

EDMONTON PUBLIC SCHOOLS

November 25, 2003

TO: Board of Trustees

FROM: A. McBeath, Superintendent of Schools

SUBJECT: Surplus School Sites

ORIGINATOR: A. Habinski, Executive Director School and District Services

RESOURCE

STAFF: Jenise Bidulock, Andrea Furness, Amy-Irene Seward

RECOMMENDATION

That the surplus declaration of the vacant elementary school site in Carlisle neighbourhood be approved.

That the surplus declaration of the vacant elementary school site in Hairsine neighbourhood be approved.

That the surplus declaration of the vacant elementary school site in La Perle neighbourhood be approved.

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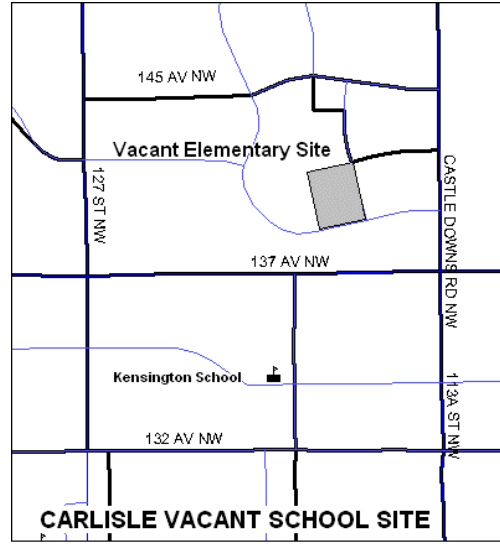
Edmonton Public Schools in collaboration with The City of Edmonton through the Joint Use Agreement has identified three vacant school sites to be considered for disposition as per a pilot project. The first stage of the pilot project was to select three vacant school sites that could be reviewed as part of the pilot project. The sites chosen are the Carlisle elementary school site, the Hairsine elementary school site and the La Perle elementary school site. This report provides an analysis and the rationale for declaring these sites surplus to the district's needs.

**Carlisle Elementary School Site**

A public elementary site was reserved in the Carlisle neighbourhood in the Castle Downs Outline Plan in 1971 based on development information provided at that time by the City of Edmonton. The information showed that the planned neighbourhood would have a population of 4,600 people living in approximately 1,000 residential units. At the time, district planners calculated that 230 public elementary students would be generated from the neighbourhood and an elementary site was reserved in accordance with planning guidelines to take an elementary school site in each neighbourhood. The site was approved by City Council through adoption of the neighbourhood plan and has since been held by the City pending approval of school construction on the site.

The neighbourhood has developed according to the Castle Downs Outline plan. The 1999 City of Edmonton Demographic Profile indicates that the total population of Carlisle is 4,060 living in 1,335 residential units. The neighbourhood is completely developed and is adjacent to a large commercial development to the south and to the west of the neighbourhood.

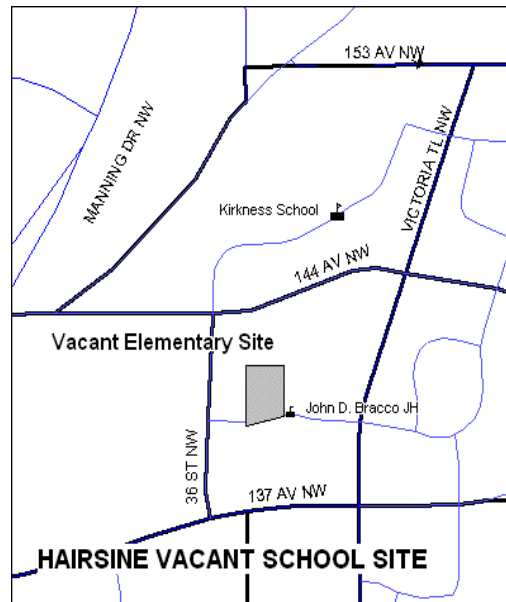
The total number of elementary students living in the Carlisle neighbourhood is approximately 300, of which 186 attend Edmonton Public Schools. The designated receiving school for Carlisle is Kensington Elementary School, which is located in the neighbourhood directly south of Carlisle. The rated capacity of Kensington is 540 and the September 30, 2003 enrolment was 393. Fifty-seven public elementary students who live in Carlisle attend Kensington and the other 129 are attending various schools throughout the district. Thus Kensington will be able to accommodate all students from Carlisle in the long term. The number of public school students living in Carlisle has declined by 34 elementary students over the last five years.



The administration applies for a new school when a threshold of 300 students is reached. Carlisle neighbourhood was not planned for 300 public school students, nor has it ever reached 300 students. As surrounding neighbourhoods get older, enrolment begins to decline and surplus space will continue to be available in nearby schools.

**Hairsine Elementary Site**

A public elementary site was reserved in the Hairsine neighbourhood in the Clareview Outline Plan in 1969 based on development information provided at that time by the City of Edmonton. The information showed that the planned neighbourhood would have a population of around 6,000 people living in approximately 1,600 residential units. At the time, it was predicted that 724 public elementary students would be generated from the neighbourhood. The site was approved by City Council through adoption of the neighbourhood plan and has since been held by the City pending approval of school construction on the site.



