

CAPITAL PROJECT CHARTER

Year: 2026-2028

Charter Number: RECR-077

Charter Name: Chanter Park Construction

Lead Department: Recreation & Parks

Type: Growth

Explanation (RMR or Growth): The charter supports construction of a new community park in the Cherot neighbourhood.

Asset Category: Parks & Trails

Scope Statement: The charter advances the concept plan for Chanter Park through construction.

PROJECT CHARTER JUSTIFICATION

Background - With the goal of providing maximum community benefit, new parks are typically constructed before new neighbourhoods are built out. Experience suggests a similar approach to park construction adjacent to new schools should be taken. Funding for planning and delivery of new parks is typically identified through the RECR-049 New Neighbourhood Parks Charter. Charter forecasting is done in consideration of developer timelines and the pace of development, which can shift on short notice.

This approach to planning has been successful, contributing to resident satisfaction in new neighbourhoods and allowing administration to partner with interested developers to reduce municipal investment in new park construction.

Chanter Park is a 2.05 ha community park adjacent to a school site in the new neighbourhood of Cherot. A concept plan for Chanter Park has been completed (see Image 1) and detailed design is underway, funded from the 2026 RECR-049 New Neighbourhood Park Charter. Balancing other priorities, the charter does not support construction of Chanter Park.

Rohit Group of Companies (Rohit, the neighbourhood developer) has indicated an interest in partnering with the City in 2026 to complete construction on Chanter park.



Image 1: Chanter Park Concept Plan

Issue- Since Council approved the 2026 budget, the Government of Alberta (GOA), through the Accelerated School Construction Program, has funded a K-9 school for St. Albert Public Schools, in the Cherot neighbourhood. The school site is adjacent to Chanter Park.

With the school anticipated to be operational as early as spring 2029, it is important that Chanter Park is constructed with enough lead time to allow the turf and park to become established to withstand the stress of school and community use.

Opportunities – Funding construction of Chanter Park at this time:

- 1) Allows the park to be established before school use is introduced.
 - Lowering maintenance costs
 - Mitigating anticipated community and school complaints related to park quality.
- 2) Support continued discussion with Rohit around partnership opportunities.
 - Potential to reduce construction costs through in kind or financial contributions.

Risks - If the recommendation is not supported, completion of the park will be delayed, which is likely to result in:

- 1) Decreased community satisfaction
 - a. Delayed construction will not allow the park to be established prior to school construction and animation. It is not likely that new turf will stand up to the stress of school and community use and will require enhanced maintenance, provide a lower quality experience, and may result in the park not meeting its intended community use (e.g., sports field does not meet standards and is not added to inventory) .
- 2) Loss of partnership opportunities with neighbourhood developer on park construction

- a. Rohit group of Companies has indicated willingness to explore partnership opportunities if the city advance construction in 2026.

STRATEGIC PLAN & CORPORATE BUSINESS PLAN ALIGNMENT

Council Strategic Priority: 3. Community Well Being

Initiatives: N / A

Operational Excellence Priority Area: N / A

Initiatives: N / A

Stakeholder Identification:

- **Internal:** Public Operations (including Parks and Open Spaces, Facility Services, Transportation), Engineering, Communications
- **External:** Neighbourhood residents and St Albert Public Schools have been engaged in the concept planning.

Timeline: The project is anticipated to be completed in 2026.

FINANCIAL INFORMATION

Investment Year	2026	\$	753,600
	2027		-
	2028		-
	2029		-
	2030		-
	2031		-
	2032		-
	2033		-
	2034		-
	2035		-
	Total	\$	753,600
See Capital Project Worksheet for details.			

Operational Impacts: Yes

Associated Operating Business Case &/or Capital Project Charters: N/A.

CAPITAL PROJECT WORKSHEET

Project Component	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Land Determined Costs										
Concept Planning										
Detailed Planning and Design										
Site Servicing										
Structure/Building Construction										
Landscaping	527,000									
Construction Management	52,700									
Commissioning and QA/QC										
Contingency	173,900									
Public Participation Activities										
Equipment										
TOTAL	753,600	-	-	-	-	-	-	-	-	-

Comments: Contingency at 30%, construction management at 10%, escalation per budget instructions

OPERATING IMPACTS WORKSHEET

Timeframe: Ongoing

OPERATING IMPACTS (Description)	2026	2027	2028
Public Operations - Parks and open spaces (turf, concrete, vegetation, site furnishings)	-	-	21,200
TOTAL	-	-	21,200