

Joint Multi-use Rec. Facility/High School Proposal

Community Information Sessions

The HUB (2107 13th Street)

Tuesday, February 5th | 4.30 to 7.30 pm

Tuesday, February 12th | 4.30 to 7.30 pm

Welcome | Purpose of the sessions

Welcome to the Joint Multi-use Rec. Facility and High School Proposal Information Sessions

What is the purpose of these information sessions?

No matter the project, not everybody is going to agree on all of the details. These information sessions are not an effort to “sell” the decisions made so far.

Instead, we want to share the perspectives that have been brought to the decisions that have been made so far, and to know what your questions, ideas and concerns are so they can be considered in the next steps of the project planning and design processes.

Purpose:

- 1. To inform the community*** of the joint multi-use rec. facility/high school project and the rationale for the partnership with Palliser School Division, the funding model for each facility, and the reasons the site that has been chosen is considered the preferred location for both facilities.
- 2. To consult with the community*** through productive dialogue regarding any questions, ideas or concerns you may have, in order that your feedback may help to guide planning and design considerations for the next steps of the project.

Background | Why are we here?

We are here because Coaldale is young, vibrant, and growing.

	Coaldale	Alberta	Canada
Median age:	36.7	37.1	41.2
Ages 5-19:	21% of pop.	18.5% of pop.	11.2% of pop.
Ages 0-4:	8.3% of pop.	6.5% of pop.	5.4% of pop.
Annual growth rate:	2 – 2.5%	2 – 2.5%	1%

(Source: Statistics Canada 2016 Federal Census)

We are here because

- Kate Andrews High School (KAHS) is near the end of its lifecycle and schools that flow into KAHS are bursting at the seams
- A new recreation facility is needed for the community
- We are presented with the unprecedented opportunity to construct two new facilities that integrate, complement, and enhance one another and Coaldale as a whole.

Town growth | How did we get here?

In April of 2018 the Town received word from the province that 590 hectares (1459 acres) of land had been successfully annexed to accommodate the next 25 years of community growth.

AREAS

Residential and other supportive uses

Areas S, B, E, C represent +/- 175 ha (435 ac)

Areas A, M, F, O represent +/- 280 ha (690 ac)

Area D represents +/- 16 ha (40 ac)

Industrial and other supportive uses

Areas J, K, R, T represent +/- 120 ha (295 ac)

POPULATION

The approximate distribution of growth

Areas S, B, E, C represent +/- 175 ha (435 ac)

Estimated population: 3000 to 4000 people

Areas A, M, F, O represent +/- 280 ha (690 ac)

Estimated population: 4200 to 5500 people

Area D represents +/- 16 ha (40 ac)

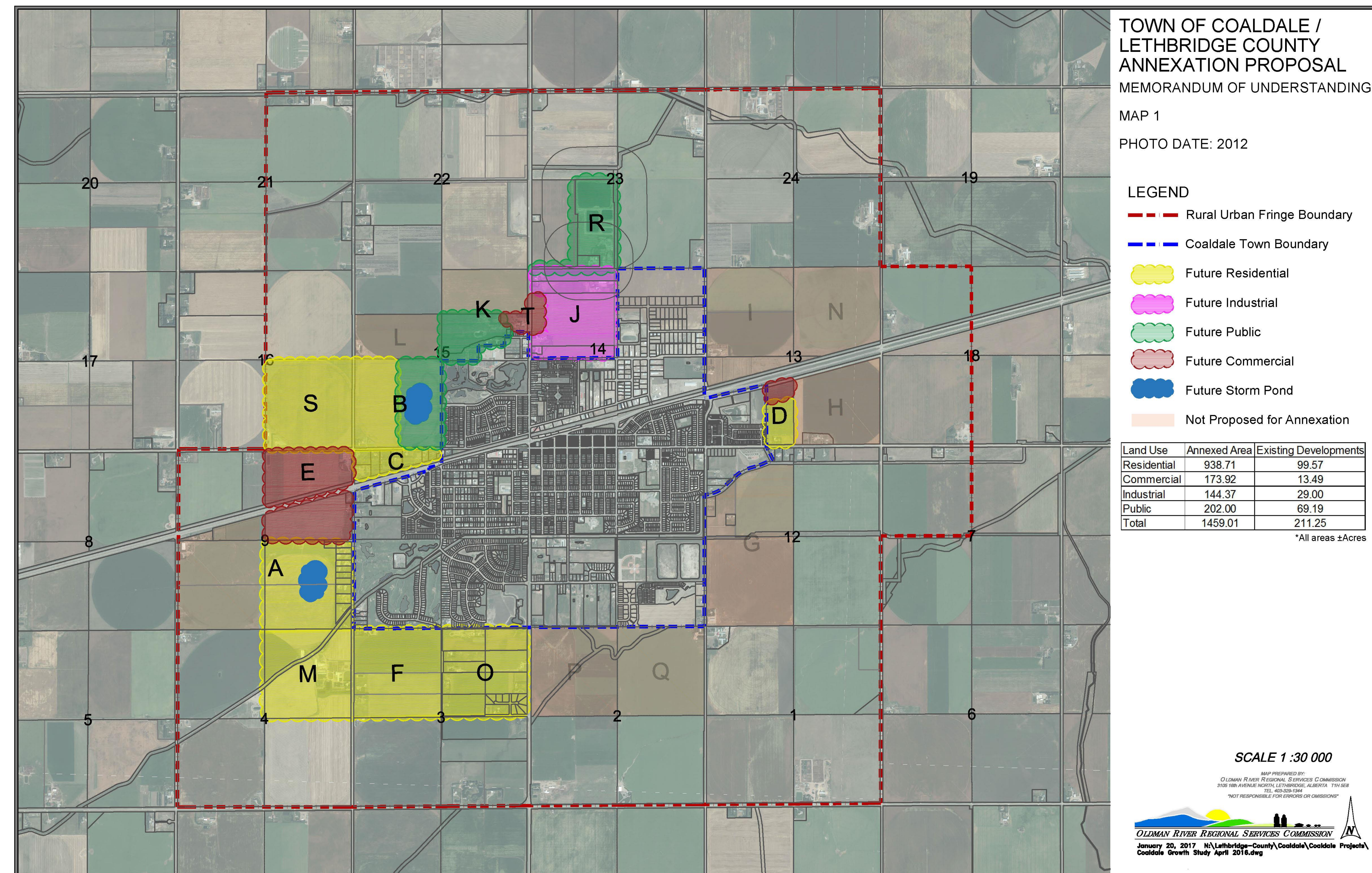
Estimated population: 300 to 500 people

CALCULATIONS & ASSUMPTIONS

Population estimates are based on an assumed dwelling density of 5 – 6 units per net acre (public right-of-way removed), with the Town census average of 2.93 people per house hold, which is a blended average between census household (2.7 at 23% of dwellings) and family household (3.0 at 77% of dwellings).

A standard assumption for public right-of-way (roads/sidewalks, parks, utility r-o-w) is that it makes up about 25% of a neighbourhood.

Finally, it is assumed that the general land uses assigned to annexed lands will be refined in area based on localized contextual considerations, and market viability.



Growing north | How did we get here?

Prior to annexation approval by the province, the now-annexed lands were the subject of 2+ years of analysis and discussion to determine suitability as future growth areas for the Town. For the purposes of these information sessions, suitability is focused on those lands that are in the NW of the community (S, B, E and C).

Suitability was considered from a holistic perspective:

Does growth here align with plans?

Urban growth in this part of the community is aligned with the Town and County's Intermunicipal Development Plan (IDP) and the growth study and annexation application that led to these lands being successfully annexed.

Although it was never formally approved by the Town or County, parts of the Integrated Development Strategy (IDS) aided in developing the concept of creating a complete community in the NW of Coaldale and a number of elements of the community design framework known as "Smart Growth" will lead the planning and design decisions for this area. *This was also indicated in the annexation application process.*

The IDS did not contemplate growth in the NW due to an assumption that the vast majority of the NW was only suitable for stormwater drainage. Upon more detailed information being collected (as per detailed design for the Malloy Drain project) it was determined that much of the lands that were first assumed to be suitable for stormwater drainage as per the IDS, were indeed much "higher and drier" than first thought and would be extremely costly and inefficient to use for drainage. As is the case with very high-level conceptual documents, the proposals contained in the IDS require significant additional investigation to determine site-specific suitability.

