

Background Information- Heritage Park

The St. Albert Heritage Sites Functional Plan was approved by Council in 2009. The entire approved plan includes 5 phases for the development of the Heritage Park area located on Meadowview Drive and River Lots 23 and 24.

Work has been continuing with Phase 2A and Phase 2B of the development of the Heritage Park on Meadowview Drive as part of the St. Albert Heritage Sites Functional Plan.



Phase 1- Restoration of Grain Elevators, 2011



Chevigny House and Brosseau Granary in their permanent location 2016



Phase 2A-Moving of the Cunningham House 2015



*Restored Cunningham House (front) 2016
Restored Hogan House in Background*



Hogan House Restored (2016)



*Cunningham House Restored 2016 (back)
Showing ramp access*

Completion of Phase 2A -Cunningham House and Hogan House Restoration

Phase 2A included the stabilization, and interior and exterior restoration of the Cunningham and Hogan Houses. We are continuing with the work to complete the restoration of both houses. We anticipate the substantial completion of Phase 2A in 2016. The Cunningham and Hogan Houses will form the base for the Metis Farm portion of the Heritage Park.

Phase 2 B- Site Infrastructure and landscaping

Phase 2 B included the remaining conservation work, site infrastructure, servicing, landscaping and site preparations for the Cunningham and Hogan Houses. This landscaping work is required in order to facilitate public access to the restored Cunningham and Hogan Houses.

Inclusion of Deep and Shallow Servicing in Phase 2B for Long Term Efficiency

As Council may recall, the original Heritage Sites Functional Plan did not include deep servicing until Phase 4. To ensure a logical and efficient progression, Administration is requesting to permission to proceed with the deep and shallow servicing of the entire site in Phase 2. This shift in sequence is requested to avoid the situation of proceeding with grading and landscaping, then going back a year or two later, only to dig it up in order to proceed with deep servicing, resulting in the need regrade and landscape a second time.

Moving forward with the servicing and landscaping in 2017, will allow the City, in partnership with the Arts and Heritage Foundation, to open the already restored Cunningham and Hogan Houses to the public in 2018.

Current State

Urban Systems has completed the detailed design for the Heritage Park as outlined in Phase 2B (south of Meadowview Drive). The Chevigny House, Brosseau Granary and the Quonset Hut have successfully been moved to their permanent locations on the site, and set on appropriate foundations/bases.

Due to the timing, we are currently proceeding to secure the site for the winter and plan to defer the remaining work until 2017. Security fencing is being installed to protect the existing buildings that have been restored to date. We are investigating options to ensure that the buildings have a heat source for the winter, to protect the work completed to date on the properties.

The deep servicing and shallow servicing for the full site is currently funded within Phase 4 CULTR 011. While it was our intent to operate within the existing budget for CULTR 008 Phase 2B, the cost estimates to move forward with the major servicing and shallow servicing of the entire site. In order to complete the landscaping required to facilitate the opening of the Cunningham and Hogan Houses the costs are anticipated to exceed the budget included for Phase 2B.

Recommendation 1: Requested Funding for 2017

Heritage Site 2B

Total funds required	\$2,854,000	(Site could be operational and open to the public)
Funds Available (2015)	\$1,525,700	
Total required in 2017	\$1,328,300	

We are requesting to move \$1,328,300 from CULTR 010 (2018) to CULTR 008 in 2017, to be approved as part of the 2017 Capital Budget Process. This will facilitate the completion of the major servicing and required landscaping to enable us to have Cunningham and Hogan Houses open to the public. This funding would enable the City, in partnership with the Arts and Heritage Foundation, to welcome visitors and residents to the Cunningham House and Hogan Houses in 2018, now in the final stages of restoration, and learn and experience St. Albert's cultural heritage.

Project Number	Charter Name	2014 Approved	2015 Approved	Status
CULTR 008	Phase 2 A Cunningham and Hogan House Restoration	1,525,700		Anticipate substantial completion Dec. 2016
CULTR 008	Phase 2 B Site infrastructure, servicing, landscaping and site preparations		1,525,700	Underway

Alternatively, should Council not support the recommendations to proceed with the servicing, grading and landscaping of the Heritage Park in 2017, Council could consider deferring the work until 2018 as per the current capital plan, and the full servicing, grading and landscaping of the Heritage Park would be postponed. This alternative would mean that the public would not have access until 2020 to the restored

Cunningham and Hogan Houses, which are anticipated to be substantially complete in 2016.

Recommendation 2: Conceptual Planning for Subsequent Phases

Administration is also requesting approval to reallocate \$215,000 previously approved in 2016 for the French Canadian Farm design (Phase 3), to expand the scope to include the research and update of the conceptual planning and cost estimates for the remaining phases (Phases 3, 4 and 5 which align with CULTR 009, CULTR 010 and CULTR 011). This realignment will ensure a logical and efficient progression and implementation of the remaining development, and more accurate cost estimates for the project; the current costs are based on escalated prices from 2009.

The remaining Phases as identified on the 2017 Proposed 10 Year Capital Plan include:

Project Number	Charter Name	2016	2017	2018	2019	2020
CULTR 009	Heritage Park-French Canadian Farm (Phase 3)	\$215,000	\$2,222,400			
CULTR 010	Heritage Park-Landscaping and Accessibility (Phase 4)		\$ 567,700	\$5,774,800		
CULTR 011	Heritage Park-Interpretive Centre (Phase 5)				\$ 531,900	\$5,241,500
CULTR 029	Heritage Park-Design Update		\$100,000			

Please see the attached image of the Heritage Park Design, overlaid on an aerial view of the Meadowview Drive and River Lots 23 and 24 for reference