

<b>YEAR:</b>	2021-2030
<b>CHARTER NUMBER:</b>	RECR-049
<b>CHARTER NAME:</b>	New Neighbourhood Park Development
<b>LEAD DEPARTMENT:</b>	Recreation and Parks

<b>TYPE:</b>	<input type="radio"/> RMR <input checked="" type="radio"/> GROWTH	
	Development of new outdoor recreation amenities on municipal reserve lands within developing neighborhoods.	
<b>ASSET CATEGORY:</b>	<input type="radio"/> Civic Facilities <input type="radio"/> Master Plan, Studies, & Other <input type="radio"/> Roads & Other Engineered Structures <input type="radio"/> Historical/ Cultural	<input checked="" type="radio"/> Parks & Trails <input type="radio"/> Mobile & Other Equipment <input type="radio"/> Land & Land Improvements
<b>SCOPE STATEMENT:</b>	To provide recreation opportunities on municipal reserve lands to new neighborhoods as they are built including provision of trails, park and open space recreation amenities, and landscaping.	

<b>PROJECT CHARTER JUSTIFICATION:</b>	<p>This charter is to provide park and open space recreation amenities and trails within new neighbourhoods. The charter encompasses costs for concept planning, public participation, detailed design and construction of all growth areas. Progress is tied to the developer-led growth of new areas.</p> <p>Through the Municipal Development Plan (MDP) and Engineering Standards, developers provide basic park amenities including trash receptacles, benches, trails and basic landscaping (grading, grass, some plantings etc.). The City then provides additional amenities and features to support active and passive use of the parks and open spaces, including playgrounds, outdoor rinks, sport fields, sport courts, trail connections, fitness stations, seating areas, landscaping etc. in alignment with the Parks and Open Spaces Standards and Guidelines (updated 2018).</p> <p>Per the <i>Municipal Government Act</i> and through the Area Structure Plan (ASP) and associated processes, municipalities receive 10% of lands being developed as municipal reserve, for the specific purpose of providing parks, open spaces (including buffers between developments) and school sites within each neighborhood.</p> <p><b>Current State</b></p> <p>There are several approved or in progress ASPs that have identified MR lands that will require development over the timeframe of this charter including:</p> <ul style="list-style-type: none"> <li>- Erin Ridge North</li> <li>- Jensen Lakes</li> </ul>
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- Jensen Lakes Phase 2
- North Ridge Phase 2
- South Riel
- Range Road 260/Elysian Fields
- Riverside
- Ville Giroux

Parks master plans will be completed over 2019-2023 for each of these neighborhoods. The information from these master plans will support refinement of this charter and provide the basis of detailed design for each park.

Badger Lands and Lakeview District may have MR dedicated within this timeframe. Concept plans will be required when the ASPs are approved and timing is tentatively anticipated in the chart below. New development areas included in the Annexation lands will be included in this charter as more information becomes available.

Work to begin in 2021 tentatively includes construction projects in Riverside, Ville Giroux and Erin Ridge North Phase 1.

**Issue**

Provision of new parks and open space amenities is an on-going need. Trails, parks and open spaces ranked as the top factor contributing to a high quality of life in the City, ranking substantially higher than any other factor (City of St. Albert 2019 Community Satisfaction Survey). The City needs to ensure new neighborhoods have access to developed parks and open spaces, as provided in existing neighborhoods, to ensure equitable access and to continue meeting current service levels and resident expectations.

Timing of park construction is challenging to anticipate, as it must align with the adjacent development and overall neighborhood build out. Administration works cooperatively with developers to assess neighborhood park needs and anticipate appropriate park construction timelines throughout the year to forecast as accurately as possible.

Urban Square parks are a new, unique type of park. Proposed for Riverside, South Riel, and Jensen Lakes North, these parks are near high density and commercial developments, have high traffic and visibility in the community and are intended as attractive features for development. Urban Squares carry development and operating costs much higher than other neighborhood parks of comparable size. Further discussions between developers and Administration around responsibilities and resourcing of these parks needs to occur before appropriate funding can be requested.

**Opportunities**

The dedication of MR lands is essential to the development of park spaces in St. Albert. Each ASP has opportunities for the development of park spaces that will provide a variety of spontaneous and structured recreation opportunities.

Neighborhood park construction funds will provide recreation opportunities depending on the target market for the ASP and unique needs of the neighborhood, as well as identified City recreation needs. Well thought out parks with compatible amenities and uses increase the overall attractiveness of the neighborhood, directly increase property values and enhance the quality of life of all residents in the City.