Does growing the town here make sense?

Beyond aligning with previous plans and strategies, growth in the NW will be aided by intersectional upgrades and safe and effective crossings for active modes (walkers, cyclists) users. Building on the fact that connection to the north can be achieved safely, the general concept of a complete community in the NW will be focused on adding complementary commercial and public uses to the primarily residential neighbourhoods in this part of Coaldale, with a focus on ensuring these areas are connected and easily accessible by active modes (walking, cycling, etc.).

Are the lands developable?

As previously mentioned, more detailed information collected through the design phases of the Malloy Drain project have shown that elevations work best for stormwater drainage to be developed north and east of the majority of areas S, B, E and C.

Planned servicing extensions coming from the north and east, especially for sanitary servicing, align with these lands being relatively easy and cost-effective to extend Town services to. Transportation network upgrades such as a signalized intersection (or roundabout, which is ultimately up to Alberta Transportation) that would be required regardless of growth in the NW, will ensure a safe and functional connection to the established areas of the community, and other growth areas of Coaldale.

Are there any value-added benefits?

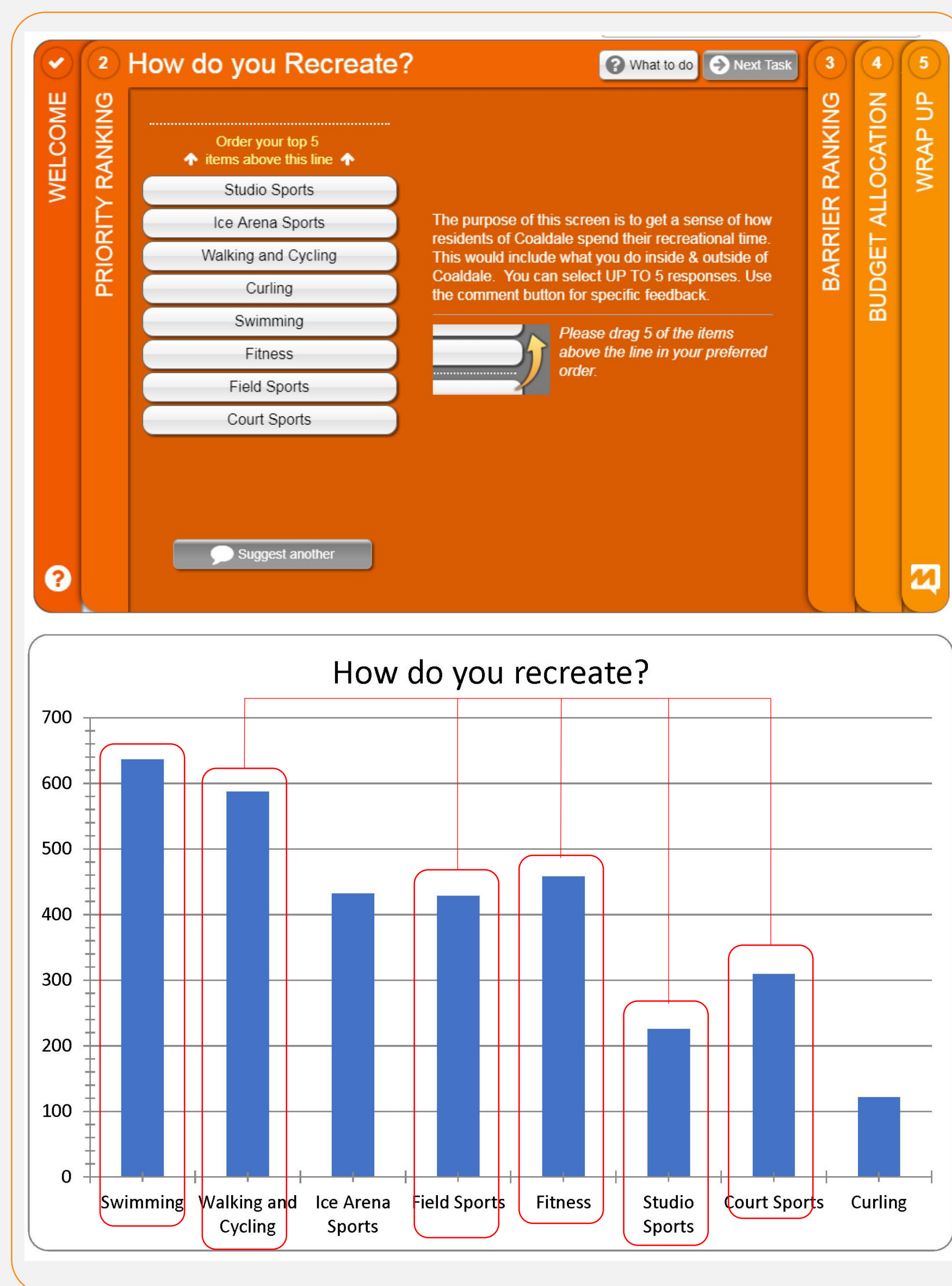
Value-added benefits are considered any aspects of the potential growth area that create positive outcomes beyond the land simply being developable. For instance, value-added elements in this area include the fact that, given the future growth of the NW to a population of 4000 – 5000 + residents, a grade school is a very likely development, and the constructed wetlands provide an excellent opportunity to make use of them as an outdoor classroom. The pathways can be included in physical education programming, and the ability to locate a recreational facility adjacent strengthens all outcomes of development in the area.

Rec. needs | How did we get here?

Recreational facilities and amenities are always in demand. In recognition of this, a process was kicked-off in 2017 that focused on gathering up-to-date information about what amenities and facilities the community desires.

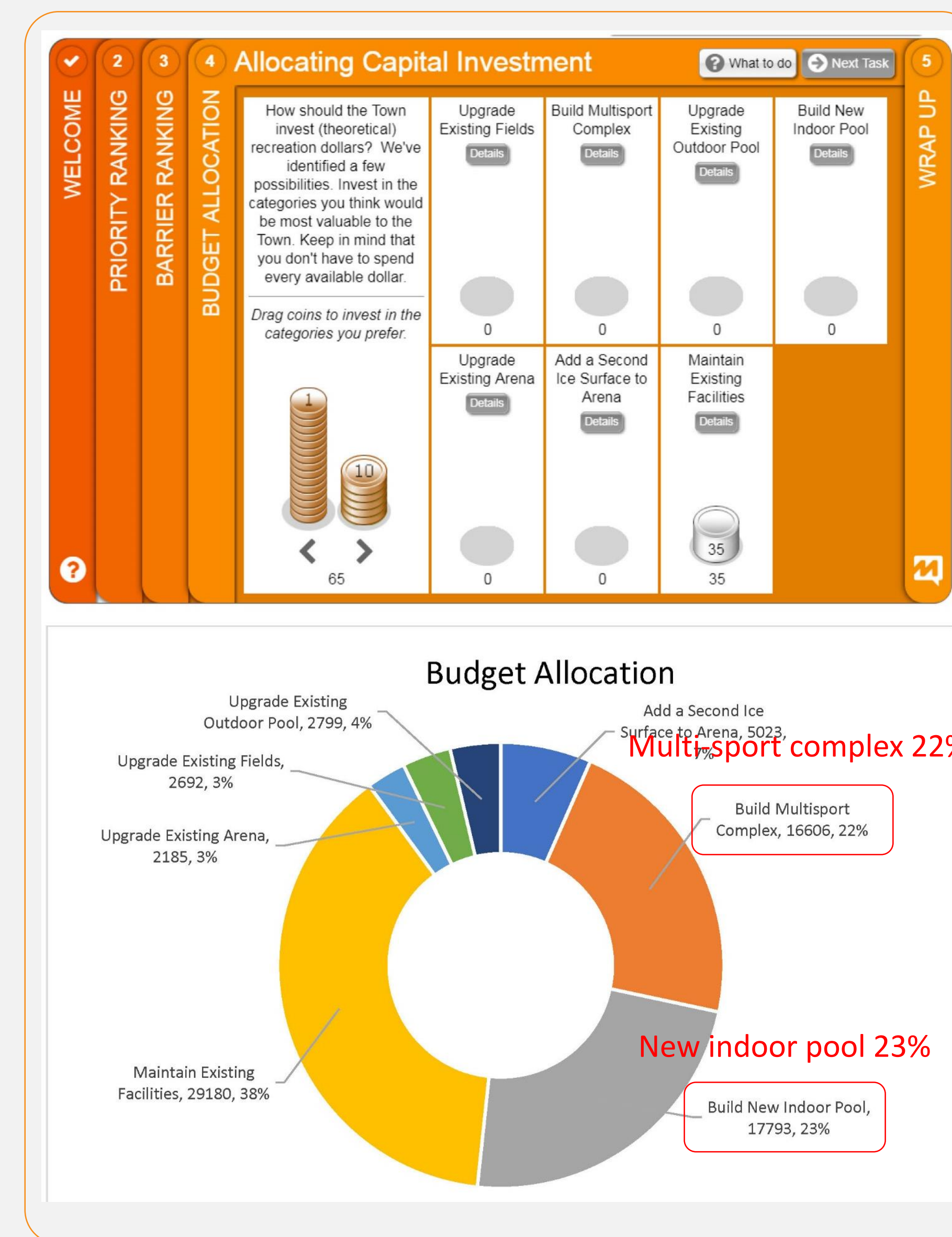
The process started with an open call to any member of the community interested in sitting on a Sport and Recreation Working Group. Ultimately a 12-member group was formed and over the next year a variety of field-trips and information gathering exercises were completed.

