

public agenda

Regular Meeting of the Board of Trustees

November 4, 2025
11:00 a.m.

Multipurpose Room,
Education Centre
1221 8 Street SW,
Calgary, AB

R-1: Mission

Each student, in keeping with their individual abilities and gifts, will complete high school with a foundation of learning necessary to thrive in life, work and continued learning.

Conflict of Interest reminder: Trustees must disclose any potential pecuniary interest in any matter before the Board of Trustees, as set forth in the agenda, as well as any pecuniary interest in any contract before the Board requiring the Board's approval and/or ratification.

Time	Topic	Who	Policy Ref	Attachment
11:00a.m.	1 Call to Order, National Anthem, Acknowledgement of the Land and Welcome	Chair		
	2 Consideration/Approval of Agenda	Board	GC-2	
	3 Awards and Recognitions		GC-3	
	4 Results Focus			
	5 Operational Expectations			
	6 Public Comment [PDF]		GC-3.2	
	Requirements as outlined in Board Meeting Procedures.			
	7 Matters Reserved for Board Information		GC-3	
	8 Matters Reserved for Board Decision	Board	GC-2	
	8.1 Financial Status of Reserves and Designated Funds as at August 31, 2025	J. Pitman	OE-5	Page 8-1
	9 Consent Agenda	Board	GC-2.6	
	9.1 Items Provided for Board Decision			
	9.2 Items Provided for Board Information			
	9.2.1 Chief Superintendent's Update		OE-4,9	Page 9-1
	9.2.2 Correspondence		OE-7	Page 9-4



Private Session

Termination of Meeting

Debrief

Board

GC-2.3

Notice |

This public Board meeting will be recorded and posted online.
Media may also attend these meetings.
You may appear in media coverage.

Information is collected under the authority of the Education Act and the Protection of Privacy Act section 4(c) for the purpose of informing the public.

For questions or concerns, please contact:
Office of the Corporate Secretary at corpsec@cbe.ab.ca.

Property of the Calgary Board of Education



report to Board of Trustees

Financial Status of Reserves and Designated Funds at August 31, 2025

Date	November 4, 2025
Meeting Type	Regular Meeting, Public Agenda
To	Board of Trustees
From	Joanne Pitman, Chief Superintendent of Schools
Purpose	Information and Decision
Originator	Brad Grundy, Superintendent, Chief Financial Officer and Corporate Treasurer
Governance Policy Reference	Operational Expectations OE-5: Financial Planning OE-7: Communication With and Support for the Board
Resource Person	Tanya Scanga, Director, Corporate Finance

1 | Recommendation

It is recommended:

- THAT the Board of Trustees approves the transfers represented in Attachment I.

2 | Issue

Operational Expectation OE-5: Financial Planning requires that the Chief Superintendent ensures that prior board approval is received for all expenditures from reserves funds and for all transfers between operating reserves, capital reserves or committed operating surplus.



3 | Background

Each spring, the Calgary Board of Education (CBE) prepares operating and capital budgets (by May 30th), for the school and fiscal year beginning September 1st, for submission to Alberta Education. Quarterly and annual reports are presented to the Audit and Risk Committee and the Board of Trustees to provide updates on the status and results of financial activity. These results are compared to the approved operating and capital budgets to meet the monitoring requirements of OE-5: Financial Planning and GC-5: Board Committees.

When the actual year-end financial results are available, funds are moved to or from reserves to compensate for a deficit or reserve a surplus for a future period. The Board has approved terms and conditions for additions and withdrawals from rating and capital reserves. This includes prior Board approval in alignment with OE-5: Financial Planning.

In the past, the CBE has allowed any unspent budgeted funds from one-time projects to be carried forward into the following year. These funds are known as Designated Funds and their amount and purpose are approved annually by the superintendents.

If the transfers proposed in this report are approved, the operating reserves balance as at August 31, 2025, will be \$30.8 million (2.0% of total fiscal 2023-24 expenditures). The operating reserve balance will then be available to fund future operations subject to Board of Trustees and Ministerial approval.

4 | Analysis

The following provides details to support all requests for operating and capital reserve transfers for the year ended August 31, 2025 as noted in Attachment I.

Restricted Reserves

EducationMatters flow-through fund

The CBE is required to consolidate the financial results of EducationMatters¹ for financial reporting purposes under public sector accounting standards. The EducationMatters flow-through fund represents the operating surplus of EducationMatters which is not available to support CBE operations.

Sept 1, 2024	Transfers in / (out)	Aug 31, 2025
\$ 2,125,000	\$ (45,000)	\$2,080,000

¹ EducationMatters is a charitable trust that funds innovative public enhancement programs. It is governed through a Trust indenture by an independent Board of Governors, which includes two appointed CBE Trustees.



Designated Operating Funds

Operating budgets are prepared on an annual basis and relate to the CBE's fiscal year. Past practice at the CBE has been to permit unspent budgeted funds, pertaining to projects initiated in the year that are not yet fully completed, to be carried forward, subject to Superintendents' Team approval, for use in the following year. If not approved, these expenditures would need to be funded from 2025-26 resources.

Sept 1, 2024	Transfers in / (out)	Aug 31, 2025
\$ 16,072,000	\$ (7,789,000)	\$ 8,283,000

Guidelines are in place to assist in the determination of which requests are considered appropriate to support the carryforward of unspent budgeted funds (Attachment II). In general, for funds to be carried forward, the project requires previous approval, has commenced, and is planned to conclude in the following school/fiscal year.

The \$7.8 million transfer represents a cumulative decrease in service unit carryforwards of \$7.6 million and school carryforwards of \$0.2 million. The Designated Operating Funds balance varies from year to year based on the level of project work undertaken and the progress made on those projects.

The service unit decrease includes a \$7.2 million transportation carryforward from 2023-24 partially applied to operating expense in 2024-25, with remainder deferred to the 2025-26 year. This transfer establishes a carryforward of \$1.9 million in service unit carryforwards and \$6.4 million in school carryforwards to be utilized in the 2025-26 fiscal year.

Available for use reserves

Fiscal Stability Reserve

The Fiscal Stability Reserve was established at the end of 2006-07 and amended in September 2016 to:

- Stabilize the CBE's operating activities from year to year if provincial funding does not keep pace with student growth.
- Stabilize the CBE's operating activities from year to year in years of temporary student decline.
- Provide funds for planned or unexpected dramatic operational consequences or emergencies.
- Provide funds for one-time initiatives that generate operating budget savings.

The targeted minimum balance under the terms and conditions for this reserve is \$7 million or 0.5% of the total annual operating budget. With a balance of \$30.6 million, the Fiscal Stability Reserve is approximately 2% of the total annual operating budget.

Sept 1, 2024	Transfers in / (out)	Aug 31, 2025
\$ 37,326,000	\$ (6,703,000)	\$ 30,623,000



Capital Reserves

Capital Reserves includes the carry forward of unspent budgeted funds from the previous year as well as other specific capital reserves established such as capital leases, relocations, etc. Similar to designated operating funds, unspent budgeted funds pertaining to projects initiated in the year that are not yet fully completed, are recommended for carry forward for use in the following year. The CBE's Capital Budget Council, co-chaired by the Superintendents of Facility and Environmental Services and Finance and Technology Services, evaluate and approve capital carry forwards.

The current year decrease of \$6.6 million is the net result of \$10.9 million decrease in capital carryforwards year over year, partially offset by an increase of \$4.3 million due to gain on sale of Dr Norman Bethune building.

The same guidelines for both operating and capital are used to determine which requests are considered appropriate for carryforward (Attachment II).

Sept 1, 2024	Transfers in / (out)	Aug 31, 2025
\$ 73,788,000	\$ (6,563,000)	\$ 67,225,000

5 | Financial

Impact

The complete Financial Statements with the signed Audit Report will be presented to the Board of Trustees in late November 2025 for approval. At the time of writing this report, the audit is in progress. Any changes required, because of audit findings, could amend the year end unrestricted surplus balance or actual reserves transfers recommended for the CBE.

The Financial Statements will include disclosure of planned reserve transfers and the reserved designated funds with full disclosure in the 2024-25 year-end Audited Financial Statements and this disclosure will be consistent with previous Board of Trustees motions.

The Statement of Operations for the Year Ended August 31, 2025

In the financial statements that are presented later in November, Administration expects that the CBE's unrestricted deficit, within the broader Accumulated Surplus from Operations (ASO)) will be a surplus of \$37,076,000 after accounting for the reserve provision request identified in this report. This is significantly higher than the deficit of \$43,824,000 for the 2023-24 fiscal year. This increase is due to a number of compounding factors including, but not limited to, additional revenue from the government and interest rates and savings on expenses related to insurance and utilities.

The CBE's operating and capital reserve balances remain healthy and within government and Board policy limits. However, this increase to an unrestricted surplus, within the broader ASO, permits the CBE to deploy those reserves within the proper approvals.

As noted in 2024-25, CBE Administration has taken several actions to begin eliminating the CBE's unrestricted deficit including carefully manage expenditures across the system to increase CBE's flexibility to deploy the reserves in the future. As a result, the CBE's unrestricted deficit has moved into an unrestricted surplus.

The unrestricted surplus includes an operating surplus for fiscal 2024-25 of \$28,277,000. The CBE's ASO is expected to be \$30,823,000 after accounting for the reserve provision requests identified in this report.

6 | Conclusion

Each of these requests to transfer funds to or from these Reserves is being recommended in accordance with the Board approved terms and conditions for specific reserve funds where applicable and in accordance with provincial regulations and guidelines.

This report represents the Statement of Total Reserves and Designated Funds as at August 31, 2025, with a request for consideration and approval of the Reserve transfers by the Board of Trustees in connection with the 2024-25 operating and capital budgets and associated financial results for the Calgary Board of Education, as required by OE-5: Financial Planning.



JOANNE PITMAN
CHIEF SUPERINTENDENT OF SCHOOLS

ATTACHMENTS

Attachment I: **2024-25 Statement of Total Reserves and Designated Funds**
Attachment II: **Guidelines for Carryforward Requests**

GLOSSARY – Developed by the Board of Trustees

Board: Board of Trustees

Governance Culture: The Board defined its own work and how it will be carried out. These policies clearly state the expectations the Board has for individual and collective behaviour.

Board/Chief Superintendent Relationship: The Board defined in policy how authority is delegated to its only point of connection – the Chief Superintendent – and how the Chief Superintendent's performance will be evaluated.

Operational Expectations: These policies define both the nonnegotiable expectations and the clear boundaries within which the Chief Superintendent and staff must operate. They articulate the actions and decisions the Board would find either absolutely necessary or totally unacceptable.

Results: These are our statements of outcomes for each student in our district. The Results policies become the Chief Superintendent's and the organization's performance targets and form the basis for judging organization and Chief Superintendent performance.



Attachment I: 2024-25 Statement of Total Reserves and Designated Funds

CALGARY BOARD OF EDUCATION
2024-25 USE OF OPERATING RESERVES (in \$ thousands)

<u>Description</u>	Reserves balance Sep. 1, 2024	2024-25 Budget planned use of reserves ⁽¹⁾	Use of reserves	Reserve balance Aug. 31, 2025
Accumulated operating reserves				
<u>Available for use reserves</u>				
Fiscal stabilization reserve	37,326	-	(6,703)	30,623
<u>Restricted reserves</u>				
EducationMatters flow-through funds ⁽²⁾	2,125	-	(45)	2,080
Changes in accounting policy reserve	(10,164)	-	-	(10,164)
Total operating reserves	29,287	-	(6,748)	22,539
Designated operating reserves				
School decentralized budgets	6,562	-	(212)	6,350
Instructional and service unit initiatives	9,510	-	(7,577)	1,933
Total designated funds	16,072	-	(7,789)	8,283
Total operating reserves and designated	45,359	-	(14,537)	30,822
Capital reserves				
Building reserve	41,611	-	8,751	50,362
Other capital reserves	31,379	-	(14,516)	16,863
Plant, operations and maintenance	798	-	(798)	-
Total capital reserves	73,788	-	(6,563)	67,225
Total reserves	119,147	-	(21,100)	98,047

(1) Approved by the Board of Trustees on May 28, 2024.

(2) This reserve is the result of consolidating Education Matters into the CBE's financial statements in accordance with accounting standards



Attachment II: Guidelines for Carryforward Requests

- 1) The amount requested is for project expenditures not otherwise incorporated in the 2024-25 operating and capital budgets and are directly related and critical to the success of the Education Plan.
- 2) The initial funding for the project has been specifically approved by the Superintendents' Team or the Capital Budget Council (A cross-organizational council co-chaired by the Superintendents of Facility and Environmental Services and Finance and Technology Services).
- 3) The project is already underway as evidenced by outstanding purchase orders or a work order.
- 4) All service unit carryforward requests are presented to Superintendents' Team for approval or rejection prior to their inclusion in this report.

Property of the Calgary Board of Education



report to
Board of Trustees

Chief Superintendent’s Update

Date	November 4, 2025
Meeting Type	Regular Meeting, Public Agenda
To	Board of Trustees
From	Joanne Pitman Chief Superintendent of Schools
Purpose	Information
Governance Policy Reference	OE-4: Treatment of Employees OE-9: Facilities

1 | Recommendation

This report is being provided for information for the Board. No decision is required at this time.

2 | Issue

As the Board of Trustees’ chief executive officer, the Chief Superintendent is accountable for meeting the expectations set by the Board. These expectations are stated in Results and Operational Expectations policies.

OE-4: Treatment of Employees states that “student success and wellbeing depend upon the recruitment, retention, and fair compensation of highly qualified employees working in an environment that is safe, courteous, and professionally supportive.” With other reports submitted to the Board of Trustees, this update meets the requirement of OE-4 by establishing and implementing standards and practices for the recruitment, fair compensation, and retention of highly qualified employees while administering clear personnel rules and procedures for employees in a respectful organizational culture.

OE-9: Facilities states that “in order to meet the needs of the entire organization, the responsible stewardship of resources requires effective and efficient use of funding for real property”. With other reports submitted to the Board of Trustees, this update meets the requirement of OE-9 in the effective and efficient use of capital funding and demonstrates responsible stewardship of resources.

3 | Background

OE-4 Treatment of Employees | Visiting with Elders Reg and Rose Crowshoe

Blackfoot Elders Dr. Reg Crowshoe and Dr. Rose Crowshoe from the Piikani Nation spent time visiting with support staff from the Indigenous Education Team, Niitsitapi Learning Centre and Piitoayis Family School, and system leaders on October 15. During the visit, they shared stories about the smudge and making treaty to emphasize the relationship between oral systems (Indigenous knowledge traditions) and written systems (Western frameworks). Elder Reg shared that the oral tradition functions as a complete system of governance, law, and knowledge sharing, rooted in ceremony, storytelling, and relationships. In contrast, he shared that the Western written system is often the default system, which often lacks the relational and ceremonial context that oral systems carry. Elder Reg closed with an invitation to create ethical space where both oral and written systems can interact together as equal knowledge systems.

OE-9 Facilities | Before-and-After School Programs in CBE Schools

During record enrolment and utilization across CBE schools, the CBE continues to strive to meet parent and family demands for before-and-after school childcare in CBE schools. Two (2) additional before and after school programs opened in the 2025-2026 school year, bringing the total number of before-and-after school programs operating in CBE schools to 105, with over 6,300 CBE students participating in these programs on a daily basis. That means that approximately 79% of CBE elementary schools have a third party before-and-after school programs.

Before-and-after school childcare pertains to structured early learning programming provided in a school’s “shoulder hours”, typically between 7:00 am and 6:00 pm. Before-and-after school programs are licensed by the province, employ qualified early childhood educators, and adhere to program standards set out under the *Early Learning and Child Care Act* and Regulation.

Central to each before-and-after school care program is their Program Plan, which stipulates how the program will provide care and play experiences to support child development and early learning. The Program Plan focuses on activities that support a child’s mental, emotional, spiritual and physical needs within a safe and inclusive environment that supports student diversity.

Although before-and-after school programs operate independent of the CBE, the goals and outcomes of before-and-after school care Program Plans both

reflect and support the four key themes of CBE's Well-Being Framework, being diversity and inclusion, school connectedness & sense of belonging, regulation, and resilience & mental health.



JOANNE PITMAN
CHIEF SUPERINTENDENT OF SCHOOL

GLOSSARY – Developed by the Board of Trustees

Board: Board of Trustees

Governance Culture: The Board defined in policy the individual and collective behaviour required to establish a culture of good governance. These policies establish standards for how the Board performs its work, including policies that define the Board's job, its purpose and its accountability.

Board/Chief Superintendent Relationship: The Board defined in policy the degree of authority delegated to the Chief Superintendent, and set out how the Chief Superintendent's performance, and ultimately the organization's performance, will be evaluated.

Results: These policies define the outcome the organization is expected to achieve for each student it serves. The Results policies are the performance targets for the Chief Superintendent and the organization, and form the basis for judging the success of the organization and the Chief Superintendent on reasonable progress towards achieving the Results.

Operational Expectations: These policies define both the non-negotiable expectations and the clear boundaries within which the Chief Superintendent and staff must operate. The Chief Superintendent is required to comply with the Board's stated values about operational conditions and actions as set out in these policies.

report to Board of Trustees

Correspondence

Date	November 4, 2025
Meeting Type	Regular Meeting, Public Agenda
To	Board of Trustees
From	Patricia Minor, Corporate Secretary
Purpose	Information
Governance Policy Reference	Operational Expectations OE-7: Communication With and Support for the Board

1 | Recommendation

This report is being provided for the information of the Board.

2 | Background

The following is a summary of correspondence provided to the Board:

- Letter dated March 7, 2018 to The Hon. D. Eggen, Education Minister, re: the disposition of six surplus CBE school properties (Page 9-6).
- Letter dated October 15, 2018 from Dr. C. Clarke, Deputy Minister of Education, re: the disposition of six surplus CBE school properties (Page 9-13).
- Letter dated March 21, 2023 from A. Tremblay, Deputy Minister of Education re: Transfer of Dr. Norman Bethune Property (Page 9-15).
- Letter dated February 1, 2024 to the Hon. D. Nicolaidis, Education Minister, re: Request for Approval to Transfer Dr. Norman Bethune site (Page 9-16).
- Letter dated May 21, 2024 from L. Pillipow, Deputy Minister of Education re: Disposition of Dr. Norman Bethune school site (Page 9-73).
- Letter dated September 24, 2024 from L. Pillipow, Deputy Minister of Education re: Disposition of Dr. Norman Bethune school site (Page 9-74).



- Letter dated November 27, 2024 to the Hon. D. Nicolaides, Minister of Education, re: Capitol Hill School Dry Pond (Page 9-75).
 - Letter dated February 18, 2025 from the Hon. D. Nicolaides, Minister of Education, re: Disposal of Utility Right-of-Way for Capitol Hill School Property (Page 9-76).
 - Letter dated April 23, 2025 to the Hon. Martin Long, Minister of Infrastructure, re: Approval of Registration of Utility Right-of-Way on Capitol Hill School property (Page 9-78).
 - Letter dated May 2, 2025 from the H. Alimami, Acting Assistant Deputy Minister of Infrastructure, re: Offer to Transfer Utility Right-of-Way on Capitol Hill School property (Page 9-90).
 - Letter dated June 5, 2025 from the Hon. Martin Long, Minister of Infrastructure, re: Offer to Transfer Utility Right-of-Way on Capitol Hill School property (Page 9-92).
 - Letter dated June 6, 2025 to the Hon. D. Nicolaides, Minister of Education, re: Offer to Transfer Utility Right-of-Way on Capitol Hill School property (Page 9-94).
 - Letter dated June 20, 2025 from the Hon. D. Nicolaides, Minister of Education, re: Offer to Transfer Utility Right-of-Way on Capitol Hill School property (Page 9-95).
 - Letter dated April 16, 2025 from the Hon. D. Nicolaides, Minister of Education, re: Charter School Application – Academy of Business Literature & Entrepreneurship (Page 9-96).
 - Letter dated April 23, 2025 to the Hon. D. Nicolaides, Minister of Education, re: Charter School Application – Alberta Ukrainian Academy Society’s Yuzuk Academy (Page 9-97).
 - Letter dated May 28, 2025 to the Hon. D. Nicolaides, Minister of Education, re: Alberta Ukrainian Academy Society’s Yuzuk Academy Application (Page 9-99).
 - Letter dated April 23, 2025 to the Hon. D. Nicolaides, Minister of Education, re: Charter School Application – Willow Ridge Academy (Page 9-100).
 - Letter dated May 28, 2025 from the Hon. D. Nicolaides, Minister of Education, re: Charter School Application – Willow Ridge Academy (Page 9-102).
 - Letter dated May 22, 2025 from the Hon. D. Nicolaides, Minister of Education, re: Collegiate Application (Page 9-103).
 - Letter dated July 2, 2025 from the Hon. D. Nicolaides, Minister of Education, re: 2025 National Inclusive Education Award Ernest Manning High School (Page 9-105).
- Attachments: Relevant Correspondence



Board Chair

Trina Hurdman Wards 1 & 2

Vice-Chair

Marilyn Dennis Wards 5 & 10

Trustees

Althea Adams Wards 3 & 4

Lisa Davis Wards 6 & 7

Richard Hehr Wards 8 & 9

Julie Hrdlicka Wards 11 & 13

Mike Bradshaw Wards 12 & 14

March 7, 2018

Honourable David Eggen
Minister of Education
228 Legislature Building
10800 – 97 Avenue
Edmonton, Alberta T5K 2B6

Dear Minister Eggen:

Re: Disposition of Surplus Properties

The Calgary Board of Education (CBE) is requesting Ministerial approval for disposition of the following six surplus CBE school properties:

- Balmoral Bungalow – 223 – 18 Avenue NW
- Dr. Norman Bethune School – 315 – 86 Avenue SE
- Erlton Centre – 24 – 28 Avenue SW
- Riverside Bungalow – 711 – 2 Avenue NE
- Queensland Downs School – 199 Queen Charlotte Way SE
- Viscount Bennett Centre – 2519 – Richmond Road SW

Disposition of the abovementioned properties was approved by a CBE Board of Trustee motion on March 6, 2018.

The CBE has determined that the long term educational needs of CBE students can be met through existing CBE schools within or proximate to the communities where these facilities are located, and accordingly, their disposal would allow the CBE to better allocate resources currently directed to operate these facilities towards students and their learning needs.

Should disposition be approved, the CBE will commence proceedings in accordance with the Disposition of Property Regulation.

Sincerely,

Trina Hurdman, Chair
Board of Trustees

cc David Stevenson, Chief Superintendent
Dany Breton, Superintendent, Facilities and Environmental Services

Attachments

Balmoral Bungalow Property
223 – 18 Avenue NW



Dr. Norman Bethune School Property
315 – 86 Avenue SE



Erlton Centre Property
24 – 28 Avenue SW



Only this portion of the lands can be sold for market value

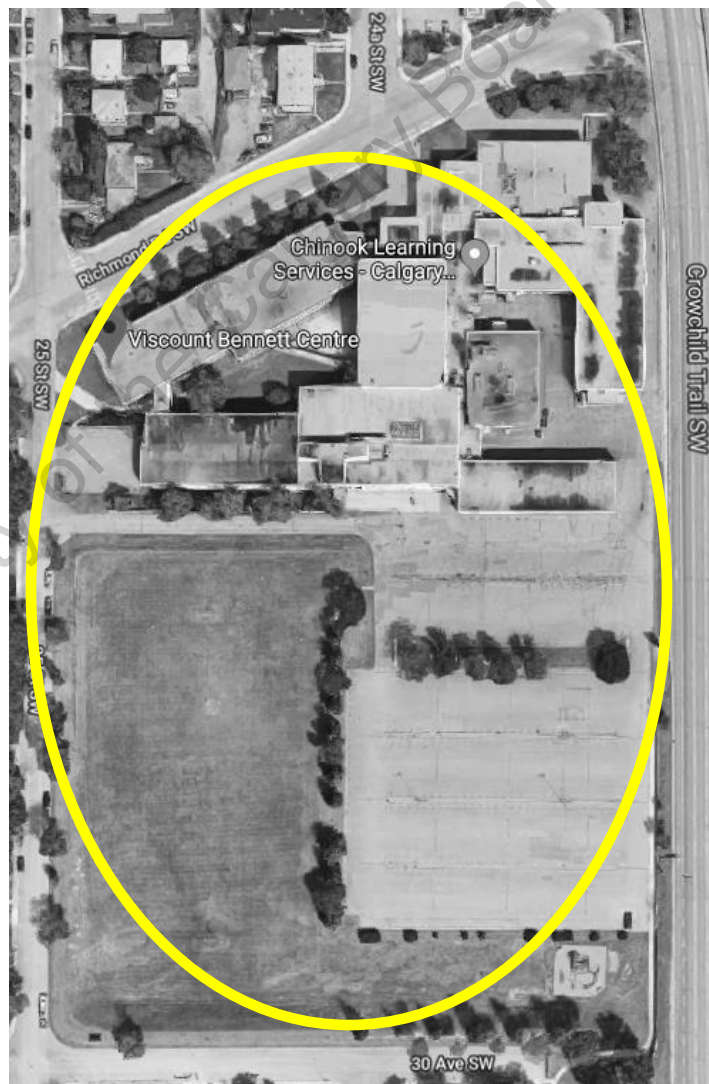
Riverside Bungalow Property
711 – 2 Avenue NE



Queensland Downs School Property
199 Queen Charlotte Way SE



Viscount Bennett Centre Property
2519 Richmond Road SW



OCT 15 2018

AR101768

Mr. David Stevenson
Chief Superintendent
Calgary Board of Education
1221 - 8 Street SW
Calgary AB T2R 0L4

Dear Mr. Stevenson:

I am in receipt of Board Chair Trina Hurdman's March 7, 2018 letter requesting approval for the disposition of the following six surplus school properties in Calgary:

- Balmoral Bungalow: Plan 2129O; Block 8; Lots 1-40, OT (multiple titles), and Plan 2129O; Block 3; Lots 5-40, OT (multiple titles);
- Dr. Norman Bethune School: Plan S3520AJ; Block V;
- Erlton Centre: Plan 2865AC; Block 2; Lots 29 and 30, and Plan 2865AC; Block 2; Lots 31, 32, & 34-40, and Plan 2865AC; Block 2; Lot 33;
- Queensland Downs School: Plan 7410109; Block 23; Lot R1;
- Riverside Bungalow: Plan 4647V; Block 101 and 102; and
- Viscount Bennett Centre: Plan 8598GF; Block B and Plan 5118FQ; Block A.