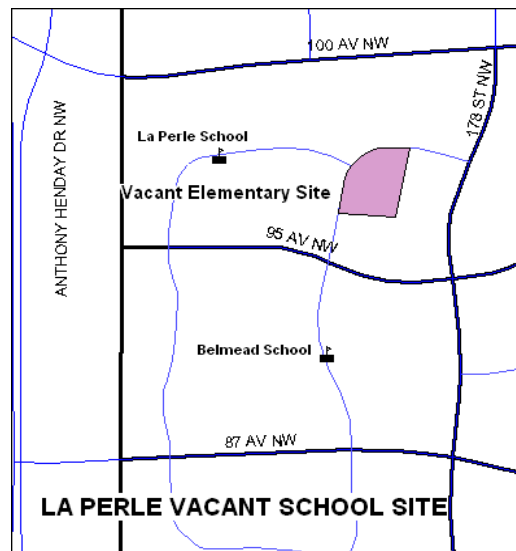
The projected population in the neighbourhood has not been achieved due to changes to the neighbourhood boundaries and changes in land use. The 1999 City of Edmonton Demographic Profile indicates that the total population of Hairsine is 2,755 living in 965

residential units. The neighbourhood is completely developed and is adjacent to a large commercial development to the west of the neighbourhood.

The total number of elementary students living in the Hairsine neighbourhood is approximately 250, of which 127 attend Edmonton Public Schools. The designated receiving school for Hairsine is Kirkness Elementary School, which is located in the neighbourhood directly north of Hairsine. The rated capacity of Kirkness is 422 and the September 30, 2003 enrolment was 318. Fifty-three public elementary students who live in Hairsine attend Kirkness and the other 74 are attending various schools throughout the district. Thus, Kirkness will be able to accommodate all students from Hairsine in the long term. The number of public school students living in Hairsine has declined by 29 students over the last five years.

### **La Perle East Elementary Site**

A public elementary site was reserved in the La Perle neighbourhood in the West Jasper Place Outline Plan in 1979 based on development information provided at that time by the City of Edmonton. The information showed that the planned neighbourhood would have a population of around 7,000 people living in approximately 1,750 residential units. At the time, it was predicted that two public elementary schools would be required to accommodate the students generated from the neighbourhood. The sites were approved by City Council through the adoption of the neighbourhood plan. The district constructed La Perle Elementary School in 1983 and the other site has been held by the City pending approval of school construction.



The projected population in the neighbourhood has not been achieved due to changes to the neighbourhood boundaries and changes in land use. The 1999 City of Edmonton Demographic Profile indicates that the total population of La Perle is 5,470 living in 1,945 residential units. The neighbourhood is completely developed and is adjacent to other residential neighbourhoods, a major transportation corridor and an industrial area.

The total number of elementary students living in the La Perle neighbourhood is approximately 500, of which 458 attend Edmonton Public Schools. La Perle Elementary School accommodates 283 of the public school students living in this neighbourhood, and other students attend various schools throughout the west end. The rated capacity of La Perle is 470 and the September 30, 2003 enrolment was 376. Thus La Perle will be able to accommodate all students from the La Perle neighbourhood in the long term. The number of public school students living in the La Perle neighbourhood has declined by 84 students over the last five years and the enrolment at La Perle has also been slowly declining.

The population in these three neighbourhoods is settled and the need for an elementary school has never materialized. Adequate existing space in the receiving schools can accommodate students living in these neighbourhoods over the long term. Therefore, these sites will not be required for future schools.

### **Proceeds from the Sale of Surplus School Sites**

The district has been working with the City of Edmonton to review how the proceeds from the sale of surplus school sites can be used to directly benefit schools. Once a school site has been declared surplus to district needs, the City assesses the site to determine if any of their departments need the site. If the site is not required for city purposes, the community is consulted and the site is rezoned and sold on the open market. In the past, the proceeds from this sale have been used for enhancing the parks and sports fields in the neighbourhood where the site was declared surplus, and other parks in the area. The community is consulted as part of this process to determine the types of benefits that would be suitable for the community.

Many schools and parks are located on shared sites; therefore enhancements made to the park will benefit the school as well. The district has advocated for a direct benefit to be realized to a district school when a school site is sold. The benefits that would be realized when these sites are declared surplus would include: improved accessibility to the site (drop-offs and parking lots), playground redevelopment, sports field upgrades, and tree plantings for outdoor classrooms (Appendix I). The district will have the opportunity to be involved in community consultation to ensure school needs are considered in the process for determining how the proceeds from the sale of surplus school sites are used. The administration is actively pursuing a formal commitment from the City of Edmonton to provide these benefits and will report to the board on progress towards the implementation of these plans.

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APPENDIX I – Benefit to Schools if Sites are Declared Surplus

APPENDIX II – Map of Surplus School Sites