The process culminated in a community survey released over the summer of 2018, the results of which indicated respondents desired a new aquatics facility and a multi-use recreation facility as top priorities for Coaldale.



Recreational pursuits

Respondents to the survey indicated that they primarily swim as a form of recreation. However, considering the sum of all responses, other activities such as walking/cycling, field sports, fitness, studio and court sports, make up a significant number of respondents.



Budgetary perspectives

The results of the “where would you spend the money” question shows a split between an indoor swimming pool and a multi-use rec. facility. Considering 1% is within the margin of error spread for a survey such as this, the two facilities could be seen as of equal priority for the community’s recreational desires.

Rec. needs | How did we get here?

The reasons a multi-use recreation facility was chosen over an indoor pool are multifaceted, and do not ignore the fact that an indoor pool has been identified as a priority for Coaldale.

1

COST

The capital cost to build a new indoor swimming pool is significantly more than the cost to build a new multi-use recreation facility, as are the ongoing operating costs.

For instance, please see the following costs, based on the most recent comparable projects in the province:

CAPITAL COSTS (averages)

New indoor pool - \$6200/m2 (\$560/ft2)
(pool, mechanical, furnishings, building)

New multi-use facility (no pool) - \$2700/m2 (\$250/ft2)
(surfaces, mechanical, furnishings, building)

OPERATING COSTS (averages)

New pool - \$1 million annually

- Operating deficit - \$500,000/yr (50%)

New multi-use facility - \$500,000 to \$600,000/yr

- Operating deficit - \$0 to \$120,000/yr (0-20%)

2

BREADTH OF BENEFIT

There is no doubt that a new indoor pool would be very well used. However, considering the variety of uses a pool can accommodate, it is somewhat narrower than a multi-use recreation facility, making it less versatile and complementary to pair with a high school and its programming needs.

POOL USES

Leisure swimming, competitive swimming, fitness classes (aqua-fit), aquatics-focused celebrations (birthday parties).

Due to the cost of constructing and operating a new pool, it would not be financially feasible to build other multifunctional space within the pool building, which would prolong the timeline and the ability to partner with Palliser School Division in 2019.

MULTI-USE REC. FACILITY USES

Field sports such as soccer and lacrosse, court sports such as basketball, volleyball, badminton, tennis, pickleball, squash, floor hockey, track and field events, and a variety of dryland or winter training opportunities for sports such as ice sports, baseball and football.

If designed properly, a multi-use rec. facility could also act as a conference and events space during off-peak times, such as industry conferences and workshops, school graduations, special-event ceremonies, and so on.

3

SCHOOL TIE-IN

The opportunity to prepare a proposal for a new high school was provided by the province after the Sport and Rec. survey had finished, but prior to the Sport and Recreation Working Group making a recommendation to Town Council. Once the opportunity for a school was provided, a multi-use recreation facility was identified as the recommended priority.

The multi-use rec. facility offers more diverse sport and recreational programming opportunities for both students and the community at large and is significantly less costly to build and maintain than an indoor pool.

In addition to the cost/breadth of benefit factors, the number of multi-use facility-friendly sports and activities represented by school physical education classes, extra-curricular activities, and competitive team sports, is substantial.

Ultimately, the Town and school division are aware that the province, when making funding decisions, is generally more intrigued by innovative and collaborative proposals. Recognizing that a new high school would be transformative for the future of education in Coaldale, collaborating with the school division for a multi-use rec. facility and high school was seen as the best opportunity to be selected by the province when they distribute 2019 capital funding for new schools across Alberta.

Rec. needs | Examples + next steps

The following examples are provided as a way of putting the cost of an indoor pool versus a multi-use rec. facility in context.

Recent pool builds/concepts	Capital cost	Operating cost	Operating deficit	Cost recovery	Square footage of facility (main floor)	Cost/square foot
Cochrane	\$22 million (2013)	\$1.1 million/year	\$600,000/year	45.4%	45,000 square feet	\$489
Wetaskiwin	\$22.4 million (2012)	\$1.2 million/year	\$600,000/year	50%	36,000 square feet	\$622
Drayton Valley	\$24.6 million (2012)	\$1.2 million/year	\$600,000/year	50%	42,000 square feet	\$585

Please note: numbers are rounded

Comparatively, to construct a new indoor pool with the same footprint as Coaldale's existing outdoor pool, change rooms and common areas, would be \$14 million.

It is safe to assume that when a new indoor pool is built for Coaldale, it will include more amenities than the current outdoor pool offers today. Considering that the pools referenced in the table above all include a lane swim element and a leisure area element (children's spray and play area and one or two slides), it is safe to assume a new indoor pool for Coaldale would be in the range of between \$20 million and \$25 million, in today's dollars.

Multi-use rec. facility - Next steps

The multi-use rec. facility is in the conceptual stages of development. If there is something you would like to see in that facility please let us know. Visit the recreation table and share your thoughts. To date, the Town, Palliser and user group representatives visited the new Strathmore joint rec. facility and school to kickstart the brainstorming, but that has only scratched the surface.

Indoor pool - Next steps

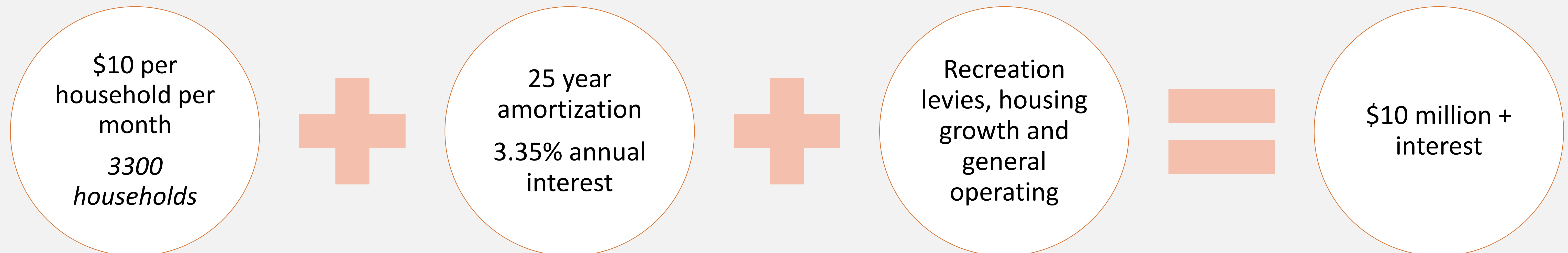
The desire for an indoor pool will not be forgotten. In fact, the 2019-2021 Capital Plan clarifies that the next step to investigating how the Town can ensure an indoor pool is built in the foreseeable future is for the Town to prepare an indoor pool business plan. The business plan development process will include the investigation of all reasonable possibilities for partnerships and funding sources that will result in the Town meeting the funding goals/requirements for a new indoor pool.



