

EDMONTON PUBLIC SCHOOLS

October 13, 2009

TO: Board of Trustees  
FROM: E. Schmidt, Superintendent of Schools  
SUBJECT: Surplus School Sites  
ORIGINATOR: T. Parker, Assistant Superintendent

RESOURCE

STAFF: Josephine Duquette, Michael Ediger, Jyde Heaven, KuokKei Hong, Roland Labbe, Marco Melfi, Ann Parker, Lorne Parker, Amy-Irene Seward

RECOMMENDATION

That the declaration of 18 vacant school sites detailed in Appendix I as surplus to district need be approved.

\* \* \* \* \*

On May 12, 2009, the Board of Trustees approved the *Joint Use Agreement – Land (JUA-Land)*. A key issue for the City of Edmonton in the *JUA-Land* negotiations was a desire for regular reviews of vacant school sites by school districts, including a review to be completed upon execution of the *JUA-Land*.

To fulfill the site review commitment, district administration conducted an initial review of approximately 50 vacant school sites in suburban plan areas. Sites located in plan areas that are not fully developed were excluded from consideration for surplus declaration. A detailed review of 23 sites in plan areas considered to be developed, was subsequently conducted. This report provides background and rationale for the recommendation to declare 18 sites surplus to district need. Review criteria, methodology and assessment of the sites is provided in Appendix II.

The presidents of affected Community Leagues have been informed of the proposed surplus declarations. The City of Edmonton will follow their surplus school sites processes to determine potential future uses of the sites, which will include community consultation.

RL:gm

Appendix I - Vacant School Sites Proposed for Surplus Declaration  
Appendix II - Surplus Review Criteria and Methodology  
Appendix III - Plan Area and Site Information

## VACANT SCHOOL SITES PROPOSED FOR SURPLUS DECLARATION

### **Burnewood Area:**

1. The public elementary school site in the Kiniski Gardens neighbourhood
2. The public junior high school site in the Kiniski Gardens neighbourhood\*

### **Casselman-Steele Heights Area:**

3. The public elementary school site in the Miller neighbourhood

### **Castle Downs Area:**

4. The public junior high school site in the Dunluce neighbourhood

### **Clareview Area:**

5. The public junior high school site in the Belmont neighbourhood\*

### **Hermitage Area:**

6. The public junior high school site in the Overlanders neighbourhood

### **Kaskitayo Area:**

7. The public elementary school site in the Ermineskin neighbourhood
8. The public junior high school site in the Blue Quill neighbourhood
9. The public junior high school site in the Keheewin neighbourhood\*

### **Mill Woods Area:**

10. The public junior high school site in the Sakaw neighbourhood

### **Riverbend Area:**

11. The public elementary school site in the Henderson Estates neighbourhood
12. The public elementary school site in the Ogilvie Ridge neighbourhood
13. The public junior high school site in the Bulyea Heights neighbourhood

### **West Jasper Place Area:**

14. The public elementary school site in the Summerlea neighbourhood
15. The public elementary school site in the Wedgewood Heights neighbourhood
16. The public junior high school site in the Aldergrove neighbourhood\*
17. The public junior high school site in the La Perle neighbourhood\*
18. The public junior high school site in the Lymburn neighbourhood

*\*Ministerial consent to transfer title to these properties will be requested upon approval of surplus declaration.*

## VACANT SCHOOL SITES - SURPLUS REVIEW CRITERIA AND METHODOLOGY

The vacant sites under review were evaluated by applying a value matrix. The matrix considers five criteria and applies a value to each criterion. The evaluation was based on a presumed attendance area for each site. The criteria are as follows:

1. existing student population;
2. peak student growth;
3. potential for future development;
4. potential for program need; and
5. sector capacity.

The total weighted value for each site created through the application of the matrix exemplifies the importance of the site to the District. The lower the score the less important the site is to meet future District needs. Sites with a value less than 20 are proposed to be surpluses by the District.

VACANT SCHOOL SITES - SURPLUS REVIEW CRITERIA AND METHODOLOGY

Elementary sites	Existing Student Population	Peak Student Growth	Potential for Future Development	Potential Program Need	Sector Capacity	Total Weighted Score
Lewis Farms SE (Potter Greens)	7	10	1	1	5	24
Meadows Central (Silver Berry)	7	10	1	1	3	22
Ermineskin	1	3	3	3	5	15
Kiniski Gardens	7	3	1	1	3	15
Henderson Estate	1	3	1	4	5	14
Miller	1	7	1	1	3	13
Wedgewood Heights	1	5	1	1	5	13
Ogilvie Ridge	1	3	1	1	5	11
Summerlea	1	3	1	1	5	11
<b>Scoring</b>	<b>1 '= &lt; 300</b>	<b>1 '= &gt; 20 years ago</b>	<b>1 '= 0% to 20% potential</b>	<b>1 '= low</b>	<b>1 '= plus 25% or greater excess capacity</b>	
		<b>3 '= 10 to 20 years ago</b>	<b>3 '= 21% to 40% potential</b>			
	<b>7 '= 300 to 500</b>	<b>5 '= &lt; 10 years ago</b>	<b>5 '= 41% to 60% potential</b>	<b>3 '= neutral</b>	<b>3 '= 0% to plus 25% excess capacity</b>	
		<b>7 '= now</b>	<b>7 '= 61% to 80% potential</b>			
	<b>15 '= &gt; 500</b>	<b>10 '= future</b>	<b>10 '= 81% to 100% potential</b>	<b>5 '= high</b>	<b>5 '= minus 1% to minus 25% excess capacity</b>	
Junior High Sites	Existing Student Population	Peak Student Growth	Potential for Future Development	Potential Program Need	Sector Capacity	Total Weighted Score
Heritage Valley East (Blackmud Creek)	15	10	3	1	5	34
Palisades South (Hudson)	7	10	3	1	5	26
Oleskiw (EL/JH)	15	3	1	1	5	25
Bulyea Heights	7	5	1	1	5	19
Lymburn	7	5	1	1	5	19
Blue Quill	1	7	1	3	5	17
Kiniski Gardens	7	5	1	1	3	17
La Perle	7	3	1	1	5	17
Keheewin	1	3	3	1	5	13
Dunluce	1	3	1	1	5	11
Overlanders	1	3	3	3	1	11
Belmont	1	5	1	1	1	9
Aldergrove	1	1	1	1	5	9
Sakaw	1	3	1	1	3	9
<b>Scoring</b>	<b>1 '= &lt; 300</b>	<b>1 '= &gt; 20 years ago</b>	<b>1 '= 0% to 20% potential</b>	<b>1 '= low</b>	<b>1 '= plus 25% or greater excess capacity</b>	
		<b>3 '= 10 to 20 years ago</b>	<b>3 '= 21% to 40% potential</b>			
	<b>7 '= 300 to 500</b>	<b>5 '= &lt; 10 years ago</b>	<b>5 '= 41% to 60% potential</b>	<b>3 '= neutral</b>	<b>3 '= 0% to plus 25% excess capacity</b>	
		<b>7 '= now</b>	<b>7 '= 61% to 80% potential</b>			
	<b>15 '= &gt; 500</b>	<b>10 '= future</b>	<b>10 '= 81% to 100% potential</b>	<b>5 '= high</b>	<b>5 '= minus 1% to minus 25% excess capacity</b>	
Senior High	Existing Student Population	Peak Student Growth	Potential for Future Development	Potential Program Need	Sector Capacity	Total Weighted Score
Clareview	15	10	3	5	3	36
Castle Downs (Dunluce)	15	10	3	5	3	36
Kaskitayo (Keheewin)	15	5	1	5	3	29
West Jasper Place (Callingwood)	15	5	1	5	3	29
<b>Scoring</b>	<b>1 '= &lt; 1000</b>	<b>1 '= &gt; 20 years ago</b>	<b>1 '= 0% to 20% potential</b>	<b>1 '= low</b>	<b>1 '= plus 25% or greater excess capacity</b>	
		<b>3 '= 10 to 20 years ago</b>	<b>3 '= 21% to 40% potential</b>			
	<b>7 '= 1000 to 1500</b>	<b>5 '= &lt; 10 years ago</b>	<b>5 '= 41% to 60% potential</b>	<b>3 '= neutral</b>	<b>3 '= 0% to plus 25% excess capacity</b>	
		<b>7 '= now</b>	<b>7 '= 61% to 80% potential</b>			
	<b>15 '= &gt; 1500</b>	<b>10 '= future</b>	<b>10 '= 81% to 100% potential</b>	<b>5 '= high</b>	<b>5 '= minus 1% to minus 25% excess capacity</b>	
Sites that score > 20 should be retained for future use						
Sites not reviewed but used as comparison *						

**PLAN AREA AND SITE INFORMATION**

**Plan Area:** Burnewood

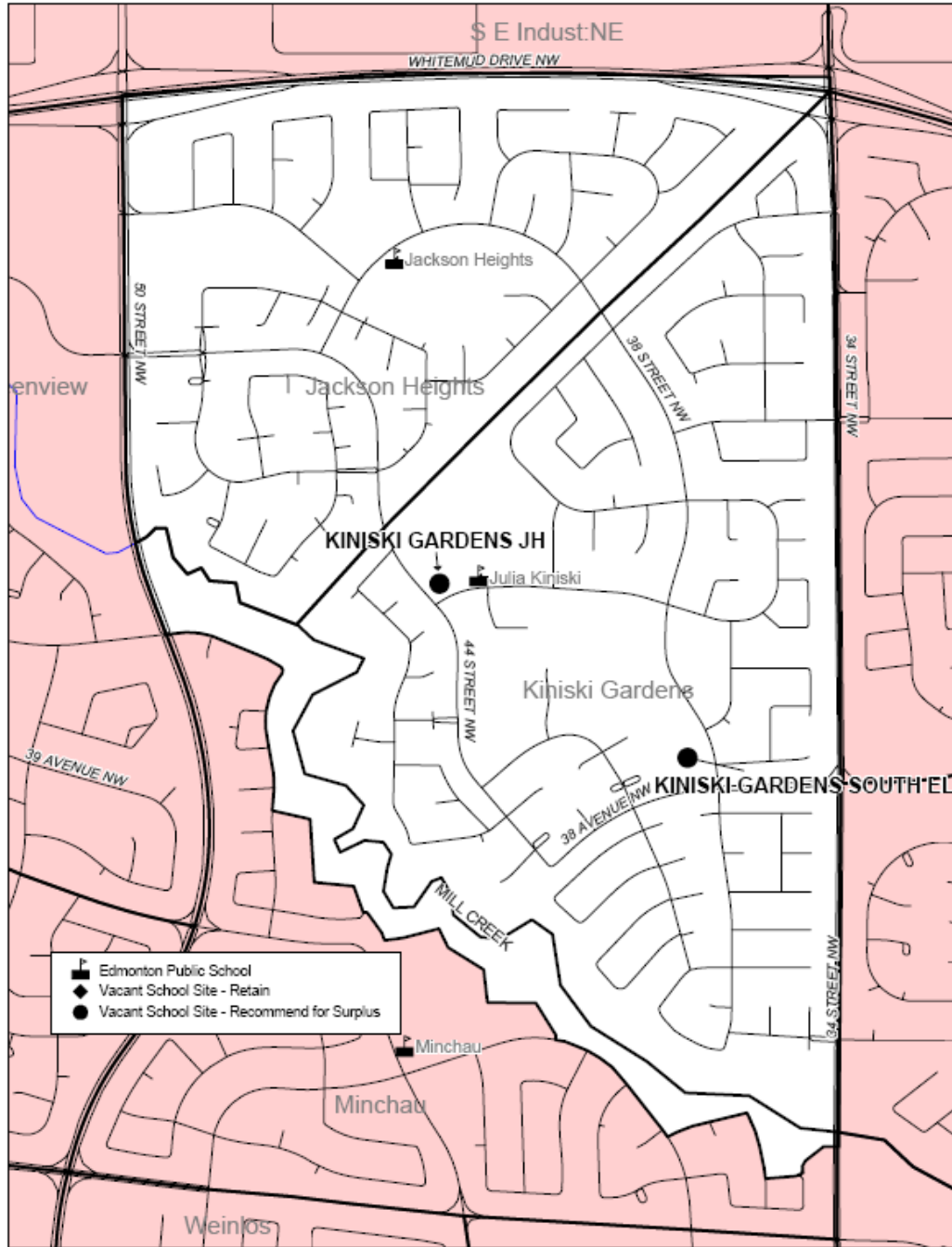
**Plan Adopted:** 1980 Burnewood Neighbourhood Area Structure Plan

