



Legislation Text

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7.8

Resolution For Removal of Designation as Reserve at 53 & 81 Salisbury Avenue

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RECOMMENDATION(S)

1. That the Public Hearing for the Reserve Designation Removal be scheduled for July 5, 2021.

PURPOSE OF REPORT

This report discusses proposed Reserve designation removal from 53 and 81 Salisbury Avenue in the Sturgeon Heights neighborhood. This Reserve designation removal is being undertaken to support the Sturgeon Heights Reservoir and Pump Station Replacement and Decommissioning Project. In the scope of this project, a new reservoir will be built on a part of Salisbury Park, and the old reservoir decommissioned. After decommissioning of the old reservoir, the site will be converted to park space.

ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN

St. Albert Council Strategic Plan

Strategic Priority #4: Infrastructure Investment: Identify and build needed capital assets.

Update and implement the Capital Plan based on an assessment of community needs and financial capacity, including a review of all funding options and shared use opportunities.

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

N/A

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

Council Direction

On June 12, 2017, Council approved the 10 Year (2018-2027) Repair, Maintain, Replace (RMR) Municipal Capital Plan and the 10 Year RMR Utility Capital Plan, for planning purposes. This authorized Administration to begin the preparatory work relating to site planning, establishing commitments, request for proposal process, and to initiate grant applications.

Mandatory Statutory Provision

The Municipal Government Act (MGA) Section 671(2) requires that Municipal Reserve lands only be used for the following purposes:

- (a) a public park;
- (b) a public recreation area;
- (c) school board purposes;
- (d) to separate areas of land that are used for different purposes.

BACKGROUND AND DISCUSSION

The water reservoir and pump station, located at 37 Sunset Boulevard, is the main St. Albert reservoir that receives water from the City of Edmonton supply line and works with two other structures in the community to distribute potable water to St. Albert residents and businesses.

Constructed in 1957, the structure has undergone multiple additions and renovations to comply with increased demand and regulatory requirements. However, as the oldest structure of its kind in St. Albert, it can no longer be upgraded, and must be rebuilt to ensure the long-term reliable and safe distribution of potable water for the community.

To ensure water services in the City are not disrupted, the current reservoir must remain operational while a new reservoir is being built. This means it must be constructed on an adjacent plot of land near the existing facility - either 53 or 81 Salisbury Avenue - because of the current underground infrastructure and to maintain water pressure and meet demand requirements. Once construction of the new reservoir is complete, the decommissioning and restoration of the old facility will take place.

Traditionally, Administration has brought reserve designation removals before Council for decision in accordance with sections 674 and 675 of the MGA. Section 677 of the MGA allows for the construction, installation, and maintenance of a public utility on, in, over or under reserve land, if the interests of the public will not be adversely affected. As the new reservoir will be a beneficial public utility, required to meet the demands of potable water for residents, this project meets the intent of section 677 of the MGA. However, given the anticipated public interest in this project, Administration is bringing this reserve designation removal to Council for decision.

The District is currently zoned as Public Park District. A public utility building is a discretionary use within the Public Park District; therefore, the reservoir may be built without a rezoning.

There will be three steps to this process:

1. Reserve designation removal - the designation of the adjacent plot of land must change from reserve land to accommodate the new reservoir.
2. New reservoir design and construction - the new reservoir will be built on an adjacent plot of land.
3. Removal of the old reservoir - once the new reservoir is operational, the old reservoir will be torn down and those lands will be converted into park space.

Step 1: Reserve designation removal

Both 53 and 81 Salisbury Avenue have a Reserve (R) designation on the parcels of land. The Reserve designation removal is being completed in advance of the Sturgeon Heights Reservoir and Pump Station Replacement and Decommissioning project so that the use of a public utility can occur

on either of these sites; it has yet to be decided which of these two locations will house the new reservoir.

Please see the attached location map, the proposed Reserve designation removal map, and aerial map. The legal description and address of the lands for which the Reserve designation would be removed are Plan 5215MC, Block 9, Lot R1 with municipal address of 53 Salisbury Avenue; and Plan 5215MC, Block 9, Lot R2 with municipal address of 81 Salisbury Avenue.

Step 2: New reservoir design and construction

Design of the new facility being in spring 2021. The City recognizes that Salisbury Park is highly used, visible to a variety of users, and is adjacent to homes and a school site. As such, community consultation (facilitated by a consultant on behalf of the Utilities department) will be a key aspect to the preliminary design portion of the project, as the new structure also provides an opportunity to upgrade the existing park space.