Rec. needs | How does funding work?

The cost of a multi-use recreation facility has been estimated at \$10 million, if constructed with a new high school. The 2019-2021 Town budget included a \$10 per household per month recreation levy as a way to cover a large part of the cost of constructing the facility.

Funding for the \$10 million is currently based on a government loan (debenture).



The funding model is built on the assumption that no sponsorship dollars nor any grants or other sources of funding are to be included. This was done on purpose to ensure the project cost is manageable.

However, the Town will be preparing a comprehensive sponsorship package and will be actively seeking grants and other opportunities prior to the construction phase of the project. Should additional funds be procured, they can be used to add amenities to the facility or in other ways as identified by the project partners and the community.

A new school | How did we get here?

A relatively high percentage of future students (0-4 years old) and current enrollment numbers require an innovative approach to addressing the need for more educational space in Coaldale.

ENROLLMENT	GRADE											
	1	2	3	4	5	6	7	8	9	10	11	12
YEAR												
2004	78	76	75	81	79	102	117	94	115	125	105	97
2005	63	77	74	74	85	89	114	111	97	117	120	100
2006	73	71	72	80	79	91	96	118	113	118	111	124
2007	67	76	75	79	82	82	109	85	117	115	101	105
2008	86	71	77	77	66	85	91	100	91	124	114	99
2009	74	80	62	66	73	68	92	102	98	110	118	115
2010	85	71	86	64	65	70	77	94	97	101	92	109
2011	84	90	72	88	75	70	81	79	91	103	99	95
2012	72	82	86	63	85	76	63	77	79	98	107	108
2013	97	78	93	96	65	86	84	68	71	83	89	102
2014	90	100	76	87	91	70	86	81	78	75	81	94
2015	82	85	105	67	90	91	82	90	80	81	76	85
2016	86	87	86	101	79	88	96	85	61	59	59	70
2017	69	82	95	90	115	87	106	97	76	69	87	79

A YOUNGER DEMOGRAPHIC

As mentioned in the second board, Coaldale is relatively young and has a higher than average percentage of children ages 0-4. Combining this with the upward trend in enrollment numbers, there is a need to address the pending shortage of space.

THE CONVENTIONAL APPROACH

In the recent past Palliser School Division has discussed with the Coaldale and area school community how the increasing demand for space in the elementary and middle schools can be addressed, while recognizing there is space to grow into in the high school.

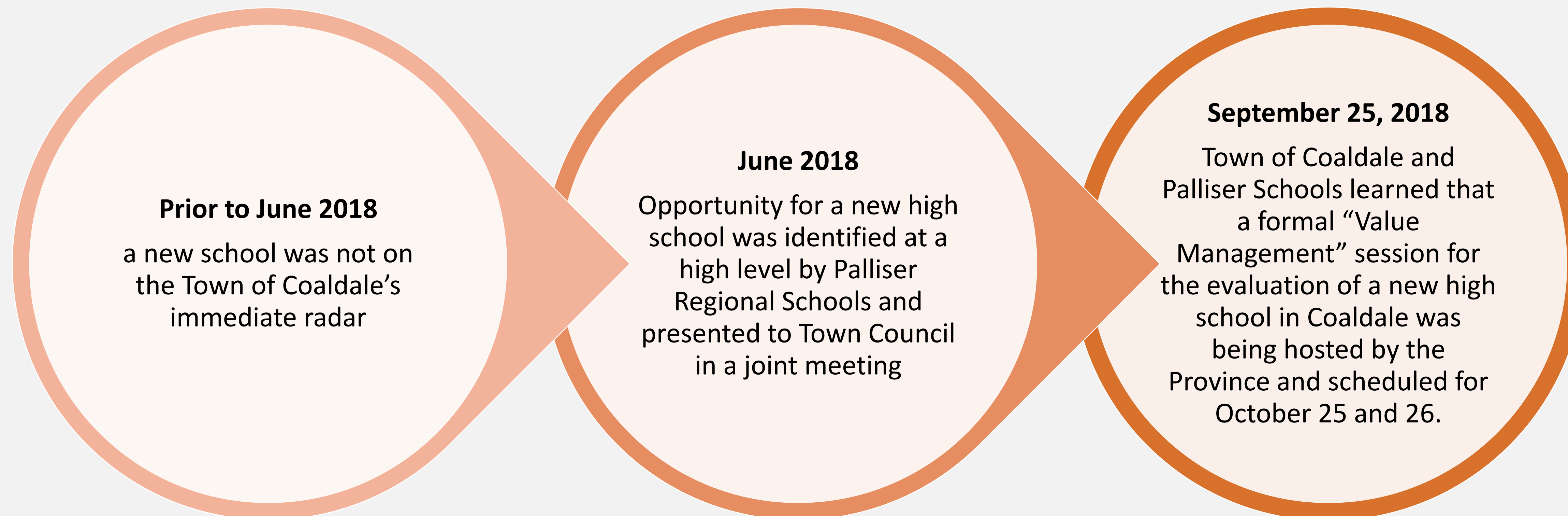
AN INNOVATIVE APPROACH

By adjusting the grade structure so that grades 7-12 can be accommodated in the same building and RI Baker adjusts to grades 4-6 it frees up space in Jennie Emery (K-3). This structure would likely be in place relatively short-term over a period of approximately 10 years. After the approximate 10 years of growth and change in the community, a new elementary and/or middle school would likely be warranted at which point the grade structures would convert back to what may be considered a more standard configuration.

*The red numbers highlight the cyclical increases in student population in certain grade levels, cyclical increases that carry forward to future grades.

A new school | What was the process?

Prior to June 2018, the possibility of accommodating a new school in Coaldale was not on the Town's radar. A number of steps have since taken place that culminated in a proposal to the province.



Why was this process undertaken?

There were two main ways the Town could respond to the Province's invitation to host a Value Management Session—an encouraging and rare opportunity—for a new high school:

Response/approach 1: Decline the opportunity, and have them evaluate the merits of a new school in another community instead, risking a delay of between 2-5 years;

OR

Response/approach 2: Pull out all the stops, and put together a comprehensive proposal—albeit somewhat unilaterally—in order to meet timelines and to stay in the "running" for a new school announcement in April 2019 – which is the approach that was ultimately taken by the Town. The significance of the opportunity, and the size of the overall benefit and need for a school prompted the approach that was taken. Had circumstances been different, the Town would have likely held a series of consultative sessions prior to a proposal being finalized.

A new school | What was the process?

The site selection process was atypical due to the expediency with which Town Council had to make a decision.

What would a typical process be?

The Alberta Government requires that new neighbourhoods provide a small portion of land for schools and/or parks and open spaces. This requirement is referred to as Municipal Reserve, and is generally calculated as 10% of the land being subdivided and developed for a new neighbourhood.

The plans for a new neighbourhood are referred to as Area Structure Plans (ASPs) and it is at the ASP stage that a school site would normally be identified in a new neighbourhood.

It is, generally speaking, not typically a question of whether or not a school would or should be located in a new neighbourhood but a question of where in the neighbourhood a new school should be located.

In this instance, Town Council has selected the location for the school within the neighbourhood before the neighbourhood is laid out. This is not typical nor is it unprecedented. However it is advantageous in that the new neighbourhood that will be developed in the NW of Coaldale can be fully integrated into the multi-use rec. facility and school development footprint and traffic patterns.

Why wasn't there more consultation with the community?

As noted on the previous boards, given the time constraints between the dates the province notified the school division and Town of the value-scoping sessions, and the dates the sessions were held (notification: Sept. 25 and sessions: late October), the time available was focused on ensuring Site A was feasible.

