

January 16, 2020

Mr. Kevin Scoble  
City Manager  
City of St. Albert  
5 St. Anne Street  
St. Albert, Alberta T8N 3Z9

**RE: ST. ALBERT COMMUNITY AMENITY PLANNING**

Dear Mr. Scoble:

Thank you for providing Sturgeon County the opportunity to comment on the potential sites of a future St. Albert campus-style recreation centre.

Overall, Sturgeon County appreciates the opportunity to provide input regarding future community amenities; however, there are a number of unknown variables requiring clarity before Sturgeon County can responsibly contemplate optimal public infrastructure investment of taxpayer dollars for this project. The level and mix of public infrastructure is best determined, particularly when the private/public sector are able to evaluate user-pay models.

For example, to date, Sturgeon County's input is largely limited to "potential for access" which is only one component of several factors impacting each site. Site selection should contemplate Design, Build, Financing, Operations, Maintenance (DBFOM) considerations and other related information. These components will be impacted at each location and will be driving factors in determining usage and are required for responsible planning and to inform ongoing input and potential involvement.

Please accept the following preliminary points Sturgeon County has identified for each option:

**Option 1 - Erin Ridge North (ASP Lands)**

- This location could serve County residents living to the north, northwest, west and northeast of the City, providing them with access to enhanced recreation and commercial amenities. Depending on where the County residents reside, there may be competition from other community centres (Tri-Leisure, Morinville, Servus, Edmonton Garrison). However, County resident interests would be based on several factors for which we do not have information e.g.: type of amenities, costs, proximity to other services, distance, etc.
- **The MLA for this riding, Associate Minister Dale Nally, has publicly commented that he prefers this site for the location of a new recreation facility. Noting his government is particularly interested in demonstrations of municipal collaboration and partnerships, he feels this location will serve residents of both of our municipalities. With additional DBFOM information, Sturgeon County would be in a better position to provide additional comments.**
- We understand that developer representatives have indicated interest in advancing major infrastructure in the area should this location be selected. We note that the extension of Neil Ross Road is of particular interest to Sturgeon County since the closure of Coal Mine Road, as a means to support better intermunicipal connectivity.
- Development of this nature off St. Albert Trail would benefit from a traffic impact study to optimize traffic coordination arising from City and County residents attempting to access the campus-style recreation centre, the city's commercial developments and service providers.

### **Option 2 - City Owned (Badger Lands)**

- This location could serve County residents living to the north, northwest, and west of St. Albert who do not enjoy a recreation facility in the near vicinity. However, this segment of County residents may currently (or in the future) access other amenities such as Morinville's Leisure Centre or Spruce Grove's Tri-Leisure Centre to meet their needs. However, County resident interests would be based on a number of factors for which we do not have information e.g.: type of amenities, costs, proximity to other services, distance, etc.
- Development of this nature off St. Albert Trail would benefit from a traffic impact study to optimize traffic coordination arising from City and County residents attempting to access the campus-style recreation centre, the city's commercial developments and service providers.
- While an annexation process is underway between the City and County, it is not clear when future growth will be realized.

### **Option 3 - Range Road 260 (ASP Lands)**

Same comments as per Option 2 above.

Sturgeon County looks forward to future discussions regarding the best level and mix of public and private infrastructure utilizing a user-pay models that optimizes merit-based project selection with public benefit.

Thank you for offering Sturgeon County the opportunity to provide comments.

Sincerely,



Reegan McCullough  
Chief Administrative Officer

cc: Council, Sturgeon County  
Scott MacDougall, Chief Operating Officer, Infrastructure Services, Sturgeon County  
Travis Peter, Director, Development Services, Sturgeon County  
Scott Rodda, Manager, Family and Community Support Services, Sturgeon County  
Jennifer Lavallee, Intergovernmental Advisor, Sturgeon County