<b>Population:</b>	<b>Projected (1989)</b>	<b>Current (2009)</b>
<b>Burnewood Population</b>	<b>10,847</b>	<b>*11,057</b>

	<b>Recommend for Surplus</b>	<b>Retain</b>
<b>Elementary Site</b>	Kiniski Gardens (South)	-
<b>Junior High Site</b>	Kiniski Gardens	-

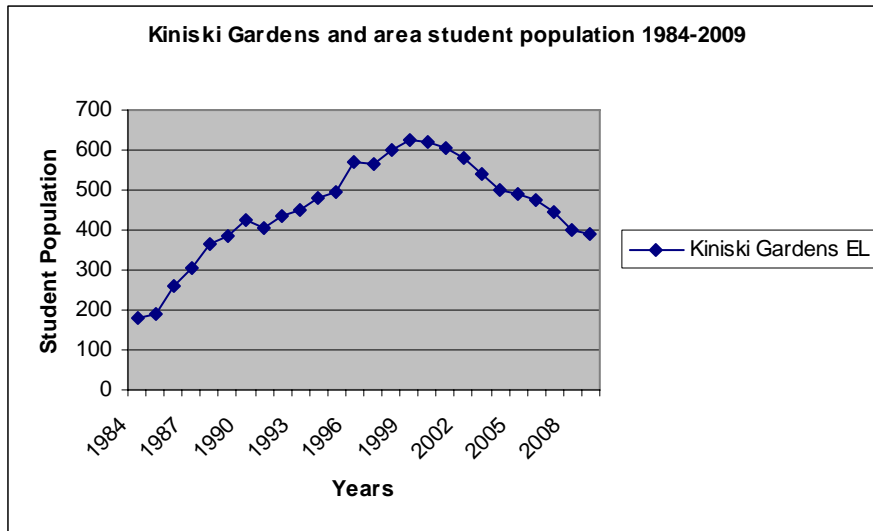
\*Source: City of Edmonton Census 2009

Plan Area Boundary - Burnewood



Prepared by Planning, Edmonton Public Schools  
Area Boundaries - Burnewood.WOR

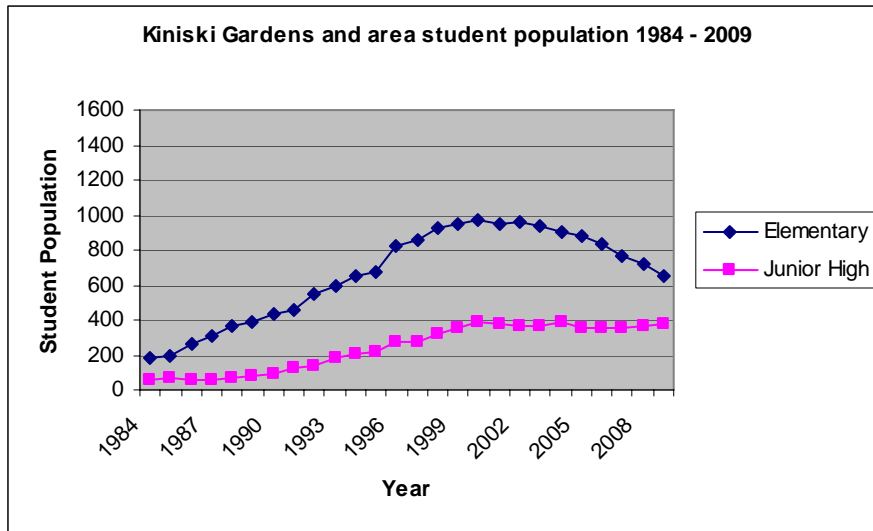
Kiniski Gardens (South) neighbourhood with vacant **elementary school site** and student population information



Kiniski Gardens and area student population			
	Projected (1980)	*Peak (Year)	*Current (15 Sept 2009)
Elementary	1322	623 (1999)	361

\*Source: EPSB Student Information System Data

Kiniksi Gardens (North) neighbourhood with vacant **junior high school site** and student population information



Kiniksi Gardens and area student population			
	Projected (1980)	*Peak (Year)	*Current (15 Sept 2009)
<b>Elementary</b>	1322	969 (2000)	646
<b>Junior High</b>	522	386 (2000)	373

\*Source: EPSB Student Information System Data



**Plan Area:** Casselman-Steele Heights

**Plan Adopted:** 1972 Casselman-Steele Heights District Outline Plan

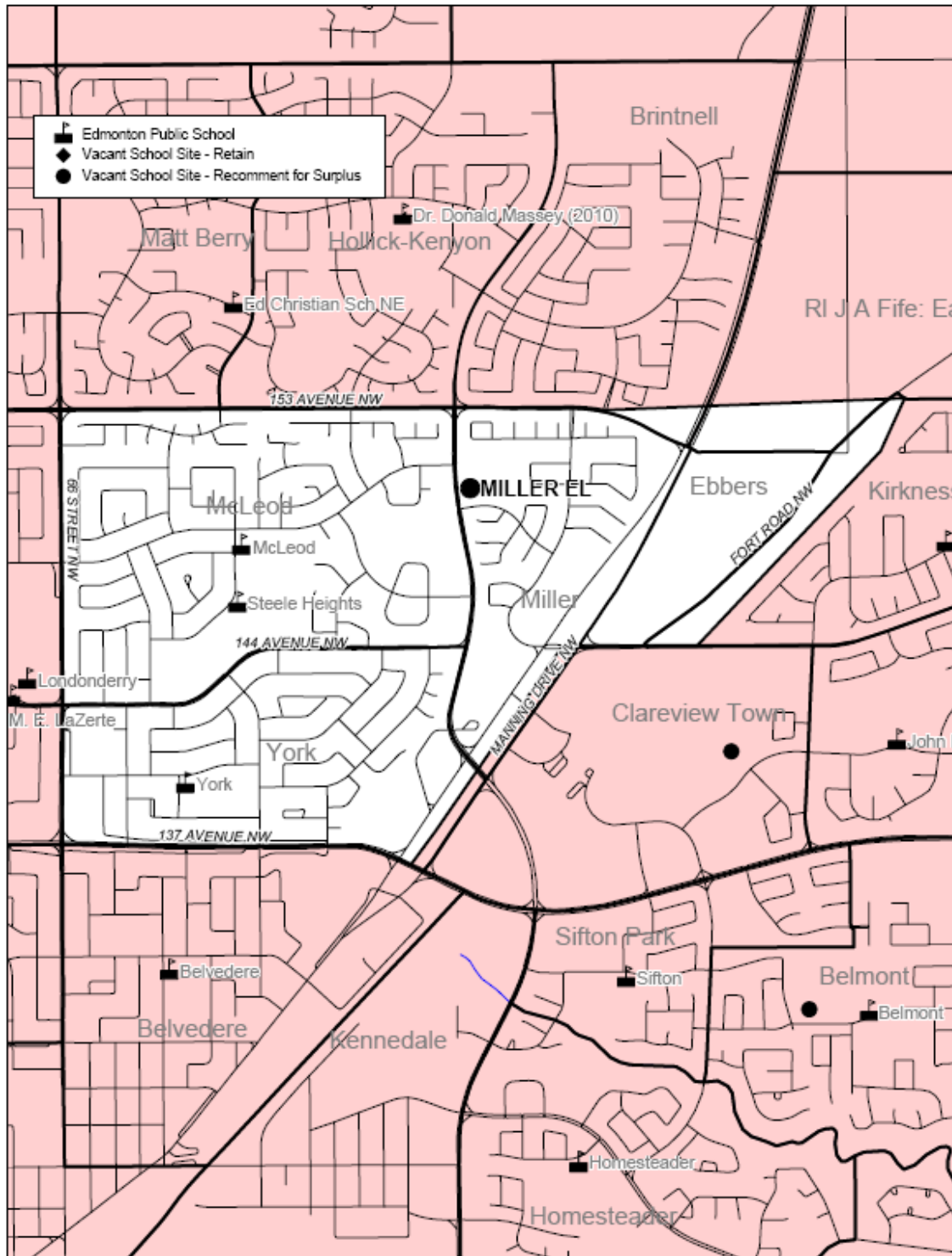
<b>Population:</b>	<b>Projected (1995)*</b>	<b>Current (2009)</b>
<b>Casselman-Steele Heights Population</b>	<b>10,789</b>	<b>*12,768</b>

<b>Previously Surplused</b>	<b>Site</b>	<b>Year</b>
<b>Elementary Site</b>	McLeod East	1991

	<b>Recommend for Surplus</b>	<b>Retain</b>
<b>Elementary Site</b>	Miller	-

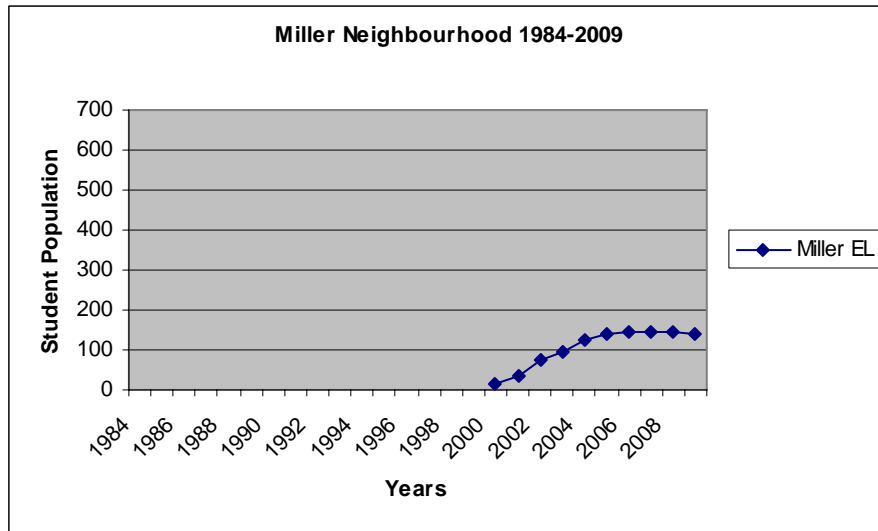
\*Source: City of Edmonton Census 2009

Plan Area Boundary - Casselman-Steele Heights



Prepared by Planning, Edmonton Public Schools  
Area Boundaries - Casselman-Steele Heights.WOR

Miller neighbourhood with vacant **elementary school site** and student population information



Miller and area student population			
	*Projected (1995)	Peak (Year)	Current ** (15 Sept 2009)
<b>Elementary</b>	469	147 (2009)	147