These information sessions are intended to provide accurate and up-to-date information and to gather community feedback (questions, concerns, and ideas) so that the design and construction of the joint rec. facility and school can incorporate the community's feedback from this point forward, through the use of design tools and techniques focused on minimizing concerns and incorporating the ideas that are reasonably achievable.

A new school | How does funding work?

As a part of the value-scoping exercise mentioned on the previous board, the province requires that a modernization project be considered alongside a new school build.

The value-scoping sessions resulted in a new school being identified as more desirable than a modernization.

Modernization – estimated cost of \$24 million

- Estimated to be **\$24 million**, and cause a multi-year interruption for students at Kate Andrews High School

New High School – estimated cost of \$38 million

- Estimated to be **\$38 million**, and minimize interruption to students

Who pays for what?

The costs of either modernizing, or constructing a new school, are borne by the province. The school division and local municipality may add elements to the build at their own expense. In this case, the school division is investigating covering a portion of the capital costs for the construction of a regulation-size football/soccer field, and the Town has committed to constructing the multi-use recreation facility.

How was the site selected?

As mentioned in the “A new school | what was the process?” board, the site was selected by the Town based on an analysis guided by information available from the recently completed growth study and annexation processes, and the Malloy Drain Phase 2a project.

Topical areas and key questions for the site selection process are as presented below:

Servicing and Infrastructure	Environment	Access	Community Planning	Educational Benefits	Value-added Benefits
Is there sufficient downstream capacity to service the joint multi-use rec. facility and high school?	Are there natural features and amenities in the area surrounding the site?	Can the surrounding transportation network serve the school/rec. facility?	Would the school and rec. facility at this site align with the Town’s growth plans?	Does the site provide any direct connections with the curriculum or specific curriculum outcomes?	What value-added elements would this site provide? Value-added elements being any benefits that span multiple topic areas.
If the answer to the above question is no, which servicing elements require upgrading and what are the associated costs?	Are there environmentally sensitive areas surrounding the site?	If the answer to Q1 is no, what aspects of the network will need to be upgraded and extended to serve the school/rec. facility at this site and what are the associated costs?	How would a school/rec. facility at this site tie into Coaldale’s current built environment?	If the answer to Q1 is yes, what specific aspects of curriculum can the site be tied to?	Servicing Infrastructure?
What is the proximity of the site to existing municipal services? (water, wastewater, stormwater)	If the answer to Q2 is yes, can the site be developed without negatively impacting the sensitive areas?	Would the upgrades and extensions required to service the school/rec. facility be required based on future growth and development, regardless of whether the facility is here?	How would a school/rec. facility at this site tie into Coaldale’s future built environment?	Does the site provide any functional benefits for a school such as access to additional outdoor spaces including amenities and functional areas?	Environment?
What would the cost be to bring municipal services to the site?	Can any functional benefits be realized between the environmental features/amenities and the school/rec. facility?	Which site analysis processes would need to be completed for this site?	Does the site have any regional benefits?	If the answer to Q3 is yes, how specifically does the site provide functional benefits?	Access?
Would upgrades/extensions required to service the rec./school build be required based on future growth and development, regardless of whether the rec./school was built here?	Which site analysis processes would need to be completed for this site?		Would the site support active modes trips to and from the school/rec. facility?		Community Planning?
Does the site have any constraints or limitations related to drainage and the potential for flooding?			Does a school/rec. facility at this site fit into the existing and proposed development surrounding it?		Educational Benefits?
Which site analysis processes would need to be completed for the site?					
What is the total cost to service the site, including upgrades to the existing system to ensure the site is serviceable?					

What about other locations?

The site that was chosen is considered to be a suitable/desirable location based on the outcomes of the analysis that was completed.

Recognizing that there are other sites that may also be considered suitable, the analysis framework used for the site that has been selected has also been applied to five other locations in Coaldale.

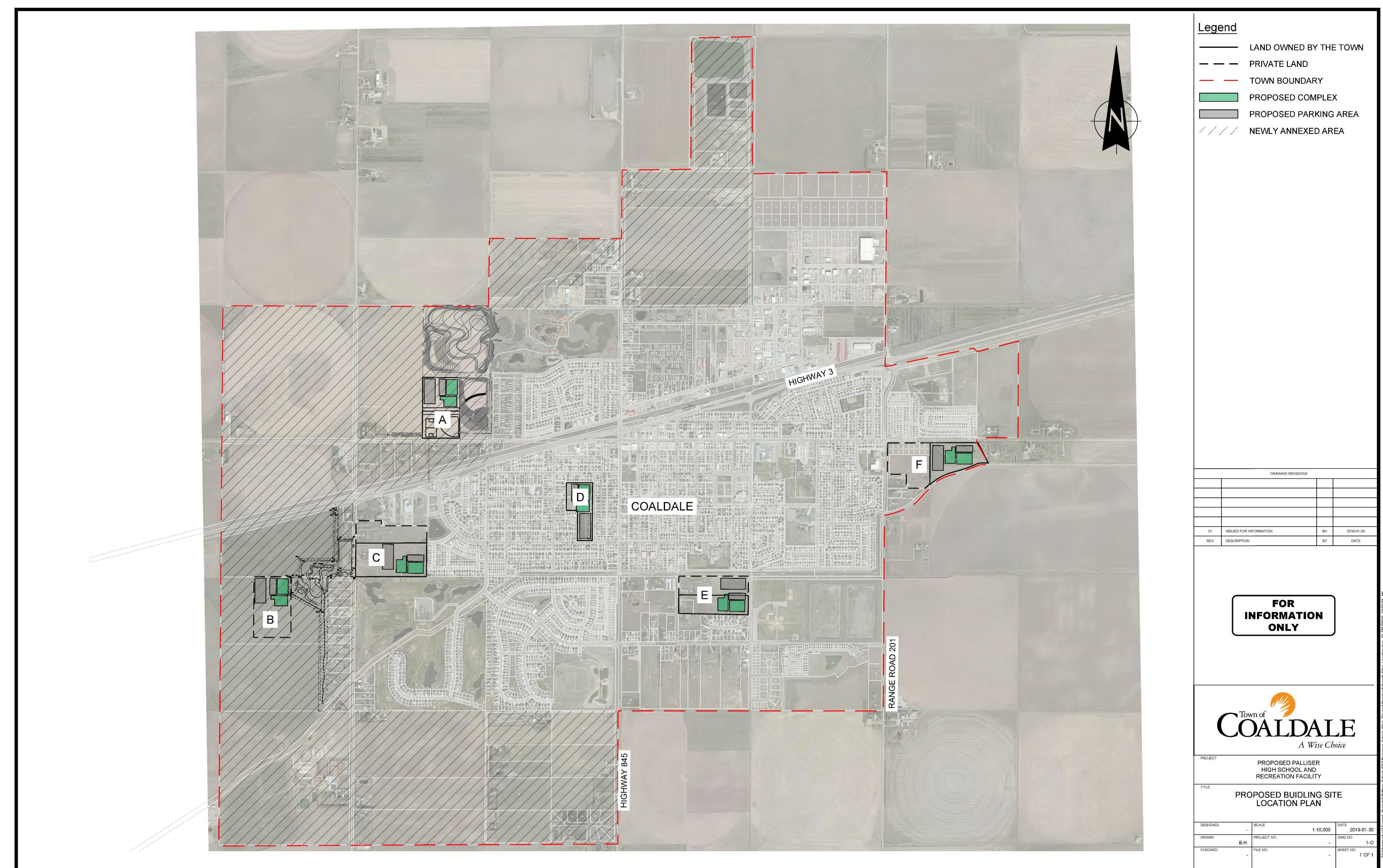
ALTERNATIVE SITES SELECTED

All of the sites selected for further study were selected based on a number of parameters. For instance, a minimum of 20 acres (8 hectares) is needed to accommodate a joint multi-use rec. facility and high school.

Other considerations align with the topic areas covered in the analysis framework that was used for the site that has been selected, which is shown as Site A on the map to the right and all subsequent maps.

PLEASE NOTE

Privately-owned lands make up all or a part of the area required for all of the alternative sites that have been identified. The exploration of the alternative sites to determine suitability is not an approval or representative as formal consideration of the alternative sites and should not be misinterpreted as such. The alternative sites have been selected simply because they were considered to be worthy of preliminary consideration for comparative site analysis purposes.