I understand that Calgary Board of Education (CBE) has determined that these properties are surplus to the needs of CBE students and that the disposition of these properties was approved by a Board of Trustees' motion on March 6, 2018.

.../2

I note that some of the surplus properties have multiple facilities on the affected title, including shared playfields and/or operated school buildings. The following properties will require subdivision before the property may be disposed:

- Balmoral Bungalow – legally described as Plan 2129O; Block 8; Lots 1-40, OT (multiple titles), and Plan 2129O; Block 3; Lots 5-40, OT (multiple titles) – to separate the bungalow from Balmoral Junior High School property;
- Dr. Norman Bethune School – legally described as Plan S3520AJ; Block V – to separate building envelope from shared playfield and playground; and
- Riverside Bungalow – legally described as Plan 4647V; Block 101 and 102 – to separate the bungalow from Langevin School property.

I have reviewed your request and support moving forward with the sale and/or transfer of the remaining properties. In disposing of these properties, your school board must comply with the *Disposition of Property Regulation (181/210)*. CBE will be responsible for ensuring that all final agreements indemnify both the province and the school board from any future liability that may arise from this transaction. Please note that appraisals, purchaser and other sale information must be submitted for final approval.

If you have any questions, please contact Erin Owens, Director, Capital Planning South, at erin.owens@gov.ab.ca or 780-643-1455 (toll-free by first dialing 310-0000).

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Clarke', written over a horizontal line.

Curtis Clarke, PhD
Deputy Minister

AR120519

MAR 21 2023

Mr. Christopher Usih
Superintendent
Calgary Board of Education
1221 - 8 Street SW
Calgary AB T2R 0L4

Dear Mr. Usih:

Further to my December 23, 2022 email and the November 21, 2022 letter from the Honourable Adriana LaGrange, Minister of Education, indicating the department's interest in the acquisition of Dr. Norman Bethune School, Alberta Education and Alberta Infrastructure will be proceeding with work to expedite the upcoming transfer.

Alberta Infrastructure will continue to work with your division on the details of the agreement. No further action is required by CBE with respect to the damaged roof. The permanent roof repair will be included in the remediation work for the fire damaged portions of the building and will be completed by Foundations for the Future Charter Academy.

As the Calgary Board of Education has worked with its insurance providers to define the scope of work and an estimated budget to return the facility to its pre-fire condition, Roman Sus, Manager, Capital Planning South, will co-ordinate with your division and Foundations for the Future Charter Academy to ensure appropriate information transfer regarding the work that has been scoped and/or completed to date. If you have any questions or concerns, please contact Mr. Sus at roman.sus@gov.ab.ca or 780-638-9599 (toll-free by first dialing 310-0000).

Thank you for your cooperation on this matter.

Sincerely,



Andre Tremblay
Deputy Minister

cc: Mary Persson, Deputy Minister, Alberta Infrastructure
Dany Breton, Superintendent, Facilities and Environmental Services, Calgary Board of Education



Board Chair

Laura Hack Wards 3 & 4

Vice-Chair

Charlene May Wards 12 & 14

Trustees

Dana Downey Wards 1 & 2
Marilyn Dennis Wards 5 & 10
Patricia Bolger Wards 6 & 7
Susan Vukadinovic Wards 8 & 9
Nancy Close Wards 11 & 13

February 1, 2024

Honourable Demetrios Nicolaides
Minister of Education
228 Legislature Building
10800 – 97 Avenue
Edmonton, Alberta T5K 2B6

Dear Minister Nicolaides,

The Calgary Board of Education (CBE) is seeking Ministerial approval to transfer a surplus school property to Alberta Infrastructure.

The Dr. Norman Bethune School property was first declared surplus to CBE requirements in 2018. On October 15, 2018, the CBE received Ministerial approval to subdivide the Dr. Norman Bethune lands and dispose of the property.

Plans for disposition were halted in 2020 as the CBE was asked by Alberta Education to accommodate a charter school in the Dr. Norman Bethune building for a period of four (4) years. Occupation of the building was disrupted in 2021, when the building suffered damage from a fire. In 2022, Alberta Infrastructure committed to funding remediation of the building to support re-occupation of the building by the charter school, and directed the CBE to continue to pursue a subdivision of lands so that the property could be sold to Alberta Infrastructure.

Subdivision of the property was required as the original land title for Dr. Norman Bethune School also contained playfields utilized by an adjacent CBE high school. To retain the playfields for continued use by CBE students, the original land title was split into two legal titles – one for Dr. Norman Bethune and one for the playfields. Only the smaller (2.9 acres) Bethune title is being considered for disposition.

The above noted lands are Non-Reserve and held in fee simple by the CBE, which means they can be sold for market value. A third party appraisal obtained by the in May 2023 identified market value of the Dr. Norman Bethune parcel to be \$4,350,000. This valuation has been accepted by Alberta Infrastructure, as well as the CBE Board of Trustees, who passed the following motion on January 16, 2024:

THAT, subject to Ministerial approval, the Board of Trustees approved the transfer of property to Alberta Infrastructure”.

In accordance with the above, the CBE hereby requests Ministerial approval to transfer the Dr. Norman Bethune land parcel to Alberta Infrastructure for \$4,350,000. The Dr. Norman Bethune lands are described legally as Plan 2312279; Block 1; Lot 1.

Thank you for your consideration on this matter.

Yours sincerely,



Laura Hack, Chair
Board of Trustees

Cc: Gary Strother, Acting Chief Superintendent of Schools
Dany Breton, Superintendent, Facilities & Environmental Services

Attachment I: Dr. Norman Bethune Property Appraisal

Property of the Calgary Board of Education



Narrative Appraisal Report

Vacant Land: Assumed Subdivided 2.90 Acre Redevelopment Site
315 – 86th Avenue SE
Calgary, Alberta

Effective Date: May 1, 2023

Prepared for:

Calgary Board of Education



Calgary Board
of Education

Prepared by:

Robert C. Lipman, B.Sc., AACI, P.App
Avison Young Valuation & Advisory Services, LP

4300, 525 - 8 Avenue SW,
Calgary, AB T2P 1G1

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June 5, 2023

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Attention: Ms. Sherri Lambourne, B.Comm., Manager, Property Leasing & Rentals

Regarding: Vacant Land: Assumed Subdivided 2.90 Acre Redevelopment Site
315 – 86th Avenue SE, Calgary, Alberta
AY File No CAL230099

We have conducted the required investigation, gathered the necessary data, and made certain analyses that have enabled us to form an opinion of current market value, in Fee Simple Estate, on the above referenced property.

The subject property currently consists of 9.76 acres of land improved with a vacant school structure. Dr. Norman Bethune School is not in use as the facility is surplus to Calgary Board of Education requirements. It has remained unoccupied since 2022 as a result of fire damage. As requested by the client, the appraisal assumes subdivision of the parent parcel to yield a 2.90 acre site that includes a school building, portable, surface parking lot, and playground.

Based on our inspection of the property, and considering the investigation and analyses undertaken herein, we have formed the opinion the market value of the proposed subdivided 2.90 acre site, as of May 1, 2023, as per the land's Highest and Best Use to accommodate a low to medium density multi family residential land use, is estimated to be:

-- FOUR MILLION THREE HUNDRED FIFTY THOUSAND DOLLARS --

-- (\$4,350,000.00) --

The above market value estimate relates to the assumed subdivided 2.90 acre subject site as though vacant and available for Highest and Best Use development. We are of the opinion the existing school structure does not contribute to underlying land value as a residential redevelopment site. The structure is essentially fully depreciated.

The 51 page Narrative Appraisal Report that follows sets forth an identification of the subject land, all critical assumptions and limiting conditions, pertinent definitions, facts about the area and the site, comparable land sale data, the results of our investigation and analyses, and the reasoning leading to the concluded market value estimate.

Yours Truly,

Avison Young Valuation & Advisory Services, LP

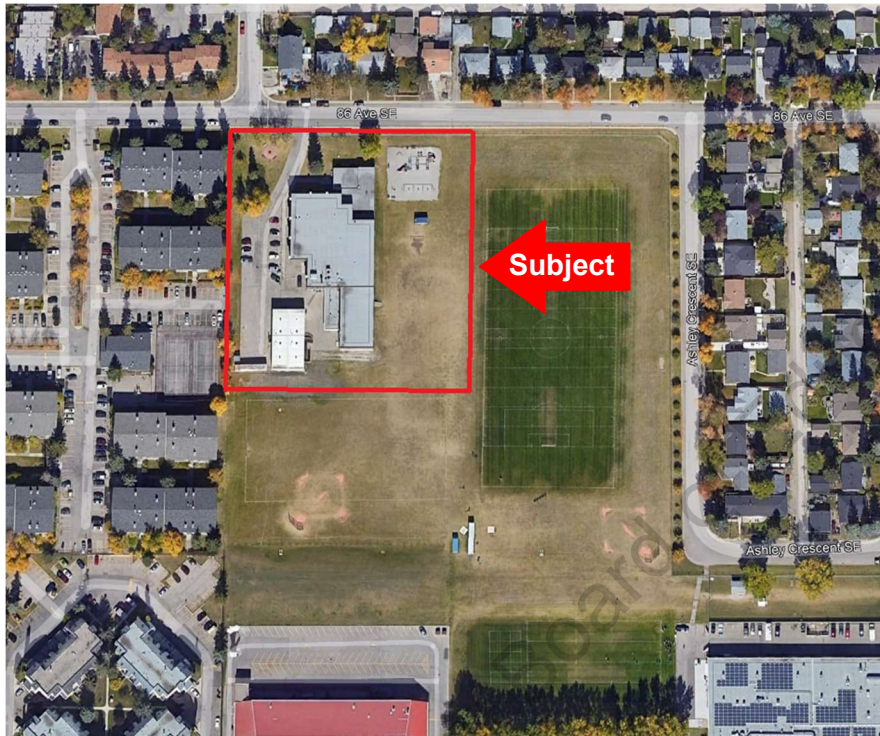
Robert C. Lipman, B.Sc, AACI, P.App

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Introduction

Photographs



315 - 86th Avenue SE, Calgary, Alberta

Factual Data

1. Summary of Salient Facts and Important Conclusions

Property Type Vacant Land – under-improved redevelopment site

Address of Property 315 – 86th Avenue SE, Calgary, Alberta

Legal Description – parent parcel Plan 3520AJ, Block V – assumed to be subdivided

Land Size – upon subdivision 2.90 acres more or less

Land Use Classification S-CS, Special Purpose – Community Service District

Highest and Best Use Low to Medium Density Multi Family Residential

Property Interest Appraised Fee Simple Estate

Fee Simple Estate Owner The Calgary Board of Education

Effective Date of Appraisal May 1, 2023

Assessment Value 2023 \$7,900,000 – parent parcel as improved

Property Tax Levy 2023 Tax Exempt

Market Value Indications

Direct Comparison Approach to Value Estimate - Land $2.90 \text{ acres} \times \$1,500,000/\text{acre} = \$4,350,000$

Final Estimate of Value – Vacant Land \$4,350,000

2. Statement of Critical Assumptions

- a. It is assumed there are no adverse environmental contamination issues associated with the subject land. Our market value estimate assumes the site is free of environmental contamination.
- b. The land size of 2.90 acres more or less for the subject site is as indicated as per a proposed plan of subdivision supplied by the client. It is assumed the appraised parcel will be legally subdivided as indicated.

3. Extraordinary Assumptions

As defined in Section 3.25 of the AIC's 2022 CUSPAP guidelines, an Extraordinary Assumption is:

"an assumption, directly related to a specific assignment, which, if were not assumed to be true, could materially alter the opinions or conclusions."

Extraordinary Assumptions have applied in our valuation of the proposed subject site, as follows:

- Assumed subdivision of the 2.90 acre improved subject site as proposed, from a larger 9.76 ac parent parcel.
- Our determination of Highest & Best Use for the subject land indicates existing building and site improvements are fully depreciated. The primary school structure and associated site improvements do not contribute to overall property value. For this reason, site improvements will be disregarded in our valuation.
- Relating to our determination that current market value relates to land only as a redevelopment site, we have not considered the cost to raze the school building to accommodate a more intense land use.

4. Hypothetical Conditions

A Hypothetical Condition is defined in Section 3.33 of the Appraisal Institute of Canada's 2022 CUSPAP guidelines as:

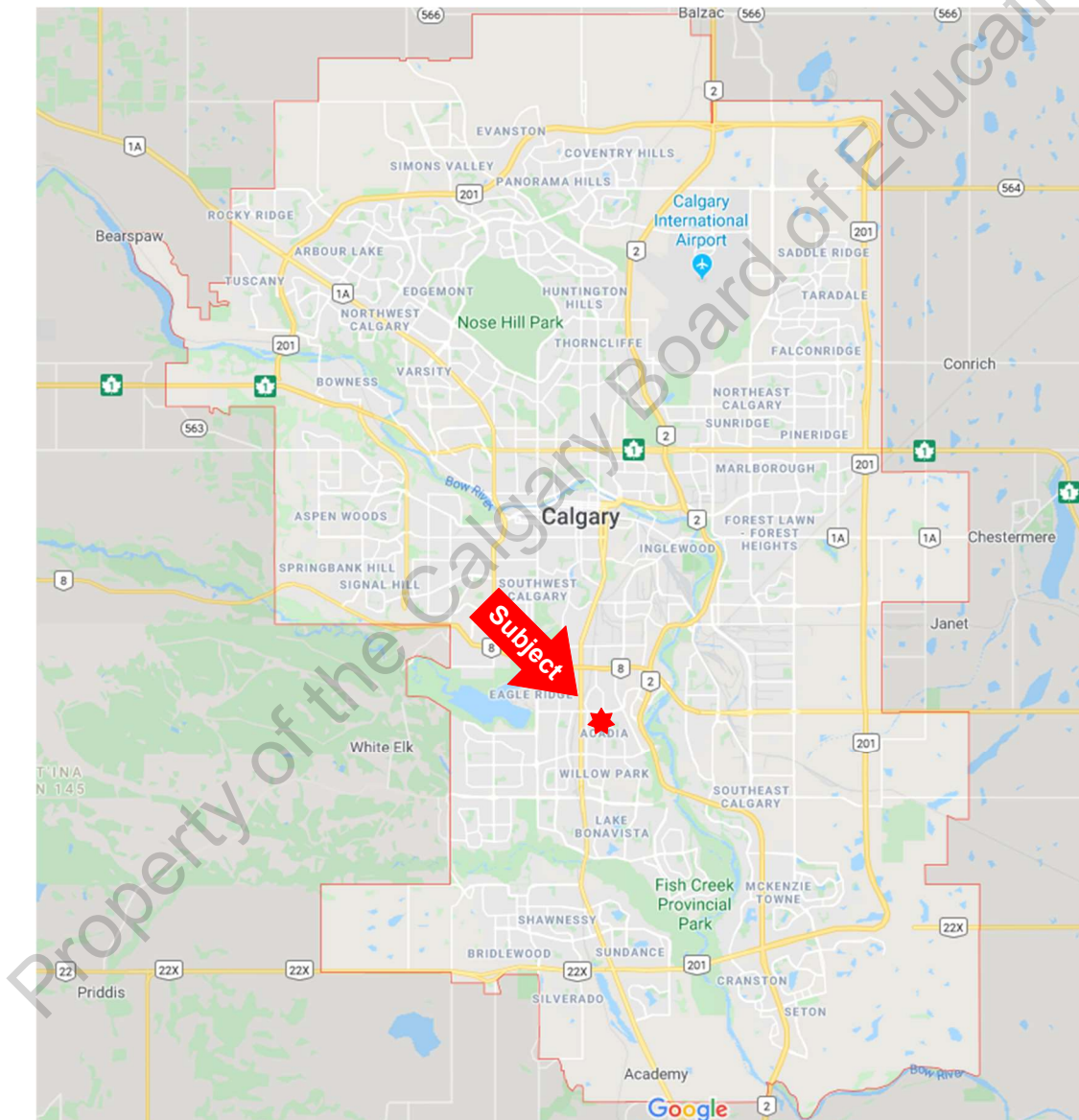
"a specific type of Extraordinary Assumption that presumes, as fact, simulated but untrue information about physical, legal or economic characteristics of the subject property or external conditions, and are imposed for purposes of reasonable analysis."

Hypothetical Conditions apply relating to proposed land subdivision as described above. At this time the 9.76 acre subject parent parcel has yet to be subdivided to yield the improved 2.90 acre subject site.

5. Definition of the Appraisal Assignment

Property Appraised

The subject property is a 2.90 acre vacant site. It currently forms part of a larger 9.76 acre parent parcel that is improved with Dr. Norman Bethune School which has been unoccupied since 2022. The facility is surplus to Calgary Board of Education requirements tied to declining student enrolment. As mandated by the client, this appraisal assumes subdivision of the parent parcel to yield an under-improved 2.90 acre site. The existing school structure is unoccupied and is not considered to contribute to vacant land value. As such, the property's market value relates to vacant land only. The site is located in the established Acadia residential community, in Calgary's suburban southeast sector. Applicable S-CS land use guidelines relate to historic use of the property and land for school purposes.



Municipal Address

315 – 86th Avenue SE
Calgary, Alberta

Factual Data

Legal Description

The property's current (9.76 acre parent parcel) legal description is identified as follows:

Plan 3520AJ
The Whole of Block V

Estate: Fee Simple
Municipality: City of Calgary

** our valuation assumes subdivision of the proposed 2.90 acre subject site from the larger parent parcel noted above.*

Client

This report has been prepared for exclusive use by our client, The Calgary Board of Education (CBE)

Purpose and Intended Use of the Appraisal

The purpose of the appraisal is to estimate the current market value of the subject land as though vacant and available for development, and as proposed to be subdivided.

The report has been prepared for The Calgary Board of Education to be relied upon for potential sale and negotiation purposes. Dr. Norman Bethune School is currently unoccupied. It was occupied by the CBE until 2017, after which the facility was leased to a Charter School operator until a fire damaged the building in 2022. This same Charter School has expressed interest in purchasing a portion of the school's larger 9.76 acre parent parcel. If a sale is negotiated, it will involve the proposed 2.90 acre subdivided site as improved with a school, portable, parking lot and playground.

The client requires a market value estimate for the proposed subdivided site as improved. We have determined Highest and Best Use and property value relates to land only as the existing school structure is fully depreciated.

In an effort to reduce appraisal related real estate fraud, the Appraisal Institute of Canada (AIC) and Avison Young Valuation & Advisory Services, LP strongly recommend that any third party users of this appraisal report confirm its authenticity with the author.

This appraisal report assumes that only the addressee will rely upon it, and only for the intended use stated herein. No one else may rely on this appraisal report without written consent of the appraiser. We expressly deny any legal liability for unauthorized reliance and any other use.

Scope of the Appraisal

The scope of this appraisal pertains to the collection, confirmation and reporting of market and other data, and the analysis of same. This report has been prepared in compliance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) as required by the Appraisal Institute of Canada (AIC).

The process involved in completing the appraisal is summarized as follows:

- The subject property was inspected by the appraiser on May 1, 2023. Together with property and land information supplied by the client, the appraiser's onsite inspection forms the basis for the property description detailed in this report.*

Factual Data

- *General information and data about the City of Calgary is based on material obtained from the City of Calgary Building and Planning Department, Calgary Economic Development Authority, and other sources, as applicable, referenced in this appraisal report. Additionally, the location description section of this report is based on a physical inspection of the area by the appraiser.*
- *Definitions have been sourced from The Dictionary of Real Estate Appraisal (3rd Ed.), published by THE APPRAISAL INSTITUTE, 1993 and The Appraisal of Real Estate (Cdn Edition), published by the APPRAISAL INSTITUTE, 1992.*
- *The property's legal description and ownership profile was confirmed by way of a Certificate of Title search at the South Alberta Land Registration District Land Titles Office. Further, information pertaining to land use / zoning, planning implications, and property assessments was obtained from the appropriate departments at the City of Calgary.*
- *Highest and Best Use was estimated for the assumed undeveloped subject site. Criteria considered in our Highest and Best Use analysis includes physical possibility, legal permissibility, financial feasibility and maximum profitability of potential land uses.*
- *Market research conducted in this analysis relative to vacant land value estimation has relied on comparable residential and multi family land sales obtained from our own files (Avison Young), as well as Commercial Edge, Altus Data Studio, The Network, Calgary Real Estate Board (CREB), real estate brokers, buyers, sellers and other knowledgeable sources familiar with Calgary's land market.*
- *Valuation techniques applied in this appraisal are deemed relevant for the subject property type. Following completion of all required research and after analysis of all pertinent factors impacting value, a final value was estimated for the vacant and subdivided site.*

Certificate of Title and Encumbrances

The parent parcel's Certificate of Title is described as follows:

Title # : 145R167
Title Date : November 10, 1966
Owner : The Calgary Board of Education
Estate : Fee Simple

There are no encumbrances registered against the parent parcel's Certificate of Title.

The current Certificate of Title is included in the Exhibits and Addenda section of this appraisal report. We assume no responsibility for matters of a legal nature affecting the Title associated with the subject land parcel. Legal counsel should review and verify the Certificate of Title before using same in any document or conveyance.

** our valuation assumes that subdivision of the proposed 2.90 acre subject site will yield a saleable and marketable Certificate of Title.*

Ownership History

The subject property is owned by The Calgary Board of Education (CBE). The current Title was created November 10, 1966 when a land value of \$48,500 was declared. Several years after acquisition the site was developed with a school structure which was completed in 1971. The CBE operated Dr. Norman Bethune school until 2017 when closure occurred due to low enrollment. The facility was then continually leased to a Charter School until 2022 at which time a fire damaged the structure. The property has remained unoccupied since this tenant vacated.

To the best of our knowledge, the Fee Simple ownership interest in the proposed subject site is not formally listed for sale. Nor is it reported to be subject to specific Purchase or Option Agreement. It is our understanding a sale may be negotiated with a Charter School operator which requires land value estimation for the proposed 2.90 acre site.

Financing

In view of the purpose and intended use of this appraisal report, the property has been treated as though free of typical mortgage financing as at the effective valuation date. This is consistent with the analysis of all comparable land sales relied upon to estimate current market value for the proposed subdivided subject land parcel.

Definition of Market Value

Market value definitions can be found in a variety of sources, including appraisal texts, real estate dictionaries, federal and provincial statutes dealing with expropriations and assessments and Court decisions. For purposes of this appraisal assignment, market value is defined as:

"The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress".

(Source: Canadian Uniform Standards of Professional Appraisal Practice – 2020)

Implicit in this definition are the consummation of a sale as of the specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto;
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Definition of Exposure Time

Exposure time is the estimated length of time the ownership interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective value date. Exposure is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort.

With regard to a reasonable time frame for exposure of the improved subject redevelopment site required to achieve sale on the open market, we are of the opinion a period of three to six months is realistic.

Factual Data

Property Rights Appraised

Ownership rights relating to the subject property are of a Fee Simple Estate, which is defined as:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat."

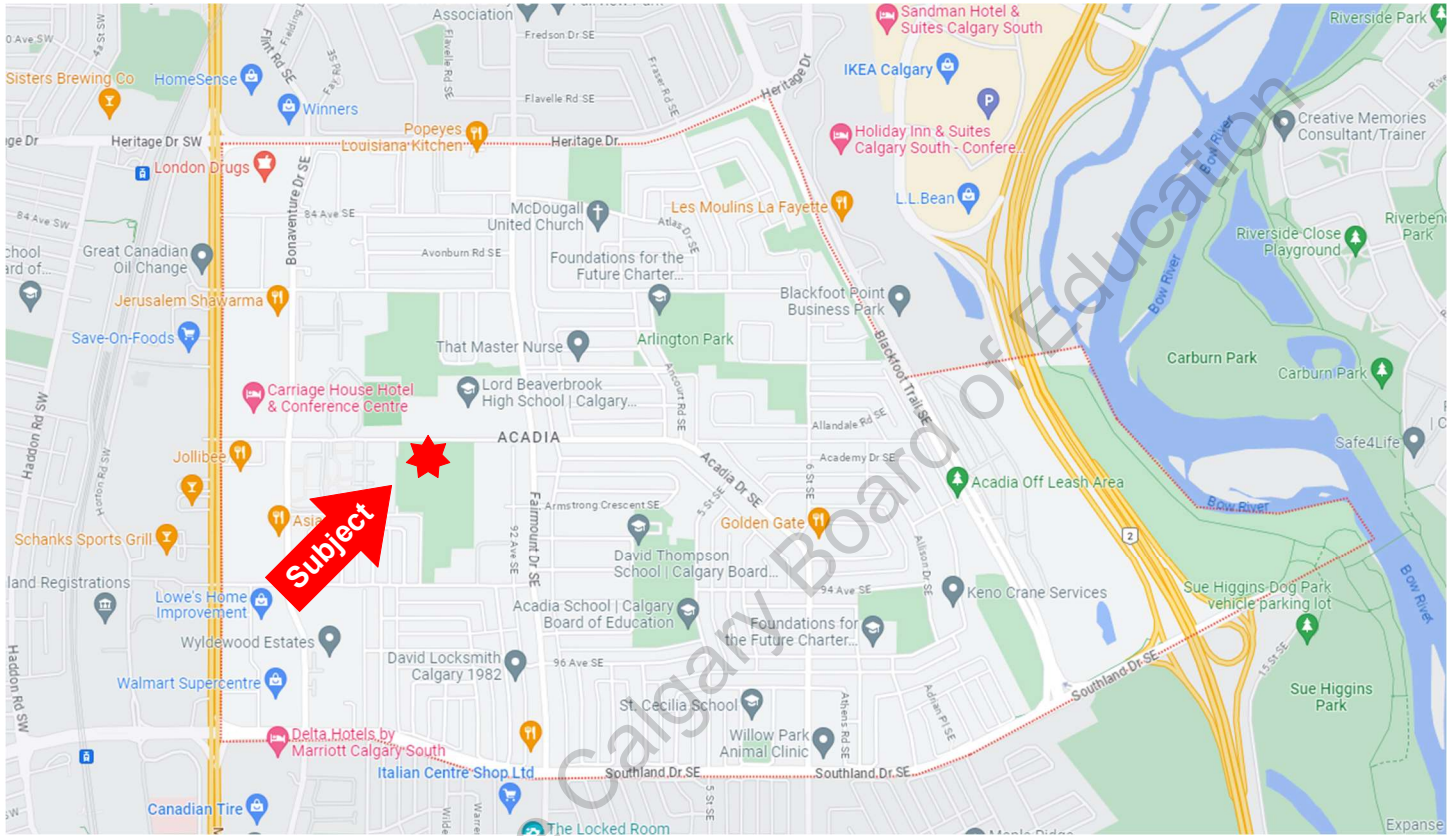
Date of the Appraisal

Date of Value : May 1, 2023
Date of Site Inspection : May 1, 2023
Site Inspected By : Robert C. Lipman, B.Sc., AACI, P.App

Property of the Calgary Board of Education

6. Location Profile: Acadia Community

The subject property is located in the Acadia residential community of suburban southeast Calgary. This established neighbourhood is situated east of Macleod Trail SE, south of Heritage Drive SE, north of Southland Drive SE, and west of Blackfoot Trail SE, Deerfoot trail SE and the Bow River. Land comprising Acadia was annexed into the City of Calgary in 1956. The community was established in 1960 when urban and residential development was initiated.