\* Student population projection from Miller NSP

\*\* Source: EPSB Student Information System Data

**Plan Area:** Castle Downs

**Plan Adopted:** 1971 Castle Downs Outline Plan

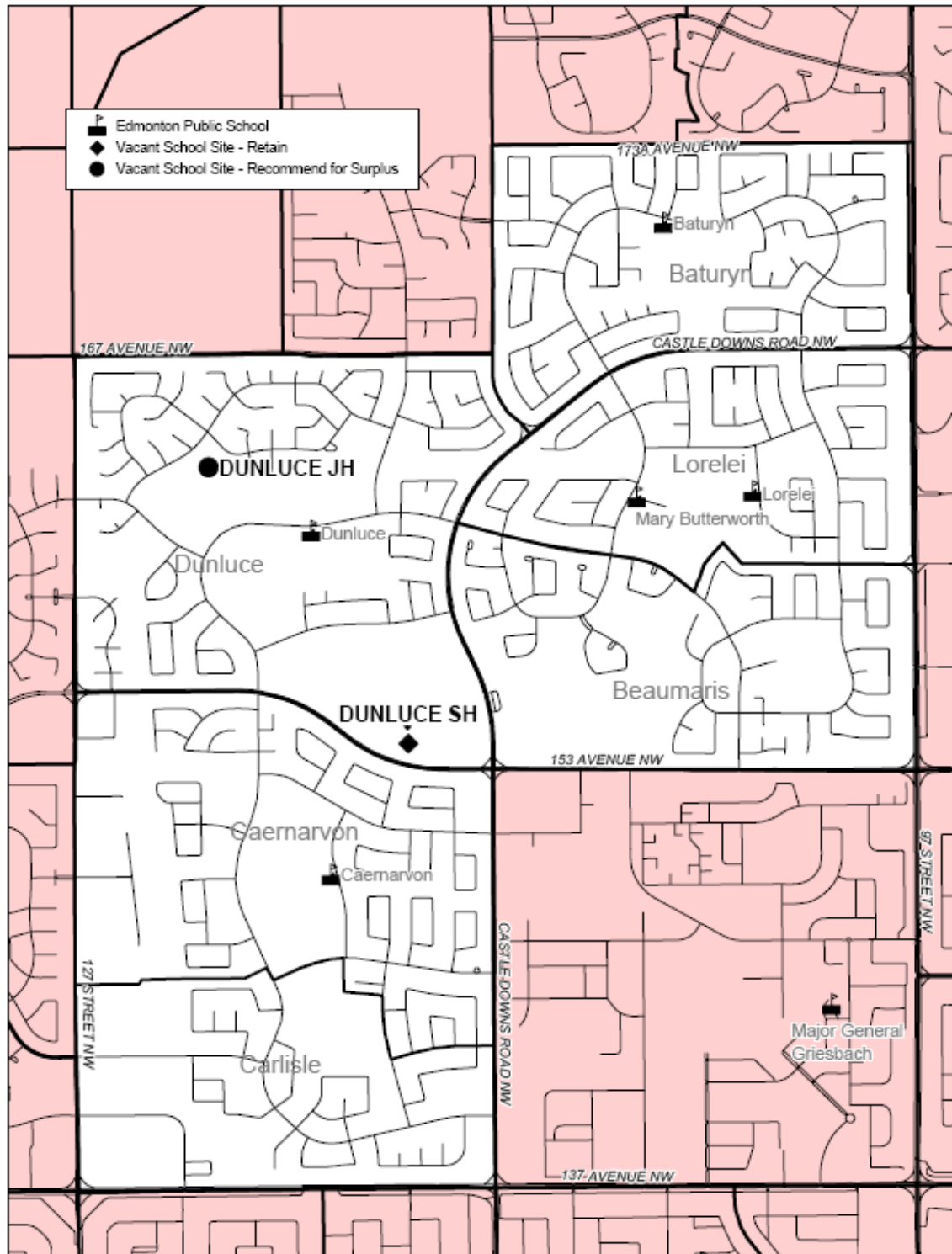
<b>Population:</b>	<b>Projected (1971)</b>	<b>Current (2009)</b>
<b>Castle Downs Population</b>	40,000	*29,561

<b>Previously Surplused</b>	<b>Site</b>	<b>Year</b>
<b>Elementary Sites</b>	Beumaris	1993
	Carlisle	2003
	Dunluce	2007
	Caernarvon	2007

	<b>Recommend for Surplus</b>	<b>Retain</b>
<b>Junior High Site</b>	Dunluce	-
<b>Senior High Site</b>	-	Castle Downs Campus (Dunluce)

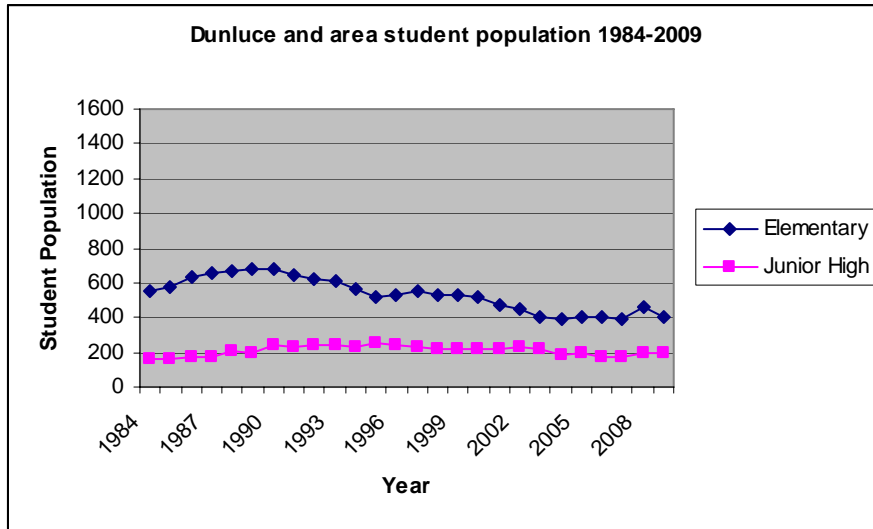
\*Source: City of Edmonton Census 2009

# Plan Area Boundary - Castle Downs



Prepared by Planning, Edmonton Public Schools  
Area Boundaries - Castle Downs.WOR

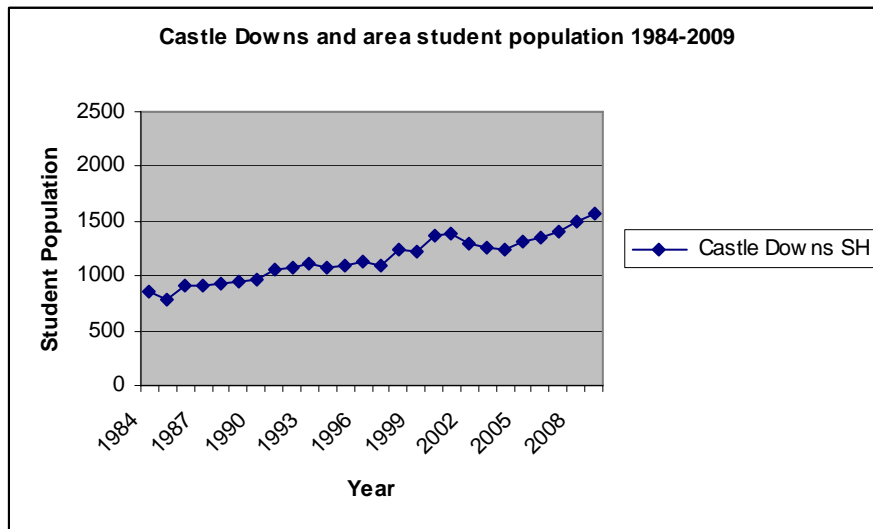
Dunluce neighbourhood with vacant **junior high school site** and student population information



Dunluce and area student population			
	Projected (1971)	*Peak (Year)	*Current (15 Sept 2009)
<b>Elementary</b>	640	675 (1989)	408
<b>Junior High</b>	241	250 (1995)	194

\* Source: EPSB Student Information System Data

Dunluce neighbourhood with vacant **senior high school site** and student population information



Castle Downs and area student population		
	*Peak (2009)	*Current (15 Sept 2009)
<b>Senior High</b>	1566	1566

\* Source: EPSB Student Information System Data

**Plan Area:** Clareview

**Plan Adopted:** 1972 Clareview Outline Plan

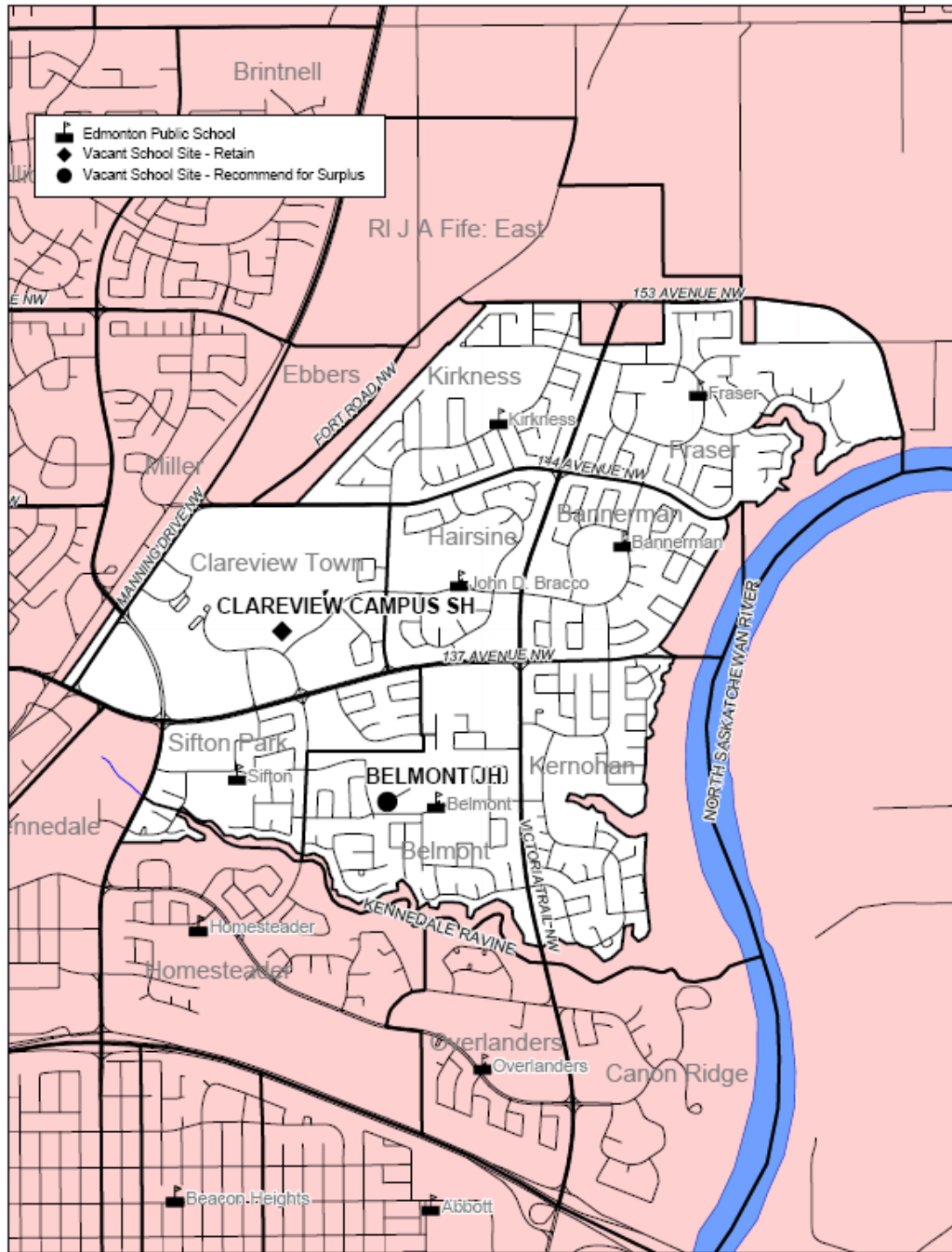
<b>Population:</b>	<b>Projected (1972)</b>	<b>Current (2009)</b>
<b>Clareview Population</b>	<b>40,751</b>	<b>*25,931</b>