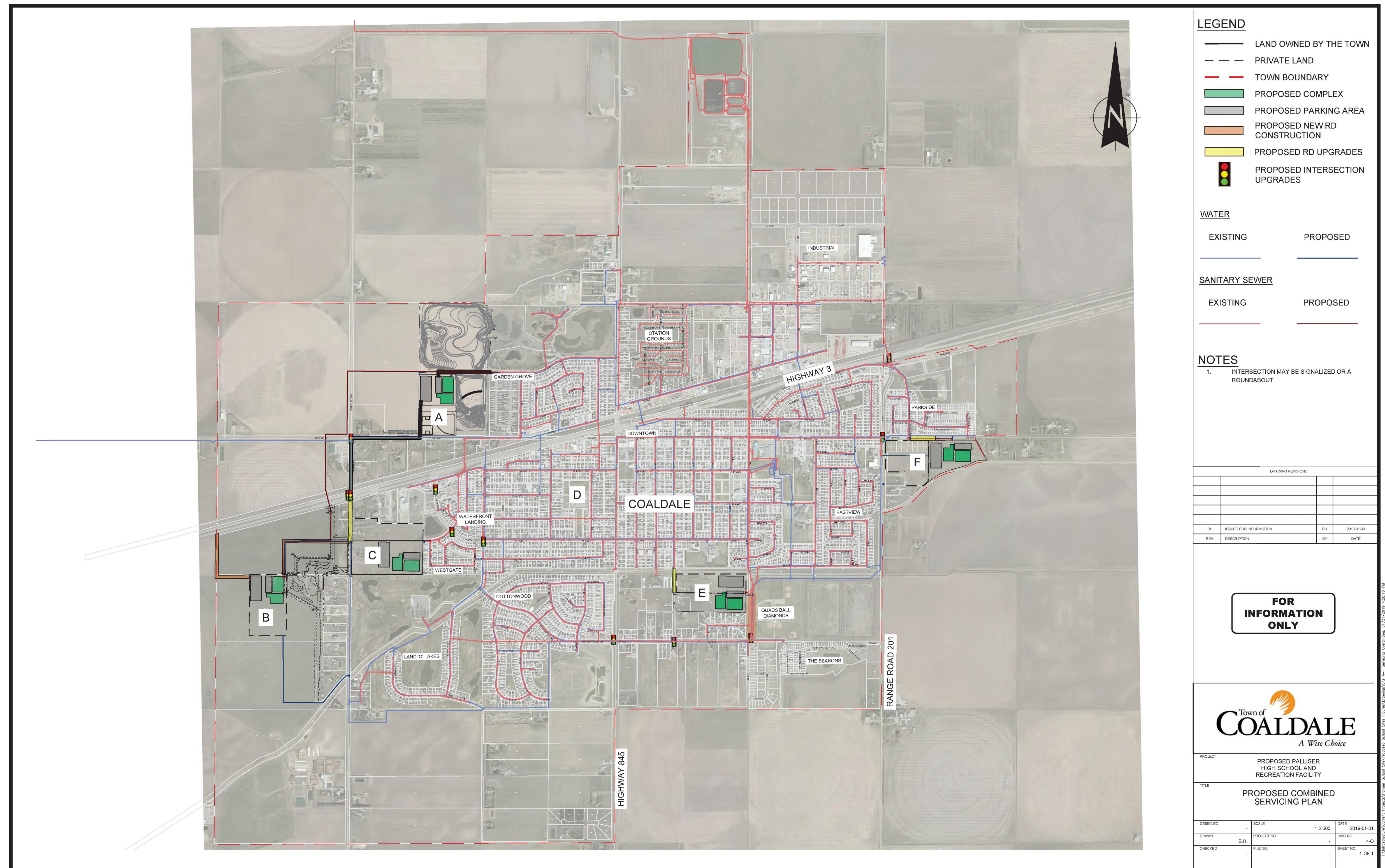


Servicing and Infrastructure

The map presented below shows the type, size and length of municipal servicing and infrastructure extensions and upgrades required to make each of the sites serviceable.

NOTES

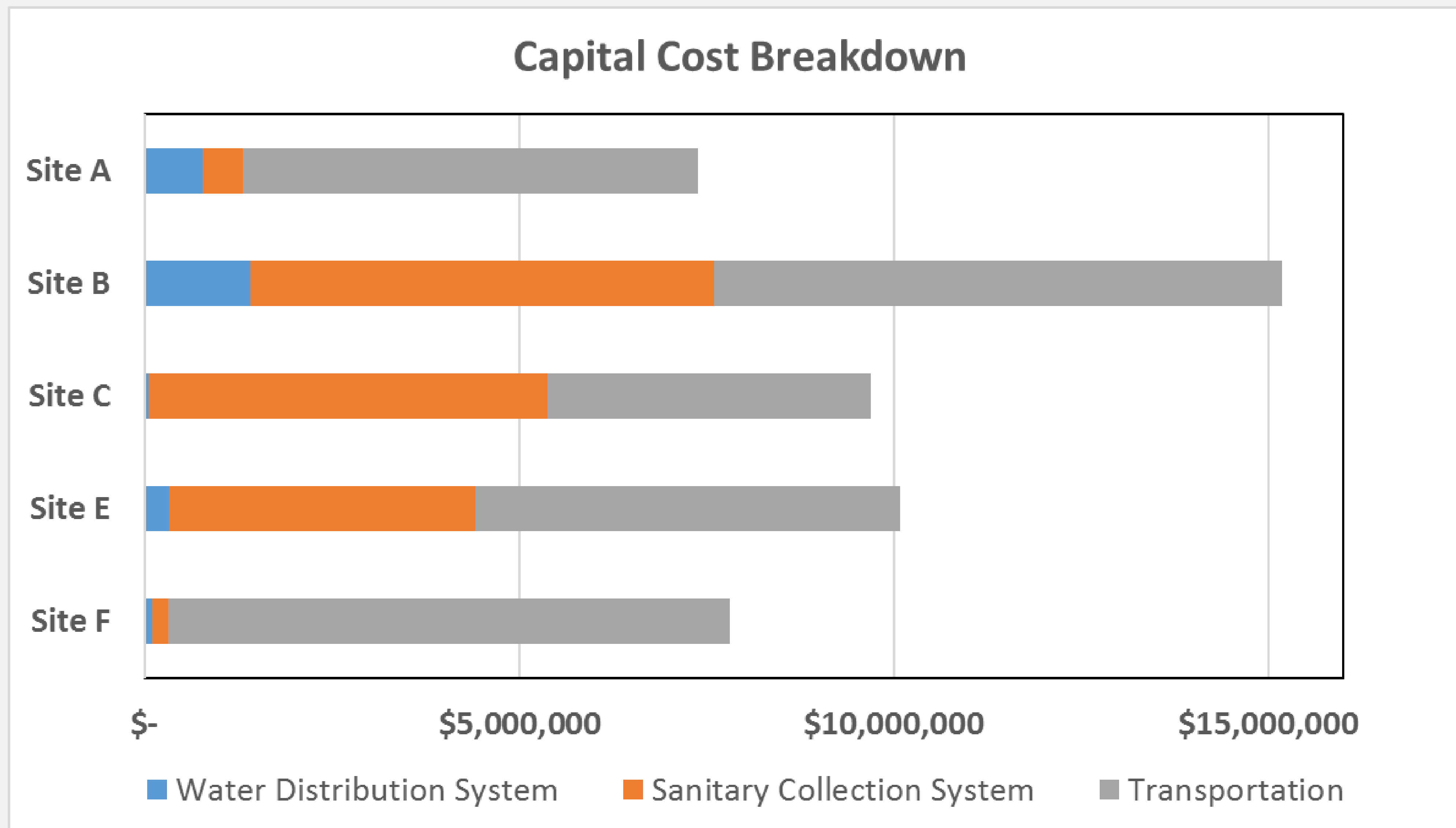
Please note that the piped and transportation servicing and infrastructure extensions and upgrades that are shown are considered the minimums required to make each of the sites serviceable for the proposed uses.