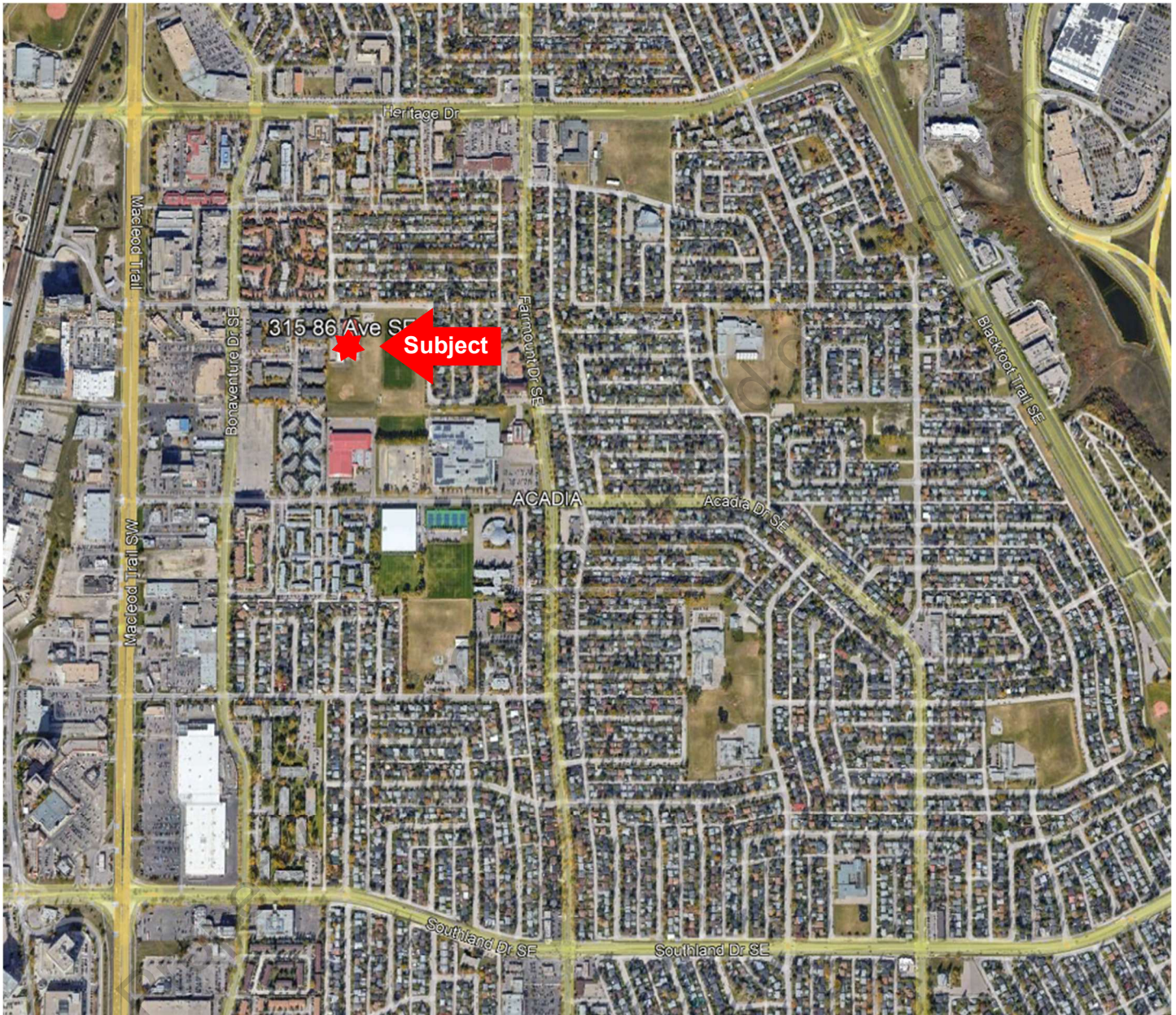


Acadia's population in 2019 was 10,520 as per the City of Calgary's last pre pandemic Civic Census. Inventory of housing stock has remained stable in recent years as substantial build-out was achieved decades ago. The total dwelling count was 10,520 as per the Calgary's 2019 Civic Census. The breakdown by dwelling type is 46% single family, 41% apartment, 10% townhouse, 2% duplex and 1% other. Roughly 73% of dwellings were built from 1961 to 1980 when construction activity in the area was most active. Given the age of most homes, and the fact that the community is mature and built-out, there has been minimal new residential development in recent years. Home owners occupy 58% of all residential dwellings, which is lower than Calgary's city wide ownership ratio of 71%.

Community demographics are middle stratum as evidenced by the median total household income of \$72,552 in 2015 (Statistics Canada) which was 25% lower than Calgary's overall median of \$97,329. Median income is lower as a consequence of a significant inventory of residential rental product in Acadia. Relative to residential demand and pricing, there were 147 single family home sales in Acadia in 2022. The median sale price was \$551,000, with a sale price range of \$376,000 to \$787,000. Thus far in 2023, there have been 32 single family home sales from January 1 to April 20, 2023. Upward price movement is evident this year in keeping with strong buyer demand coupled with a limited supply of single family product available for sale. The YTD 2023 median sale price is \$563,500.

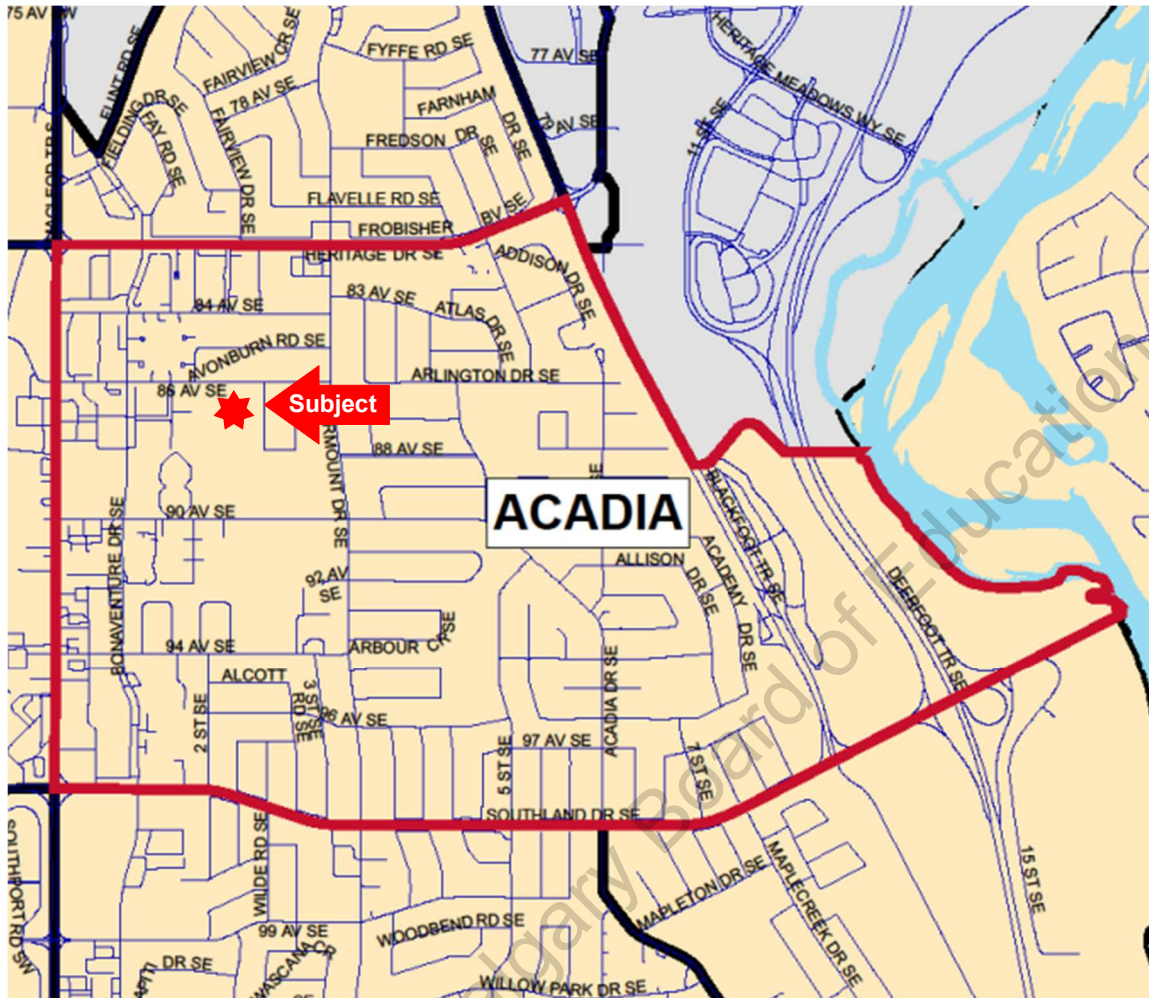
Factual Data

Acadia is improved with amenities conducive to residential living. Retail and commercial shopping options are available along nearby Macleod Trail SE and other busy routes such as Fairmount Drive SE, Heritage Drive SE and Southland Drive SE. There are numerous schools in Acadia, extending from elementary to high school grades. Other amenities include recreation facilities, parks and places of worship. Access is good via major roadways surrounding the community. Public transit is available including an LRT Station at Heritage Drive SE and Macleod Trail SE.



The subject is specifically located in the northwest area of Acadia, situated on the south side of 86th Avenue SE a short distance east of Bonaventure Drive SE. Location attributes are low profile and residential in nature. Properties immediately to the north consist mainly of single-family homes. Large townhouse and low-rise apartment (3 storey) rental complexes abut the subject land to the west and southwest. Immediately east of the proposed subdivided subject site is a large open park and playing fields. Adjacent parkland and community recreation amenities enhance the parcel's residential development appeal as the full east and south elevations abut municipally owned park land.

Factual Data



In summary, the subject property benefits from good location attributes in an established residential community. Acadia is mature and built-out, and is primarily residential in nature. Vehicular access to and from the district is good in terms of proximity to major thoroughfares. Acadia is improved with community amenities typical to residential neighbourhoods of this vintage. Retail and shopping amenities are located nearby on Macleod Trail SE.

There was nothing detrimental noticed in the immediate vicinity of the subject site that could negatively impact land use potential or the site's overall market value. Reference is made to maps and aerial photos included in this analysis.

7. Site Description and Analysis

Site Photographs



VIEW OF THE SUBJECT PROPERTY LOOKING TO THE SOUTHWEST

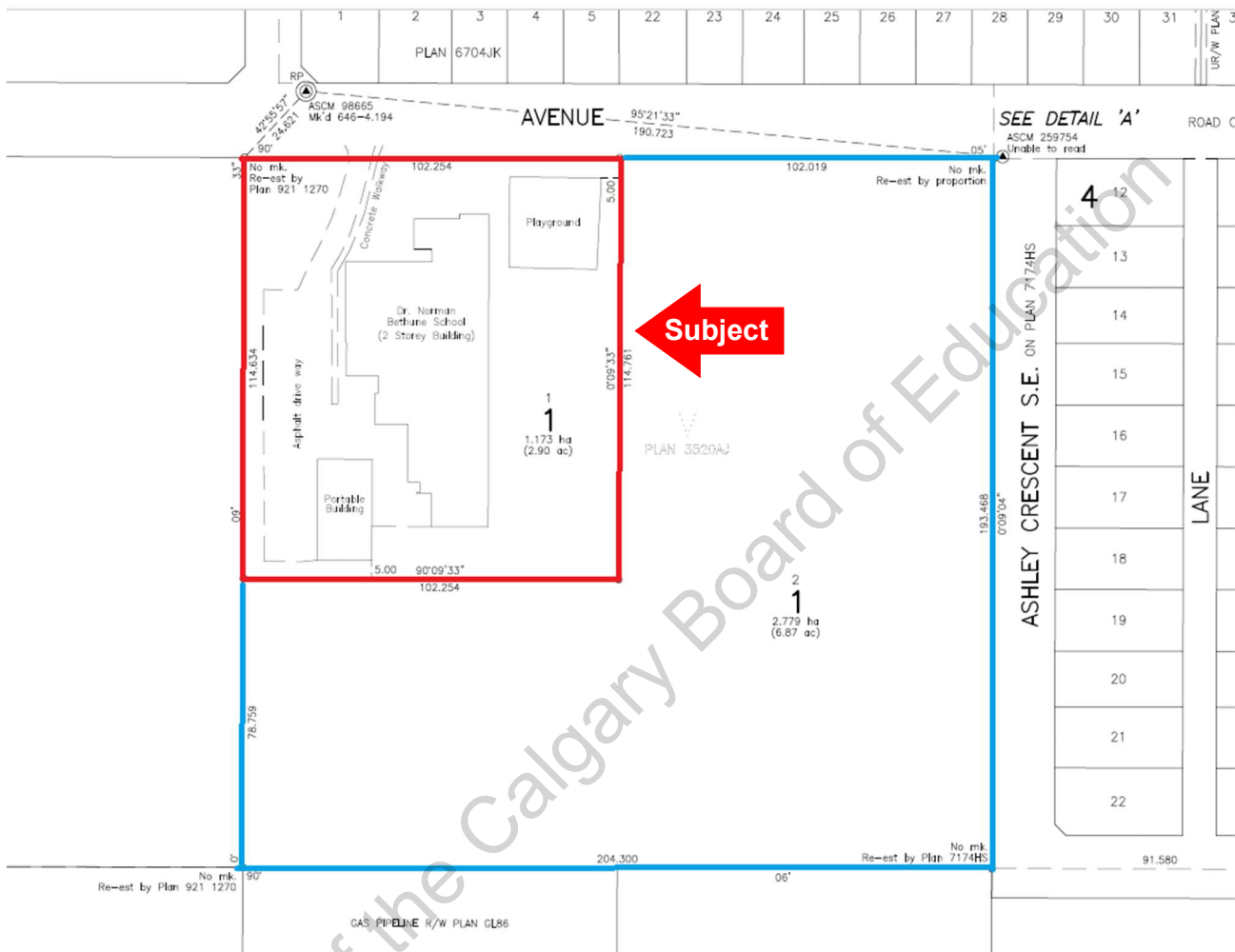


VIEW OF THE SUBJECT PROPERTY LOOKING TO THE NORTH

Factual Data

Shape/Dimensions/Area

As proposed to be subdivided, the 2.90 acre subject site will be rectangular shaped. The parcel will offer approximately +/- 335 feet of frontage along 86th Avenue SE to the north, and a depth of +/- 376 feet extending to the south.



Proposed 2.90 acre subject site – red outline / 9.76 acre parent parcel – blue outline

Topography/Drainage

The land is level and at grade with surroundings. Surface drainage as graded is assumed to be adequate.

Utility Services

All of the usual municipal utility services are available to the perimeter of the site including potable water, storm and sanitary sewer, natural gas, electricity and telecommunication lines.

Street Improvements/Accessibility

Eighty Sixth (86th) Avenue SE is a two lane residential street forming the north site boundary. It is asphalt paved and improved to typical municipal standards including concrete sidewalks and curbs, and overhead street lighting.

Factual Data

Vehicular access to and from the subject site, as proposed to be subdivided, is available via a curb cut from 86th Avenue SE at the west end of the property. On site paved surface parking is available.



Looking west along 86th Avenue SE past the subject land



Looking east along 86th Avenue SE past the subject land

Site Improvements

As requested by the client, the proposed 2.90 acre subject site is assumed to be subdivided from a larger 9.76 acre parent parcel. The site is improved with Dr. Norman Bethune School (unoccupied) as well as a portable, paved parking lot, playground and some perimeter fencing. The school building was reportedly constructed in 1972. It is a 2 storey structure comprising an aggregate building area of 35,907 sf as per a "Facility Condition Assessment" report, dated January 4, 2019, as completed by EXP Services Inc. Ground floor area is reported to be 24,587 sf, with an additional 11,320 sf on the second floor. The structure is unoccupied as it was recently damaged by fire.

Right-of-Ways/Easement/Setbacks

As described on page 6, there are no such caveats registered against the parent parcel Certificate of Title.

Soil Characteristics

We have not been commissioned to secure a soil survey and assume sub soil conditions are such that typical urban development is feasible without the need for extraordinary measures. Topographical and soil stability features of the land must be considered relative to development.

The site is assumed to be free of adverse environmental contamination.

General Aspect and Appeal

The land provides for good urban use potential. There are no apparent physical deficiencies that would preclude typical development in keeping with the site's suburban location in an established residential community.

8. Assessment and Property Tax Levy

The following information was provided by the City of Calgary Assessment Department.

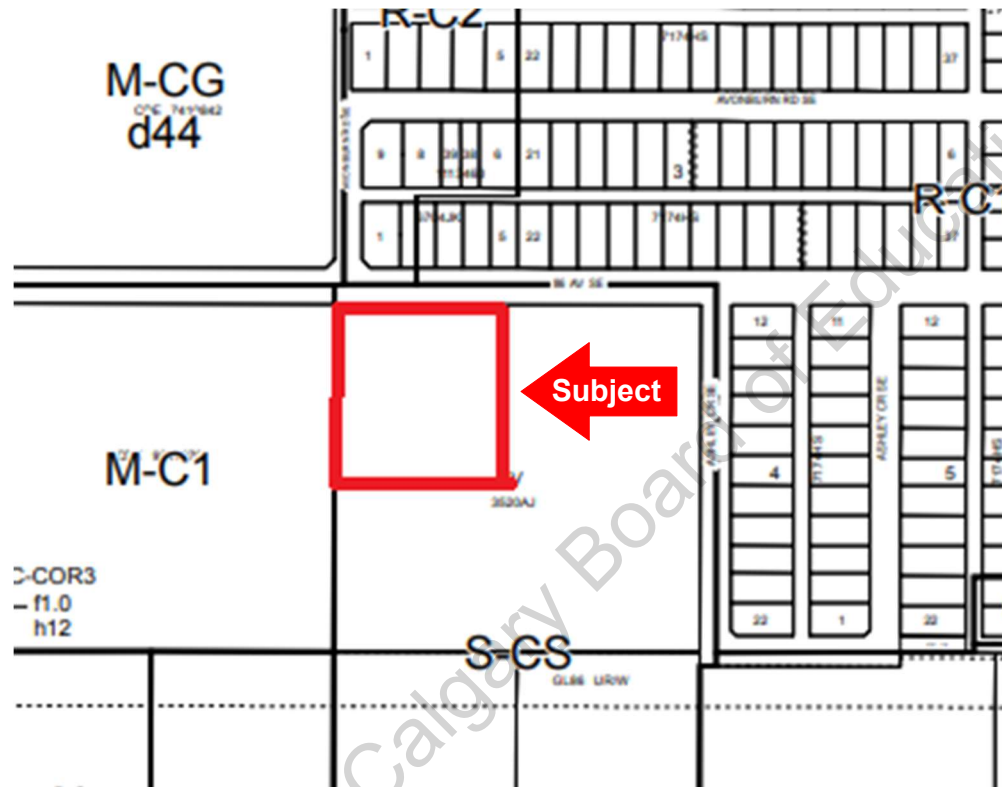
2023 Assessment	2023 Property Tax Levy
\$7,900,000	Exempt

The assessment value of \$7.90 million for 2023 reflects the City of Calgary's opinion of market value for the subject property, as improved, as of July 1, 2022, with consideration given to the characteristics and property's physical condition as of December 31, 2022. Assessment value was determined by application of the Cost Approach.

As the property is owned by the CBE and has historically been used for school purposes, it is property tax exempt.

9. Land Use Classification

The City of Calgary's Land Use Bylaw 1P2007 was approved on July 23, 2007 and implemented on June 1, 2008. As per 1P2007, the subject is classified as to an S-CS, Special Purpose-Community Service District use designation.



The S-CS, Special Purpose-Community Service District is intended to:

- accommodate education and community uses located in buildings;
- accommodate a limited range of small scale, public indoor and outdoor recreation facilities; and
- have limited application to parcels that are not designated reserve pursuant to the Municipal Government Act or its predecessors.

Permitted land uses include schools, parks, outdoor recreation areas and natural areas. A variety of discretionary uses are allowed including child care, community recreation facility, library, museum, and service organization to name a few. In general, land uses are restricted to municipal, institutional and community amenities.

The S-CS land use designation applicable to the proposed subdivided subject site is in place relating to longstanding use of the land for school purposes. Adjacent lands to the south and east are also zoned S-CS, with an S-SPR site situated to the southeast. All of these lands are used for community and institutional purposes including playing fields and sites improved with the Acadia Recreation Complex and Lord Beaverbrook High School. In aggregate, these properties along with the subject site (Dr. Norman Bethune School) comprise a large joint use amenity holding.

Analyses and Conclusions

1. Highest and Best Use

Highest and Best Use is defined as *"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value"*.

The four criteria the Highest and Best Use must meet are:

- I. Physical Possibility – site size, configuration, topography, utility availability, street improvements and accessibility.
- II. Legal Permissibility - public restrictions such as land use designation, and private ROW and easement caveats.
- III. Financial Feasibility - marketability in terms of supply and demand characteristics, profitability as it relates to return on cost, market rent levels etc., and the availability and cost of capital.
- IV. Maximum Profitability - use that produces the highest residual land value consistent with the rate of return warranted by the market for that particular use.

Two concepts of Highest and Best Use are presented:

- A. Highest and Best Use of Land as Though Vacant.** Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labour, capital, and coordination. The use of a property based on the assumption the site vacant or can be made vacant by demolishing any improvements.
- B. Highest and Best Use of Property as Improved.** The use that should be made of a property as it exists. An existing property should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.

A. Highest and Best Use of Land as though Vacant

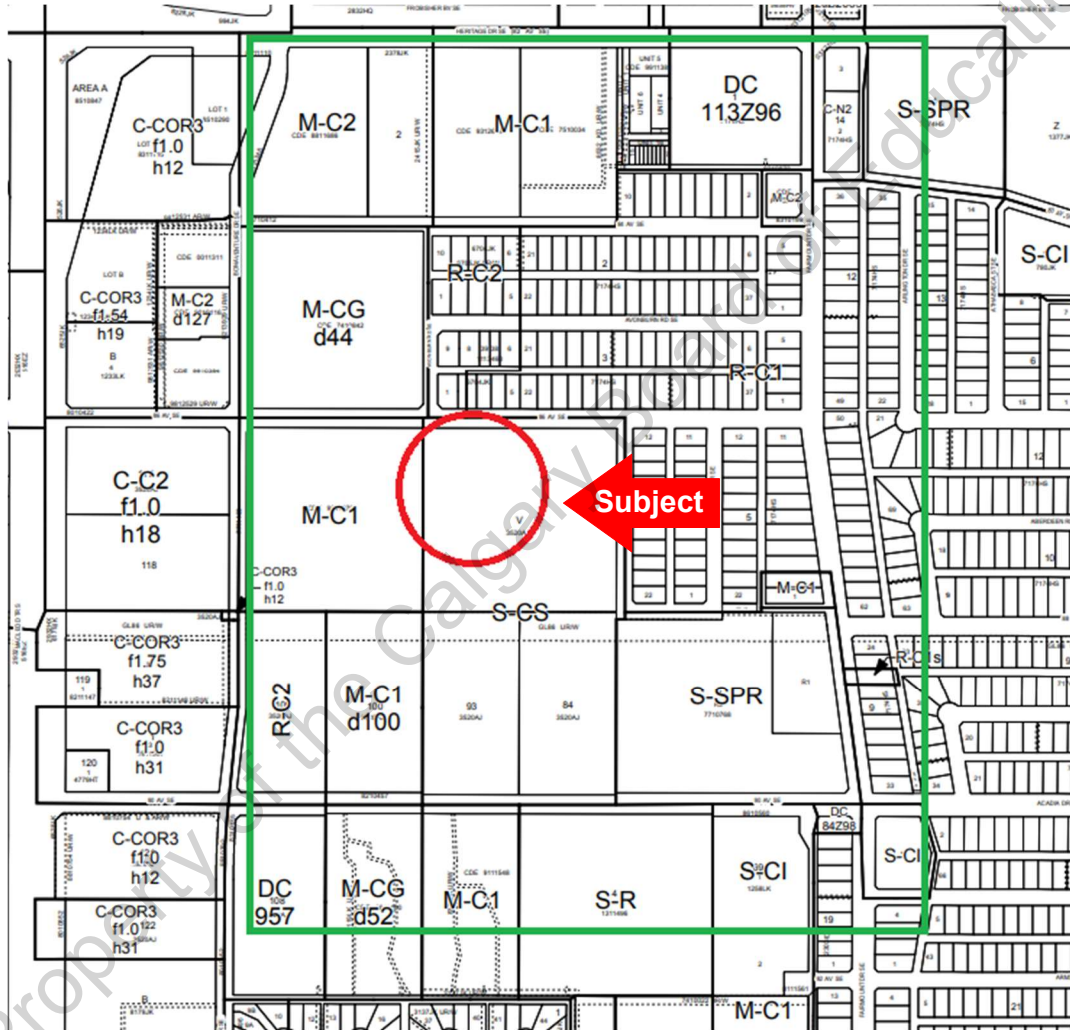
- i. Physical Possibility** The proposed subject site is level in topography and rectangular shaped, offering street frontage to 86th Avenue SE. It comprises 2.90 acres located in an established residential community in southeast Calgary. The parcel is well located in terms of access, exposure and overall community attributes. The land is serviced to the perimeter with available municipal utilities, and is accessible via an existing network of streets.
- ii. Legal Permissibility** The land is zoned to accommodate education, community and recreation uses as per C-SC zoning. This designation relates to longstanding use of the subject land for school purposes. If not for the fact that Dr. Norman Bethune School was built on the site in 1971, the parcel would have had capacity to accommodate urban development evident on adjacent lands within the Acadia community. Nearby land uses are all residential in nature, including a significant multi family component situated between Bonaventure Drive SE to the west and Fairmount Drive SE to the east. These land uses provide relevant guidance relating to alternate land uses that are compatible with the make up of Acadia as a residential neighbourhood. Assuming the site to be vacant and available for development, the subject land offers excellent opportunity for a residential land use.