Unlike the current concrete reservoir and pump station, the goal is to build a new facility that blends into the natural environment and is aesthetically appealing to the surrounding residents and park users. The Sturgeon Heights Reservoir and Pump Station Replacement preliminary design will be completed by an experienced consultant on behalf of the City's Utilities department. The tender closed on January 28, 2021, and ISL Engineering was selected.

ISL Engineering will engage residents and stakeholders in several virtual participation opportunities that will enable feedback to help shape design. A public participation webpage will be set up to collect feedback on the design here: <https://conversation.stalbert.ca/>. Residents received an invitation to participate in the design of the new facility in May 2021. Construction is anticipated to begin in 2022.

Step 3: Removal of the old reservoir

Once the new reservoir is fully operational, the old facility will be removed, and the area will be converted to park. Public input received during the design portion of the project will also help shape what this portion of the park will look like in the future.

While all timelines are subject to change, it is anticipated that the new reservoir will be operational in late 2022, with the removal and remediation set to occur in spring 2023.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

Public Consultation for Reserve Designation Removal

The first stage of public engagement was designed to introduce community members to the reservoir project. It focused on the Reserve Designation Removal from 53 & 81 Salisbury Avenue.

The proposed Reserve Designation Removal was circulated on March 26, 2021 to internal departments, external referral agencies, and property owners within a 100-meter radius. The notification was circulated for 21 days, with comments due on April 16, 2021. Residents were able to email feedback to the planner on file.

A "Cultivate the Conversation" page is found on the City website for the reserve designation removal portion of the project. The page includes a general description of the project, and a Question and

Answer feature that residents could engage with.

A sign notifying passersby of the Reserve Designation Removal was placed within Salisbury Park.

Public Feedback

As of April 16, 2021 when circulation closed, there were a total of 198 visitors to the project webpage. Twenty-four (24) residents chose to engage with us via email, phone, and website contributions. Please refer to the attachment *What We Heard Report* for a high-level overview of the public feedback. Please refer to the attachment *What You Said Report* for comments received from cultivate the conversation page and from emails.

No objections were received from the notification provided to internal and external referral agencies.

After the public hearing date is set, information about the public hearing will be posted on the City website. The public hearing will be advertised in CityLights on June 16, 2021 and June 23, 2021. A notification letter about the public hearing will be mailed to property owners within a 100-meter radius of the site.

The public hearing is proposed to be scheduled for July 5, 2021.

Public consultation for Preliminary Design

The next stage of public engagement for this project will be designed to gather comments regarding the preliminary design of the reservoir, and the plans for the remediated site. Invitations to the online events are proposed to be mailed out in May or June, 2021.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

The reserve designation removal has no financial impact to the City. The overall project of rebuilding the reservoir will have a large financial impact to the City, which was planned for in the 10 Year Repair, Maintain, Replace (RMR) Utility Capital Plan.

Legal / Risk:

Section 674(1) and 675(1) of the Municipal Government Act provide that a public hearing must be held in order to remove a reserve land designation. If the Reserve designation is not removed from 53 or 81 Salisbury Avenue, it may be possible to build the reservoir on a portion of the land in accordance with section 677 of the MGA, which permits the construction, installation, and maintenance of a public utility on, in, over or under reserve land without removing the reserve designation if the interests of the public will not be affected.

There is potential risk in trying to relocate the reservoir to new lands; the cost of such a move has not been examined.

Program or Service:

As the project proceeds:

- Preliminary design of the new reservoir can be created by the consultant.
- New opportunities for public feedback will occur as public engagement events are hosted and

the public comments on the preliminary design.

- Water services will continue to be provided to City residents' by ensuring the existing reservoir remain operational.
- Engineering drawing review, agreement drafting and signing, and inspection of infrastructure will occur.
- A consultant will be hired to implement the plan and a contractor hired to construct the new reservoir.
- The old reservoir can be converted to park space for residents.
- Public Works will have maintenance of the new infrastructure.

Organizational:

The Reserve designation removal is the first step in the process for the reservoir rebuild. Removal of the reserve designation occurs ahead of the preliminary design so that there will be no delay to construction.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

If Council does not wish to support the recommendation, the following alternatives could be considered:

- Alternative 1: Remove the reserve designation from only one of the parcels (53 or 81 Salisbury Avenue). This would indicate an intent to limit the reservoir project to one area of the community. This gives the least flexibility when exploring preliminary design options.
- Alternative 2: Do not remove the reserve designation from either 53 or 81 Salisbury Avenue. Administration would seek to build the reservoir in accordance with section 677 of the MGA.

Report Date: June 8, 2021

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