<b>Previously Surplused</b>	<b>Site</b>	<b>Year</b>
<b>Elementary Sites</b>	Kernohan	1991
	Hairsine	2003
<b>Junior High Site</b>	Kirkness	1991

	<b>Recommend for Surplus</b>	<b>Retain</b>
<b>Junior High Site</b>	Belmont	-
<b>Senior High Site</b>	-	Clareview Campus (Clareview Town Centre)

\*Source: City of Edmonton Census 2009

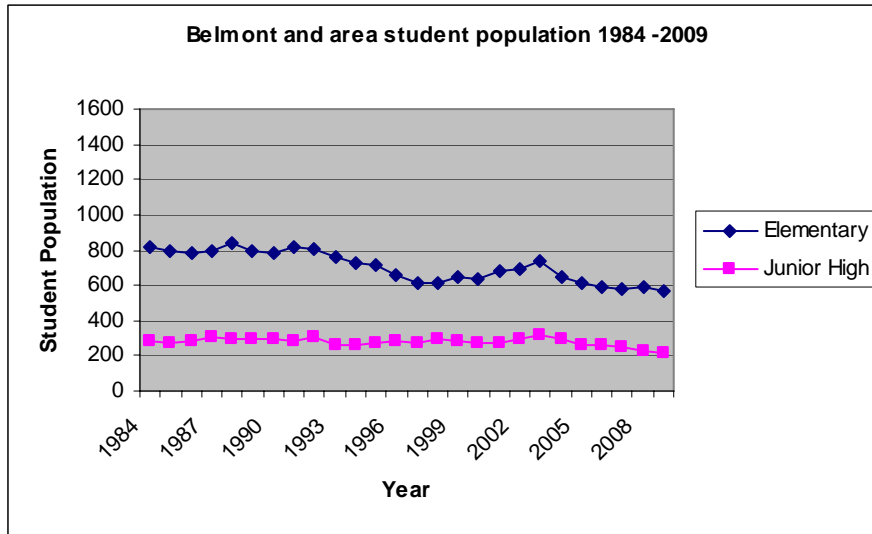
Plan Area Boundary - Clareview



Prepared by Planning, Edmonton Public Schools  
Area Boundaries - Clareview.WOR



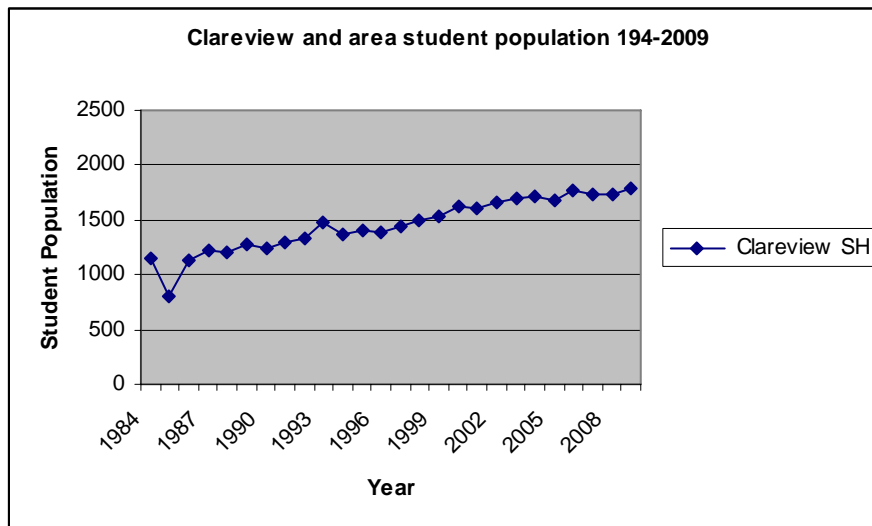
Belmont neighbourhood with vacant **junior high school site** and student population information



Belmont and area student population			
	Projected (1972)	*Peak (Year)	*Current (15 Sept 2009)
<b>Elementary</b>	1348	844 (1988)	573
<b>Junior High</b>	542	313 (2003)	214

\* Source: EPSB Student Information System Data

Clareview Town Centre neighbourhood with vacant **senior high school site** and student population information



Clareview and area student population		
	*Peak (2009)	*Current (15 Sept 2009)
<b>Senior High</b>	1795	1795

\* Source: EPSB Student Information System Data

**Plan Area:** Hermitage

**Plan Adopted:** 1970 Hermitage General Outline Plan  
1975 East and Central Neighbourhoods – Hermitage Outline Plan

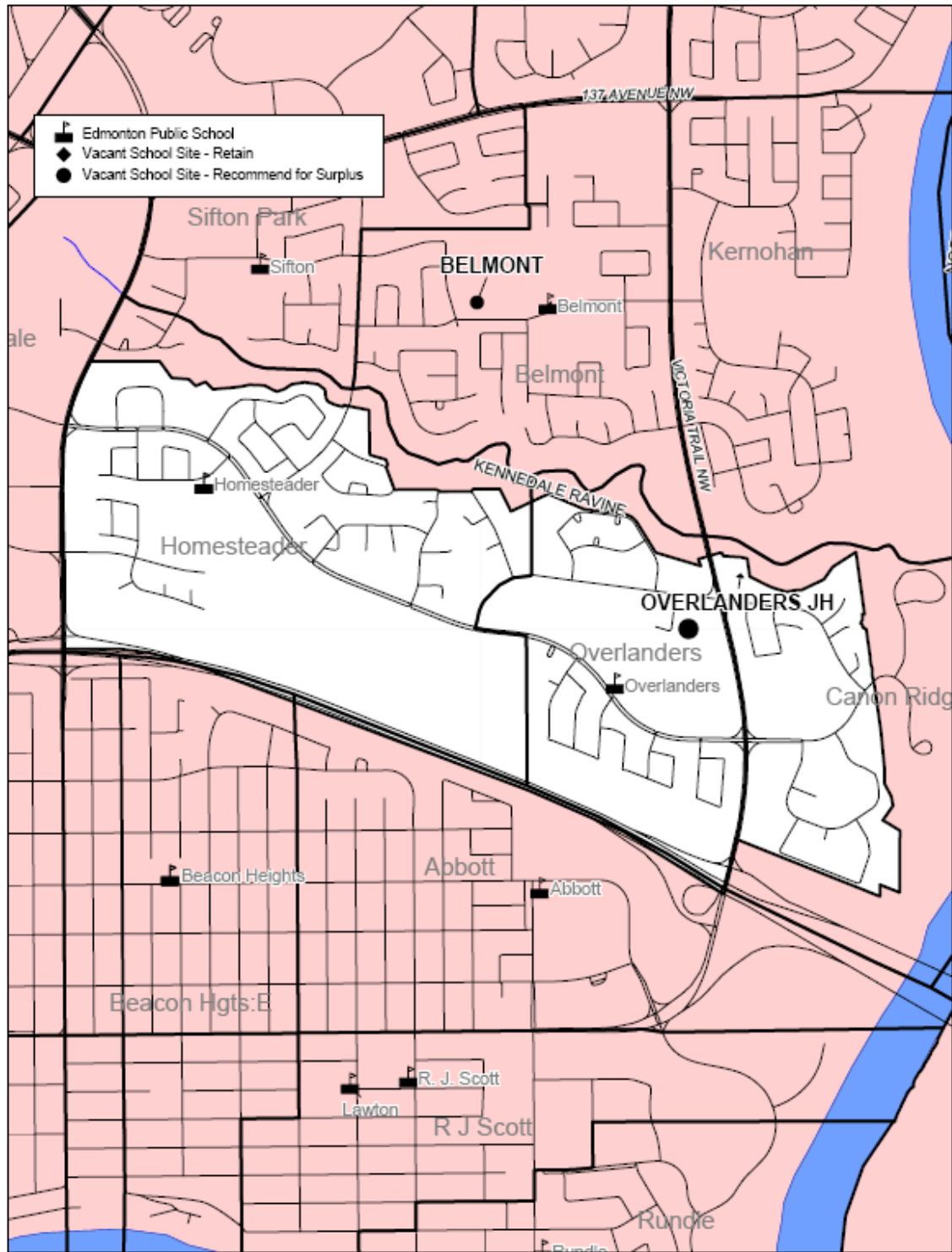
<b>Population:</b>	<b>Projected (1970)</b>	<b>Current (2009)</b>
<b>Hermitage Population</b>	<b>14,284</b>	<b>*8,058</b>

<b>Previously Surplused</b>	<b>Site</b>	<b>Year</b>
<b>Elementary Site</b>	Canon Ridge	1993

	<b>Recommend for Surplus</b>	<b>Retain</b>
<b>Junior High Site</b>	Overlanders	-

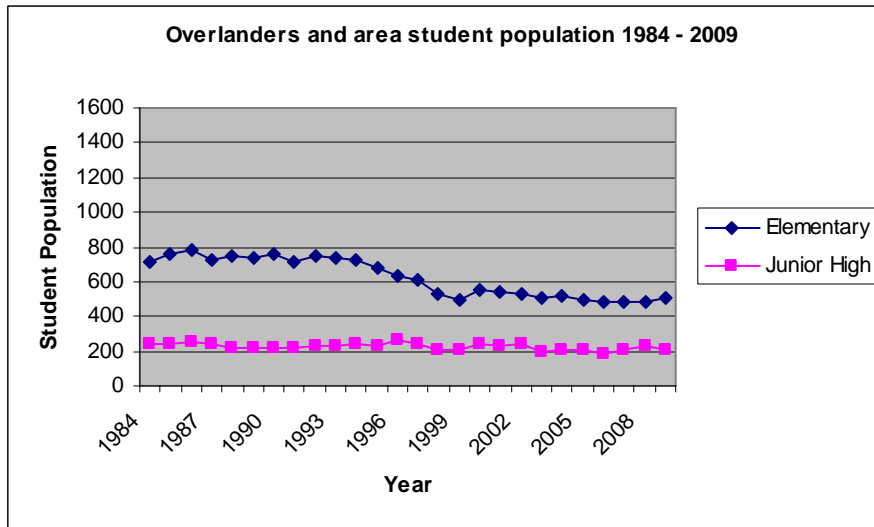
\*Source: City of Edmonton Census 2009

Plan Area Boundary - Hermitage



Prepared by Planning, Edmonton Public Schools  
Area Boundaries - Hermitage

Overlanders neighbourhood with vacant **junior high school site** and student population information



Overlanders and area student population			
	Projected (1975)	*Peak (Year)	*Current (15 Sept 2009)
<b>Elementary</b>	1738	783 (1986)	506
<b>Junior High</b>	736	259 (1996)	210