Lower density residential (R-C1 and RC-2) zoning applies to land north of the subject property. Apart from S-CS and S-SRP zoned land, which includes the subject site, properties to northwest, west and further south are all multi family residential in nature. If the subject site was undeveloped, it would offer good potential for residential use.

Analysis and Conclusions

A review of nearby and adjacent residential land use designations is warranted to ascertain the subject site's Highest and Best Use as a vacant land parcel. Nearby multi family residential designations include the following:

- | | |
|---|--|
| M-C1, Multi Residential – Contextual Low Profile | - primarily for 3-4 storey apartments and townhouses |
| | - maximum density is 60 units per acre (upa) |
| M-C2, Multi Residential – Contextual Medium Profile | - primarily for 3-5 storey apartments |
| | - maximum density is 2.5x Floor Area Ratio (FAR) |
| M-CG, Multi Residential – Contextual Grade Oriented | - primarily for townhouses and fourplexes |
| | - maximum density is 45 units per acre (upa) |



Surrounding Land Uses to Subject Site

It is evident that multi family residential land uses dominate at the subject locale. Assuming the subject site is vacant and available for Highest and Best Use development, the existing S-CS land use designation is not relevant as it only applies related to historic use of the subject land as improved with an existing school. Our valuation will consider alternate Highest and Best Use potential as an unimproved land parcel. In this regard, low to medium density multi family residential use is a viable option in keeping with the nature of the community and surroundings. The land will be valued as to its potential to accommodate multi family residential development.

Analysis and Conclusions

- iii. **Financial Feasibility** Of the land uses that can be physically and legally accommodated, the economics are such that near term development may be possible due to favourable residential real estate prospects in particular. Brief commentary follows as to the current state of Calgary's economy and select real estate submarkets.

As described in the Addenda of this report, ATB has forecast Alberta's economy will remain strong and will outperform most other provinces and territories in 2023. Economic highlights for Alberta include the following:

- As a consequence of a significant rise in oil and gas prices last year, Alberta's economy continues to perform well. Energy prices are expected to stay high through 2023 which will continue to spur production, providing for employment opportunities and continued economic prosperity.
- Alberta GDP growth to fall from 5.0% in 2022, to 2.6% in 2023 and 2.3% in 2024. Saskatchewan will lead Canada in terms of economic expansion through 2023, followed by Alberta in 2nd place.
- Employment gains and high average salaries have kept retail sales growth well above the national average. Alberta boasts the highest disposable incomes in all of Canada.
- Strong in-migration from other provinces is evident since the COVID-19 pandemic. Population growth is higher than typical as people move to Alberta for work opportunities and affordable housing.

Further to an overall positive economic outlook for Alberta, Calgary is also expected to perform well in coming years. Real GDP growth at 2.8% is forecast for Calgary in 2023. Relating to real estate and construction activity, the City's Calgary and Region Economic Outlook 2023-2028 publication forecasts strong population and labour force growth in coming years. This bodes well for residential real estate development possibilities in particular. Housing investment should decline in 2023 primarily due to higher interest rates. Total housing starts reached a record high of 14,800 units in 2022. A decline to 13,100 is forecast for 2023. Between 2023-2028 annual housing starts are predicted to decline to sustainable annual levels of 10,300. Residential appreciation is expected to slow in 2023, with annual price escalations forecast at an average of 2.6% between 2024-2028.

Relative to the subject land's good potential to accommodate residential and mixed-use development, relevant residential submarket commentary follows:

Residential Resale: Calgary's residential resale market remains strong, despite a noted decline in sales activity in the last half of 2022 and YTD 2023 tied to rising interest rates. Despite this slow down, sales activity remains robust when compared to Calgary's historic norms. Healthy in migration and good employment prospects bode well for residential housing demand in 2023. A record high of 29,672 home resales occurred in 2022. As of March 31, 2023, the benchmark residential resale price (all housing types) rose 2.4% to \$531,200 (YoY), while the benchmark single family price rose 3.6% to \$636,167. Benchmark sale prices for semi detached, townhouse and condo apartments rose 3.3%, 9.6% and 10.5%, respectively. Price growth is currently strongest for apartment product. New listings decreased 40% YoY in March 2023, along with a sales-to-listings ratio of 71%. While interest rate increases may dampen the market in 2023, conditions in Alberta are forecast to remain robust. Strong in migration and employment growth will yield continued high demand and price increases. Relative to cost, Calgary is viewed as an affordable place to live as compared to other major urban centres such as Toronto and Vancouver (CREB).

Residential Construction: There were 17,306 housing starts initiated in the Calgary Metropolitan Area (CMA) in 2022, equating to a 15.2% increase over 15,017 in 2021. Residential development activity is substantially elevated as compared to 9,235 starts initiated in 2020, and 11,909 for 2019. Calgary housing starts dropped when the pandemic first took hold in 2020, but have since bounced back and risen to levels only seen twice before. The 17,000 threshold was only previously broken in 2014 (17,131) and 2006 (17,041). YTD for the first four months of 2023, total Calgary housing starts at 4,791 units is up 7.1% from 4,473 reported in 2022. The breakdown of YTD 2023 starts by product type is 1,483 single family, 498 semi detached, 742 rowhouse and 2,068 apartment. There were 19,453 homes under construction in April 2023, consisting of 3,796 single family, 1,262 semi detached, 2,402 rowhouse and 11,993 apartment. Many of the apartment units under development are purpose-built rental stock.

Analysis and Conclusions

Residential construction activity is forecast to remain strong in 2023, but with some constraints that could slow down the pace of development; namely rising interest rates and a shortage of skilled labour (CMHC).

A trend of note evident since 2020 is a shift from single to multi family development. Multi family starts through the 2020's have comprised 40% to 50% of all housing starts, as compared to less than 30% in the 2000's and 2010's. Multi family development is capturing a larger market share of new construction activity. Since onset of the pandemic a significant increase in new apartment construction has occurred. Many of these buildings are rental stock; most of which are located in the inner city. Ownership units are more common in suburban locales.

As at Q1 2023 Zonda Urban reports there are 142 multi-family rental projects underway, including 9 that are actively leasing. The total city-wide unit development count is 17,666, with 6,116 of these units being built in Calgary's inner-city area. There are 49 inner city, concrete apartment buildings being constructed at this time. Development activity is approaching highs that were last seen in 2015. Calgary is currently experiencing a rental product development boom. There have never been this many projects and units under construction in Calgary at one time. Relative to ownership units, the inventory of completed and unsold apartment units has decreased substantially as demand for housing picked up in 2021-2022. Oversupply of unsold apartment units peaked in 2017. Less than 400 units remained unsold at year end 2021, versus 3x that amount in 2017. This bodes well for both ownership and rental apartment unit demand through 2022 and beyond.

Residential Rental: Calgary's multi family rental market is firing on all cylinders coming into 2023, which is shaping up to be a banner year due to an influx of new workers and students. Despite a record level of new development, rental vacancy continues to decline in the face of high demand. For the Calgary Census Metropolitan Area (CMA), the rental apartment vacancy rate dropped to 2.7% as at Q3 2022; down from 5.1% in Q3 2021. Apartment vacancy is now at the lowest level seen since 2014. Average rents in 2022 increased 6% to \$1,466 for a 2 bedroom unit. From October 2021 to October 2022, Calgary's supply of purpose-built rental units increased by 3,562 to 48,285 units. More inventory is required to meet demand (CMHC). Calgary's purpose-built rental universe continues to increase. Monthly rents required to justify construction are at \$3.00/sf or more.

- iv. **Maximum Profitability** Given the attributes of the subject land, as well as considering permitted and possible legal uses, and economic and financial feasibility issues, we are of the opinion, the primary land use which will result in maximum profitability to the land is residential in nature. Calgary's residential development market remains strong. Construction activity is up substantially, and values are trending upward. After years of over-supply in terms of ownership condo units, demand is up and the available inventory of multi-family units for sale is down. Demand for residential rental product remains very high as evidenced by declining vacancy and rising rents. At the subject locale, close to Mount Royal University, it may be viable to initiate new construction of rental product. Ownership condo unit development may also be viable. Retail and other support/ancillary mixed-use development may be viable. Due to severe over supply, new office building construction is not financially feasible.

B. Highest and Best Use of Property as Improved

The assumed subdivided 2.90 acre subject site is improved with an unoccupied school structure (circa 1972) comprising 35,907 square feet on two floors. It was recently fire damaged, but prior to this was occupied by a charter school operator. The CBE has not occupied or used the school for typical purposes for many years. The building comprises a main floor footprint of 24,587 sf, providing for a low 19.5% site coverage ratio as improved. Existing development density equates to only 0.28x Floor Area Ratio (FAR), which is typical to school properties which require large sites for playground, athletic field and other purposes. The current land utilization ratio is low.

Analysis and Conclusions

A "Facility Condition Report", dated January 4, 2019, has been provided by the client. It was prepared by EXP Services Inc. to assess the condition of the Dr. Norman Bethune School structure. The evaluation identifies a number of deficiencies including: a building envelope system that is in poor condition; inadequate insulation; the need for full window replacement; various barrier free access considerations; damaged floor tiling requiring replacement; mechanical and HVAC systems that are aged and in need of replacement; and a number of interior leasehold items. Probable cost estimates to remedy all noted deficiencies are provided. Two upgrade options were presented at 2019 cost estimates of +/- \$3,300,000 or \$91.90/sf building (Option A) to \$3,420,000 or \$95.25/sf building area (Option B).

A continuation of institutional use or conversion to alternate occupancy is possible. However, long term building use is contingent upon completion of major upgrades to bring the building up to current standards. Items to be addressed include structural, aesthetic, mechanical and code compliance issues, required to increase useful and economic life. While new construction would likely be more cost efficient than retaining the existing building, the property could appeal to a purchaser seeking a property with good use potential as a school or alternate institution facility. As noted above, renovation costs could be substantial. Estimates provided in 2019 will no doubt be much higher now as material and labour cost inputs have risen substantially since onset of the COVID-19 pandemic in 2020.

Considering the attributes and condition of the Dr. Norman Bethune School structure, the low intensity of development associated with the structure on the subdivided 2.90 acre subject site, and considering the strong state of Calgary's residential development market, the current land use is not likely to be the site's Highest & Best Use.

As described later in this report, we have estimated underlying vacant land value to be \$4.350 million. In valuing the property as improved with an older unoccupied school requiring upgrades, we are of the opinion it has capacity to command a rent in the order of \$8.00 to \$10.00/sf net if leased to a private school operator. We are aware of school rents as high as \$12.00 to \$15.00/sf net for much smaller and more marketable facilities, however, in all cases building condition, quality and age are superior to the subject property. An "as is" market rent estimate of \$9.00/sf net will apply, subject to a vacancy and bad debt deduction of 5% and a non-recoverable structural allowance of 2%. An estimated Cap Rate of 7.5%, as a minimum, will apply recognizing that investor yields have increased as a result of recent major interest rate hikes. This Cap Rate applies to the "as is" property, recognizing building upgrades will need to occur to extend useful and economic life. Potential property value as improved is calculated as follows:

$$\begin{aligned} 35,907 \text{ sf building area} \times \$9.00/\text{sf net} &= \$323,163/\text{yr NNN} \times 93\% = \$300,541 \text{ NOI} \\ \frac{\$300,541}{7.50\%} &= \$4.00 \text{ million} \end{aligned}$$

The potential "as is" improved property value of \$4.00M is slightly less than underlying vacant land value estimated at \$4.35M. This suggests the land's Highest & Best Use is for residential redevelopment as discussed herein. As per this very brief analysis on an income derived basis, a lower value estimate results as compared to vacant land value. We have concluded the existing school structure does not represent the land's Highest and Best Use.

2. The Approaches to Value

The appraisal process involves the estimate of a current market value for the property in question. The three traditional valuation techniques applicable to most properties are defined as follows:

Income Approach:

A set of procedures through which an appraiser derives a value indication for an income-producing property by converting its anticipated benefits (cash flow and reversion) into property value. This conversion can be accomplished in two ways. One year's income expectancy can be capitalized at a market-derived capitalization rate or at a cap rate that reflects a specified income pattern, return on investment, and change in the value of the investment. Alternately, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate.

Direct Comparison Approach:

A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison, and making adjustments to the sale prices of the comparable sales based on the relevant elements of comparison. The Direct Comparison Approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when comparable sales data are available.

Cost Approach:

A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of, or replacement for, an existing structure; deducting accrued depreciation from the from this estimate; and adding estimated land value plus an entrepreneurial profit. Adjustments may then be made to the indicated fee simple value to reflect the property interest being appraised.

The preceding approaches are interrelated and each requires the gathering and analysis of sales, cost, and income data. One or more approach may not be applicable to a specific assignment or may be less reliable due to the type of property, the needs of the client, or the market data available.

The Direct Comparison Approach will apply to estimate the current market value of the subject land parcel. This method of value determination is the most common technique applied when appraising undeveloped land.

Neither the Income nor Cost Approaches are relevant to valuing the subject land as per its Highest and Best Use as a redevelopment site with very good residential use potential. Our Highest and Best Use analysis has determined that existing building and site improvements do not contribute to overall property value.

A. The Direct Comparison Approach – Land Valuation

The Direct Comparison Approach involves the principle of substitution which states:

“when several similar or commensurate commodities, goods, or services are available, the one with the lowest price will attract the greatest demand and widest distribution”.

The Direct Comparison Approach is the most common technique for valuing land. The major advantage of this approach is that it reflects the actions of buyers and sellers in the marketplace.

To apply this method, sales and other data for similar sites are analyzed, compared, and weighed to provide a value indication for the subject land. In the comparison process, the similarity or dissimilarity of the site to the subject is considered. As no two properties are exactly alike, adjustments must be applied to the land sales to reflect a value for the subject property with most emphasis given to sales which have the fewest differences.

Factors considered most important in correlating comparable land sales to the subject site include the following:

Time – adjustment to reflect differences in economic characteristics and dynamics of the real estate market prevalent at the time of sale of a comparable property versus the effective appraisal date.

Location – differences between the comparable sales and the subject in terms of desirability of one location over another relative to eventual development potential and land use.

Physical Characteristics – adjustments to account for differences in site size, topography, orientation and servicing.

Land Use – differences in zoning can affect the legal use of a vacant parcel as well as the intensity of development.

As described in our Highest and Best Use analysis, the subject land will be appraised as to its multi-family residential use potential. In this regard, we have confined our analysis to sales of residentially zoned sites offering low to medium density use potential. Development could include a mix of townhouse units and/or apartment buildings of up to say 5-6 storeys. Comparable sales will be selected in terms of location and site characteristics relevance to the subject, and ultimate end use potential relative to applicable zoning guidelines. Comparable land use designations considered relevant to the subject property's multi-family Highest and Best Use potential include M-C1, M-C2 and M-CG as described earlier, as well as the M-1 (60 upa) and M-2 (3.0x FAR) designations that are also low to medium density.

The following sales were considered most significant, having been selected from a larger sample:

Index No. 1

81 Arbour Lake View NW, Calgary

Sale Indication

Sale Price:	\$3,866,400
Sale Price Indication:	\$1,432,000 / acre
Price/Density Unit:	\$31,954 / Unit at 45 upa max

Title Information

Legal Description:	Plan 2110513, Block 65, Lot 2
Vendor:	Hopewell Arbour Lake Land Corp.
Purchaser:	Avalon Arbour Lake Rental Ltd.
Registration Date:	February 2, 2023
Transfer Number:	231 034 843

Site Data

Site Area:	2.70 acres
Configuration:	Irregular
Topography:	Generally level
Servicing:	Fully serviced
Community:	Arbour Lake - NW

Land Use / Planning

Land Use:	M-G, Multi Residential-Contextual Grade-Oriented District
Use Potential:	Multi-family residential - TH & 4plex
Density Potential:	45 units per acre (upa) maximum



Comments

Vacant land located in the established Arbour Lake residential community of suburban Northwest Calgary. The property is located in the northwest portion of the area. It is one of the last remaining infill sites available in Arbour Lake which was largely built-out by the 2000's. Arbour Lake is residential in nature, but is situated close to the Crowfoot Town Centre retail node, an LRT Station etc. The parcel backs onto a storm retention pond. Applicable M-CG zoning allows for multi family residential land uses at a maximum building density of 45 units per acre (upa). This designation typically permits townhouse and 4plex land uses. DP 2022-01607 has been approved to allow for phased development of a 7 building townhouse complex totalling 87 units (32 actual upa as per DP; \$44,441/unit). Townhouse units will be 2-3 storeys in height.

Index No. 2

75 Cornerstone Row NE, Calgary

Sale Indication

Sale Price: \$5,564,000
Sale Price Indication: \$1,303,044 / acre
Price/Density Unit: \$28,979 / Unit at 45 upa max

Title Information

Legal Description: Plan 2210725, Block 18, Lot 3
Vendor: RVC Business Advisory Services Ltd.
Purchaser: Cornerstone Townhomes – Lux Ltd.
Registration Date: November 29, 2022
Transfer Number: 221 268 447

Site Data

Site Area: 4.27 acres
Configuration: Rectangular
Topography: Generally level
Servicing: Fully serviced
Community: Cornerstone - NE

Land Use / Planning

Land Use: M-G, Multi Residential-Contextual Grade-Oriented District
Use Potential: Multi-family residential - TH & 4plex
Density Potential: 45 units per acre (upa) maximum



Comments

Multi-family development land located in northeast Calgary in the residential community of Cornerstone. This developing suburban neighbourhood is located in the peripheral and suburban NE area of Calgary, north of Country Hills Blvd NE and east of 60th Street NE. M-CG land use guidelines permit multi family residential uses at a maximum building density of 45 units per acre (upa). This zoning typically permits lower density townhouse and 4plex land uses. DP 2022-02621 has been submitted and is under review. It indicates a 15 building townhouse complex totalling 86 units (20 actual upa as per DP; \$64,698/unit) is planned for the site.

Index No. 3

903 Mahogany Blvd SE, Calgary

Sale Indication

Sale Price: \$6,168,000
Sale Price Indication: \$1,202,339 / acre
Price/Density Unit: \$20,091 / Unit at 60 upa max

Title Information

Legal Description: Plan 2210637, Block 84, Lots 27 & 28
Vendor: Hopewell Mahogany Land Corp.
Purchaser: Mountain Pacific Homes GP 1 Inc.
Registration Date: June 29, 2022
Transfer Number: 221 135 596

Site Data

Site Area: 5.13 acres
Configuration: Rectangular
Topography: Generally level
Servicing: Fully serviced
Community: Mahogany - SE

Land Use / Planning

Land Use: M-2 d150, Multi Residential-Medium Profile District
Use Potential: Multi family residential - 4 to 5 storey apartments
Density Potential: 60 units per acre (upa) maximum



Comments

Multi-family development land located in southeast Calgary in the developing residential community of Mahogany. This suburban neighbourhood is located in the peripheral SE area of Calgary, south of Stoney Trail SE and east of 52nd Street SE. The property consists of two contiguous sites to be developed in phases. M-2 land use guidelines apply. Development potential is multi family residential at a specified maximum building density of 60 units per acre (upa). Construction of 4-5 storey apartment buildings is possible. DP 2022-02342 for Lot 27 (2.95 acres) only has been submitted and is under review. It indicates a total of 67 townhouse units in 14 buildings for Lot 27 of the project. The applied for DP density on the 2.95 acre site is 23 upa.

Index No. 4

85 Shawnee Boulevard SW, Calgary

Sale Indication

Sale Price:	\$4,273,750
Sale Price Indication:	\$1,618,845 / acre
Price/Density Unit:	\$12.38 / sf FAR at 3.0x FAR max

Title Information

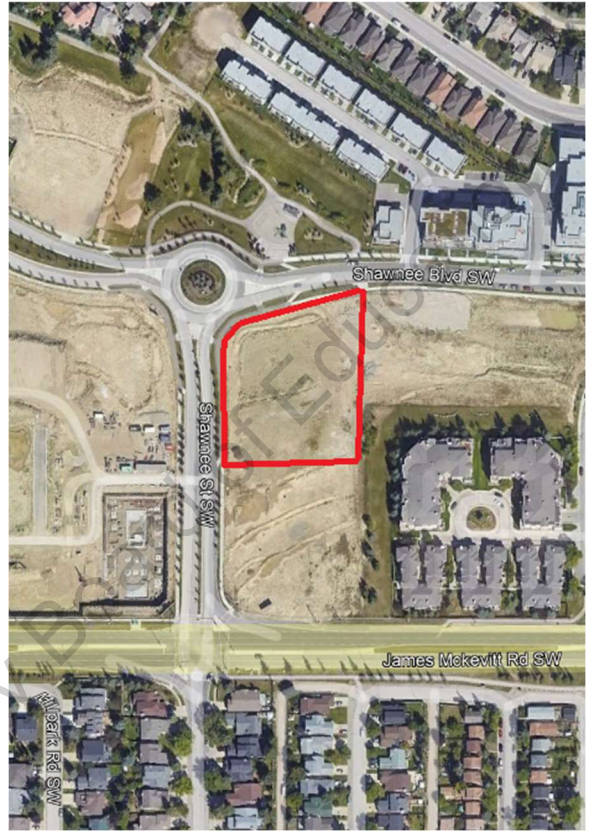
Legal Description:	Plan 21117983, Block 21, Lot 4
Vendor:	Shawnee Park Inc.
Purchaser:	Age Care Health Services Inc.
Registration Date:	March 4, 2022
Transfer Number:	221 046 432

Site Data

Site Area:	2.64 acres
Configuration:	Irregular
Topography:	Generally level
Servicing:	Fully serviced
Community:	Shawnee Slopes - SW

Land Use / Planning

Land Use:	DC #72D2020/Site 2 - M-C2
Use Potential:	Multi family residential - 7 to 8 storey apartments
Density Potential:	3.0x FAR maximum



Comments

Multi family development site located in the Shawnee Slopes residential community of suburban southwest Calgary. This neighbourhood is situated west of Macleod Trail SW and north of James McKeivitt Road SW. Fish Creek Provincial Park forms the north boundary of the district. New residential development is occurring on land that was previously used and operated as Shawnee Slopes Golf Course. The site is a corner parcel in an area that is not yet fully built-out. There is other multi family product in the immediate vicinity. The DC land use designation is intended to provide for a medium profile multi residential land use at a maximum building density of 3.0x FAR and height of 26 metres (85 feet) which equates to a 7-8 storey structure. General rules for the M-C2, Multi Residential - Contextual Medium Profile District apply. The purchaser intends to construct an assisted living seniors centre on the land. DP application has yet to occur.