Capital costs for each site

Capital costs are those costs incurred to ensure servicing and infrastructure are provided for each site.

Capital costs for each site are based on the servicing and infrastructure extensions and upgrades identified on the “Servicing and Infrastructure” board.



CAPITAL COST DETAILS

The capital costs for each site are based on making the site serviceable while also accounting for future upgrades as required. This approach avoids the potential to have to re-work main sanitary and storm lines that would otherwise be required to be upgraded for any development that would be in addition to the joint multi-use rec. facility and high school.

The cost of capital upgrades for the existing school site was not investigated as the site has already been determined to be untenable to work with given the size of the site, the likelihood of long-term interruption to students, staff and the overall educational environment that would result from a multi-year renovation and/or construction project occurring at this location.

	Site A	Site B	Site C	Site E	Site F
Water Distribution System	\$ 770,275	\$ 1,405,904	\$ 62,429	\$ 333,228	\$ 96,397
Sanitary Collection System	\$ 540,283	\$ 6,191,983	\$ 5,321,892	\$ 4,089,055	\$ 227,331
Transportation	\$ 6,074,001	\$ 7,586,447	\$ 4,309,026	\$ 5,654,047	\$ 7,482,380
Total Capital Cost	\$ 7,384,559	\$ 15,184,334	\$ 9,693,347	\$ 10,076,330	\$ 7,806,108

Community Planning | Growth

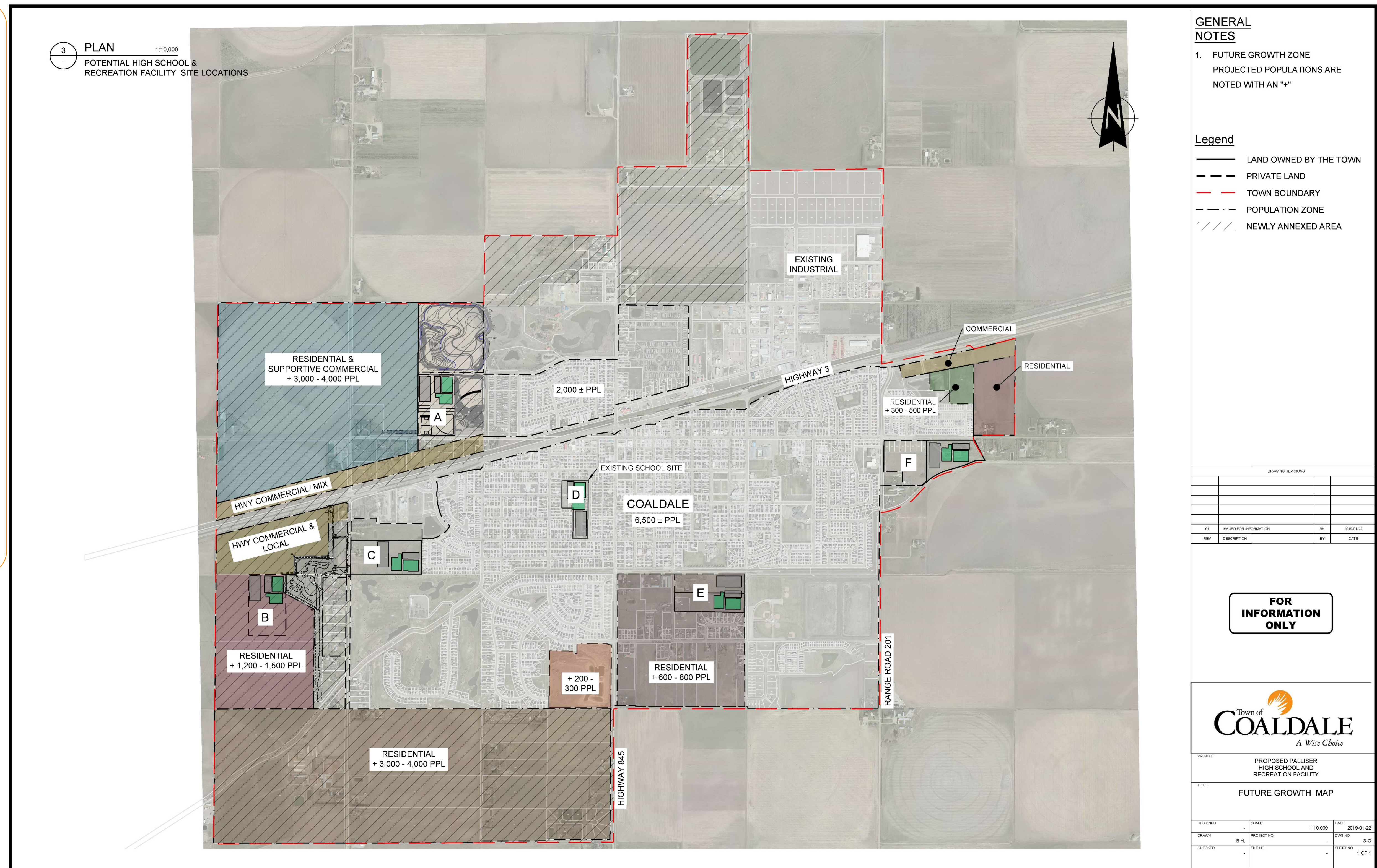
The map presented below shows the general population for each area of Coaldale, including existing areas and future growth areas

NOTES

Currently the residential population north of Highway 3 is estimated at 2000 people. This represents 23% of the Town's estimated current population of +/- 8500.

$680 \text{ dwelling units} \times 2.93 \text{ people per household} = 1992$

The newly annexed areas north of the highway are likely to introduce an additional 3000 to 4000 people, which will result in an estimated 30-35% of the Town's future estimated population of 15 717 living north of Highway 3.



GENERAL NOTES

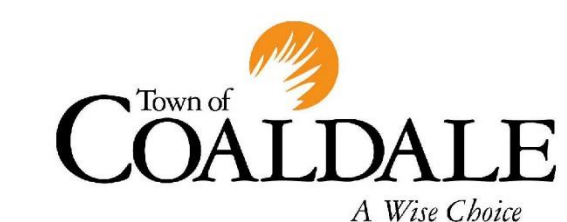
1. FUTURE GROWTH ZONE PROJECTED POPULATIONS ARE NOTED WITH AN "+"

Legend

- LAND OWNED BY THE TOWN
- - - PRIVATE LAND
- - - TOWN BOUNDARY
- - - POPULATION ZONE
- /// NEWLY ANNEXED AREA

DRAWING REVISIONS			
NO.	DESCRIPTION	DATE	BY

FOR INFORMATION ONLY



PROJECT	PROPOSED PALLISER HIGH SCHOOL AND RECREATION FACILITY		
TITLE	FUTURE GROWTH MAP		
DESIGNED	SCALE	DATE	
DRAWN	PROJECT NO.	DWG NO.	
CHECKED	FILE NO.	SHEET NO.	
		1 OF 1	

Access | Driving and active modes

The maps presented on this board and the next board show the 5, 10 and 15 minute walking distances and 5 minute cycle distance from each site, based on today and future growth.