\* Source: EPSB Student Information System Data

**Plan Area:** Kaskitayo

**Plan Adopted:** 1973 Kaskitayo Outline Plan

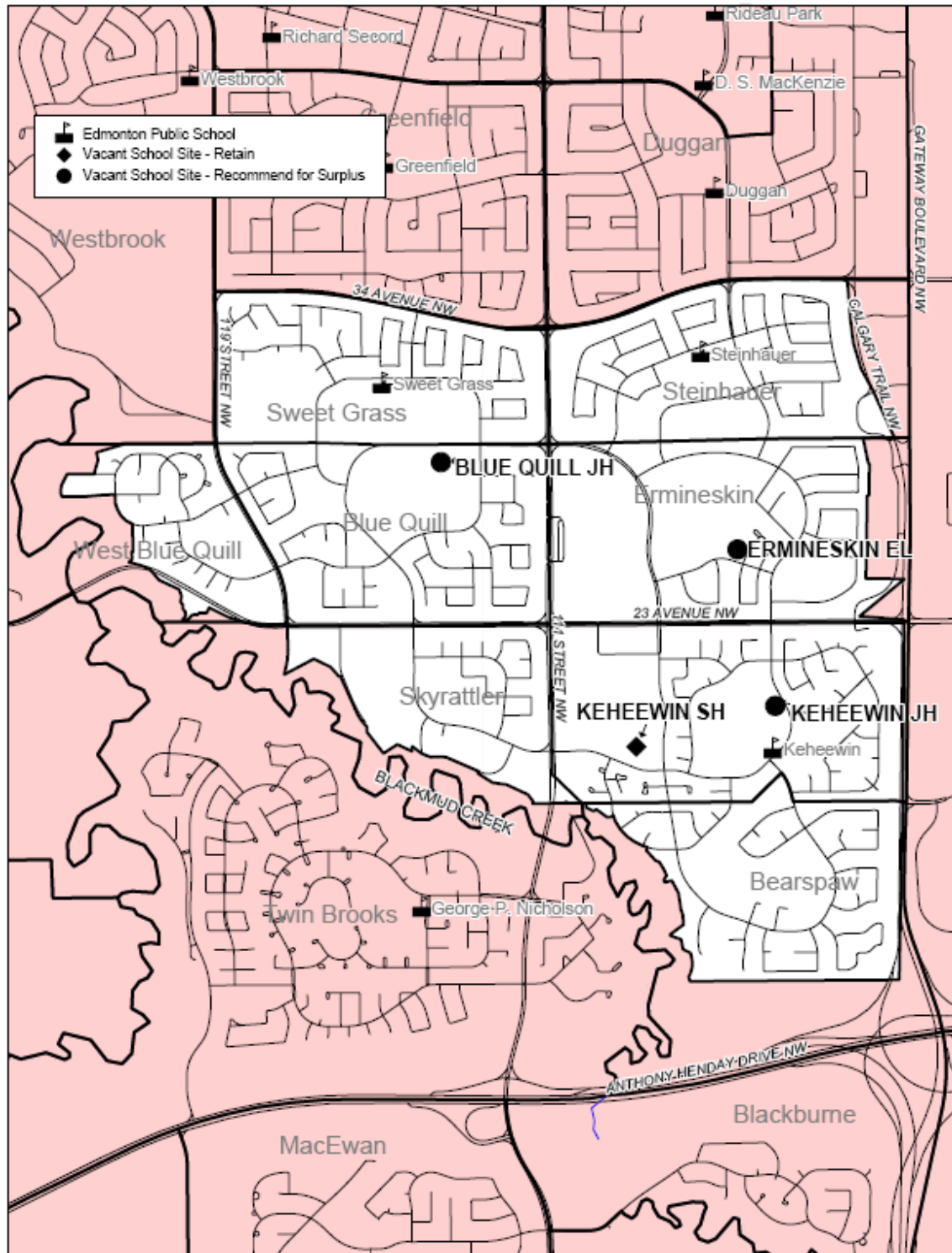
<b>Population:</b>	<b>Projected (1973)</b>	<b>Current (2009)</b>
<b>Kaskitayo Population</b>	37,150	*22,872

<b>Previously Surplused</b>	<b>Site</b>	<b>Year</b>
<b>Elementary Sites</b>	Blue Quill	1989
	Blue Quill East	1991
	Blue Quill West	1991
	Bearspaw	2007
	Skyrattler	2007
<b>Junior High Site</b>	Ermineskin	1988

	<b>Recommend for Surplus</b>	<b>Retain</b>
<b>Elementary Site</b>	Ermineskin	-
<b>Junior High Sites</b>	Blue Quill	-
	Keheewin	-
<b>Senior High Site</b>	-	Kaskitayo Campus (Keheewin)

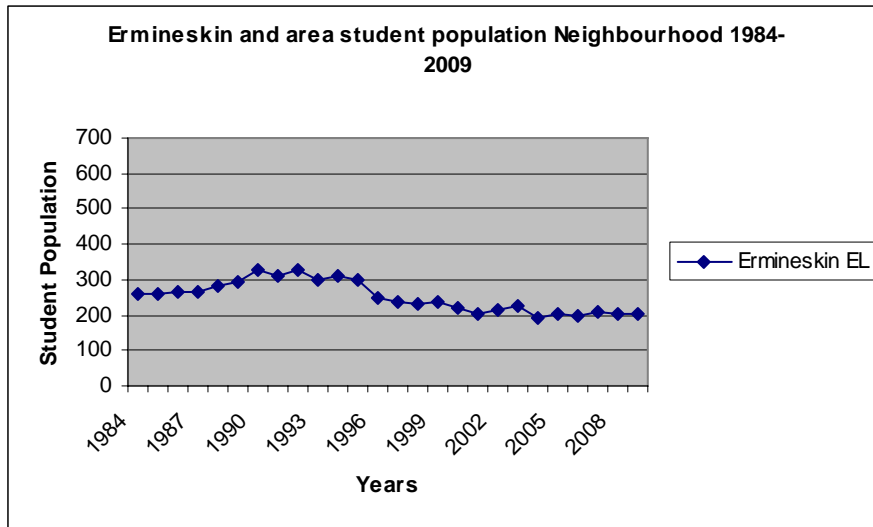
\*Source: City of Edmonton Census 2009

### Plan Area Boundary - Kaskitayo



Prepared by Planning, Edmonton Public Schools  
Area Boundaries - Kaskitayo

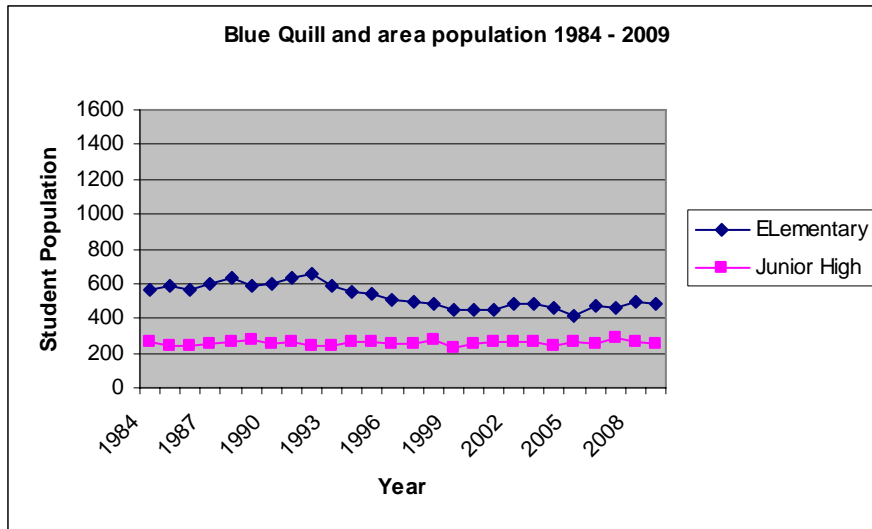
Ermineskin neighbourhood with vacant **elementary school site** and student population information



Ermineskin and area student population			
	*Projected (1973)	**Peak (Year)	**Current (15 Sept 2009)
<b>Elementary</b>	*1255	325 (1990, 1992)	202
* Ermineskin and Steinhauer neighbourhoods' student population projections were combined in the Kaskitayo Outline Plan (1973)			

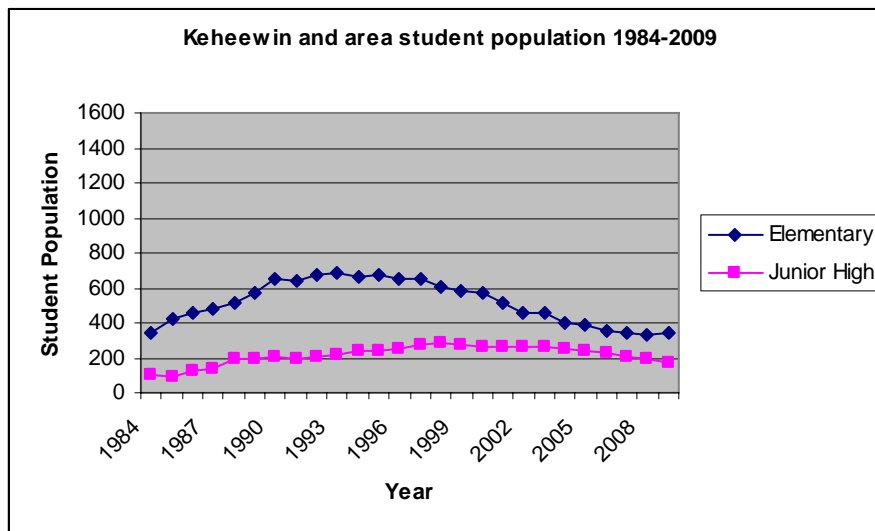
\*\* Source: EPSB Student Information System Data

Kaskitayo neighbourhoods with vacant **junior high school sites** and student population information



Blue Quill and area student population			
	Projected (1973)	*Peak (Year)	*Current (15 Sept 2009)
<b>Elementary</b>	1460	660 (1992)	483
<b>Junior High</b>	675	293 (2007)	252

\* Source: EPSB Student Information System Data

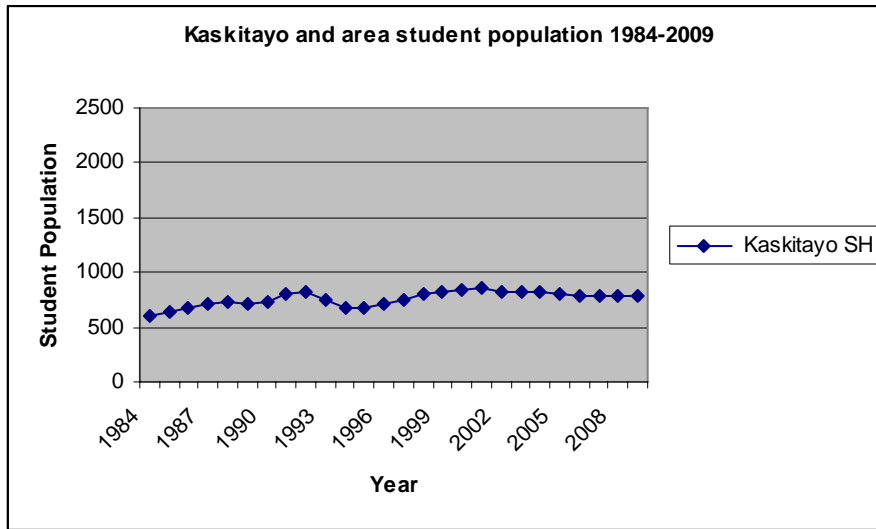


Keheewin and area student population			
	Projected (1973)	*Peak (Year)	*Current (15 Sept 2009)
<b>Elementary</b>	1540	680 (1992)	338
<b>Junior High</b>	710	281 (1998)	176