Index No. 5

8233 – 19th Avenue SW, Calgary

Sale Indication

Sale Price: \$3,780,000
 Sale Price Indication: \$2,000,000 / acre
 Price/Density Unit: \$23,478 / Unit at 85 upa max

Title Information

Legal Description: Plan 2110726, Block 2, Lot 6
 Vendor: Aspen Springs GP Ltd.
 Purchaser: Springbank Hill Estate GP Inc.
 Registration Date: February 3, 2022
 Transfer Number: 221 022 333

Site Data

Site Area: 1.89 acres
 Configuration: Rectangular
 Topography: Generally level
 Servicing: Fully serviced
 Community: Springbank Hill – SW

Land Use / Planning

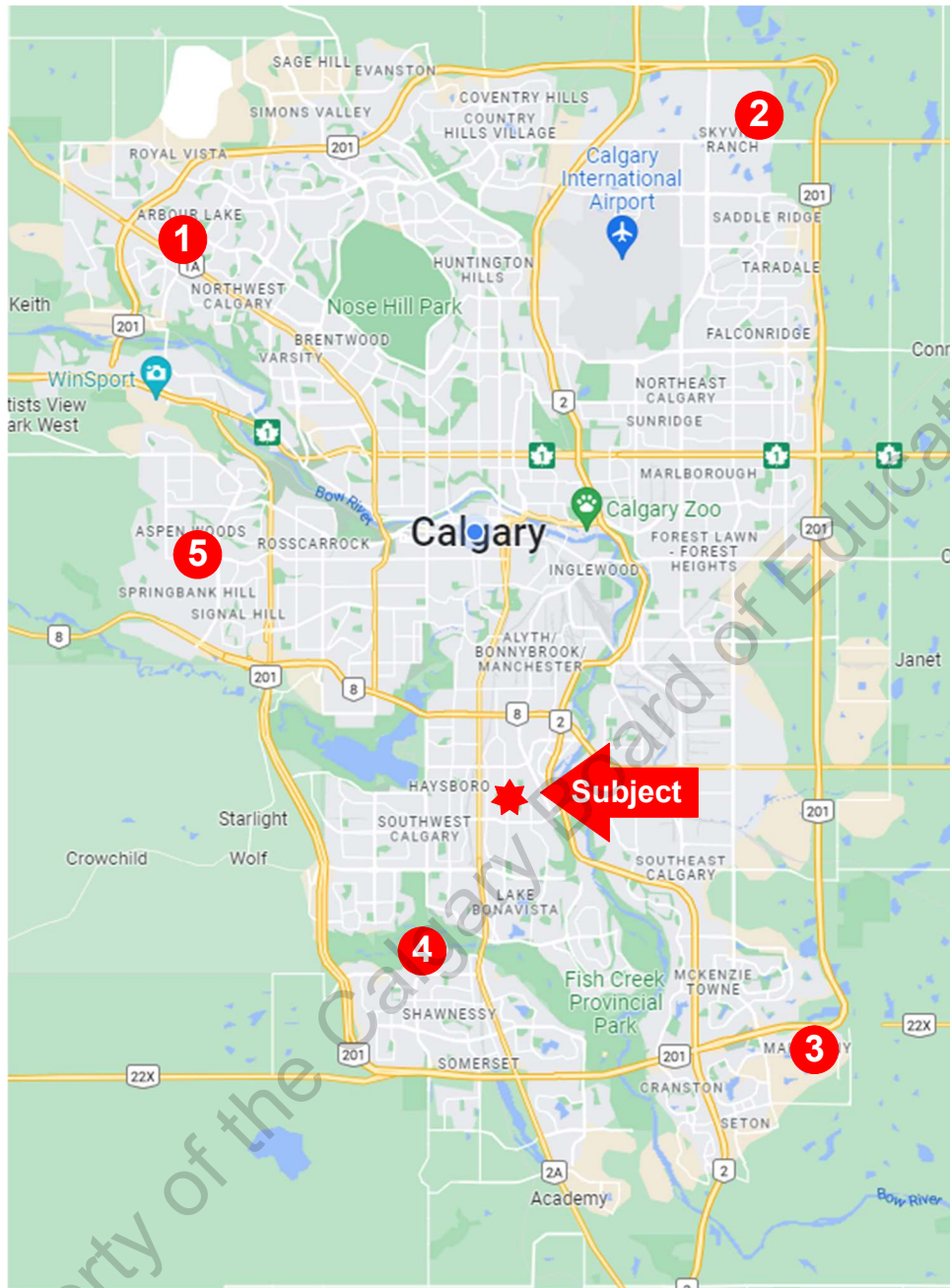
Land Use: DC #27D2022 / M-2 d210
 Use Potential: Multi family residential – medium density / mid rise
 Density Potential: 85 units per acre (upa) max



Comments

Multi family development site located in the Springbank Hill residential community of suburban West Calgary. This neighbourhood is situated west of 85th Street SW and north of Highway #8. The site is a corner parcel situated just south of 17th Avenue SW in an area that is not yet fully built-out. Further to residential land uses, the grocery store anchored Aspen Landing Shopping Centre is located nearby. DC zoning applies, generally following M-2, Multi Residential – Medium Profile District guidelines. Building density is capped at 85 upa, with a maximum height of 6 storeys. DP2020-5757 was previously applied for and released to accommodate development of a 3 building rental apartment complex totalling 157 units (83 upa actual) or 157,599 sf of aggregate gross building above-grade area (1.91x FAR actual).

Analysis and Conclusions



Index ID	Location Profile	Community Characteristics	Sale Price	Price Per Acre	Size (ac)	Land Use	Max Density	Sale Date
1	Arbour Lake - NW	Suburban - infill	\$3,866,400	\$1,432,000	2.70	M-G	45 upa	02/23
2	Cornerstone - NE	Suburban - new	\$5,564,000	\$1,303,044	4.27	M-G	45 upa	11/22
3	Mahogany - SE	Suburban - new	\$6,168,000	\$1,202,339	5.13	M-2	60 upa	06/22
4	Shawnee - SW	Suburban - infill	\$4,273,750	\$1,618,845	2.64	DC/M-C2	3.0x FAR	03/22
5	Springbank Hill - SW	Suburban - new	\$3,780,000	\$2,000,000	1.89	DC/M-2	85 upa	02/22
Subject	Acadia - SE	Suburban - infill			2.90			

Analysis and Conclusions

The comparable sales display a land value range of \$1,202,339 to \$2,000,000 per acre for sites ranging in size from 1.89 to 5.13 acres. Index Nos. 2, 3 and 5 are located in new and developing peripheral residential communities of Calgary. Index Nos. 1 and 4 are infill sites located in substantially built-out suburban neighbourhoods. Land use designations include M-G, M-1, M-2 and DC/M-C2. Maximum permitted residential building densities range from 45 to 85 units per acre (upa), with a single sale at 3.0x FAR. Sale transactions date from Q1 2022 to Q1 2023.

ADJUSTMENTS

Each sale displays varying degrees of similarity to the subject land. In some cases adjustments are required to equate the sales to the subject. Further to ownership rights transferred, terms of sale, and motivational factors, adjustments may be warranted with respect to sale date, location, physical site characteristics, and zoning / development potential.

OWNERSHIP RIGHTS

No adjustment necessary as the sales encompass typical Fee Simple Estate tenure.

TERMS OF SALE AND MOTIVATION

Where possible, we verified with vendor, purchaser or other individuals involved with each sale, the nature of the transactions in terms of being arms length and whether special considerations (ie. favourable financing, terms, conditions) influenced the negotiated sale price.

None of the sales require adjustment for motivational factors. Based on our research, all five sales appear to be arms length, typically motivated, and involved knowledgeable and informed vendors and purchasers.

DATE OF SALE

Index Nos. 1 and 2 recently sold from Q3 2022 to Q1 2023. Time adjustments are not necessary.

Index Nos. 3 to 5 sold in Q1 and Q2 2022. Calgary's real estate market has performed well over the past year relative to residential values and development prospects. Variable +2% and +3% time adjustments will apply to these sales.

LOCATION

The subject land benefits from good location attributes in an established residential neighbourhood. Acadia is situated in suburban southeast Calgary. Retail amenities are available on nearby Macleod trail SE, as well as along other major routes traversing the community. Acadia is improved with schools, places of worship, parks, and community recreation facilities. Access is good to other areas of the city. The community is fully built-out.

Index No. 1 benefits from good location attributes in an established Northwest Calgary residential community. The land is the last remaining "infill" parcel within Arbour Lake. Demographics are good, as is the suburban location close to major commercial and retail amenities, the LRT etc. A -5% location adjustment is warranted.

Index No. 2 is located in a developing residential area of Northeast Calgary. The location in a peripheral community that is still growing is inferior to the subject locale in an established neighbourhood. Residential values tend to be lower in Calgary's northeast quadrant. Adjustment at +5% is required for location variance.

Index No. 3 is located in peripheral Southeast Calgary in a developing residential community that is not yet built-out. Adjustment at +10% is required to equate this sale to the subject's superior location in an established residential community. Mahogany is a far southeast fringe neighbourhood.

Analysis and Conclusions

Index No. 4 is a well located site situated within an “infill residential community” located in Southwest Calgary. Fish Creek Provincial Park is located nearby. All factors considered, adjustment for variance to the subject locale is justified at -15%. Residential appeal is superior in this upscale community close to Fish Creek Park.

Index No. 5 is a prime West Calgary site located in the Springbank Hill community. Land values and home values are at a premium in this area which is still being developed. Substantial adjustment at -20% is warranted.

PHYSICAL CHARACTERISTICS

Similar to the subject property, the sales encompass sites with adjacent road and utility infrastructure in place. All of the properties offer immediate urban development potential in terms of servicing and road infrastructure. Other factors considered in the adjustment process include differences relating to site size, topography, configuration and overall end use site utility. Topographical and site configuration features of the sales and subject are comparable.

A variable of note requiring adjustment in some cases relates to land size. The 13.32 acre subject size is larger than all of the sales. While large sites tend to be rare in established areas such as the subject locale, providing for unique large scale, phased development opportunities, they can be less marketable in terms of required equity / capital, and typically entail greater risk in terms of build-out over an extended period, with higher carrying costs until full site build - out is achieved. All other factors being equal, large sites tend to sell for less on a per unit area basis. Small sites can command a per unit area value premium, however, if land size is too small development options may be limited.

Index Nos. 1 and 4 are similar in size to the subject, ranging from 2.64 to 2.70 acres. Adjustment is not necessary.

Index Nos. 2 and 3 are larger, at 4.27 to 5.13 acres. Size adjustments at +5% will apply to these comparable sales.

Index No. 5 is a smaller 1.89 acre parcel. Adjustment will apply at -5% to equate to the subject site size.

LAND USE & PLANNING

The subject land is currently designed as per C-SC land use guidelines relating to historic use of the property for school purposes. As discussed in our Highest and Best Use analysis, if the site were vacant and available for development at this time it would be a prime candidate for residential development. Adjacent and nearby land uses provide guidance as to realistic use potential for the land. Designations include M-C1, M-C2, and M-CG, providing for maximum building densities of 45 upa, 60 upa, and 2.5x FAR, respectively. Our valuation of the subject land, as though vacant and subdivided, is based on its low to medium density residential Highest and Best Use potential

Index Nos. 1 and 2 are zoned M-G, permitting lower density residential development at 45 upa. Townhouse land uses are allowed. The subject land has higher residential use potential based on zoning designations evident nearby. As well, it provides flexibility to accommodate mixed-uses. Adjustment will apply at +10% to both sales.

Index Nos. 3 and 5 are variable zoned M-2 and DC/M-2. Multi family residential development is permitted in the medium density range of 60 to 85 upa. Commercial uses are not permitted. Adjustment is not required to Index No. 3 which is developable to 60 upa. A -5% adjustment will apply to Index No. 6 which is developable to 85 upa.

Index No. 4 is developable to a maximum residential density of 3.0x FAR. Apartment structures of 7-8 storeys can be accommodated. Density potential at the subject locale is likely lower due to the presence of low density single family homes to the east and north. Adjustment will apply at -5% to account mainly for density variances.

Analysis and Conclusions

FINAL ADJUSTMENT GRID

Land Index Number	1	2	3	4	5
Sale Price/Acre	\$1,432,000	\$1,303,044	\$1,202,339	\$1,618,845	\$2,000,000
Motivation Adjustment	0%	0%	0%	0%	0%
Adjusted SP/Acre	\$1,432,000	\$1,303,044	\$1,202,339	\$1,618,845	\$2,000,000
Time Adjustment	0%	0%	+2%	+3%	+3%
Time Adjusted SP/Acre	\$1,432,000	\$1,303,044	\$1,226,386	\$1,667,410	\$2,060,000
Ownership Rights Adjustment	0%	0%	0%	0%	0%
Location Adjustment	-5%	+5%	+10%	-15%	-20%
Physical Attributes Adjustment	0%	+5%	+5%	0%	-5%
Land Use Adjustment	+10%	+10%	0%	-5%	-5%
Total Adjustments	+5%	+20%	+15%	-20%	-30%
Adjusted Sale Price Per Acre	\$1,503,600	\$1,563,653	\$1,410,345	\$1,333,928	\$1,442,000

Considering the sales, and adjustments made thereto, a potential value range of \$1,333,928 to \$1,563,653/acre is evident for the subject site. Average and median adjusted values are at \$1,450,705 and \$1,442,000/acre, respectively. Excluding high and low outlier indications, the remaining sales frame a land value range of \$1.41 to \$1.50 million/acre.

Based on our analysis of the sales, a land value in the order of \$1,400,000 to \$1,500,000/acre is realistic and at market for the subject land parcel. We have concluded with a single point estimate at the upper end of this range, at \$1,500,000/acre, given the site's location, physical features, and considering Calgary's strong residential market.

Our Fee Simple Estate market value estimate for the subject land, as of May 1, 2023, is calculated as follows:

$$2.90 \text{ acres} \times \$1,500,000/\text{acre} = \underline{\underline{\$4,350,000 \text{ rounded}}}$$

B. Final Estimate of Value

Direct Comparison Approach to Value Estimate – Vacant Land Value : \$1,450,000/acre = \$4,350,000

Final Estimate of Vacant Land Value Market : \$4,350,000

The subject property is a 2.90 acre vacant site. It currently forms part of a larger 9.76 acre parent parcel that is improved with Dr. Norman Bethune School which has been unoccupied since 2022. The facility is surplus to Calgary Board of Education requirements tied to declining student enrolment. As mandated by the client, this appraisal has assumed subdivision of the parent parcel to yield a saleable 2.90 acre subject site. We have determined Highest and Best Use relates to land value as a redevelopment site. Existing building and site improvements do not contribute to overall property value. that is assumed to be vacant and available for Highest and Best Use development. The property is located in the established residential community of Acadia, situated in Calgary’s suburban southeast sector. Applicable S-CS land use guidelines relate to historic use of the property and land for school purposes.

The Direct Comparison Approach was applied to estimate the Fee Simple Estate market value of the land. Relevant sales were selected to reflect the subject’s location, physical attributes, and development potential. The site’s current S-CS land use designation has been disregarded as it relates to historic use of the land for school purposes. Highest and Best Use for the subdivided subject site has been determined to be multi-family residential in the low to medium density range. Comparable land sales were selected to reflect this use and density potential. Adjustments were applied to the sales to equitably relate them to the subject property. We reconciled with a final market value estimate of \$1,500,000/acre or \$4,350,000 for the subject land as though vacant and subdivided, as of June 30, 2023.

Property of the Calgary Board of Education

3. Certification

Re: 315 – 86th Avenue SE, Calgary, Alberta, I certify that to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct;*
- *The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my impartial and unbiased professional analyses, opinions, and conclusions;*
- *I have no past, present or prospective interest in the property that is the subject of this report, and I have no personal and/or professional interest or conflict with respect to the parties involved with the assignment;*
- *I have no bias with respect to the property that is the subject of the report or to the parties involved with this assignment;*
- *My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favouring the client or the occurrence of a subsequent event;*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the CUSPAP;*
- *I have the knowledge and experience to complete this assignment competently;*
- *Except as herein disclosed, no one has provided significant professional assistance to the person(s) signing this report;*
- *As of the date of the report the undersigned has fulfilled the requirements of the AIC's Continuing Professional Development Program;*
- *The undersigned is a member in good standing with the Appraisal Institute of Canada;*

Based on our inspection of the land, and considering the investigation and analyses undertaken herein, we have formed the opinion the market value of the proposed subdivided 2.90 acre site, as of May 1, 2023, as per the land's Highest and Best Use to accommodate a low to medium density multi family residential land use, is estimated to be:

-- FOUR MILLION THREE HUNDRED FIFTY THOUSAND DOLLARS --

-- (\$4,350,000.00) --

The above market value estimate relates to the assumed subdivided 2.90 acre subject site as though vacant and available for Highest and Best Use development. We are of the opinion the existing school structure does not contribute to underlying land value as a residential redevelopment site. The structure is essentially fully depreciated.

APPRAISER



Signature: _____

Name: Robert C. Lipman, B.Sc.

Inspected Property: X Yes No

Date of Inspection: May 1, 2023

Date Signed: June 5, 2023

Designation: AACI, P.App

Addenda

Certificate of Title



LAND TITLE CERTIFICATE

B
 LINC SHORT LEGAL TITLE NUMBER
 0018 942 219 S3520AJ;V 145R167 .

LEGAL DESCRIPTION

PLAN 3520AJ
 THE WHOLE OF BLOCK V

ATS REFERENCE: 5;1;23;22;SW
 ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF CALGARY

REGISTRATION	DATE (DMY)	REGISTERED OWNER (S) DOCUMENT TYPE	VALUE	CONSIDERATION
145R167	10/11/1966		\$48,500	REF. 1042JS

OWNERS

THE CALGARY BOARD OF EDUCATION.
 OF 1221 8 STREET S.W
 CALGARY
 ALBERTA T2R 0L4

(DATA UPDATED BY: CHANGE OF ADDRESS 131098013)
 (DATA UPDATED BY: CHANGE OF NAME 191019784)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF MAY,
2023 AT 07:45 A.M.

ORDER NUMBER: 47181684

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
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Property of the Calgary Board of Education

Alberta Economic Forecast – ATB

ALBERTA ECONOMIC OUTLOOK



March 9, 2023

And now we wait: Inflation and interest rates remain the big economic stories of 2023

To paraphrase Yogi Berra, it might feel like déjà vu all over again in 2023 as the main economic stories continue to be above-target inflation and the elevated interest rates aimed at reducing it. Alberta's relatively strong economic growth in the face of these challenges will also continue to make headlines.

Inflation expected to ease, but slowly

The highest inflation in decades has led the Bank of Canada to raise its trendsetting policy interest rate from 0.25% to 4.5% in less than a year. The policy rate has not been this high since 2007.

The pace of consumer price growth in Canada has come down from the peak reached in June 2022 when the Consumer Price Index hit 8.1%. But, assuming higher interest rates do what they are intended to do and geopolitical events such as the ongoing war in Ukraine do not cause new price spikes, it will likely take until 2024 before inflation returns to its target range.

No pain, no gain

In the meantime, the negative economic consequences of higher borrowing costs will work their way through the economy in 2023. There are signs that Canada may avoid slipping into recession as a result, but this is a low bar. Whether it is a hard or soft landing, a slower economy is the pain needed to achieve the gain associated with a lower inflation rate.

Alberta has a better boat

The Alberta economy can't avoid the rough economic waters, but strong performance in its natural resource and agricultural sectors combined with the population boost this is providing will enable it to navigate them better than other jurisdictions.

In this context, Alberta's real GDP growth is forecast to fall from an estimated 5.0% last year to 2.6% in 2023 and 2.3% in 2024. Downside risks to this forecast include additional economic disruptions related to the Russian invasion of Ukraine, a sudden and sustained drop in oil and gas prices, and the potential for interest rates to rise even higher if inflation stays sticky.

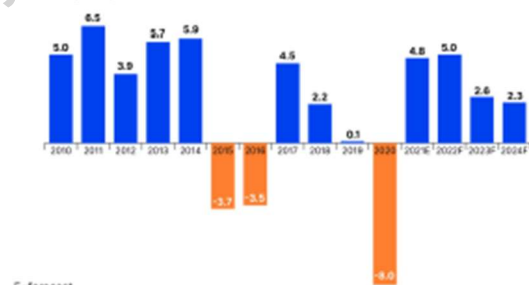
Oil patch doing well

Alberta is producing more crude oil than ever, oil prices are forecast to remain strong compared to the five-year average set prior to the pandemic, and the expected completion of the Trans Mountain Expansion Project later in the year will add much-needed egress capacity for Alberta crude.

As a result, oil and gas extraction sector capital investment, while not as high as it was during periods of intense expansion, has bounced back from recent lows and will provide a welcome boost to the provincial economy this year and next.

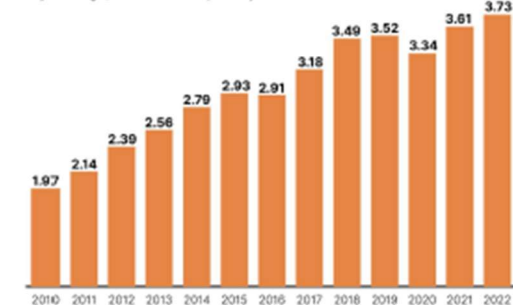
Key indicators			Forecast	
	2021	2022	2023	2024
Real GDP (annual % change)	4.8	5.0	2.6	2.3
Employment (annual % change)	5.4	5.2	1.7	1.8
Unemployment rate (annual average %)	8.6	5.8	5.9	5.8
Retail sales (annual % change)	11.5	6.3	4.9	5.6
Annual housing starts (000s)	31.9	36.5	32.8	31.5
Consumer Price Index (annual % change)	3.2	6.4	3.9	2.3

Annual % change in Alberta's real GDP



F=forecast
Source: Statistics Canada Table 36-10-0222-01 and ATB Economics

Annual crude oil production in Alberta



Source: Alberta Energy Regulator and ATB Economics

ALBERTA ECONOMIC OUTLOOK



March 9, 2023

Some, but not much, loosening of the labour market

We are expecting some loosening of 2022's tight labour market as the dampening effects of higher interest rates bite. At the same time, filling vacant positions created by labour shortages will help support employment growth and keep the unemployment rate from spiking as it typically would during a period of elevated interest rates.

Our forecast has Alberta's annual unemployment rate rising just slightly from 5.8% in 2022 to 5.9% in 2023 before returning to 5.8% in 2024. Employment in Alberta will rise over this period, but at a more modest rate than it did last year with labour shortages continuing to present challenges to employers.

Population growth to continue

Population growth is another reason for Alberta's relatively strong economic forecast. Net interprovincial migration into Alberta during the third quarter of 2022 hit its highest level since 1980. The third quarter also witnessed the largest net gain from international migration (new immigrants and temporary residents) since at least 1971. Ongoing population growth will support activity across a range of sectors including housing and retail while also helping to ease (though not eliminate) labour shortages.

Agriculture is coming off a good year

Although offset to some degree by higher operating costs, Alberta's agriculture sector benefited from better growing conditions and record-setting prices last year and should continue to be a solid contributor to the province's economic performance in 2023.

Other sectors that are poised for growth include petrochemicals, transportation and logistics, alternative energy, carbon capture, tourism, and a wide range of creative industries.

Housing market will slow but remain resilient

Although we expect housing starts in Alberta to slow in 2023 after a strong performance last year, the forecast is still 13.5% higher than the five-year average set prior to the pandemic.

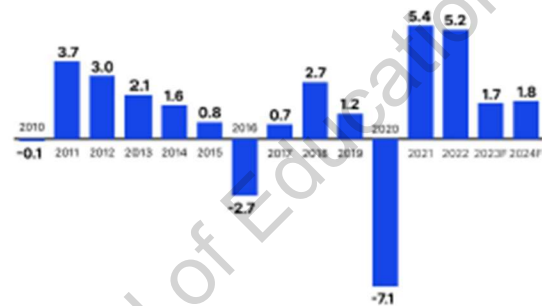
Benchmark house prices have started to come down in Alberta, but the decrease is expected to be less dramatic than in markets that experienced rapid price escalation.

The waiting game

As an export-intensive economy, Alberta will be buffeted by the negative effects of slower global growth and the battle against inflation, but a boost from our natural resource and agricultural sectors combined with robust population growth will help us weather the storm and be at, or near, the top of the list of provincial economic growth this year. With that said, businesses and households will continue to feel the pain of higher prices and borrowing costs as we wait anxiously to see how effective monetary policy is at taming inflation and if geopolitical conditions will improve or get worse.

Employment growth in Alberta

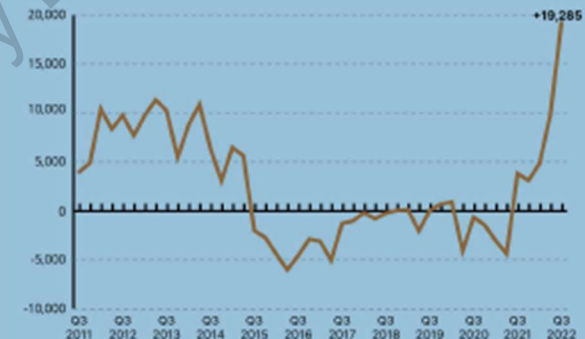
Annual % change in total employment



Source: Statistics Canada Table 14-10-0393-01 and ATB Economics (F=forecast)

Net interprovincial migration, Alberta

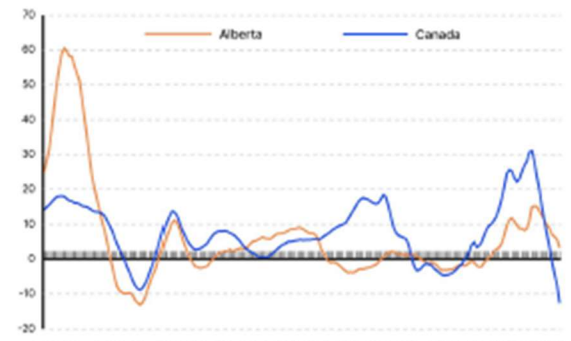
In migrants less out migrants, quarterly



Source: Statistics Canada Table 17-10-0020-01

MLS® Home Price Index

Year-over-year % change in composite benchmark



Source: Canadian Real Estate Association

Calgary Economic Forecast – City of Calgary



Spring 2023

Calgary and Region Economic Outlook

2023-2028



Executive Summary

1. Lower but positive local and regional economic growth in 2023, not a recession, driven in large part by strong energy sector cash-flows

Alberta's crude oil exports doubled over the last 11 years to 3.489 million barrels a day in 2022 from 1.747 million barrels a day in 2011. That's a blistering average annual 6.5 per cent growth rate. Pipeline exports represented 86 to 91 per cent of annual exports over that period. Robust Alberta crude oil production has supported strong export growth. Specifically, Canadian crude oil production's average annual growth rate was 4.5 per cent over those 11 years compared with 5.5 per cent for Alberta. Alberta's 2022 crude oil production represented 83 per cent of Canadian production, up modestly from 2021 (82 per cent) and significantly from 2011 (74 per cent).

From 2023 through 2028, crude oil export growth should continue. However, the export growth rate should decelerate. That's under both the 'current policies' scenario (2.0 per cent) and 'evolving policies' scenario (1.5 per cent) developed by the Canada Energy Regulator in 2021¹. Recently, the Minister of Natural Resources requested an additional scenario consistent with Canada achieving net-zero emissions by 2050². The 'current policies' scenario assumes business as usual. The 'evolving policies' scenario assumes less global demand for fossil fuels and increased use of low-carbon technologies.

In 2022, the average price of Canadian crude oil exports exceeded U.S.\$80 per barrel for the first time since 2013. The Fall 2022 Economic Outlook correctly forecasted record export value in 2022, which ended up at \$150.4 billion. That's a 49 per cent increase from \$100.8 billion in 2021. High prices and export volumes were a boon for industry cash flows. For the forecast horizon, the average annual

- 1 Further information on the two core scenarios in Canada's Energy Future 2021 report, the 'evolving policies' scenario and the 'current policies' scenario, and the assumptions that underpin those scenarios can be found [here](#).
- 2 Further information on the additional scenario requested by the Minister of Natural Resources can be found [here](#).

