



City of Moose Jaw

COMMUNICATION # CC-2020-0219

TITLE: South Hill School Update – Memorandum of Understanding

TO: City Council

FROM: Department of Planning and Development Services

DATE: September 1, 2020

PUBLIC: PUBLIC DOCUMENT

RECOMMENDATION

THAT representatives from the Ministry of Education and the School Divisions be allowed to address City Council; and

THAT the Mayor and City Clerk be authorized to execute the Memorandum of Understanding shown as Attachment 1.

EXECUTIVE SUMMARY

The Ministry of Education and School Divisions have provided the City with a Memorandum of Understanding (MOU) which outlines basic requirements to locate a joint use school within Westheath Phases 5&6. The Ministry of Education requires a decision on the MOU before the results of a Traffic Impact Assessment can be made available for the school site. Given the limited information available at this time, City Administration is recommending that signing the MOU be a decision of City Council.

BACKGROUND

At the meeting of City Council on February 10, 2020, the following motion was passed:

"THAT City Council direct City Administration to allow the School Boards to market and facilitate development of both Westheath Phase 5 and 6 on behalf of the City for a price of \$15,000/acre plus development levies plus all costs associated with the existing Concept Plan which totals \$2,541,848."

Colliers International, on behalf of the Ministry of Education and School Divisions, issued an Expression of Interest (EOI) on May 4, 2020 for the purchase and development of Westheath Phases 5 and 6. The EOI closed on May 22, 2020, which yielded only one proposal. The Ministry, School Divisions, and the City reviewed and evaluated the proposal and deemed it to not meet the criteria of the EOI.

The Ministry of Education and School Divisions require a Memorandum of Understanding to be signed prior to proceeding with development of the Westheath location.

DISCUSSION

In 2018, the City of Moose Jaw approved a concept plan for Westheath phases 5 & 6, which did not include the development of a joint-use school. City Administration has identified several potential issues with locating the school within the final two phases of the neighbourhood, specifically in relation to the traffic impact on the area and policies contained in the Official Community Plan.

The Ministry has contracted the consultant that completed the concept plan for Westheath at their cost. Upon initial review by the consultant, the Ministry was advised of potential traffic issues and it was suggested that a Traffic Impact Assessment (TIA) be completed prior to moving forward with any concept plan proposals. The Ministry of Education and School Divisions are in the process of acquiring a TIA based on locating a 1000 student school within this area. It is anticipated that the TIA will be completed by the end of September.

The \$2.5 million specified in the February 10th City Council motion included the sale of all 34.5 acres of land in Phases 5 & 6. Following conclusion of the EOI process, negotiations with the Ministry of Education established that only 10 acres will be involved in the sale to the School Divisions. The Memorandum of Understanding includes the sale of 10-acres at a cost of \$15,000/acre, plus applicable development levies. The \$300,000 “sunk” costs associated with the existing plan are not included in this MOU. The Ministry's justification for not including this is that their proposed Concept Plan will replace the existing.

If the TIA is favourable to the development of a joint-use school within this area, an amendment must be made to the existing concept plan showing the school site. This process includes redesigning phases 5 & 6, completing new background assessments, and conducting additional public engagement.

The Ministry of Education requires a decision on the MOU, shown as Attachment 1, before the results of the TIA can be available. A clause has been added to the MOU which allows the City to back out of the agreement if the results of the TIA require cost-prohibitive mitigation measures. The City is provided full discretion to make a determination on the TIA results.

It should also be noted that locating the school within phases 5 & 6 may provide a benefit to the City in further developing the residential subdivision. Based on a high-level review, the school development may service approximately 30 residential lots (with an estimated market value of approximately \$85,000 per lot) in Phases 5 & 6 depending on the final design. The City would still be responsible for each individual service connection, but the school servicing would include water, sanitary sewer, storm sewer and road construction. This is dependent on several factors, including a favourable recommendation from the TIA to proceed with the project.

OPTIONS TO RECOMMENDATION

1. City Council may table the Memorandum of Understanding pending receipt of the Traffic Impact Assessment.

OFFICIAL COMMUNITY PLAN

Policies governing the location of school sites is included in Section 7.2.2 of the Official Community Plan. Relevant clauses include:

7.2.2 School and Community Facility Sites

b) All elementary school sites should be located as close as possible to the centre of the areas they will ultimately serve, should not be located on arterial streets and, wherever possible, should be located at street intersections.

d) School sites shall, wherever possible, be located adjacent to Municipal Reserves or other public open spaces. The use of the school and park facilities as the recreational centre for the neighbourhood or other area being served shall be promoted.

e) Sites for schools and other institutional uses shall be suitable for such purposes in terms of topography, utilities, transit service, access, and site frontage. School sites shall include adequate on-site pick-up and drop-off zones for students.

PRESENTATION

Mr. Jim Puffalt, City Manager, will provide a brief overview of this report.

ATTACHMENTS

1. Memorandum of Understanding – September 3, 2020

REPORT APPROVAL

Written by: Veronica Blair, Development Planner
Reviewed by: Michelle Sanson, Director of Planning and Development Services
Tracy Wittke, Assistant City Clerk
Approved by: Jim Puffalt, City Manager
Approved by: Fraser Tolmie, Mayor

To be completed by the Clerk's Department only.

Presented to Regular Council or Executive Committee on _____.

Resolution No. _____

Report Approval Details

Document Title:	South Hill School Update - Memorandum of Understanding - CC-2020-0219.docx
Attachments:	- Memorandum of Understanding - September 3, 2020.doc
Final Approval Date:	Sep 3, 2020

This report and all of its attachments were approved and signed as outlined below:



Michelle Sanson



Tracy Wittke

No Signature - Task assigned to Jim Puffalt was completed by workflow administrator Maureen Latta

Jim Puffalt

No Signature - Task assigned to Fraser Tolmie was completed by assistant Caroline Dreger

Fraser Tolmie