\* Source: EPSB Student Information System Data



Keheewin neighbourhood with vacant **senior high school site** and student population information



Kaskitayo and area student population		
	*Peak (2001)	*Current (15 Sept 2009)
Senior High	855	782

\* Source: EPSB Student Information System Data

**Plan Area:** Mill Woods

**Plan Adopted:** 1971 Mill Woods Development Concept

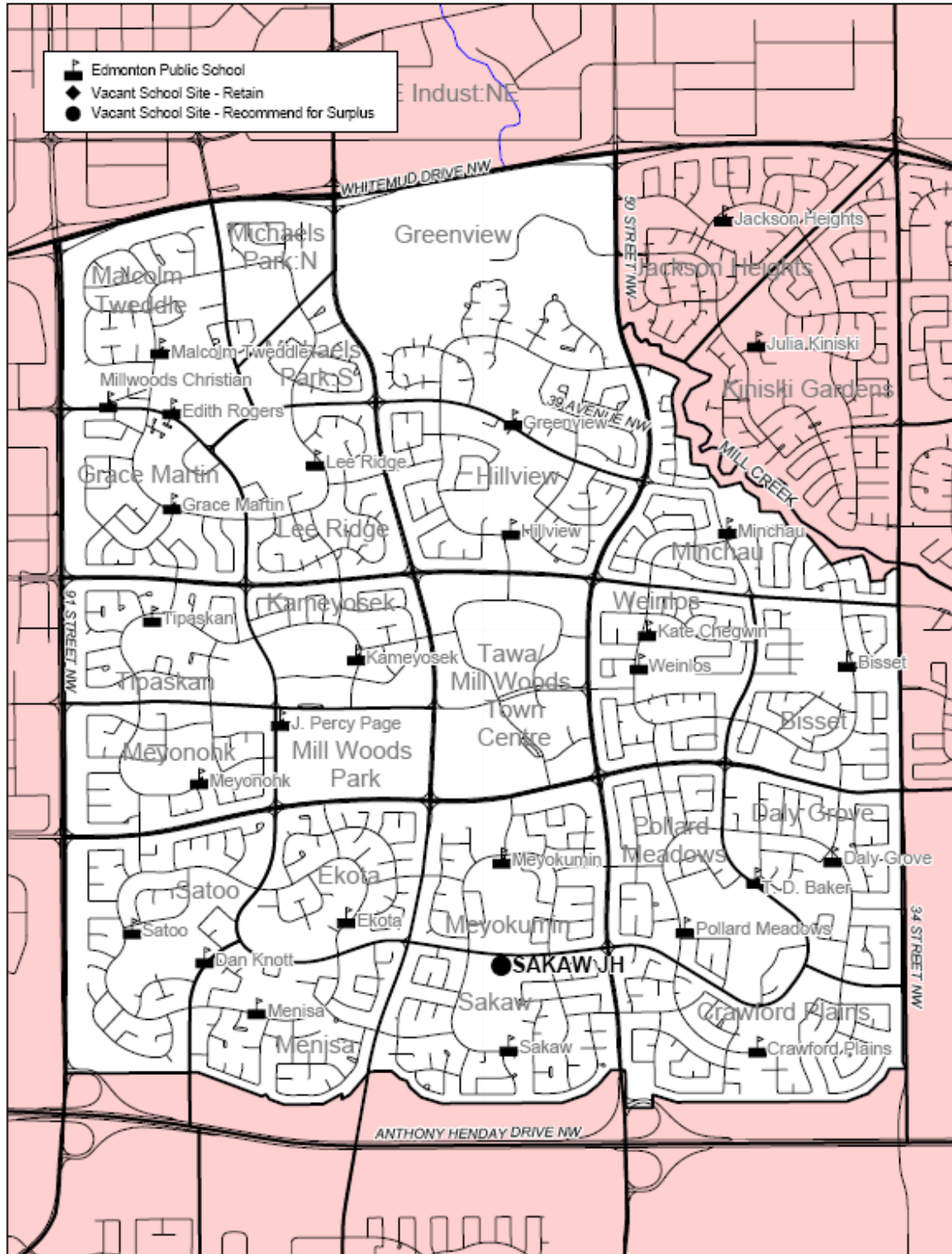
<b>Population:</b>	<b>Projected (1971)</b>	<b>Current (2009)</b>
<b>Mill Woods Population</b>	<b>106,020</b>	<b>*69,336</b>

<b>Previously Surplused</b>	<b>Site</b>	<b>Year</b>
<b>Elementary Sites</b>	Michael's Park	1991
	Tawa	2002
<b>Junior High Site</b>	Greenview	2007

	<b>Recommend for Surplus</b>	<b>Retain</b>
<b>Junior High Site</b>	Sakaw	-

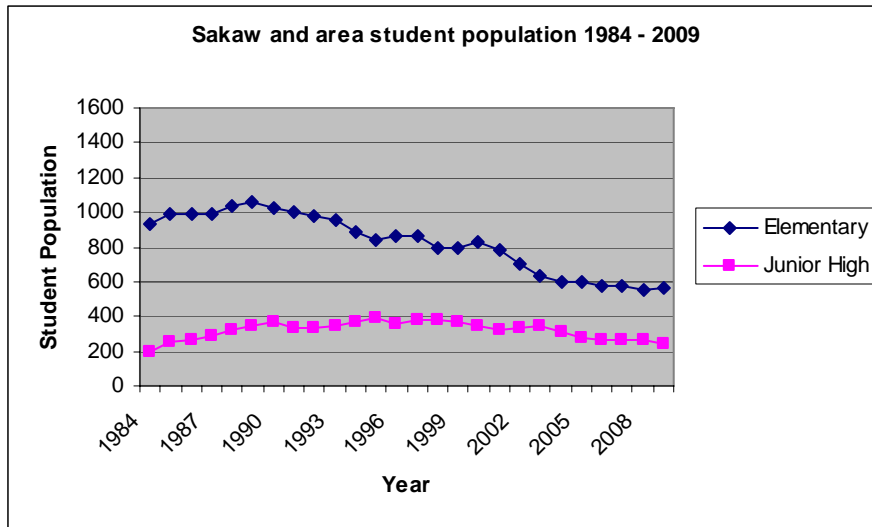
\*Source: City of Edmonton Census 2009

Plan Area Boundary - Mill Woods



Prepared by Planning, Edmonton Public Schools  
Area Boundaries - Mill Woods

Sakaw neighbourhood with vacant **junior high school site** and student population information



Sakaw and area student population			
	*Projected	**Peak (Year)	**Current (15 Sept 2009)
<b>Elementary</b>	1337	1056 (1989)	560
<b>Junior High</b>	788	393 (1995)	244

\* Student population projection from Sakaw Neighbourhood Design Plan 1976 and Mill Woods Town Centre Plan 1977

\*\* Source: EPSB Student Information System Data

**Plan Area:** Riverbend

**Plan Adopted:** 1979 Riverbend Area Structure Plan

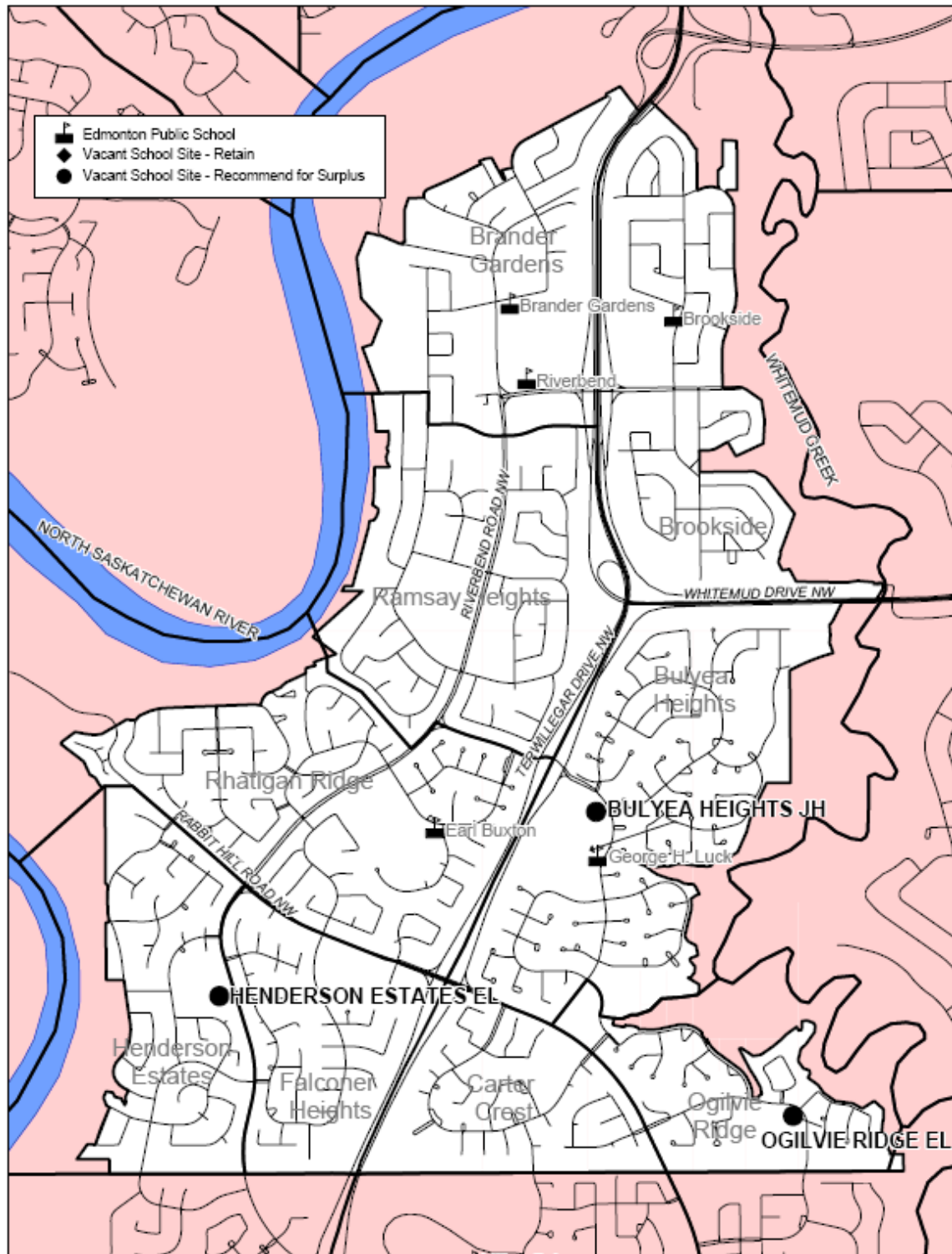
<b>Population:</b>	<b>Projected (1979)</b>	<b>Current (2009)</b>
<b>Riverbend Population</b>	<b>25,888</b>	<b>*13,842</b>

<b>Previously Surplused</b>	<b>Site</b>	<b>Year</b>
<b>Elementary Sites</b>	Ramsay Heights	1993

	<b>Recommend for Surplus</b>	<b>Retain</b>
<b>Elementary Sites</b>	Henderson Estates	-
	Ogilvie Ridge	-
<b>Junior High Site</b>	Bulyea Heights	-