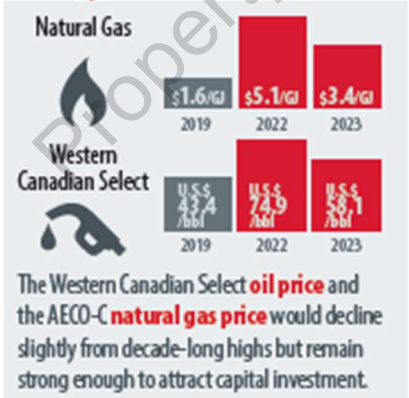
price for Western Canadian Select (WCS) and West Texas Intermediate (WTI) should lie between the highs of 2011-2014 and the lows of 2015-17. With more substantial export volumes but lower prices, Canadian crude oil exports should yield over \$100 billion in 2023. Overall, Alberta had a \$374 billion economy in 2021 – making multi-billion dollar cash flows from crude oil export growth supportive. Trans Mountain pipeline expansion becoming operational in 2023 should improve export market access for the forecast period and lower the price discount between WCS and WTI.

Alberta's natural gas production declined at an annual average rate of 1.9 per cent from 2001 (14.45 billion cubic feet a day) to 2021 (9.82 billion cubic feet a day). Simultaneously, natural gas demand increased at an average annual rate of 3.4 per cent. Most of the demand growth was for oil sands production, with an average yearly growth rate of 9.2 per cent and rapidly approaching one out of every three units of provincial use. Electricity generation is the next significant source representing about one out of every four units of Alberta natural gas demand. Apart from demand growth, the other reason for declining export volumes (annual average of -5.9 per cent between 2001 and 2021) is increasing production in the U.S., Canada's only export market by pipelines. Additional export markets for liquefied natural gas (LNG) and the growing perception of natural gas as a clean burning fossil fuel should halt export decline. It offers upside opportunities beyond those in the forecast estimates.

In 2023, additional pipeline capacity should materialize when the North Corridor expansion to the primary Nova Gas Transmission Limited (NGTL) system comes in-service. With demand growth exceeding supply growth, there is upward pressure on prices. The benchmark Alberta natural gas price at the Alberta Energy Company (AECO) hub should average \$3.4/GJ in 2023 before gradually increasing to \$4.3/GJ by 2028 as supply expands. The price differential between AECO-C and Henry Hub (the North American benchmark) should ease as pipeline capacity improves.

The exchange rate should average U.S.\$0.76 per CAD\$ between 2023 and 2026. Exchange rate stability relative to the 2019 to 2022

Energy Prices



Canada/U.S. Exchange Rate



GDP Growth Comparison



average should support trade, as trading partners benefit from increased price certainty. For the oil and gas industry, growth in crude oil exports to U.S. markets alongside a stable dollar would translate into steady cashflows for businesses in and around the oil and gas industry and support a strong economy.

2. Housing, non-residential and business fixed investment levels should decline in 2023 after the 2022 surge as businesses exercise caution in the face of uncertainty

Aggregate CER investment levels should decline in nominal and real terms after the surge in 2022 as businesses exercise caution in the face of economic slowdowns in Canada and the U.S. In comparison, Alberta investment levels should increase in nominal terms because of an uptick in oil and gas investment but decline in real terms.

A key driver is higher financing costs for new investment projects – now at their highest since 2008. It is due to significant Bank of Canada interest rate hikes. The hikes took the prime lending rate from a 2021 average of 2.5 per cent to a 2022 average of 4.2 per cent. It should increase into early 2023, averaging 6.1 per cent before decreasing in late 2023 and through 2024 (average prime lending rate of 5.4 per cent in 2024) as the Bank of Canada shifts to monetary easing after successfully cooling inflation.

Historically, declining investments were an early warning signal for a potential swing in economic fortunes. Specifically, a forward-looking annual survey of investment intentions by the Canadian government indicated significant declines for Alberta, especially for the oil and gas industry, from 2014 to 2015 and again from 2019 to 2020 and foreshadowed the last two CER recessions. However, it is an imperfect predictor because there have been periods of investment decline that did not lead to recessions. In those cases, the key feature was the need to resolve capital investment and labour supply imbalances, which is consistent with the current situation.

Investment should decline in 2023 at a negative double-digit pace (contrary to the Fall 2022 Economic Outlook expectations - a notable update) but recover in 2024 as the business community should receive a confidence boost from the CER's ability to skirt negative

economic growth in 2023. A recovery with positive growth should follow between 2024 and 2028, albeit at a decelerating pace. The two industries expected to experience the most significant investment decline in 2023 are transportation and education, driven by higher prices for transportation equipment and a slowdown in post-secondary education investments. Manufacturing is one of the two industries that would be the most resilient with real investment growth, which will recover after a three-year slump that halved investment levels. The other industry is the professional, scientific, and technical services industry which should experience a focus on expanded capacity as well as the 'tech' sector.

Housing investment should decline in 2023 primarily because of higher interest rates. Total housing starts reached a record high of 14,800 units in 2022. Builders responded positively to solid demand growth in 2022. For 2023 and beyond, the challenge of homebuyer affordability will encourage multi-family units. It should limit the reduction in the total number of housing starts in the city of Calgary to 13,100 in 2023. Between 2024 and 2028, the annual average number of dwellings started should decline to 10,300 units after exceptional levels for 2021 to 2023, barring any policy incentives encouraging higher levels.

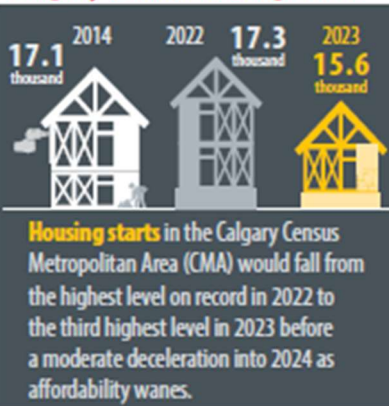
House price appreciation should slow in 2023, given the housing market's weakness. Between 2024 and 2028, average house price appreciation should average 2.6 per cent, while the benchmark house price appreciation averages 2.3 per cent as both converge because of an expected rebalancing of housing-type sales and pricing.

In 2022, the value of building investment intentions in Calgary over the coming year or two was robust at \$5.7 billion. It has sustained economic growth into Q1 2023. Two of every three investment dollars in new buildings get directed at residential properties. For 2023, like other investment categories, total building construction investment intentions should slow due to higher borrowing rates which dissuade investment activity. However, the construction inflation is expected to keep investment needed for targeted additional units steady at \$5.7 billion. Building construction investment intentions should gradually increase between 2024 and 2028, averaging \$6.0 billion annually, as solid population growth and slightly lower borrowing costs emerge over the forecast horizon.

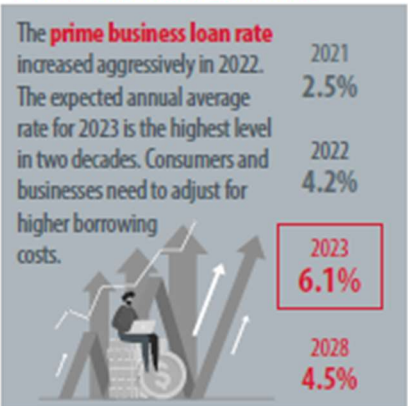
Calgary Building Permits



Calgary (CMA) Housing Starts



Prime Business Loan Rate



Executive Summary

3. Strong population and labour force growth would help address high job vacancies with economy-wide earnings boosting consumption and offsetting investment decline

The City of Calgary's estimate for the local population as of April 1, 2023, is 1,389,200. The annual rate of population increase was about 40,600 people or 3.0 per cent, which is an acceleration from 2.0 per cent in 2022. The implication is that population growth has created the platform for a 3.0 per cent growth in personal consumption spending before accounting for inflation. Personal consumption spending is the main contributor to local GDP growth representing about three out of every five dollars of economic activity in Calgary.

The 'real' growth in personal consumption spending should lag behind population growth because of high inflation. Although Calgary's population increased at a record pace between April 2022 and April 2023, the annual inflation rate was at a 40-year high. High inflation dissuades expenditures on large ticket items and should reduce inflation-adjusted consumer spending.

Calgary's population should increase by 108,400 people between 2023 and 2028. The number of elementary and pre-elementary school-aged children (zero to nine years) should achieve a forecast horizon peak of 162,600 in 2024 before declining to 161,700 by 2028. It is due to declining birth rates in Calgary. In contrast, the number of high school youth and graduates eligible for post-secondary education (aged 15 to 19) should increase from 78,300 in 2023 to 87,800 in 2028. That's an annual average 2.3 per cent growth rate. It suggests benefits from a focus on Calgary youths.

By 2028, the number of seniors aged 65 to 79 should increase by 39,800 from 141,600 in 2023. That's a rapid annual average growth rate of 5.1 per cent attributable to the baby boomers. It means that Calgary will continue to experience population aging. By 2028, the average age in Calgary should rise to 39.9 years, compared to 38.6 years in 2023. Similarly, the proportion of seniors (65 years and older) in the total population should increase to 15.5 per cent by 2028, compared to 13.1 per cent in 2023. It will increase the share of the retiring population and put downward pressure on the effective size of the labour force.

The Fall 2022 Economic Outlook forecasted that the CER labour force should hit one million people sometime in 2023. That expectation is sustained. The size of the CER workforce should rise to a full-year average of 1,027,800 people in 2023. Significant net migration, especially of people aged 35 to 49 years, has been crucial for labour force growth. However, for the first time, the cohort aged 65 to 69 would experience more additions than any other cohort over the five years from 2023 to 2028. As a result, the labour force participation rate would decline from 71 per cent in 2023 to 70 per cent by 2028.

Job creation should slow to 3.1 per cent in 2023 after a blistering 7.3 per cent pace in 2022. That represents an addition of 28,600 net new jobs in the CER in 2023. The slowdown in job creation is the result of a shift from getting workers to getting the right match between job seekers and employers. More workers alongside real wage growth should increase economy-wide earnings and boost consumer spending in 2023. In line with investment growth, the two industries that should experience the fastest pace of job growth are the manufacturing and the professional, scientific, and technical services industries. The growth in manufacturing industry jobs is from a small base (3.9 per cent of CER workers in 2022), which would make it less prominent in upcoming labour force survey releases. Between 2024 and 2028, the average annual rate of job growth should decelerate to 2.2 per cent.

The average annual unemployment rate should stay above 6.0 per cent until 2026. That's because job growth over the next few years would only slightly exceed labour force growth. As a result, the CER unemployment rate should exceed the Canadian average without new policy developments that encourage faster job growth.

4. Divergence across four inflation categories in 2023 – declining average house prices, decelerating consumer price inflation, positive wage inflation, and significant construction inflation

There are five generally accepted significant drivers of global inflation from 2020 to 2022:

Five-Year Population Growth

+108,400 (2023 to 2028)



Calgary's population should increase by 108,400 between 2023 and 2028, down from 121,900 between 2018 and 2023. The slowdown is due to **the inability to repeat record 2022-23 net migration and slightly lower birth rates.**

+121,900 (2018 to 2023)



Population Increase by Cohort

The 10-year **cohort of seniors** ages 65 to 74 should experience the most substantial increase over the next five years from 2023 to 2028, outpacing the growth in the larger cohorts ages 35 to 44 and 45 to 54 years.



Five-Year Job Growth

Strong pace of **job creation** in the regional economy.



1. a shift in demand toward goods and away from services as fewer people held their jobs with COVID-19 pandemic restrictions, and many of those that did work needed fewer services and more durable goods including home office equipment
2. aggregate stimulus through about U.S.\$16.9 trillion in fiscal measures globally as households ran down savings and stimulus transfers, leading to a surge in aggregate demand post-pandemic
3. supply chain bottlenecks due to lockdowns and mobility restrictions led to severe disruptions in various supply chains and short-term supply shortages
4. a shock to labour supply with layoffs and the adverse result of labour force participation staying below pre-pandemic levels in many jurisdictions long after restrictions got lifted
5. supply shocks to energy and food because of the Russian invasion of Ukraine – Russia and Ukraine export major commodities (e.g., 30 per cent of global wheat exports).

The top two are demand-pull factors, while the others are cost-push factors. With the goal of achieving a soft landing, the Bank of Canada has used interest rate hikes and quantitative tightening to cool demand-pull inflation. However, it has been insufficient to address cost-push inflation. Nevertheless, evidence shows that the cost-push factors driving inflation have eased. The Global Supply Chain Pressure Index, or GSCPI, declined from a record peak of +4.32 (supply chain challenges four times worse than average) in December 2021 to -1.06 (better than average) by March 2023.

For Calgary consumers, slower increases in the cost of living in 2023 are a relief from the sharp increase in 2022. Specifically, after a 7.2 per cent increase in 2022, the average annual growth in consumer price inflation should decelerate to 3.8 per cent in 2023. The sources of 2023 consumer price inflation in order of the magnitude of their expected contribution to inflation are:

- Positive food inflation (16 per cent of the consumer basket): production increases by other countries will not fully offset disruptions due to the Russia/Ukraine conflict (both are important suppliers of agricultural commodities).

- Positive shelter inflation (26 per cent of the consumer basket): higher mortgage costs will drive up homeownership costs. Prices in the rental market would also strengthen, given the inadequate supply.
- Negative transportation inflation (18 per cent of the consumer basket): gasoline and diesel prices should decline because of lower global oil prices resulting from supply outpacing demand.
- A relatively stable Canadian dollar relative to the U.S. dollar should help avoid higher prices for imported consumer goods and services because of the exchange rate.

Strong consumer price inflation (7.2 per cent) and house price inflation (4.9 per cent) in 2022 should decelerate. In 2023, consumer price inflation should average 3.8 per cent as transportation inflation reverses course. Also, house prices should decline (-3.0 per cent).

For businesses, there would be significant upward pressure on labour costs as Alberta wage inflation stays high at 3.5 per cent in 2023. Wage growth would decelerate in 2024, to 2.4 per cent, as labour supply keeps up with demand. The municipal government is not immune to a competitive labour market, which would lead to additional operating cost pressures putting upward pressure on taxes.

One useful measure of the cost of private sector capital investment and government investment is non-residential building construction inflation. The sustained increase in prices for non-residential building construction is anticipated to increase to 10.4 per cent in 2023, reflecting the increase in wages, rising energy and financing costs, and sustained high prices for some underlying construction commodities like steel, iron, and wood above pre-COVID-19 levels. Increased costs, particularly for inputs like steel, have driven up non-residential construction costs in Calgary. Steel-finished building materials like rebar, framing and commercial plumbing pipes face significant impacts. Rising energy costs and interest rates have also factored into increasing building costs. Due to fixed price contracts with multi-year terms, not all of the cost increases of recent years show up in current data, and those increases will continue to make their way into contracts in 2023.

Calgary Consumer Inflation



Alberta Wage Inflation



Non-residential Price Inflation



Executive Summary

Forecast Implications

Averages: Previous vis-à-vis Current City of Calgary Service Plans and Budget Cycle

Economic Indicator	Estimate	Forecast	Forecast Implications
	Previous Service Plans and Budget Cycle [2019 to 2022] Annual Average	Current Service Plans and Budget Cycle [2023 to 2026] Annual Average	
Assumptions			
World			
Real Gross Domestic Product Growth (%)	2.3	3.1	Though the average growth of the world economy is expected to be higher for the current service plans and budget cycle than the previous one, global growth is projected to fall from 3.4 per cent in 2022 to 2.9 per cent in 2023. The war in Ukraine and increasing financing costs continue to weigh on economic activity. It will impact consumer confidence and spending in Calgary.
The United States			
Real Gross Domestic Product Growth (%)	1.9	1.4	Slowing momentum in the U.S. economy will weigh on demand for Canadian exports in this cycle. Canada's energy exports, however, are expected to outperform non-energy exports.
Canada			
Real Gross Domestic Product Growth (%)	1.4	1.3	Canada's economic growth is expected to be limited in 2023, before gradually picking up in 2024. The average rate of economic growth in Canada will be slightly lower in the current service plans and budget cycle than the previous one, sustaining interprovincial trade.
Prime Business Loan Rate (%)	3.3	5.3	Interest rates will stay elevated in the current cycle due to the Bank of Canada's efforts to control inflation. This will curb investment incentives and household spending and increase The City's borrowing costs.
Exchange Rate (U.S.\$ for 1C\$)	0.77	0.76	The exchange rate between U.S. and Canadian dollars is expected to remain stable in the current cycle. This should support trade as trading partners benefit from increased price certainty.
Alberta			
Real Gross Domestic Product Growth (%)	0.4	2.2	Alberta's economy expects higher growth rates in the 2023-2026 cycle than in the previous one. The City benefits from the Province's much improved fiscal situation and strong economic activity.
Total Employment Growth (%)	1.2	2.1	Strong employment growth in Alberta indicates a tight labour market in the province. Employers in Calgary will have a more challenging time finding workers and competing against the rest of Alberta.
Unemployment Rate (%)	8.1	5.8	A lower unemployment rate in the 2023-2026 cycle leads to reduced demand for social assistance programs from The City as the number of unemployed persons reduces.
Housing Starts ('000 units)	29.9	32.9	Strong residential investment will contribute to the economic growth within the province, as relative affordability and international migration keep demand robust in this cycle.
Inflation Rate - CPI (%)	3.1	2.4	With the monetary policies tightening by the Bank of Canada, inflation is expected to moderate in the current cycle. This should reduce pressure on City expenditures.
West Texas Intermediate - WTI (U.S.\$/bbl)	64.8	77.0	Oil prices will remain elevated in this cycle compared to the previous one. Volatility is expected, which prompts The City to explore countercyclical fiscal policy options to help moderate the impact of economic fluctuations.
Western Canadian Select - WCS (U.S.\$/bbl)	50.1	59.5	Expanded access to markets and improved refinery capacity for Alberta heavy crude would sustain a lower price difference between WCS and WTI for this service plans and budget cycle.
Alberta Natural Gas Price - AECO/NIT (\$/GJ)	3.1	3.8	Higher natural gas prices in this cycle will increase operational costs for businesses and cost of living for households. Although this will yield higher franchise fees for The City, operating expenditures for some City services will increase.
Industrial Product Price Index (%)	6.6	0.6	Price growth for finished products should subside from the surge in 2021 and 2022, resulting in a lower average in the 2023-2026 cycle than the previous one. This should reduce some inflationary pressures for The City.
Raw Materials Price Index (%)	11.3	-1.9	Raw material prices are expected to decline in this cycle from the price spike experienced in the previous two years, which should moderate cost pressures for businesses.
Alberta Average Annual Wage Rate Growth (%)	1.6	2.7	Higher wage growth in the current cycle will raise incomes and improve affordability. However, it will also increase the cost of labour, contributing to an inflationary spiral within the province and The City.



Averages: Previous vis-à-vis Current City of Calgary Service Plans and Budget Cycle

Economic Indicator	Estimate	Forecast	Forecast Implications
	Previous Service Plans and Budget Cycle [2019 to 2022] Annual Average	Current Service Plans and Budget Cycle [2023 to 2026] Annual Average	
Forecast			
Calgary Economic Region			
Real Gross Domestic Product Growth (%)	1.1	2.8	Solid growth is expected for the Calgary Economic Region in this service plans and budget cycle, supporting recovery in the non-residential tax base.
Total Employment ('000 people)	882.7	996.7	Job growth will expand the consumer base and increase demand for housing and services in the region.
Total Employment Growth (%)	2.1	2.5	The job growth rate will remain strong in this cycle, continuing to create solid demand for City services and infrastructure.
Unemployment Rate (%)	8.4	6.2	A falling unemployment rate in this cycle will increase the competition for skilled workers and reduce demand for social services that support the unemployed. A tighter labour market also indicates increasing pressures on labour costs for The City.
Calgary Census Metropolitan Area (CMA)			
Housing Starts ('000 units)	13.4	13.4	Housing investments in the Calgary area are expected to be slightly lower in the coming budget cycle as growth in Calgary's neighbouring municipalities remains strong. The City faces competition from surrounding areas in attracting housing demand and investments.
Inflation Rate - CPI (%)	3.2	2.5	Increases in consumer prices are expected to decelerate in this cycle after the spike in 2021 and 2022. This will help Calgarians mitigate the pressures from rising cost of living. More stability in the cost of goods and services helps limit the risks of cost overruns and budget adjustments.
Non-Residential Building Price Inflation (%)	3.9	4.9	Non-residential construction costs are expected to continue to rise in this cycle, weighing on non-residential building activities, including The City's infrastructure investment.
City of Calgary			
Demography			
Total Population ('000 people)	1,315.7	1,422.9	A larger total population indicates higher demand for municipal services and infrastructure. It also means that the residential property tax base would increase.
Total Population Growth (%)	1.6	1.9	Calgary's population growth is expected to be higher in this cycle than the previous one, driven by robust net migration in the forecast period. This could generate additional pressure on certain City services.
Net Migration ('000 people)	11.9	19.2	Calgary has seen strong migration and expects the trend to continue in 2023. This should support consumption and demand for housing and mitigate the labour market tightness in Calgary.
Household Formation ('000 units)	7.5	10.4	The higher household formation in the current cycle supports higher demand for residential spaces, indicating a larger residential tax base and increased demand for City infrastructure and services.
Real Estate			
Residential Market			
Housing Starts ('000 units)	11.5	11.1	Slightly lower but stable residential construction activity in the current cycle will support increases in the residential tax base, development and building permit activity, and demand for the continued expansion of City infrastructure.
Calgary Average Residential MLS Sale Price (%)	2.1	1.4	Home affordability in Calgary will remain challenging for new housing market entrants as housing prices continue to grow in the current cycle, though at a lower rate. This should increase the supply of new housing units and reduce the pressure on property tax growth for existing homeowners.
Benchmark Home Price Growth (%)	5.1	1.7	Benchmark home price growth should also moderate in this cycle. Housing prices are expected to stabilize as the sales of housing units rebalance to standard features in 2023.
Total Building Permits (\$billions)	4.9	5.8	Stable growth in residential and non-residential construction, increases in the price of real estate, and higher building permit values in the current cycle will lead to a broader property tax base, higher revenues and demand for services.

Numbers may not add up due to rounding.

Executive Summary

Forecast Risks

Risks arising from activities in the Rest of the World:

Major factors that could alter actual economic performance include weaker global economy due to the Russia/Ukraine conflict and higher global prices, global financial market volatility, and global commodity demand and prices.

Risks from policy differences across Canada or policies targeting average conditions in Canada:

Significant factors that could alter actual economic performance include – the downside pressure on household wealth, upward wage pressures, and environmental policy divergence that creates business investment uncertainty.

1



Global GDP Outlook

The forecast risks remain **tilted to the downside** on the global GDP growth, but **adverse risks have moderated** since the Fall 2022 Economic Outlook. On the upside, China's economy should improve in 2023 with the lift of its zero-COVID policy. European economic growth has been more resilient than expected. Three factors that increase downside risk. First, uncertainties remain with the war in Ukraine. Second, higher global financing costs could worsen the debt burdens. Third, persistent inflation could hamper global economic progress beyond currently anticipated levels.

2



Global Commodity Prices and Outlook

The war in Ukraine continues to disrupt global commodity supply, especially agricultural and energy commodities. The global supply chain should improve while demand for most commodities should moderate due to the slowdown of global economic growth. China's economic recovery from lifting its COVID-19 restrictions should support the demand for crude oil and agricultural products in the global market in 2023 beyond currently anticipated levels, which **poses an upside risk to commodity prices for Calgary and Canada.**

3



Policy Divergence and Financial Market Volatility

With elevated global inflation, many central banks continue to tighten their monetary policies to cool inflation down. The full impact is unlikely to be realized quickly, which creates **the risk of monetary policy divergence as some countries implement further policy rate increases when others are more patient.** Global financial markets remain highly sensitive to inflation news. Investment growth should remain subdued with high debt levels after significant pandemic-related government spending, lower economic growth, and higher borrowing costs. **These factors point to global financial market volatility.**

4



Household Wealth and Consumer Spending

Higher interest rates and lower real income **continue to put downward pressure on Canadian households' wealth and spending patterns.** The increase in borrowing costs worsens household debt burden, with higher mortgage interest payments and costs of financing big-ticket items. Real income growth for Canadians has been paltry in recent years. Significant inflation will take all of 2023 to moderate. Given the toll of multi-year high inflation, it could risk subduing consumer spending on goods and services beyond normal levels.

5



Wages and Labour Market Balance

The labour supply challenge continues for Canadian businesses, especially for labour with desired skills and experience. This situation should put **upward pressure on wages throughout Canada beyond currently anticipated levels.** It would benefit workers after years of real wage declines. Three factors have contributed to the labour shortage – an aging workforce, mismatched skillsets, and the interruption of immigration during the pandemic. Immigration levels have rebounded significantly since the borders reopened, which should partly mitigate the labour market imbalance.

6



Environmental Policy Coherence vis-à-vis Divergence

The risk continues from heightened tensions between federal and provincial governments on environmental policy and the pace of policy implementation. The proposed Clean Electricity Regulation is a good example. Environmental policy divergence between municipal, provincial, and federal governments **will create uncertainty and restrain business investment.** Uncoordinated incentives will drag down the efficiency of the green transition and make the future of environmental policy across governments ambiguous, unlike the rally behind the Inflation Reduction Act south of the border.

Risks from potential changes in Alberta provincial government policies:

Significant factors that could alter actual economic performance include three uncertainties – oil and natural gas prices and exports, migration levels and the impact on the labour market, and the pace of inflation deceleration.

Risks from local and regional private and public-sector influences:

The potential for a lower level of private (no-n-residential) investment, a significant workforce and consumer market boost from immigration, and uncertainty associated with wage pressures.

7



Oil and Natural Gas Prices and Exports

A slower global economic outlook and ongoing geopolitical tensions have created uncertainty and price volatility for the energy market. Completing the Trans Mountain Expansion (TME) in 2023 should boost Alberta's crude oil transportation capacity. For the forecast horizon, it could reduce the differential between West Texas Intermediate (WTI) and Western Canadian Select (WCS). A lower discount would support **even higher oil and gas industry cashflows generating positive forecast risk.**

10



Business Environment and Investment Levels

Although Calgary should continue its robust economic growth, the business environment faces multiple challenges. Construction costs increased significantly over the past year. Higher interest rates and competition for credit will increase financing costs for businesses. **There are downside risks if the level of business investment caution persists.** It would mean that many Calgary businesses are overly cautious in expanding their investment due to high construction and borrowing costs.

