



CITY OF ST. ALBERT
ADMINISTRATIVE BACKGROUNDER

TITLE: SCHOOL SITE ON BADGER LANDS

On July 4, 2017 Councillor MacKay provided notice in accordance with Section 23 of Procedure Bylaw 22/2016 that he intended to bring forward the proposed motion below.

In order for Council to debate the motion, the motion must be formally moved.

PROPOSED MOTION(S):

That administration work towards allocating an 8 acre school site of the city owned badger lands.

BACKGROUND:

In responding to this proposed motion, Administration is referring to the 32.375 hectares (80 acres) of land owned by the City of St. Albert, north of Villeneuve Road.

Based on the 10 Year Municipal Growth Capital Plan, work on the Badger Lands Area Structure Plan (ASP) is scheduled to commence in 2019 and 2020. As per the ASP process, several needs will be reviewed and investigated. Examples of needs include, but are not limited to;

- municipal reserve allocation
 - school site needs, accompanying land requirements (high school vs elementary), and location
 - park needs, accompanying land requirements, and locations
- utility placement and accompanying land requirements; and,
- any other municipal needs (seniors and affordable housing, culture, etc.).

Other impacts to the future development of the ASP include road and utility right-of-ways, along with storm water management. Infrastructure requirements often reduce the amount of developable land by 30% of the site. Final alignment of Fowler Way will have a significant impact on the future site design and land available for development. Additional considerations, such as environmental remediation, will also be explored during the ASP process, as the property contains lands currently being used as a snow dump site.

Through the ASP process, Administration will collaborate with the school boards to determine the amount of Municipal Reserve land that may be needed for future school sites. As the ASP process has not yet begun, and consultation has yet to occur, Administration is unable to forecast if an 8-acre school site allocation is

adequate for future school needs. Administration will explore this topic during the development of the ASP, and will work with stakeholders to address the above considerations.

Report Date: August 28, 2017

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Committee/Department: Infrastructure and Development Services

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City Manager: Kevin Scoble