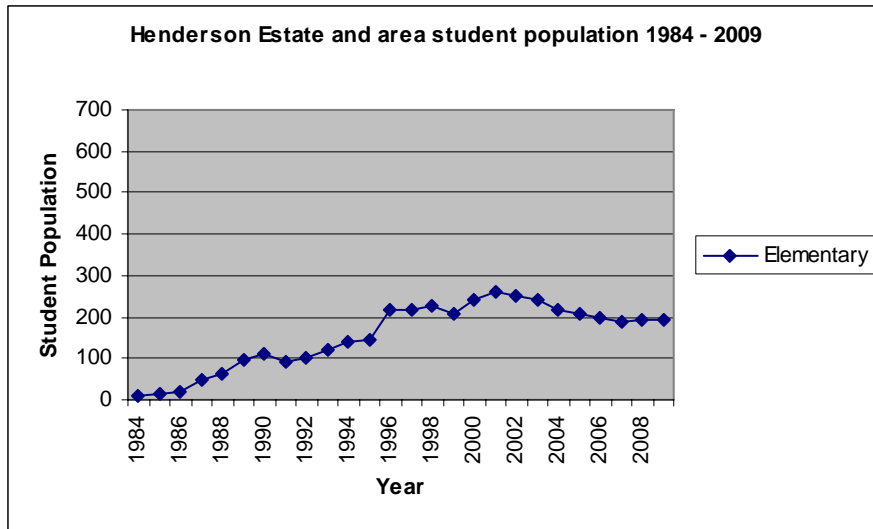
\*Source: City of Edmonton Census 2009

Plan Area Boundary - Riverbend



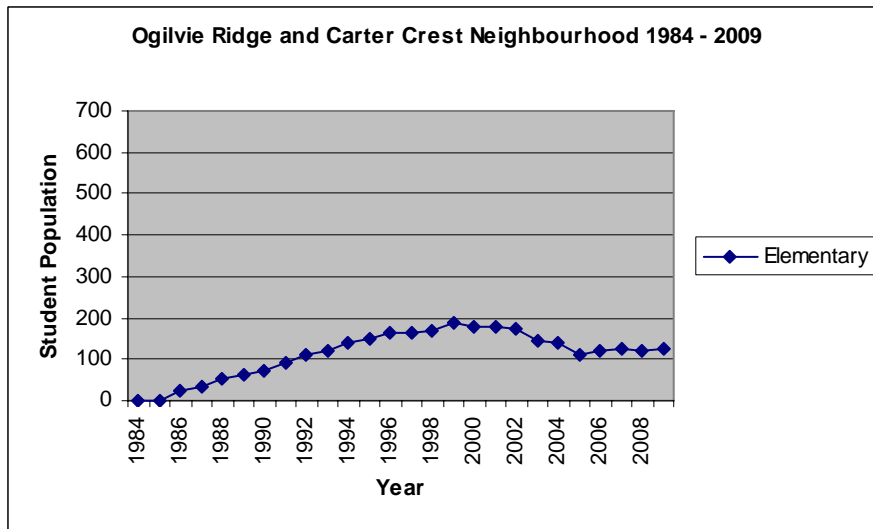
Prepared by Planning, Edmonton Public Schools  
Area Boundaries - Riverbend

Riverbend neighbourhoods with vacant **elementary school sites** and student population information



Henderson Estates and area student population			
	Projected (1989)	*Peak (Year)	*Current (15 Sept 2009)
<b>Elementary</b>	232	263 (2001)	194

\* Source: EPSB Student Information System Data

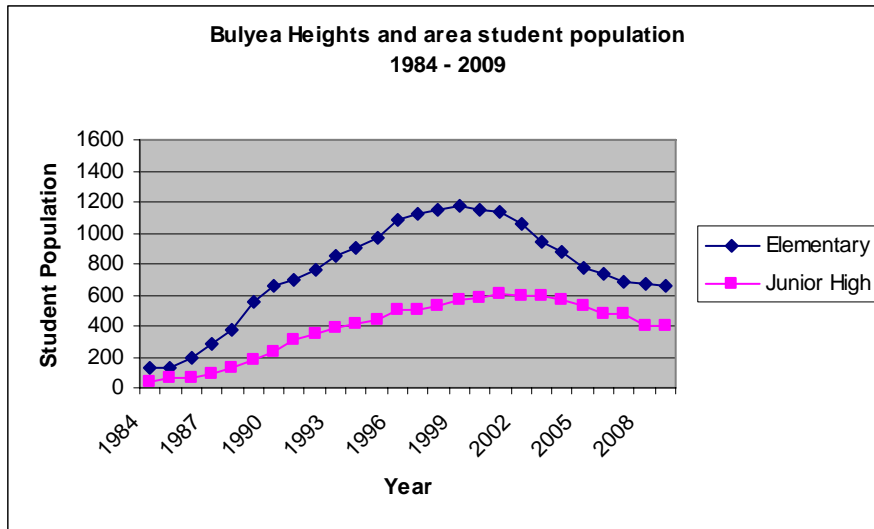


Ogilvie Ridge and area student population			
	*Projected	**Peak (Year)	**Current (15 Sept 2009)
<b>Elementary</b>	408	186 (1999)	127

\*Student population projections from Riverbend NSPs 1981 and 1989

\*\* Source: EPSB Student Information System Data

Bulyea Heights neighbourhood with vacant **junior high school site** and student population information



Bulyea Heights and area student population			
	*Projected	**Peak (Year)	**Current (15 Sept 2009)
<b>Elementary</b>	1661	1169 (1999)	660
<b>Junior High</b>	731	601 (2001)	394
* Student population projections from Riverbend NSPs 1981, 1986 & 1989			

\*\* Source: EPSB Student Information System Data



**Plan Area:** West Jasper Place

**Plan First Adopted:** 1972 West Jasper Place Outline Plan

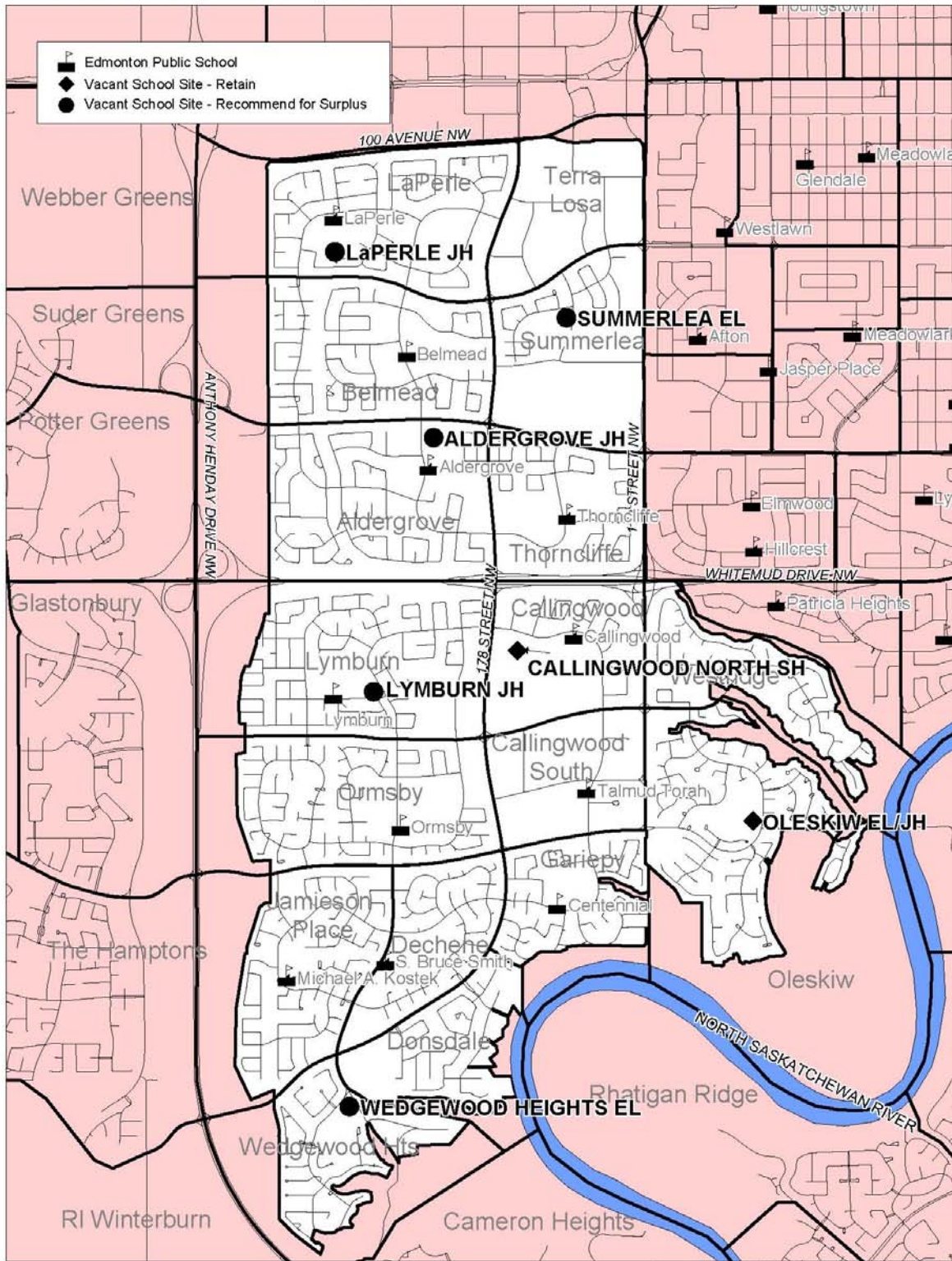
<b>Population:</b>	<b>Projected (1972)</b>	<b>Current (2009)</b>
<b>West Jasper Place Population</b>	<b>76,808</b>	<b>*57,256</b>

<b>Previously Surplused</b>	<b>Site</b>	<b>Year</b>
<b>Elementary Sites</b>	LaPerle (East)	2003
	Dechene	2007

	<b>Recommend for Surplus</b>	<b>Retain</b>
<b>Elementary Sites</b>	Summerlea	-
	Wedgewood Heights	-
<b>Junior High Sites</b>	Aldergrove	-
	LaPerle	-
	Lymburn	-
**elementary/junior high site	-	**Oleskiw
<b>Senior High Site</b>	-	West Jasper Place Campus (Callingwood North)