8



The Level of Net Migration

Alberta is expected to experience strong net migration in 2023. The trend should continue for the forecast horizon, driven by a surge in international migration. All categories of migrants are higher, including newcomers from Ukraine, temporary foreign workers and international students. Robust interprovincial net migration also supports population growth. Higher net migration levels beyond those incorporated in the forecast should **further boost Alberta's population growth, support consumption and residential investment in the provincial and CER economies and help mitigate the labour market tightness.**

11



Workforce and Consumer Market Size Arising from Immigration

The forecasted growth in population is 108,400 people from 2023 to 2028. The population aged 35 to 49 should increase by 33,900. That's three out of every ten new Calgarians in that age group. Most of the lift would come from interprovincial and international immigration. These individuals would expand the workforce and generate income to boost consumer spending and overall economic activity. If economic conditions elsewhere in Canada remain lower than in Calgary for longer, **there is an upside risk to the level of net migration to Calgary.** It would strengthen economic growth.

9



The Speed of Inflation Deceleration to Normal Levels

Inflation should subside gradually in 2023 due to the slowdown in energy prices, easing supply chain disruptions, and aggressive interest rate hikes by the Bank of Canada over the past year. Inflation in goods should moderate faster than service inflation, as inflation in services is affected by the pass-through impact of labour costs. Ordinarily, inflation should return to its pre-pandemic levels by 2024. However, there is **uncertainty in the pace of inflation deceleration which could mean higher inflation for longer than anticipated.**

12



Real Disposable Income

The average annual rate of wage growth during the 2019 to 2022 service plans and budget cycle was 1.6 per cent. Higher wage growth would arise in the 2023 to 2026 cycle. Wage growth increases economic uncertainty. On the one hand, households' incomes would increase. On the other hand, the labour costs for businesses and governments would also increase. Wage pressure will soon weigh on labour contracts. **Avoiding an inflation wage spiral in the local economy will sustain positive economic growth for longer as real disposable income increases.**

Contingent and Limiting Conditions

The certification that appears in this report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP") and the following conditions:

1. This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
2. Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).
3. The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. The author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature are outside the scope of work and expertise of the appraiser. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.
4. Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.
5. No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.
6. This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to: adequate time to review the report and related data, and the provision of appropriate compensation.
7. Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing

Addenda

that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.

8. The author is not qualified to comment on detrimental environmental, chemical or biological conditions that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical legal and biological conditions that may affect the market value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the market value of the property.
9. The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
10. The term "inspection" refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only.
11. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.
12. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.
13. The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
14. This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity

Addenda

intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.

15. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.
16. Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.
17. All factors known to the appraiser (and to the extent that the data permits) that have an impact on value have been taken into consideration to the extent felt necessary in rendering a considered opinion of value. No significant information has been knowingly withheld from the appraisal report and it is believed, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
18. No authorization has been given to anyone other than the appraiser to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, no responsibility for such changes is assumed.

Curriculum Vitæ



Robert C. Lipman

B.Sc., AACI, P.App

EDUCATION / QUALIFICATIONS / PROFESSIONAL AFFILIATIONS

Bachelor of Science, University of Guelph, Guelph, Ontario – 1987

Appraisal Institute of Canada (AIC)

Accredited Appraiser Canadian Institute (AACI, P.App) – Member No. 301862

Alberta Expropriation Association (AEA)

EXPERTISE IN

Real Estate Litigation Support, Arbitration and Expropriation

Commercial Real Property Valuation and Consultation

Downtown Calgary Office and Land Market Valuations

Market Rent and Feasibility Studies

PROFESSIONAL CAREER

Avison Young Valuation & Advisory Services, LP

Principal, Senior Valuation Consultant

April 2016 – Present

Linnell Taylor Lipman & Associates Ltd.

Principal, Partner, Senior Commercial Appraiser

July 1990 – March 2016

EXPERIENCE

With more than thirty years of commercial real estate appraisal and consulting experience, Mr. Lipman has extensive expertise in various Alberta real estate markets, as well as British Columbia, Saskatchewan, Manitoba and the Northwest Territories.

Property types appraised by Robert include warehouse and industrial building, hotels and mountain resorts, automobile dealerships, restaurants, strip, community and regional shopping centres, office buildings, condominiums, rental apartment and townhouse projects. Experience includes vacant and serviced land appraisals for expropriation and cash in lieu assignments. Mr. Lipman has extensive expertise in the downtown Calgary office and land markets including appraisal assignments, general consulting, legal support and arbitration matters.

Assignment types include appraising and consulting for mortgage financing and general information purposes, litigation support and court presentation, arbitration involving real estate matters, expropriation, feasibility and market studies, and general real estate consulting. Mr. Lipman has provided expert witness testimony in numerous Arbitration Hearings as well as the Land Compensation Board (LCB), Assessment Review Board (ARB), Environmental Appeals Board (EAB), and the Court of Queen's Bench of Alberta. Mr. Lipman is also experienced in providing detailed due diligence expertise with respect to real estate purchases and sales.

Mr. Lipman has provided valuation and consultancy services to a broad array of clients including the Government of Canada, Province of Alberta, City of Calgary, Enmax Power Corporation, the Calgary Board of Education, pension funds and institutional investors such as HOOPP, CPPIB, QuadReal, GWLRA, Investors Group and Aimco, asset managers, public companies and REITs, developers, financial institutions, private investors, and legal and accounting professionals.

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avisonyoung.com

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Platinum member

May 21, 2024

Ms. Joanne Pitman
Superintendent
Calgary Board of Education
1221 – 8 Street SW
Calgary, AB T2R 0L4

Subject: Transfer of Dr. Norman Bethune Land

Dear Ms. Pitman:

I am writing to you regarding Calgary Board of Education's request to dispose of a portion of the former Dr. Norman Bethune School and site.

In accordance with Section 192(1) of the *Education Act* and Section 9 of the Disposition of Property Regulation, I am pleased to inform you the Minister of Education has approved Calgary Board of Education to sell the 2.9 acre northwest portion of the Dr. Norman Bethune School property, located at 315 86 Avenue SE Calgary, and legally described as Plan 2312279, Block 1, Lot 1, excepting thereout all mines and minerals, to Alberta Infrastructure for the sum of \$4.35 million.

In disposing of the property, please ensure your school division complies with the Disposition of Property Regulation AR86/2019. Your school division is responsible for ensuring that the final agreement, at a minimum, releases the school board from any obligation or liability regarding the property after the transfer of ownership and indemnifies the school board from any future liabilities related to any environmental condition of the property.

If you have any questions, please contact Allison Matichuk, Manager, Capital Planning North, at allison.matichuk@gov.ab.ca or 780-643-1453 (toll-free in Alberta by first dialing 310-000).

Yours truly,



for
Lora Pillipow
Deputy Minister

AR123596

September 24, 2024

Ms. Joanne Pitman
Superintendent
Calgary Board of Education
1221 – 8 Street SW
Calgary, AB T2R 0L4

Subject: Transfer of Dr. Norman Bethune Land

Dear Ms. Pitman:

I am writing to you regarding Calgary Board of Education's request to dispose of a portion of the former Dr. Norman Bethune School and site.

In accordance with Section 192(1) of the *Education Act* and Section 9 of the Disposition of Property Regulation, I am pleased to inform you the Minister of Education has approved Calgary Board of Education to sell the 2.9 acre northwest portion of the Dr. Norman Bethune School property, located at 315 86 Avenue SE Calgary, and legally described as Plan 2312279, Block 1, Lot 1, excepting thereout all mines and minerals, to HIS MAJESTY IN RIGHT OF ALBERTA, as represented by the Minister of Infrastructure, for the sum of \$4.35 million.

In disposing of the property, please ensure your school division complies with the Disposition of Property Regulation AR86/2019. Your school division is responsible for ensuring that the final agreement, at a minimum, releases the school board from any obligation or liability regarding the property after the transfer of ownership and indemnifies the school board from any future liabilities related to any environmental condition of the property.

If you have any questions, please contact Allison Matichuk, Manager, Capital Planning North, at allison.matichuk@gov.ab.ca or 780-643-1453 (toll-free in Alberta by first dialing 310-000).

Yours truly,



Lora Pillipow
Deputy Minister

cc: Mary Persson, Deputy Minister, Infrastructure



Board Chair

Patricia Bolger Wards 6 & 7

Vice-Chair

Nancy Close Wards 11 & 13

Trustees

Board of Trustees Wards 1 & 2

Laura Hack Wards 3 & 4

Marilyn Dennis Wards 5 & 10

Susan Vukadinovic Wards 8 & 9

Charlene May Wards 12 & 14

November 27, 2024

Honourable Demetrios Nicolaides
Minister of Education
228 Legislature Building
10800 – 97 Avenue
Edmonton, Alberta T5K 2B6

Dear Minister Nicolaides:

The Calgary Board of Education (CBE) is requesting Ministerial approval to allow a Utility Right of Way encumbrance on CBE school lands.

The City of Calgary wishes to construct a dry pond within the playfields adjacent to CBE's Capitol Hill School, as part of the municipality's stormwater management strategy. The dry pond will continue to be accessible by the CBE as an active recreation space and will also serve as a temporary reservoir for rainwater during periods of heavy rainfall.

If approved by the Minister, the CBE will work with the municipality with respect to construction scheduling and staging to ensure impacts to school programming are minimized.

Since dry ponds are connected to stormwater infrastructure, they are recognized as a utility, and as a result the municipality will require registration of a Utility Right of Way Agreement on the school's land title once dry pond construction is complete. The CBE understands the impact of the land registration and has approved the registration.

On November 26, 2024, the CBE Board of Trustees passed the following motion:

THAT, subject to Ministerial approval, the Board of Trustees approves registration of a Utility Right of Way Agreement on school lands.

The Capitol Hill School property is located at 2210 - 18 Street NW, and the legal land parcels impacted by the dry pond location will be Plan 2864AF; Block 22; Lots 12 through 29, and Plan 2864; Block 33.

Sincerely,

Patricia Bolger, Chair
Board of Trustees



ALBERTA
EDUCATION

*Office of the Minister
MLA, Calgary - Bow*

AR 127835

February 18, 2025

Patricia Bolger
Board Chair
Calgary Board of Education
1221 8 St SW
Calgary AB T2R 0L4

Dear Patricia Bolger:

Thank you for your letter requesting to dispose of the Utility Right of Way at the Capitol Hill School property located at 2210 18 Street NW with the impacted legal land parcels described as Plan 2864AF; Block 22; Lots 12 through 29, and Plan 2864; Block 33. I appreciate the opportunity to respond.

Under the [Real Property Governance Act](#), consolidated entities, including school boards, must submit an Offer to Transfer package to Alberta Infrastructure for all surplus lands before they can otherwise dispose of or transfer their real property in part or in whole (unless exempted under Section 7(6) of the act). Please note that in cases where Utility Right of Ways are being considered, only the Utility Right of Way must be offered to Infrastructure, not ownership of the land itself. The [Offer to Transfer package](#) includes the [Offer to Transfer Checklist](#) and instructions for drafting an Offer to Transfer letter.

In order for Infrastructure to determine whether to accept the transfer, a property assessment will be performed, which will be completed once the Offer to Transfer package has been received. The Offer to Transfer package should be sent to the Real Property Governance mailbox at infra.rpg@gov.ab.ca. If you require assistance during this process, please contact Infrastructure through the Real Property Governance mailbox.

Once a complete Offer to Transfer package is received, Infrastructure staff will undertake an inter-departmental circulation, assess the request, and render a decision on the Offer to Transfer. Both the Ministers of Infrastructure and Education will make a final decision on the transfer request and disposition of property, under their respective legislation.

.../2

Patricia Bolger
Page 2

If you have any questions, please contact Allison Matichuk, Stakeholder Relations Manager, at Allison.Matichuk@gov.ab.ca or 780-643-1453 (toll-free by first dialing 310-000).

Best,

A handwritten signature in black ink, appearing to read "Demetrios Nicolaides". The signature is fluid and cursive, with the first name "Demetrios" and last name "Nicolaides" clearly distinguishable.

Demetrios Nicolaides ECA PhD
Minister of Education

Property of the Calgary Board of Education



Board Chair

Patricia Bolger Wards 6 & 7

Vice-Chair

Nancy Close Wards 11 & 13

Trustees

Board of Trustees Wards 1 & 2

Laura Hack Wards 3 & 4

Marilyn Dennis Wards 5 & 10

Susan Vukadinovic Wards 8 & 9

Charlene May Wards 12 & 14

April 23, 2025

Honourable Martin Long
Minister of Infrastructure
419 Legislature Building
10800 - 97 Avenue
Edmonton, AB T5K 2B6

Dear Minister Long:

The Calgary Board of Education (CBE) has approved registration of a utility right of way on school lands for construction of a municipal dry pond by the City of Calgary. In accordance with the terms of the *Real Property Governance Act*, the CBE is hereby providing Alberta Infrastructure with an Offer to Transfer pertaining to the utility right of way instrument.

The utility right of way pertains to a 0.59 hectare (5,900.00 square metres) portion of the Capitol Hill School property. While the lands will continue to be owned by the CBE, the utility right of way will allow the City of Calgary to construct a dry pond on the property for collection of surplus rainwater. The dry pond will exist in perpetuity, serving as an important part of the City of Calgary's stormwater management system. Construction on the dry pond is currently scheduled to commence in Spring 2026.

As part of this Offer to Transfer package, please find the enclosed appendices with additional details regarding the planned location of the utility right of way and the lands that will be impacted by this encumbrance. To confirm, this Offer to Transfer pertains to the Utility Right of Way instrument only, not the lands on which the Utility Right of Way will be registered. As Utility Rights of Way do not hold market value, this Offer to Transfer is provided without compensation.

Yours sincerely,

Patricia Bolger, Chair
Board of Trustees

Cc: Honourable Demetrios Nicolaidis, Minister of Education
Joanne Pitman, Chief Superintendent of Schools
Dany Breton, Superintendent, Facilities & Environmental Services

Appendix 1: Drawing Overview

Appendix 2: Survey Plan

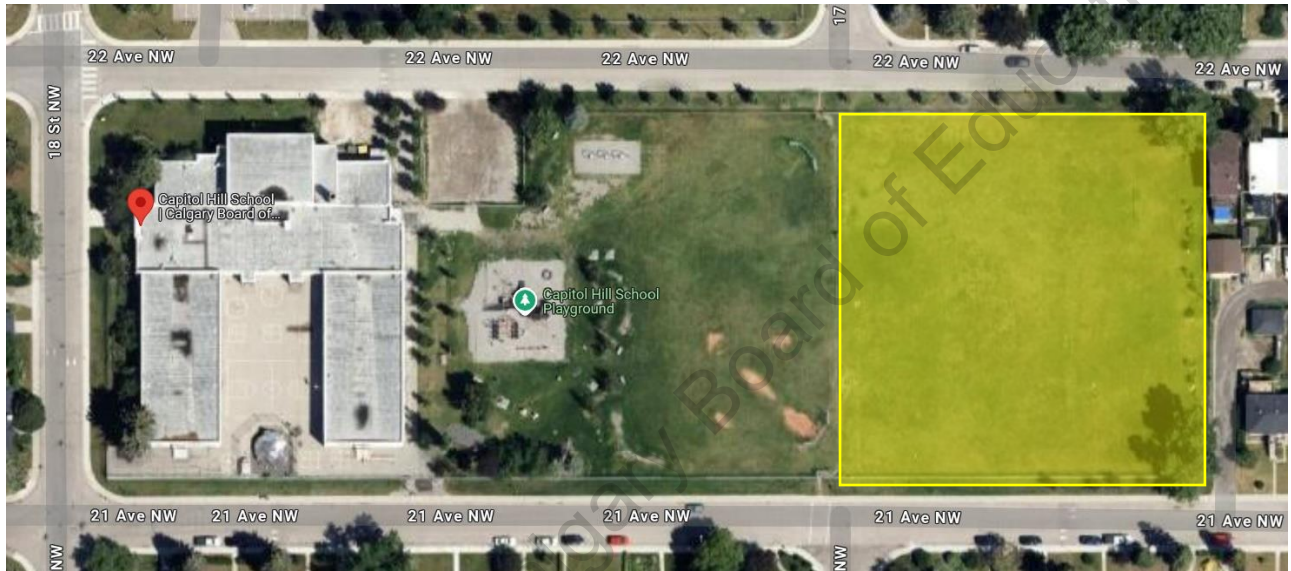
Appendix 3: List of lands affected by the Utility Right of Way

Appendix 4: Certificate of Title documents for the affected lands



Calgary Board of Education

Capitol Hill School Utility Right of Way Overview



 - Utility Right of Way Area (.59 hectares)

LAND TITLES OFFICE

PLAN NO. _____

ENTERED AND REGISTERED

ON _____

INSTRUMENT NO. _____

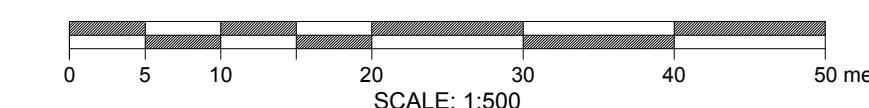
A.D. REGISTRAR

**PLAN SHOWING SURVEY OF
UTILITY RIGHT-OF-WAY**

AFFECTING
LOTS 12-13, 16-22 & 25-29,
BLOCK 22, PLAN 2864 AF
AND
LOTS 14-15, BLOCK 22, PLAN 2864 AF
AND
LOTS 23-24, BLOCK 22, PLAN 2864 AF
AND
BLOCK 33, PLAN 2864 AF

WITHIN THE
S.E.1/4 Sec. 29, Twp. 24, Rge. 1, W.5M

CALGARY, ALBERTA 2025



LEGEND

The following symbols may appear on this plan:
 Statutory iron posts are shown thus: Found ● Placed ○ and marked 946
 Auxiliary monuments are shown thus: Found ■ Placed □
 Temporary survey points are shown thus: ×
 Alberta Survey Control Markers found shown thus: ●
 Geo-reference point shown thus: ○RP

GNSS derived grid coordinates of the Geo-reference point: 5659563.72 m N, -7077.61 m E.
 Area to be registered contains 0.590 ha and shown outlined thus: _____

NOTES

Distances are in metres and decimals thereof
 Bearings are grid and are derived from GNSS observations at ASCM 311787
 Datum: NAD83 (Original)
 Projection: 3TM
 Reference Meridian: 114° West
 Combined Scale Factor: 0.999732

ABBREVIATIONS

The following abbreviations may appear on this plan:
 A.L.S. Alberta Land Surveyor
 ASCM Alberta Survey Control Marker
 C. of T. Certificate of Title
 C.S. Countersunk
 Calc. Calculated
 Ck.m. Check Measured
 Conc. Concrete
 D.H. Drill Hole
 E. East
 Fd. Found
 GNSS Global Navigation Satellite System
 ha Hectare
 I. Statutory Iron Post
 M. Mound or Meridian
 Mk. Mark
 N. North
 NAD83 North American Datum of 1983
 Pl. Placed
 Pos. Position
 Prop. Proportion
 Re-est. Re-established
 Ref. Reference
 Res. Restored
 Rge. Range
 RP Geo-reference Point
 R/W Right-of-Way
 S. South
 Sec. Section
 3TM 3° Transverse Mercator
 Twp. Township
 URW Utility Right-of-Way
 W. West

SCHEDULE OF AREAS

Within Block 22, Plan 2864 AF	
Lots 12, 13, 16 to 22 and 25 to 29 (C. of T. 108E207)	0.391 ha
Lots 14 and 15 (C. of T. 90S67)	0.056 ha
Lots 23 and 24 (C. of T. 87L163)	0.056 ha
Within Block 33, Plan 2864 AF	0.087 ha
Total	0.590 ha

**SURVEYOR
STEVE MEEHAN, A.L.S.**

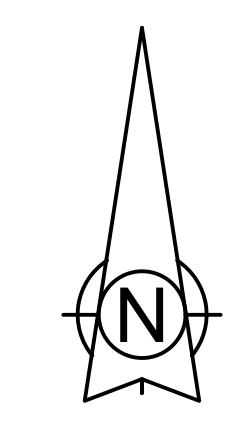
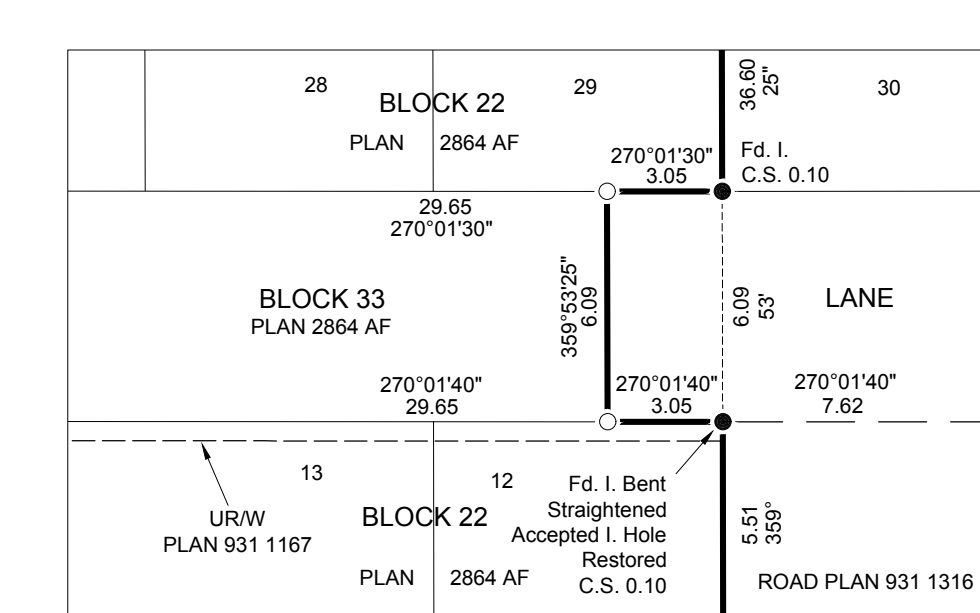
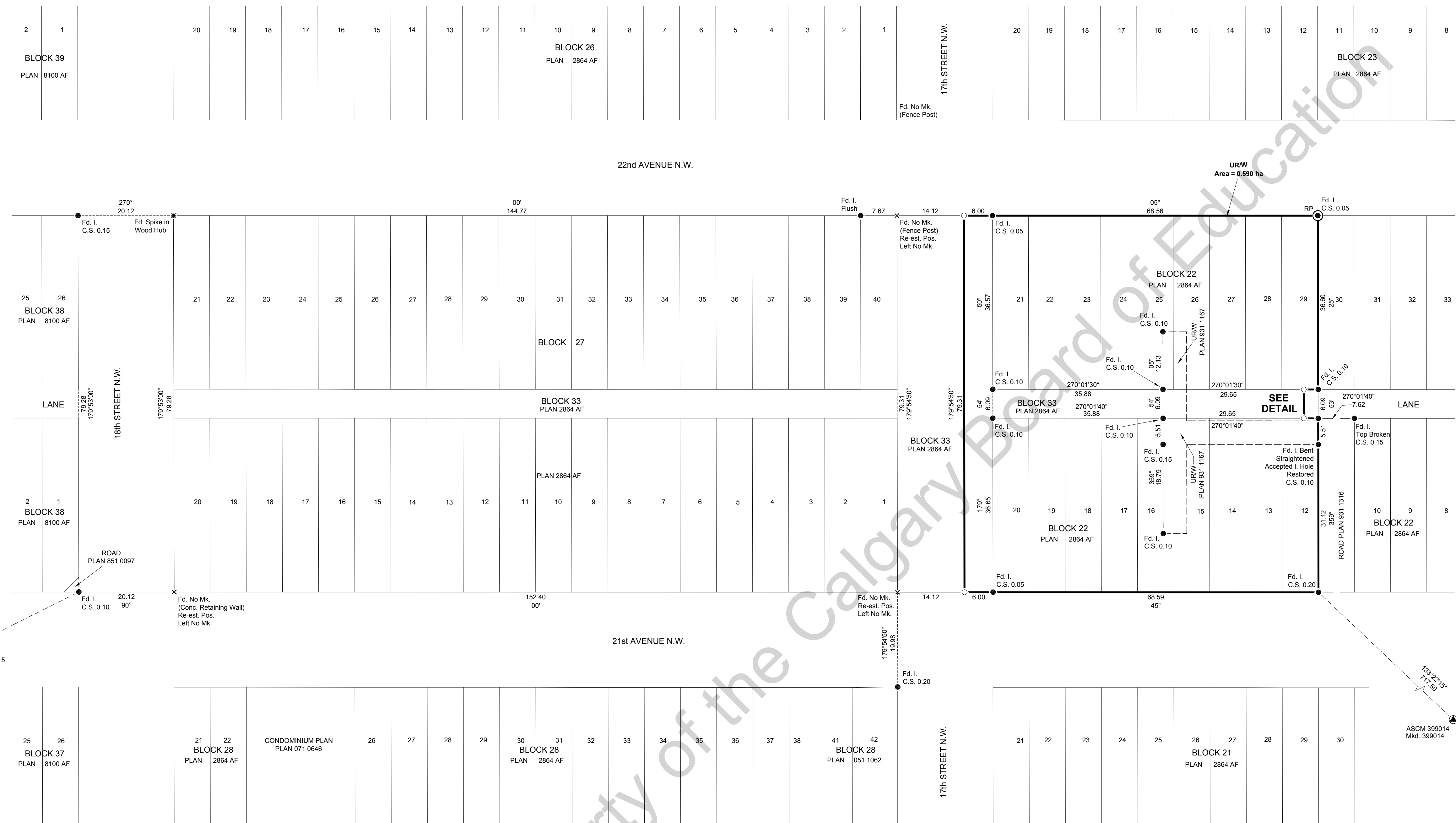
Surveyed between the dates of October 27, 2023 and February 12, 2025 in accordance with the provisions of the Surveys Act.

