears paw elementary site in Kaskitayo, Caernarvon junior high site in Castle Downs, Dechene elementary site in West Jasper Place, Greenview junior high site in Mill Woods, Skyrattler elementary site in Kaskitayo, and one site to be determined. (Please note that we wish to maintain the Callingwood site, since it is designated as a future high school site.)

It is essential to the school district's continued commitment to this pilot project that a specific proposal, including a timeframe, be established within 30 days. In the longer term, the Board of Trustees acknowledges that surplus school sites are an important issue to resolve, and we are prepared to discuss this further in the context of the district's Ten-Year facility plan.

By working in partnership with the City of Edmonton, the Board of Trustees believes that this joint initiative will begin to address both the city's need for housing and the school district's need to ensure long term viability of existing schools. The Board of Trustees looks forward to working with you and City Council as discussions proceed.

Sincerely,

A handwritten signature in black ink that reads 'Bev Esslinger'.

Bev Esslinger
 Board Chair

BE:gm

- c. Board of Trustees, Edmonton Public Schools
 Lyall M. Thomson, Superintendent, Edmonton Public Schools
 Al Maurer, City Manager, City of Edmonton
 Joan Carr, Superintendent, Edmonton Catholic Schools
 Debbie Engel, Chairperson, Edmonton Catholic Schools



Edmonton Catholic Schools

November 1, 2006

The Honourable Gene Zwozdesky
Minister of Education
228 Legislature Building
Edmonton, AB T5K 2B6

Dear Minister Zwozdesky:

This letter is to provide support to the City of Edmonton on the Mayor's initiative to use surplus school sites to construct affordable housing for first time home buyers.

Edmonton Catholic Schools has a long standing policy of turning surplus school sites over to the City of Edmonton. We are pleased that we will be getting credit from the City not only for the four sites that we have identified to turn over for this very worthy project but also for the five sites that we have turned over in recent years.

Being this money will not be realized for a significant period of time, Edmonton Catholic would like assurance from the Province that they would be given unfettered right to use this money to enhance education and not be penalized when future infrastructure and P O & M funding is announced. When these funds are received, we would like them placed in our operating reserve.

In conclusion, we commend Mayor Mandel for his proactive thinking and continued efforts to make Edmonton the best place to live in Alberta. We also thank the Government of Alberta for support of this initiative.

Sincerely,

Debbie Engel
Chairperson

Copy: Mayor Stephen Mandel
Board of Trustees
Joan Carr, Superintendent

Board of Trustees

Debbie Engel
Ward One

Janice Sarich
Ward Two

Jim Urfacher
Ward Two

Mark Razzolini
Ward Three

Debbie Cavaliere
Ward Four

Judy Buddle
Ward Five

Patrick McDonald
Ward Six

Superintendent

Joan Carr

Agreements with Edmonton Public Schools and Edmonton Catholic Schools

Issues to be Included and/or Negotiated:

FoIP s. 23(1)(a); 24(1)(c)(g); 25(1)(c)(iii)

Surplus School Sites - Implementation Actions

General Principles for Development

- “Free up” surplus school building envelopes (listed in Attachment 2) for development of residential uses.
- Commit to the development and marketing of the sites as ownership housing for first-time Alberta home buyers of moderate income, comprised of couples with children (primary market) and childless couples (secondary market).
- Commit to development of medium density, family-oriented, row housing type development on the sites, at a maximum of 17 units per acre.
- To share with Edmonton Public Schools and Edmonton Catholic Schools the net revenues from sale of the land portion of the development, on a 50-50 basis (“net revenue” to be jointly defined and agreed), rather than all these funds being allocated to the Municipal Reserve Land Accounts for the purchase of open space and/or alternative school sites (City Policy C468).

General Implementation Principles and Actions

(1) Develop Guidelines for the Use of the City’s Portion of the Net Revenue

- Allocate to housing issues identified and addressed by “Cornerstones: Edmonton’s Plan for Affordable Housing 2006-2011”
- Allocate to seniors’ housing

FOIP s. 23(1) ; 24(1)(g)

Surplus School Sites - Implementation Actions

FoIPs. 23(1) ; 24(1)(g)

(3) Develop Guidelines for Public Comments on the Design Specifics of a Proposed Residential Development

- Community consultation regarding the proposed residential developments will be held at the design stage, with the public having the opportunity to provide input to the developer on the unit layout, building orientation, architectural design, landscaping and amenity features.
- Administration will develop the community consultation process in conjunction with the Office of Public Involvement.

(4) Develop a Building Process

- Establish a staging plan for phasing residential development of the school building envelope, beginning with an initial pilot to build three to five residential projects in 2008.

(5) Develop Criteria and Process for Marketing and Buyer Selection

- Commit to the development and marketing of the sites as ownership housing for first-time Alberta homebuyers of moderate income, comprised of couples with children (primary market) and childless couples (secondary market).
- Define moderate income households as those earning approximately 80% to 90% of median income in the Edmonton region (approximately \$56,000.00 to \$62,000.00 per year for a couple with children, using 2004 income tax information published by Statistics Canada.
- Commit to a development and sales strategy that ensures the housing units will be affordable to the target market of moderate income households.
- Ensure that the City retains a controlling interest in these projects so that the housing is sold only to qualified first-time homebuyers.
- Mechanisms to be developed to ensure that homebuyers cannot “flip” the housing for speculative profit.