



File #: CM-25-023, Version: 1

TAMRMS#: B06

12.2

Disposition of 13 Mission Avenue

Notice given by: Councillor Patrick

PROPOSED MOTION(S):

That the 20-day notice requirement in section 119(9) of the Procedure Bylaw be waived.

That Administration pause the disposition of 13 Mission Avenue until meaningful and transparent engagement with local Indigenous communities, including the Otipemisiwak Government and St. Albert-Métis District 11 Representatives, as well as local First Nation elders, survivors and descendants is conducted, and that Administration return to Council regarding the results of the engagement upon its conclusion.

ADMINISTRATION'S UNDERSTANDING OF THE INTENT OF THE MOTION

That the procedural requirement of 20-days notice be waived, so that the subsequent motion can be considered sooner.

That the process for disposition of the City-owned land, located at 13 Mission Ave, be halted until satisfactory engagement with local Indigenous communities, including the Otipemisiwak Government and St. Albert-Métis District 11 Representatives, as well as Confederacy of Treaty 6 First Nations, inclusive of local First Nation elders, survivors, and descendants is conducted.

Once engagement has been completed, Administration would present the results to Council for consideration.

PURPOSE OF REPORT

The purpose of this report is to present a motion for which Councillor Patrick gave notice on December 2, 2025.

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

On September 16, 2025, Council passed the following motion:

AR-25-378

That the CAO be authorized to dispose of the lands municipally described as 13 Mission Avenue for

a sale price not less than market value, and to execute any associated agreements and documents on terms and conditions satisfactory to the CAO.

On May 16, 2023, Council passed the following motion:

AR-23-142

That Council approve a change in scope to Project 422337 Fire Station #1 to include Decommissioning of 13 Mission Avenue.

BACKGROUND AND DISCUSSION

On May 16, 2023, Council approved the decommissioning of 13 Mission Avenue, using the remaining funds from the former Fire Hall #1 decommissioning to be used for demolition of the existing building and the subsequent redevelopment of the property.

In June of 2023, Father Jan School, located at 15 Mission Avenue, closed.

In October 2023, the City had an Environmental Site Assessment (Phase 1) undertaken on 13 Mission Avenue. There were no actual or potential sources of contamination on the site that would warrant further investigation.

In December 2023 the Government of Alberta Historic Resource Application for 13 Mission Avenue was approved for redevelopment, as there were no Historical Resources Act obstacles.

In Summer 2023, the former NABI Building at 13 Mission Avenue was demolished. The St. Albert-Sturgeon County Métis Local #1904 (now St. Albert-Métis District 11) was engaged in this work as it pertained to the ongoing connection to the Youville Residential School Truthing and Burial Exploration initiative.

In January of 2024, the City obtained a revised appraisal for 13 Mission Avenue.

In September of 2024, City and Greater St. Albert Catholic Regional Division (GSACRD) administration initiated informal discussions about the opportunity to collaborate on the divestment the adjacent 13 and 15 Mission Avenue. Since then, both organizations have received interest from multiple parties with a desire to purchase both properties.

On September 16, 2025, Council directed the CAO to dispose of 13 Mission Avenue.

On October 6, 2025, City Administration opened the Invitation for Offers to Purchase process.

On November 7, 2025, the City closed the Invitation for Offers to Purchase process, receiving a number of proposals. The Invitation for Offers to Purchase process detailed an offer evaluation and selection period concluding on December 19th, with the intent to initiate a sale agreement associated with the preferred offer.

On December 1, 2025, City Council received a letter from Otipemisiwak Métis Government President, Andrea Sandmaier, requesting a pause on the land sale and for meaningful engagement with Indigenous partners to occur, to support efforts to honor and protect lands of historic and cultural

significance.

On December 5, 2025, members of St. Albert Administration met with representatives from the Otipemisiwak Métis Government and Confederacy of Treaty 6 First Nations, who largely reiterated the position of President Sandmaier.

As a matter of practice, engagement is not conducted at the time of change of parcel ownership within the city. A public hearing is required for re-districting of land within the city. If, or when, a change of land use requiring a re-districting of land is proposed for 13 Mission Avenue, a public hearing and council approval of the change of land use would be required. It is anticipated that an additional public engagement would also be required prior to public hearing if a re-districting application is put forward for the 13 Mission Avenue site in order to share proposed plans for the site, and to more fully understand potential impacts of a proposed change of use.

IMPACTS OF MOTION

Financial:

Pausing the disposition of 13 Mission Avenue may deter parties who have already made an offer to purchase the property. This in turn may delay or prevent the City from benefiting from the sale proceeds and any subsequent tax assessment generated from private ownership and redevelopment of the property.

The City has invested over \$300,000 in the abatement and demolition of 13 Mission Avenue. Pausing the disposition would delay recovery of those costs through the property sale.

If delayed, the City is expected to continue to incur ongoing maintenance and operating costs associated with the property.

Compliance & Legal:

If this motion is approved, this may decrease the likelihood of a legal challenge being pursued against the City at this time related to the disposition of 13 Mission Avenue.

Program or Service:

If approved, City Administration would develop an engagement plan regarding the potential sale of 13 Mission Avenue. It is anticipated that this can be undertaken within existing staff capacity, although other work may be deferred to accommodate.

Organizational:

Administration was directed to decommission and prepare for the divestment of these lands in 2023. A pause in the divestment process is expected to delay that work and could challenge and complicate work already underway.

That said, not pausing to conduct engagement may impact relationships integral to other on-going City priorities and initiatives, such as the Reconciliation Action Plan and delivery of Indigenous days of significance within St. Albert, such as September 30th, National Day for Truth and Reconciliation.

Risks

- **Strategic** - Pausing the divestment process may delay and conflict with organizational strategic goals regarding downtown vibrancy, supporting development of mixed housing and financial decision-making.

Not pausing and completing engagement may negatively impact goals regarding Community Well-Being, other Corporate Initiatives, such as the City's Indigenous Relations Framework and Reconciliation Action Plan.

- **Financial** - In addition to some of the financial impacts to the City expected by a pause to the divestment process, there is a risk of financial impact to organizations, such as GSACRD, who are divesting their property, which abuts to 13 Mission Avenue.
- **People** - The engagement process is expected to compete for human capacity with other corporate priorities. That said, proceeding with the sale without engagement may impact relationships integral to other on-going City priorities and services, such as the Reconciliation Action Plan and delivery of Indigenous events within St. Albert, such as September 30th, National Day for Truth and Reconciliation.
- **Assets and Asset Management** - A delay in divestment is expected to extend operating costs associated with 13 Mission Avenue.

Additionally, there are existing drainage issues related to these lands that Administration was anticipating to resolve through the divestment and redevelopment of the site.

- **Stakeholders and Indigenous Partners**
Pausing divestment may negatively impact the City's reputation with parties interested in purchasing the property. It may also, more broadly, deter other developers and investors considering projects in St. Albert.

There may be some negative impact on the relationship and efforts between the City and GSACRD to coordinate the marketing and sale of the adjacent properties.

Not pausing and completing engagement may significantly negatively impact the City's relationship with Indigenous Partners, inclusive of both the Otipemisiwak Métis Government and Confederacy of Treaty 6 First Nations.

ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN

Item aligned to Strategic Plan:

Community Well-Being: Reconciliation Action Plan

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

B.10.1. - Truth and Reconciliation Stewardship

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