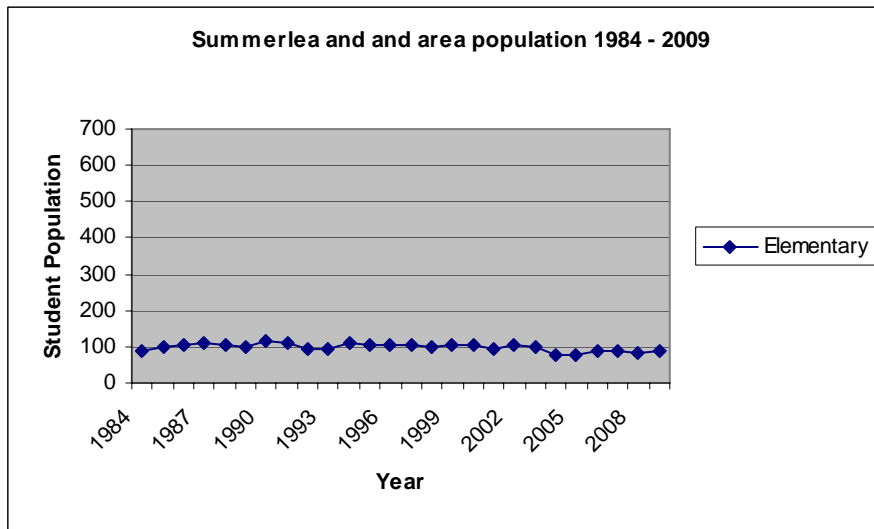
\*Source: City of Edmonton Census 2009

**Plan Area Boundary - West Jasper Place**



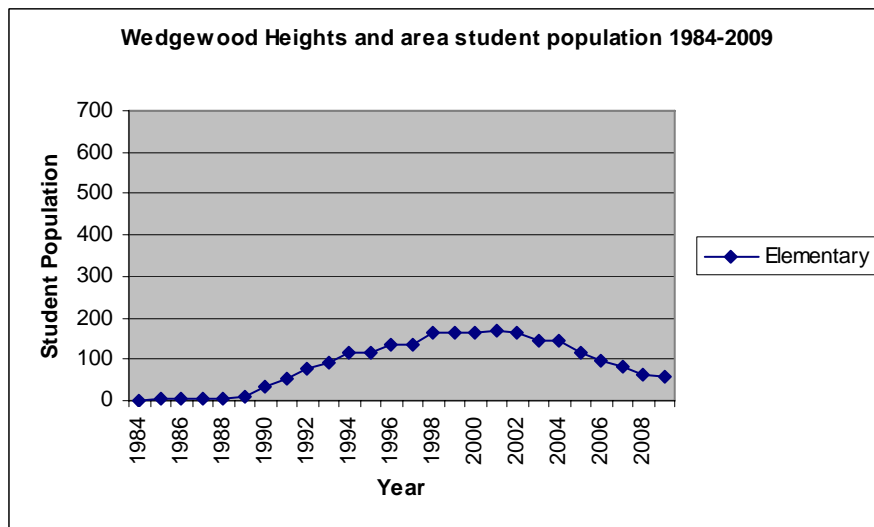
Prepared by Planning, Edmonton Public Schools  
Area Boundaries - West Jasper Place

West Jasper Place neighbourhoods with vacant **elementary school sites** and student population information



Summerlea and area student population			
	Projected	*Peak (Year)	*Current (15 Sept 2009)
<b>Elementary</b>	1107	109 (1994)	90

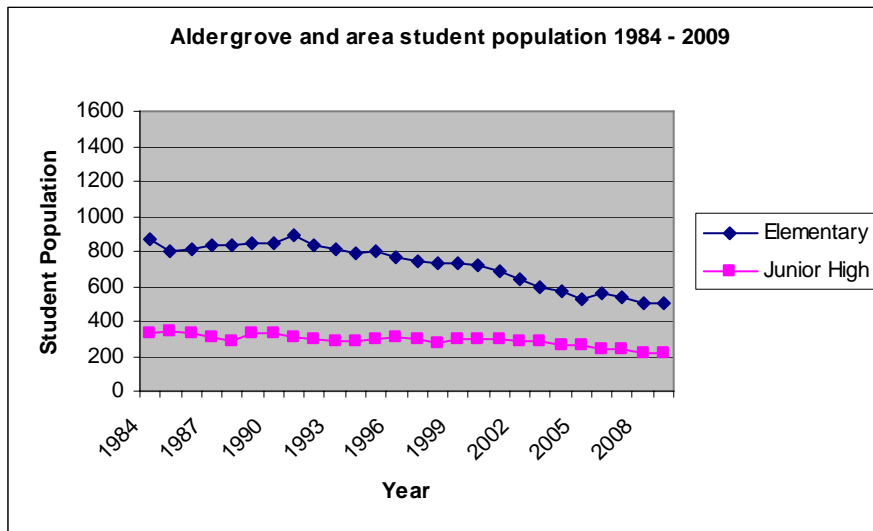
\* Source: EPSB Student Information System Data



Wedgewood heights and area student population			
	Projected (1972)	*Peak (Year)	*Current (15 Sept 2009)
<b>Elementary</b>	530	170 (2001)	59

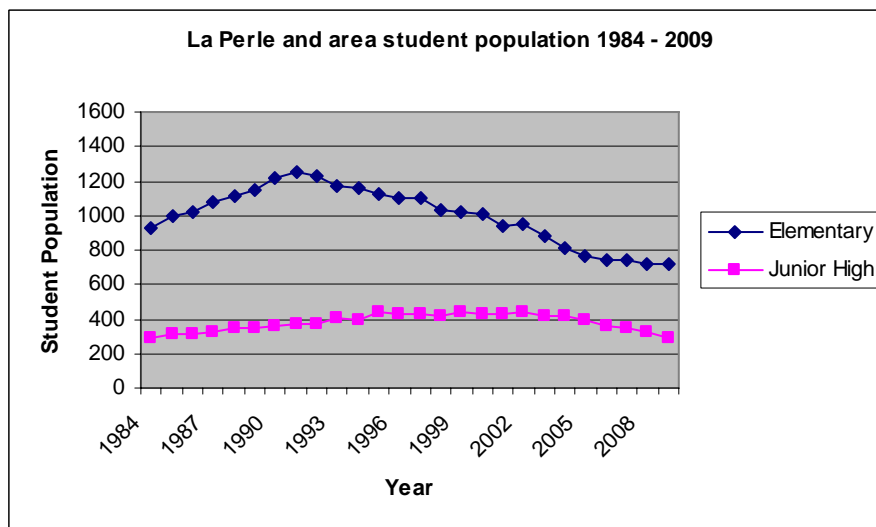
\* Source: EPSB Student Information System Data

West Jasper Place neighbourhoods with vacant **junior high school sites** and student population information



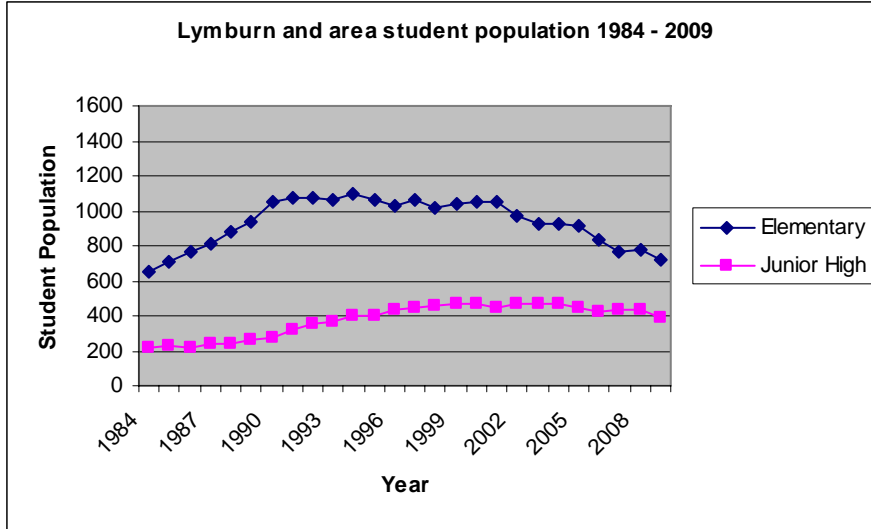
Aldergrove and area student population			
	Projected (1972)	*Peak (Year)	*Current (15 Sept 2009)
<b>Elementary</b>	1063	889 (1991)	507
<b>Junior High</b>	483	339 (1985)	218

\* Source: EPSB Student Information System Data



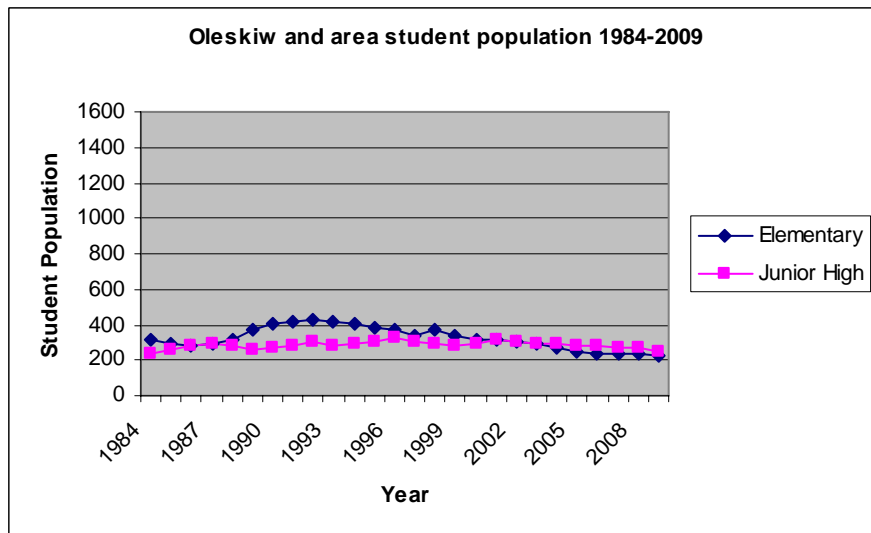
La Perle and area student population			
	Projected (1972)	*Peak (Year)	*Current (15 Sept 2009)
<b>Elementary</b>	2219	1252 (1991)	720
<b>Junior High</b>	1002	440 (1995)	290

\* Source: EPSB Student Information System Data



Lymburn and area student population			
	Projected (1972)	*Peak (Year)	*Current (15 Sept 2009)
<b>Elementary</b>	2162	1096 (1994)	718
<b>Junior High</b>	964	472 (1999)	383

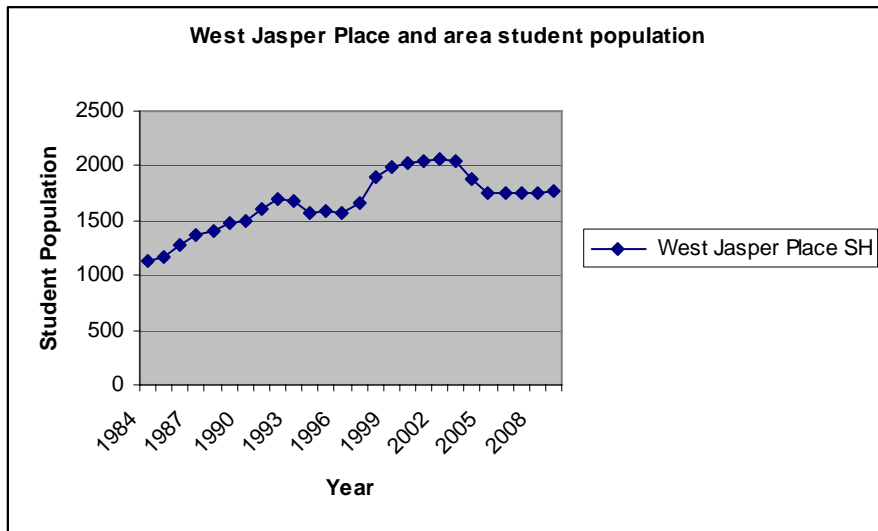
\* Source: EPSB Student Information System Data



Oleskiw and area student population			
	Projected (1972)	*Peak (Year)	*Current (15 Sept 2009)
<b>Elementary</b>	1083	425 (1992)	222
<b>Junior High</b>	491	330 (1996)	252

\* Source: EPSB Student Information System Data

Callingwood North neighbourhood with a vacant **senior high school site** and student population information



West Jasper Place and area student population		
	*Peak (2002)	*Current (15 Sept 2009)
Senior High	2069	1772

\* Source: EPSB Student Information System Data