

CAPITAL PROJECT CHARTER

Year: 2025

Charter Number: PLAN-012

Charter Name: Badger Lands Site Plan

Lead Department: Planning & Development

Type: Growth

Explanation (RMR or Growth): As land development continues and expands west, this project charter will ensure that the long-term operational needs of the City are addressed as St. Albert grows.

Asset Category: Master Plan, Studies & Other

Scope Statement: This charter will develop a cohesive site plan for City-owned lands commonly referred to as the Badger Lands (43 City Annex North – Plan 052551, Block 2, Lot 1). This land is crucial for facilitating municipal growth needs, including, but not limited to, a Satellite Yard for Public Works, a Policing Servicing Building, Public Utilities, a High School, a Utilities Debris Processing Station, a City Park, and Recreation Services.

To ensure effective and efficient site planning, a comprehensive site plan should be developed to strategically locate municipal needs and support complementary activities and land uses. This planning will encompass both the lands north and south of the future Fowler Way.

PROJECT CHARTER JUSTIFICATION

Council has previously included the city-owned Badger Property (43 City Annex North – Plan 052551, Block 2, Lot 1) in the West St. Albert Area Structure Plan and has initiated a Neighbourhood Structure Plan for this property. A functional planning study for Fowler Way has been completed, and the City Planning Department has identified several municipal uses for the Badger Property.

While these plans provide direction for future development, a detailed site plan is needed for the following reasons:

- To ensure that municipal facilities are compatible with each other and the surrounding area.
- To achieve optimal and safe site configuration, including the necessary utility, transportation, and access infrastructure.
- To implement access points that separate municipal operations traffic from public traffic as much as possible.

- To effectively coordinate the timing and staging of developments.
- To establish site-specific guidelines for the remediation of the Badger Property.
- To ensure conformance with the ASP and NSP for this area.
- To maximize provincial and federal grant funding.

This project charter will support the following growth recommended project charters contained within the 2025 budget as well as future expected charters:

- POLI-008 – Policing Facility
- PW-018 – PW Satellite Yard
- SW-002 – Compost Depot
- ENV-001 – Contaminated Sites Remediation (2026 addition)

An external planning consultant will be hired to coordinate the detailed site plan, building on information gathered through the St. Albert West Area Structure Plan and the Badger Land Neighbourhood Planning processes.

Current State: Public Operations and Engineering currently have active operations at the South Badger Property, which need to be relocated per the St. Albert West ASP. The North Badger Property has been identified as the preferred location for additional Public Operations facilities and possibly for municipal facilities for several other City departments. Additionally, there is a need for more municipal facilities and operational activities to support growth, which could be located on either the South or North lands.

Issue: City growth is driving the need for new and expanded municipal facilities. The Badger Property is proposed to be divided into two properties by dedicating road right-of-way for future Fowler Way. There is known salt contamination on a portion of the North Badger Property from previous snow storage, which can be remediated to accommodate Public Operations needs. The St. Albert West Area Structure Plan has identified the South Badger Property for a future school and park, which are better suited to the South Badger Property due to the existing residential land uses nearby.

Opportunities: The North Badger Property is expected to remain city-owned and is large enough to accommodate all current known municipal needs in the area. Grant funding may be available for some of the planned municipal facilities at the site.

Risks: Proceeding without a detailed concept plan for the Badger Lands could result in reduced productivity, land inefficiencies, increased financial costs, and additional staffing requirements.

STRATEGIC PLAN & CORPORATE BUSINESS PLAN ALIGNMENT

Council Strategic Priority: 1. Economic Prosperity

Initiatives: 1.2 St. Albert West ASP and Neighbourhood Plan

Operational Excellence Priority Area: 4. Operational Performance

Initiatives: 4.6 Land & Real Estate Program

Stakeholder Identification: Several city departments and branches need to be engaged as part of this engagement including Emergency Services, Government/Indigenous Relations and Environment, Engineering Services, Planning and Development, Public Operations, Recreation and Parks,

Timeline: This is a planning project expected to be completed in 2025/2026, following the completion of the Badger Lands Neighbourhood Plan. Further design and construction for site development will be carried out under project-specific charters.

FINANCIAL INFORMATION:	Investment Year	2025	\$	330,000
		2026		-
		2027		-
		2028		-
		2029		-
		2030		-
		2031		-
		2032		-
		2033		-
		2034		-
		Total	\$	330,000
			See Capital Project Worksheet for details.	

Operational Impacts: No

Associated Operating Business Case: N/A

CAPITAL PROJECT WORKSHEET

PROJECT COMPONENT	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Land Determined Costs										
Concept Planning	100,000									
Detailed Planning and Design	200,000									
Site Servicing										
Structure/Building Construction										
Landscaping										
Construction Management										
Commissioning and QA/QC										
Contingency	30,000									
Public Participation Activities										
Equipment										
Other										
TOTAL	330,000	-	-	-	-	-	-	-	-	-

Comments:

OPERATING IMPACTS WORKSHEET

Timeframe: Ongoing

The operational impacts of planning are difficult to quantify, but are expected to more than offset the cost of having to relocate municipal facilities in the future.

Round amounts to the nearest \$100.00

OPERATING IMPACTS	Department	2025	2026	2027
TOTAL		-	-	-

Operational impacts are difficult to assess.

APPROVAL

Author:	Kristina Peter	September 10, 2024
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	Project Charter Developer (Print Name)	Date
Director:	Kristina Peter	September 10, 2024
	Print Name	Date