PLAN REQUESTED BY
THE CITY OF CALGARY - UTILITIES DELIVERY

THE CITY OF CALGARY

Field Surveying Services Division
800 Macleod Trail SE, Calgary, AB T2P 2M5

Date: February 24, 2025	Surveyed by: DM
File No.: 2023-0958	Drawn by: CK
Drawing Name: 2023-0958-URW	Checked: SM





Calgary Board
of Education

Utility Right of Way Affected Lands

Land Parcels Impacted the Capitol Hill Dry Pond Utility Right of Way:

1. PLAN 2864AF; BLOCK 22; LOTS 14 AND 15
Municipally known as 1728 21 Avenue N.W., Calgary, Alberta
Landowner: The Calgary Board of Education
2. PLAN 2864AF; BLOCK 22; LOTS 12, 13, 16 TO 22 AND 25 TO 29
Municipally known as 1736 21 Avenue N.W., Calgary, Alberta
Landowner: The Calgary Board of Education
3. PLAN 2864AF; BLOCK 22; LOTS 23 AND 24
Municipally known as 1737 22 Avenue N.W., Calgary, Alberta
Landowner: The Calgary Board of Education
4. PLAN 2864AF; BLOCK 33
Municipally known as 1770 21 Avenue N.W., Calgary, Alberta
Landowner: The Calgary Board of Education



LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0019 970 417 2864AF;22;14,15 90S67 .

LEGAL DESCRIPTION
 PLAN 2864AF
 BLOCK 22
 LOTS 14 AND 15
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 5;1;24;29;SE

MUNICIPALITY: CITY OF CALGARY

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
90S67 .	27/03/1952		\$600	REF. 6198GJ

OWNERS

THE CALGARY BOARD OF EDUCATION.
 OF 1221 8 STREET S.W
 CALGARY
 ALBERTA T2R 0L4

(DATA UPDATED BY: CHANGE OF ADDRESS 131098065)

(DATA UPDATED BY: CHANGE OF NAME 201071613)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
931 186 587	04/08/1993	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. AS TO PORTION OR PLAN:9311167

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 14 DAY OF MARCH,
2025 AT 12:45 P.M.

ORDER NUMBER: 53142006

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Property of the Calgary Board of Education



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0019 970 326 2864AF;22;12,13,16-22,25-29 108E207 .

LEGAL DESCRIPTION
PLAN 2864AF
BLOCK 22
LOTS 12, 13, 16 TO 22 INCLUSIVE AND 25 TO 29 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;24;29;SE

MUNICIPALITY: CITY OF CALGARY

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
108E207 .	19/12/1957		\$1	REF. 8514HG

OWNERS

THE CALGARY BOARD OF EDUCATION.
OF 1221 8 STREET S.W
CALGARY
ALBERTA T2R 0L4
(DATA UPDATED BY: CHANGE OF ADDRESS 131098009)
(DATA UPDATED BY: CHANGE OF NAME 201071613)

ENCUMBRANCES, LIENS & INTERESTS

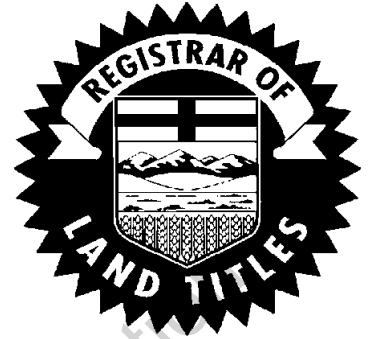
REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
931 186 587	04/08/1993	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. AS TO PORTION OR PLAN:9311167 "AS TO LOTS 12,13,16,25 AND 26 BLOCK 22 PLAN 2864 AF" (DATA UPDATED BY: 931186601)

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 14 DAY OF MARCH, 2025 AT 12:45 P.M.

ORDER NUMBER: 53142006

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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Property of the Calgary Board of Education



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0016 767 345 2864AF;33 108E207B .

LEGAL DESCRIPTION
PLAN 2864AF
BLOCK 33
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;24;29;SE

MUNICIPALITY: CITY OF CALGARY

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

108E207B . 19/12/1957 \$1

OWNERS
THE CALGARY BOARD OF EDUCATION.
OF 1221 8 STREET S.W
CALGARY
ALBERTA T2R 0L4
(DATA UPDATED BY: CHANGE OF ADDRESS 131098065)
(DATA UPDATED BY: CHANGE OF NAME 201071613)

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 14 DAY OF MARCH, 2025 AT 12:45 P.M.

ORDER NUMBER: 53142006

CUSTOMER FILE NUMBER:



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Property of the Calgary Board of Education



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0019 970 425 2864AF;22;23,24 87L163 .

LEGAL DESCRIPTION
PLAN 2864AF
BLOCK 22
LOTS 23 AND 24
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;24;29;SE

MUNICIPALITY: CITY OF CALGARY

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

87L163 . 08/01/1952 \$500 REF. 8192GH

OWNERS
THE CALGARY BOARD OF EDUCATION.
OF 1221 8 STREET S.W
CALGARY
ALBERTA T2R 0L4
(DATA UPDATED BY: CHANGE OF ADDRESS 131098065)
(DATA UPDATED BY: CHANGE OF NAME 201071613)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

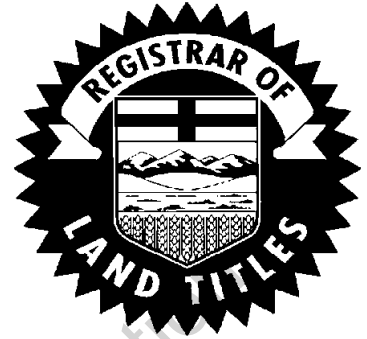
NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 14 DAY OF MARCH, 2025 AT 12:45 P.M.

ORDER NUMBER: 53142006

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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Property of the Calgary Board of Education

AR 58448

May 2, 2025

Patricia Bolger
Chair, Board of Trustees
Calgary Board of Education
1221 - 8 Street SW
Calgary, AB T2R 0L4

Dear Patricia Bolger,

Thank you for your April 23, 2025, letter to the Minister of Infrastructure regarding the Calgary Board of Education's (CBE) Offer to Transfer the proposed Utility Right of Way instrument affecting the Capitol Hill School Property under the *Real Property Governance Act* (RPGA).

Infrastructure requests clarification on if the municipal dry pond, proposed to be under a Utility Right of Way with CBE on title, can co-exist with the continued use of the portion of the Capitol Hill School property for school purposes such as playground or field space.

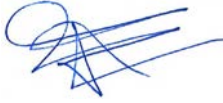
If the dry pond area will remain available for school programming, no Offer to Transfer may be required under the RPGA as the property would continue to serve an educational program purpose. However, if the land is being permanently removed from program use due to flood risk, public safety, or other hazards arising from the dry pond, Alberta Infrastructure will proceed with assessing the Offer to Transfer.

If you would like to discuss this matter, please contact Lyle Markovich, Director, Land Planning at lyle.markovich@gov.ab.ca or 780-644-1288. In the meantime, no disposition or transfer of the Utility Right of Way instrument may proceed until a decision is provided in writing. Should additional information be required, our staff will contact you directly.

If you have any general questions regarding the RPGA process, please contact infra.rpg@gov.ab.ca.

.../2

Sincerely,

A handwritten signature in blue ink, consisting of several overlapping loops and lines, appearing to be the name Husam Alimami.

Husam Alimami
Acting Assistant Deputy Minister

cc: Brad Smid
Acting Deputy Minister, Alberta Infrastructure

Lora Pillipow
Deputy Minister, Alberta Education

Property of the Calgary Board of Education



ALBERTA
INFRASTRUCTURE

Office of the Minister

AR 58431

June 5, 2025

Patricia Bolger
Chair, Board of Trustees
Calgary Board of Education
1221 - 8 Street SW
Calgary, AB T2R 0L4

Dear Patricia Bolger:

Thank you for your April 23, 2025, letter regarding the Calgary Board of Education's (Division) Offer to Transfer the proposed Utility Right of Way portion of the Capitol Hill School property (Property) under the *Real Property Governance Act* (RPGA). As Minister of Infrastructure, I appreciate the opportunity to respond.

We acknowledge the clarification provided in your May 5, 2025, follow-up email, confirming the municipal dry pond installation will not permanently impact the Division's instructional use of the playfield area.

Under the RPGA, only properties that are surplus to the program needs of a school jurisdiction are required to be offered to the Minister of Infrastructure for consideration. Given that the Property will remain in program use, no Offer to Transfer application is required.

While no further action is required regarding your Offer to Transfer application, please note approvals under the *Education Act* may be required from Alberta Education and Childcare.

.../2

Patricia Bolger
Page Two

If there are additional modifications planned that may alter the program use of the site, please contact us to review the requirements under the RPGA at infra.rpg@gov.ab.ca.

For questions regarding the RPGA, please contact Husam Alimami, Executive Director, Asset Management Branch, at husam.alimami@gov.ab.ca or 587-588-8319.

Thank you for taking the time to write.

Sincerely,



Martin Long
Minister

cc: Honourable Demetrios Nicolaidis
Minister of Education and Childcare

Joanne Pitman
Chief Superintendent of Schools, Calgary Board of Education

Dany Breton
Superintendent, Facilities and Environmental Services
Calgary Board of Education

Property of the Calgary Board of Education



June 6, 2025

Board Chair

Patricia Bolger Wards 6 & 7

Vice-Chair

Nancy Close Wards 11 & 13

Trustees

Board of Trustees Wards 1 & 2

Laura Hack Wards 3 & 4

Marilyn Dennis Wards 5 & 10

Susan Vukadinovic Wards 8 & 9

Charlene May Wards 12 & 14

Honourable Demetrios Nicolaides
Minister of Education
228 Legislature Building
10800 – 97 Avenue
Edmonton, Alberta T5K 2B6

Dear Minister Nicolaides:

As required under the terms of the *Real Property Governance Act*, the Calgary Board of Education (CBE) submitted an Offer to Transfer for a Utility Right of Way to the Minister of Infrastructure on April 23, 2025. Alberta Infrastructure confirmed it does not wish to acquire the Right of Way. In follow up to this confirmation, the CBE is requesting Ministerial approval to allow the Utility Right of Way to be register as an encumbrance on CBE school lands.

The Utility Right of Way pertains to a municipal dry pond that will be constructed by the City of Calgary in the playfield area adjacent to CBE's Capitol Hill School, where it will serve as part of the municipality's stormwater management strategy. The dry pond area will act as a reservoir for rainwater during periods of significant rainfall but will otherwise continue to function as an outdoor playfield area accessible to CBE students.

Since dry ponds are connected to stormwater infrastructure, they are recognized as a utility, and as a result the municipality will require registration of a Utility Right of Way Agreement on the school's land title once dry pond construction is complete. The CBE supports construction of the dry pond and an encumbrance on the lands. Alberta Land Titles will require Ministerial approval to register the Utility Right of Way on the land title.

The Capitol Hill School property is located at 2210 - 18 Street NW. The legal land parcels impacted by the dry pond location will be Plan 2864AF; Block 22; Lots 12 through 29, and Plan 2864; Block 33.

Sincerely,

Patricia Bolger, Chair
Board of Trustees

cc: Joanne Pitman, Chief Superintendent of Schools
Dany Breton, Superintendent, Facilities & Environmental Service



ALBERTA
EDUCATION AND CHILDCARE

*Office of the Minister
MLA, Calgary - Bow*

AR 130692

June 20, 2025

Ms. Patricia Bolger
Chair
Calgary Board of Education
1221 8 Street SW
Calgary AB T2R 0L4

Dear Ms. Bolger:

Thank you for your letter requesting approval for registration of a Utility Right of Way at the Capitol Hill School site. I am pleased to respond.

I hereby approve the registration of a Utility Right of Way on the Calgary Board of Education properties legally described as:

- Plan 2864AF; Block 22; Lots 12 through 29; and
- Plan 2864; Block 33.

Please ensure that the final right-of-way agreement releases the school division from any obligation or liability regarding the affected property after the registration.

Should you have any questions, please contact Allison Matichuk, Capital Planning Manager, at allison.matichuk@gov.ab.ca or 780-690-2317.

Best,

A handwritten signature in black ink, appearing to read "Demetrios Nicolaidis".

Demetrios Nicolaides ECA PhD
Minister of Education and Childcare



ALBERTA
EDUCATION

*Office of the Minister
MLA, Calgary - Bow*

AR 129073

April 16, 2025

Ms. Patricia Bolger
Chair
Board of Trustees
Calgary Board of Education
1221 8 St SW
Calgary AB T2R 0L4

Dear Ms. Bolger:

Thank you for the letter regarding the public charter school application from the Academy of Business Literacy and Entrepreneurship.

I appreciate the detailed response you provided regarding the notification of this charter school application. In addition to the materials submitted by the applicant, the department will consider this information, along with responses from all stakeholders, as outlined in Section 3.2(2) of the Charter School Regulation.

Thank you once again for taking the time to write. The government remains committed to working alongside our education partners to ensure the highest quality education for Alberta's students.

Best,

Demetrios Nicolaides ECA PhD
Minister of Education

Board of Trustees

1221 – 8 Street SW Calgary, AB T2R 0L4 | t | 403-817-7933 | www.cbe.ab.ca

www.cbe.ab.ca

Board Chair

Patricia Bolger Wards 6 & 7

Vice-Chair

Nancy Close Wards 11 & 13

Trustees

Board of Trustees Wards 1 & 2

Laura Hack Wards 3 & 4

Marilyn Dennis Wards 5 & 10

Susan Vukadinovic Wards 8 & 9

Charlene May Wards 12 & 14

April 23, 2025

Honourable Demetrios Nicolaides
Minister of Education
10800 – 97 Avenue
Edmonton, AB T5K 2B6

Dear Minister Nicolaides,

Re: Charter School Application Alberta Ukrainian Academy Society's Yuzuk Academy

The Calgary Board of Education (CBE) received notification from Alberta Education of a charter school application in Calgary, namely the *Alberta Ukrainian Academy Society's Yuzuk Academy*. The CBE Board of Trustees is concerned with the potential **duplication of existing programming** provided by CBE, specifically in the area of language learning, and the **implications for funding** as a result of this redundancy. Given the current fiscal strain across the province, the creation of a new Charter School focused on an area where the Calgary Board of Education (CBE) has demonstrated commitment and existing programs represents a significant duplication of resources.

Section 3(1) of Charter Schools Regulation states that the Minister of Education will “consider any information received from any board of a public or separate school division, Francophone regional authority or charter school that receives notice under section 24 of the Act, including information about any alternative programs that currently exist in the geographic area”.

The notification of application by the Alberta Ukrainian Academy Society's Yuzuk Academy, proposed the school would open in the 2025 – 2026 school year and would be located in Calgary, Alberta. As described in the notice, the Yuzuk Academy intends to offer

*Kindergarten to Grade 9 programming with a focus on a **Ukrainian-English bilingual education program** and a culturally enriched environment, promoting academic excellence through a content-based instructional approach.*

The Calgary Board of Education (CBE) recognizes the **significant cognitive, academic, personal, societal, intercultural, and economic benefits of second-language learning**. Research indicates that second-language learning has a positive impact on the development of general cognitive skills, language development, focus, and problem-solving abilities. Furthermore, second-language learners often show enhanced literacy, spelling ability, and reading comprehension in their first language, as well as higher achievement in other subject areas. Learning a second language also leads to enhanced communicative abilities, creative thinking, and increased connection to cultural identity.

learning | **as unique** | as every student

While the CBE values linguistic diversity and understands the importance of bilingual education, **the introduction of a new charter school specifically for Ukrainian-English bilingual education raises concerns about the efficient allocation of resources.** The CBE is committed to providing a wide range of educational opportunities for its students, and **already offers various language programs and supports cultural diversity within its existing school system.** Creating a separate institution for a specific bilingual program may lead to **unnecessary administrative overhead** and potentially draw funding away from established CBE programs that also support language learning and multiculturalism. This approach risks undermining the broader educational system in favor of inefficient duplication.

As stated in our response regarding another recent charter school application, it would be more beneficial to **enhance and expand the CBE's existing programs**, ensuring all students have access to quality education and diverse learning opportunities within a well-established public system. The CBE is committed to providing inclusive and comprehensive education to all students in Calgary.

Should you have further questions regarding details of CBE programming and our commitment to language learning and cultural diversity, we are happy to provide additional information. We look forward to receiving information regarding your decision regarding the preliminary applications as stated in the notice, on or before April 24, 2025.

Sincerely,



Patricia Bolger, Chair
Board of Trustees

cc: Tania Brudler, Executive Director, System Support and
Student Records Sector
Joanne Pitman, Chief Superintendent
Jennifer Turner, Superintendent, School Improvement
Michael Nelson, Superintendent, School Improvement



ALBERTA
EDUCATION and CHILDCARE

*Office of the Minister
MLA, Calgary - Bow*

AR 129704

May 28, 2025

Ms. Patricia Bolger
Board Chair
Calgary Board of Education
1221 - 8 Street SW
Calgary AB T2R 0L4

Dear Ms. Bolger:

Thank you for your letter on behalf of the Calgary Board of Education Board of Trustees regarding the Alberta Ukrainian Academy Society's application to open Yuzuk Academy, a public charter school in Calgary. I appreciate the opportunity to respond.

I sincerely appreciate the thorough response and context you have provided regarding existing program offerings within the Calgary Board of Education and the importance the school division places on second-language learning and cultural diversity.

In addition to the materials submitted by the applicant, the department will consider the information you have provided as outlined in Section 3.2(2) of the Charter Schools Regulation.

Thank you once again for taking the time to share this information.

Best,

A handwritten signature in black ink, appearing to read "Demetrios Nicolaides".

Demetrios Nicolaides ECA PhD
Minister of Education

Board of Trustees

1221 – 8 Street SW Calgary, AB T2R 0L4 | t | 403-817-7933 | www.cbe.ab.ca

www.cbe.ab.ca

Board Chair

Patricia Bolger Wards 6 & 7

Vice-Chair

Nancy Close Wards 11 & 13

Trustees

Board of Trustees Wards 1 & 2

Laura Hack Wards 3 & 4

Marilyn Dennis Wards 5 & 10

Susan Vukadinovic Wards 8 & 9

Charlene May Wards 12 & 14

April 23, 2025

Honourable Demetrios Nicolaides
Minister of Education
10800 – 97 Avenue
Edmonton, AB
T5K 2B6

Dear Minister Nicolaides,

Re: Charter School Application - Willow Ridge Academy

The Calgary Board of Education (CBE) received notification from Alberta Education of a charter school application in Calgary, namely the Willow Ridge Academy. The CBE Board of Trustees is concerned with the potential duplication of existing programming provided by CBE and the implications for funding as a result of this redundancy. Given the current fiscal strain across the province, the creation of a new Charter School focused on areas already well-covered by the Calgary Board of Education (CBE) represents a significant duplication of resources. At a time when every education dollar is crucial to maintain and improve the quality of education for all students, redirecting resources to a redundant initiative would not only stretch the province's limited resources but also detract from the effectiveness of proven, existing programs. This approach risks undermining the broader educational system in favor of inefficient duplication.

Section 3(1) of Charter Schools Regulation states that the Minister of Education will “consider any information received from any board of a public or separate school division, Francophone regional authority or charter school that receives notice under section 24 of the Act, including information about any alternative programs that currently exist in the geographic area”.

The notification of application by the Willow Ridge Academy proposed that the school would open in the 2025 – 2026 school year and would be located in Calgary, Alberta. As described in the notice, the Willow Ridge Academy aims to offer

Kindergarten to Grade 12 programming with a focus on school-wide enrichment and academic rigor for all students. The proposed charter school will promote global perspectives, critical thinking, and academic agency in an orderly and consistent learning environment, with an emphasis on goal setting and communication, including dialogic teaching and interactive and reflective discourse.

The Calgary Board of Education (CBE) already provides comprehensive programs in these areas, making the introduction of such a school redundant. The Alberta Education Ministerial Order on Learning outlines that critical thinking, global perspectives, and academic agency are core priorities for all schools in the province. These elements are embedded in the Alberta Program of Studies, which is followed by every school, ensuring that students across the province engage in goal setting, reflective discourse, and dialogic teaching. These practices are already in place in Calgary Board of Education (CBE) schools and other public institutions, making the

learning | as unique | as every student

proposed charter school's focus redundant. In fact, CBE's commitment to fostering academic rigor, student agency, and reflective learning is evident in their everyday teaching practices. Collaborative learning and inquiry-based methods that support critical thinking and problem-solving are already part of the CBE's pedagogy.

Furthermore, in a time of growing fiscal strain, the creation of small, boutique schools like Willow Ridge Academy would significantly increase costs, both in terms of staffing and infrastructure. The operation of a new school—especially one with limited enrollment— requires substantial resources that could be better allocated to enhancing existing programs across the public education system. Adding another layer of administration and operational overhead is not an effective or efficient use of provincial funds. It is crucial that every dollar spent on education maximizes value for all students, and creating a new school in this context only serves to fragment resources and spread them thin across multiple institutions. The idea of "school choice" must also be reconsidered when evaluating the impact of such proposals. The Willow Ridge Academy, with its focus on enrichment and academic rigor, does not offer a distinctive advantage over what is already being provided in public schools. All students in the public system already have access to high-quality educational opportunities that promote critical thinking, global perspectives, and academic achievement. Parents are offered a wide range of "school choice" through publicly funded public schools, separate schools, francophone schools, and independent schools.

In conclusion, the proposed Willow Ridge Academy does not bring anything new to the table that is not already being offered by public schools across the province. The creation of another institution with overlapping goals will only result in unnecessary duplication and added costs, which are particularly concerning given the current fiscal environment. We strongly urge the Ministry to reconsider this proposal and focus on enhancing and expanding the programs already in place to ensure that all students have access to the best possible education.

Should you have further questions regarding details of CBE programming, we are happy to provide additional information. We look forward to receiving information regarding your decision regarding the preliminary applications as stated in the notice, on or before April 23, 2025.

Sincerely,



Patricia Bolger, Chair
Board of Trustees

cc: Tania Brudler, Executive Director, System Support and
Student Records Sector
Joanne Pitman, Chief Superintendent
Jennifer Turner, Superintendent, School Improvement
Michael Nelson, Superintendent, School Improvement



ALBERTA
EDUCATION and CHILDCARE

*Office of the Minister
MLA, Calgary - Bow*

AR129705

May 28, 2025

Patricia Bolger
Board Chair
Calgary Board of Education (CBE)
1221 8 Street SW
Calgary, Alberta T2R 0L4

Dear Ms. Bolger:

Thank you for your letter on behalf of the Calgary Board of Education Board of Trustees regarding the application for Willow Ridge Academy, a public charter school in Calgary. I appreciate the opportunity to respond.

I sincerely value the insights and context you provided regarding existing program offerings within the Calgary Board of Education.

In addition to the materials submitted by the applicant, Alberta Education will consider the information that you provided as outlined in section 3.2(2) of the Charter Schools Regulation.

Thank you once again for taking the time to write.

Best,

Demetrios Nicolaides ECA PhD
Minister of Education and Childcare



ALBERTA
EDUCATION

*Office of the Minister
MLA, Calgary - Bow*

AR 128916

May 22, 2025

Ms. Patricia Bolger
Board Chair
The Calgary School Division
1221 – 8 Street SW
Calgary, AB T2R 0L4

Sent via email: pjbolger@cbe.ab.ca

Subject: COLLEGIATE APPLICATION

Dear Ms. Bolger:

Thank you for your recent collegiate application. I am pleased to advise you that your application has been approved to begin in the 2025/26 school year, pending completion and submission of the following conditions/requirements below:

Due to School Accreditation, Monitoring, and Print Services by **August 15, 2025**:

- A signed partnership agreement or current MOU with a post-secondary institution.

The collegiate proposal you submitted includes pathways for Skilled Trades. The proposal you have submitted will empower students with the requisite skills and knowledge to excel in their chosen Skilled Trades related careers.

Your application is eligible for up to \$1,700,000 in capital funding and up to \$337,500 in operational funding for a total of up to \$2,037,500 allocated towards the start-up expenses specific to collegiate programming as outlined in your application. Staff from the department will be reaching out to discuss details of your financial proposal, including specific deliverables, cash flow requirements and reporting obligations to finalize the funding approval of your collegiate school. Approved funds will be distributed prior to the 2025/26 school year.

.../2

Ms. Patricia Bolger
Page 2

School authorities must continue to comply with all applicable legislation, policies and standards set by Alberta Education of their original school type, in addition to the requirements of the collegiate school.

Education staff are available to help as needed as you establish your collegiate. Any changes to your proposed collegiate school should be discussed with department staff.

For questions regarding collegiate programming, please contact, School Accreditation, Monitoring and Print Services at edc.collegiateschools@gov.ab.ca or 780-422-9423 (toll-free by first dialing 310-0000).

Thank you for your dedication to ensuring students in our province have every opportunity to succeed in a pathway of their choosing.

Best,



Demetrios Nicolaides ECA PhD
Minister of Education

cc: Joanne Pitman, Superintendent of Schools, The Calgary School Division
Ken Weipert, Education Director, The Calgary School Division
Bradley Grundy, Treasurer, The Calgary School Division



ALBERTA
EDUCATION AND CHILDCARE

*Office of the Minister
MLA, Calgary - Bow*

AR 129635

July 2, 2025

Mr. Mike Wilson
Principal
Ernest Manning High School
20 Springborough Boulevard
Calgary AB T3H 5T4

Ms. Tiffany Coles
Assistant Principal
Ernest Manning High School
20 Springborough Boulevard
Calgary AB T3H 5T4

Dear Mr. Wilson and Ms. Coles:

Please accept my congratulations on Ernest Manning High School receiving a National Inclusive Education Award honouring its exemplary commitment to inclusive education.

It is important to recognize the efforts of educators who are working to create inclusive communities for students with intellectual disabilities. Your dedication, along with that of all Ernest Manning High School staff, to fostering a culture of understanding and acceptance among students is to be commended.

I understand that the family of a student with an intellectual disability nominated the school for the award for going above and beyond to ensure that their child was fully included in every aspect of school life. The impact the school's dedication had for this student was identified as a powerful example of how inclusion can transform lives and build strong, compassionate communities.

I applaud your school's dedication and commitment to meeting student needs, and I wish you continued success.

Best,

Demetrios Nicolaides ECA PhD
Minister of Education and Childcare

cc: Patricia Bolger, Board Chair, Calgary Board of Education