	<p>By incorporating the principles of Complete Streets and the Active Transportation Strategy, work under this charter will support active modes of transportation and off-street mobility choices within new neighborhoods.</p> <p>Through this charter, Administration is seeking to leverage funding to partner on park sites, with a focus on Riverside in 2021. If successful, this will reduce the long-term taxpayer capital costs and enable homebuyers access to park sites much faster than in fully City-funded projects.</p> <p><b>Risks</b></p> <p>Risks of not completing this work include:</p> <ul style="list-style-type: none"> <li>- The City's standard level of service is the provision of developed parks and open spaces within neighborhoods. If funding is not provided for parks in new neighborhoods, inequity between existing and new neighborhood residents would occur.</li> <li>- Decreased quality of life for residents in new areas without developed park spaces and amenities.</li> <li>- Delays in planning and construction of parks may cause residents to become accustomed to existing use, regardless of future site intention. <ul style="list-style-type: none"> <li>o E.g. lack of awareness of school sites causing resident concern when developed for school board use</li> </ul> </li> <li>- Communities are less attractive to homebuyers without access to developed parks.</li> <li>- Under-developed lands may pose safety hazards and are an attractant for unwanted uses.</li> <li>- Missed opportunities for partnerships with developers and community partners due to lack of funding.</li> </ul>
<p><b>STRATEGIC PLAN &amp; CORPORATE BUSINESS PLAN ALIGNMENT:</b></p>	<p>Council Priority: 4. Infrastructure Investment</p> <p>Activity: N / A</p> <p>Administrative Priority: N / A</p> <p>Activity: N / A</p>
<p><b>STAKEHOLDER IDENTIFICATION:</b></p>	<p>Internal:</p> <ul style="list-style-type: none"> <li>- Recreation and Parks</li> <li>- Public Works &amp; Transit</li> <li>- Planning &amp; Engineering</li> <li>- Transportation</li> <li>- Utilities &amp; Environment</li> </ul> <p>External:</p> <ul style="list-style-type: none"> <li>- Land Developers</li> <li>- Community Recreation Groups</li> <li>- Neighborhood Residents</li> <li>- General Public</li> </ul>
<p><b>TIMELINE:</b></p>	<p>The chart below indicates anticipated timelines for park development within each approved or proposed ASP. These timelines are approximate only and timing is dependent on build out of the neighborhoods.</p>


Park Master Plans will be completed to identify potential amenities of each park and refine costing estimates. Master Plans are expected to be completed for all growth areas (new and amended ASPs) by the end of 2023.

General timing for concept planning (CP), design (D) and construction (C) for parks and open spaces in each neighborhood is indicated below. Project plans are reviewed with planning and developers at minimum annually, and more frequently as needed.

Neighbourhood	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Erin Ridge North Phase 1	C									
Erin Ridge North Phase 2		D	D C		C					
Ville Giroux	C	C	D	D	C	C	D			
Riverside	C	C	C	D		C		D	C	C
South Riel			C		D		C			
Jensen Lakes		D	C	D C		D C	D	D C	C	C
Jensen Lakes Phase 2									D	C
North Ridge Phase 2				D		C				
RR 260/Elysian Fields		CP								
Badger Lands			CP							
Lakeview District			CP							

<b>FINANCIAL INFORMATION:</b>	<b>Investment Year</b>	<b>2021</b>	<b>\$</b>	<b>2,039,600</b>
		<b>2022</b>	<b>\$</b>	<b>968,400</b>
		<b>2023</b>	<b>\$</b>	<b>2,190,900</b>
		<b>2024</b>	<b>\$</b>	<b>585,700</b>
		<b>2025</b>	<b>\$</b>	<b>1,598,400</b>
		<b>2026</b>	<b>\$</b>	<b>3,691,800</b>
		<b>2027</b>	<b>\$</b>	<b>511,700</b>
		<b>2028</b>	<b>\$</b>	<b>528,600</b>
		<b>2029</b>	<b>\$</b>	<b>1,081,200</b>
		<b>2030</b>	<b>\$</b>	<b>2,756,500</b>
	<b>Total</b>	<b>\$</b>	<b>15,952,800</b>	
See Capital Project Worksheet for details.				
<b>OPERATIONAL IMPACTS:</b>	<input checked="" type="radio"/> Yes <input type="radio"/> No  If yes, refer to Operating Impacts Worksheet for details.			
<b>ASSOCIATED OPERATING BUSINESS CASE:</b>				

**APPROVAL**

Author:	Manda Wilde Project Charter Developer	September 23, 2020 Date
Director:	 Director	September 23, 2020 Date
DCAO/CPO:	Deputy Chief Administrative Officer/Chief People Officer	Date

## CAPITAL PROJECT WORKSHEET

PROJECT COMPONENT	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Land Determined Costs										
Concept Planning		40,000	80,000							
Detailed Planning and Design		120,200	108,400	258,000	27,800	30,600	59,900	44,100	150,200	
Site Servicing										
Structure/Building Construction										
Landscaping	1,392,600	510,000	1,358,500	144,400	1,084,400	2,578,500	277,000	305,200	598,500	1,940,400
Construction Management	50,000									
Commissioning and QA/QC										
Contingency	557,000	252,200	600,000	135,300	442,200	1,040,700	128,800	135,300	284,500	776,100
Public Participation Activities	40,000	46,000	44,000	48,000	44,000	42,000	46,000	44,000	48,000	40,000
Equipment										
<b>TOTAL</b>	<b>2,039,600</b>	<b>968,400</b>	<b>2,190,900</b>	<b>585,700</b>	<b>1,598,400</b>	<b>3,691,800</b>	<b>511,700</b>	<b>528,600</b>	<b>1,081,200</b>	<b>2,756,500</b>

Please note Public Art is budgeted separately on the Ten-Year Capital Plan.

Comments:  
 Where master plan/concept plan numbers are available, those are used. All other parks budgeted on cost assumptions, which are based on detailed design and actual costs from similar projects. Design costs @ 10% of project construction costs, escalation as per budget instructions. Contingency @ 30% for concept and design, 40% for construction. Contingency costs will be reduced as projects complete detailed design.

## OPERATING IMPACTS WORKSHEET

<input type="radio"/> One Time  <input checked="" type="radio"/> Ongoing	As each park and trail system within a neighborhood is developed, there will be on-going maintenance and renewal costs associated.
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OPERATING IMPACTS	2021	2022	2023
Kingsmeade (Kingswood) Park and Landscaping Maintenance (2020 funded)			28,000
Erin Ridge North - Element SWMF and Landscaping Maintenance			4,650
Riverside Community Park 1 (Playground only) & Neighbourhood Park 1			12,413
<b>TOTAL</b>	-	-	45,063