NOTES

The concentric rings shown on the map represent the following:

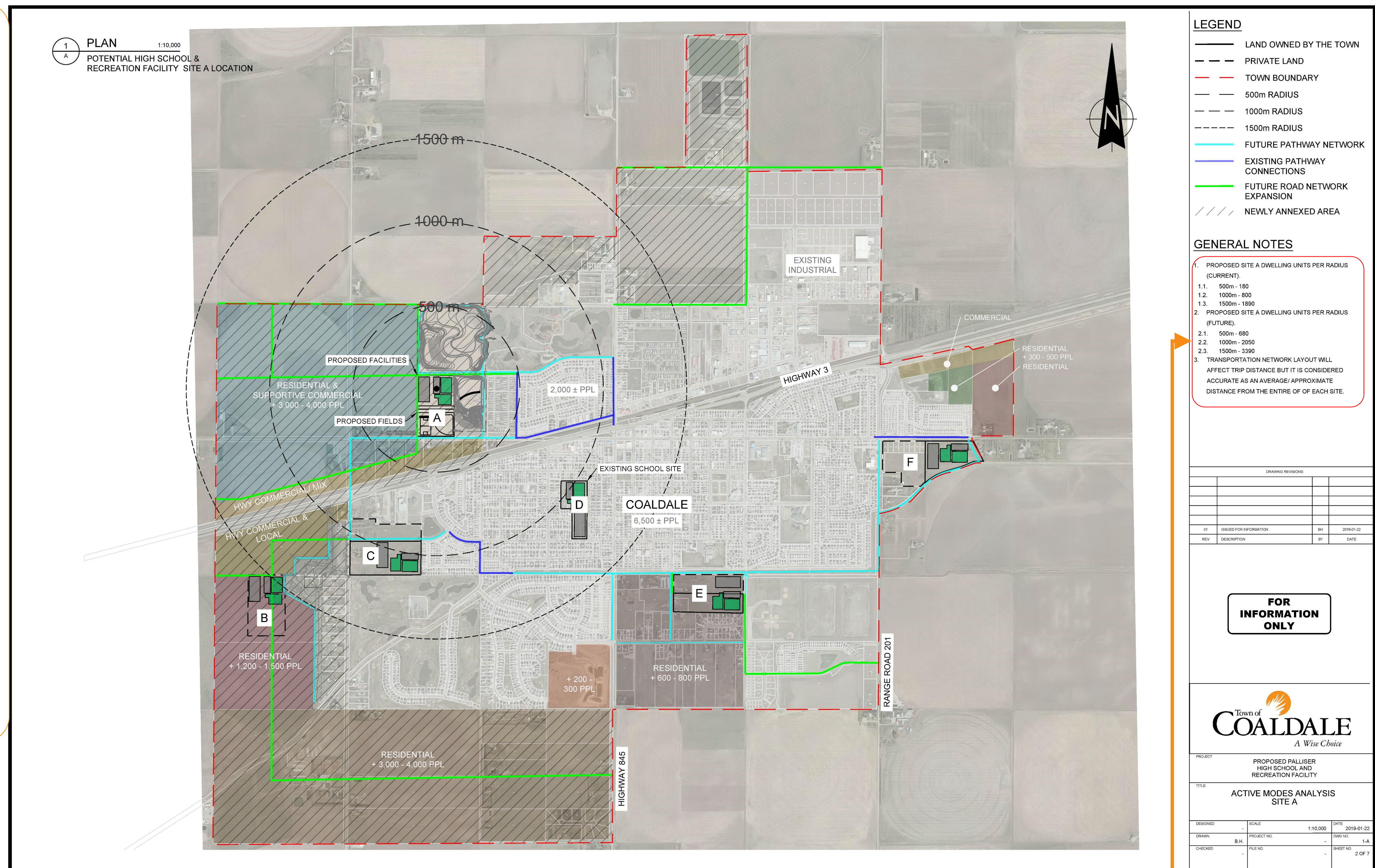
- Closest to Site A: 500 m
- Next closest: 1000 m
- Furthest: 1500 m

500 m is the approximate distance a person walks in 5-6 minutes.

1000 m is the approximate distance a person walks in 10-12 minutes.

1500 m is the approximate distance a person walks in 15-18 minutes, OR bicycles in 4-6 minutes.

The number of dwellings each site provides access to, based on the distances represented by the concentric rings, is shown below the legend on each map.



LEGEND

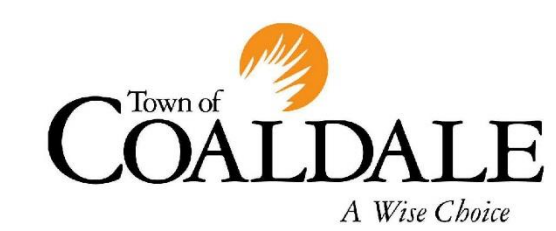
- LAND OWNED BY THE TOWN
- - - PRIVATE LAND
- - - TOWN BOUNDARY
- - - 500m RADIUS
- - - 1000m RADIUS
- - - 1500m RADIUS
- FUTURE PATHWAY NETWORK
- EXISTING PATHWAY CONNECTIONS
- FUTURE ROAD NETWORK EXPANSION
- /// NEWLY ANNEXED AREA

GENERAL NOTES

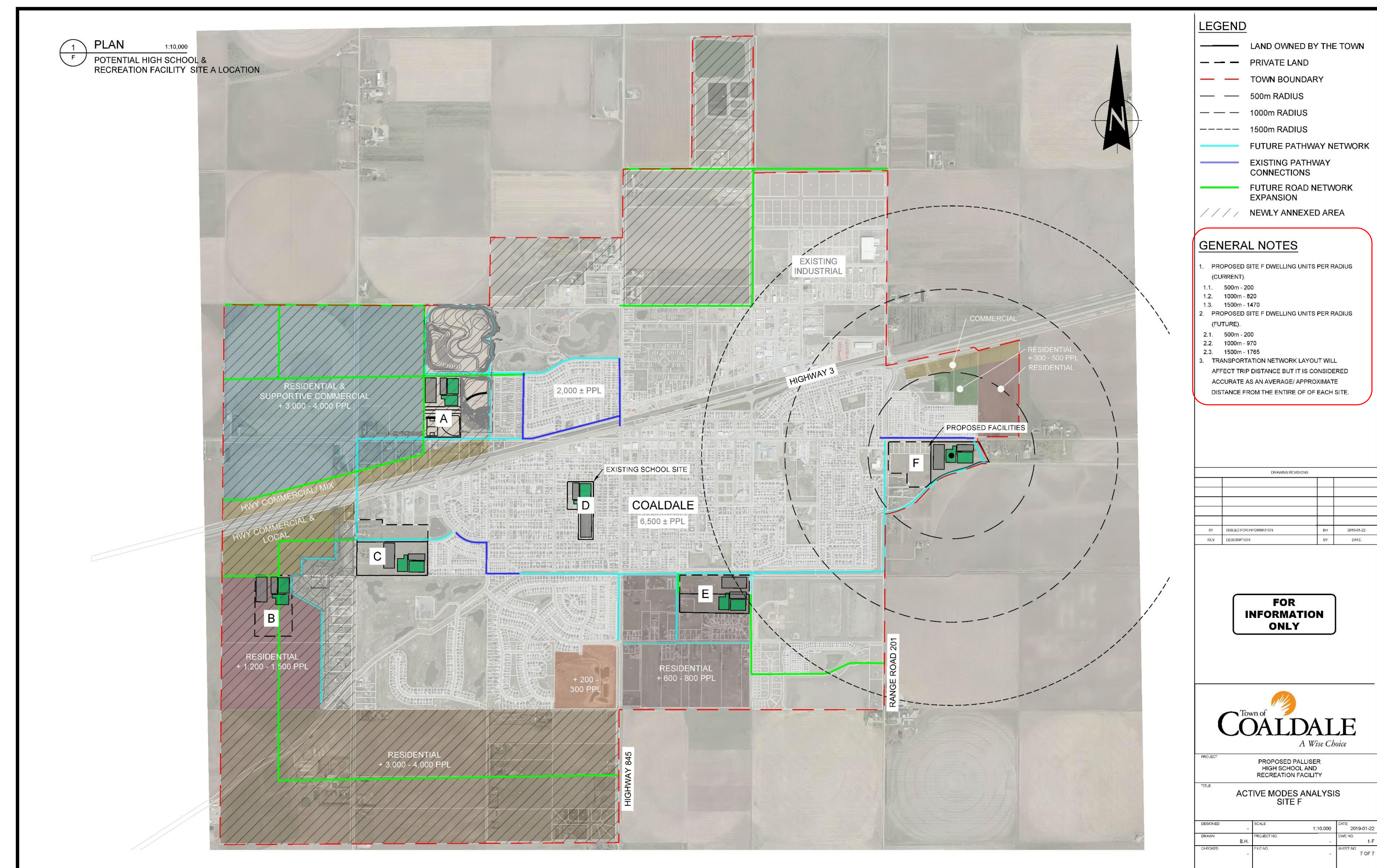
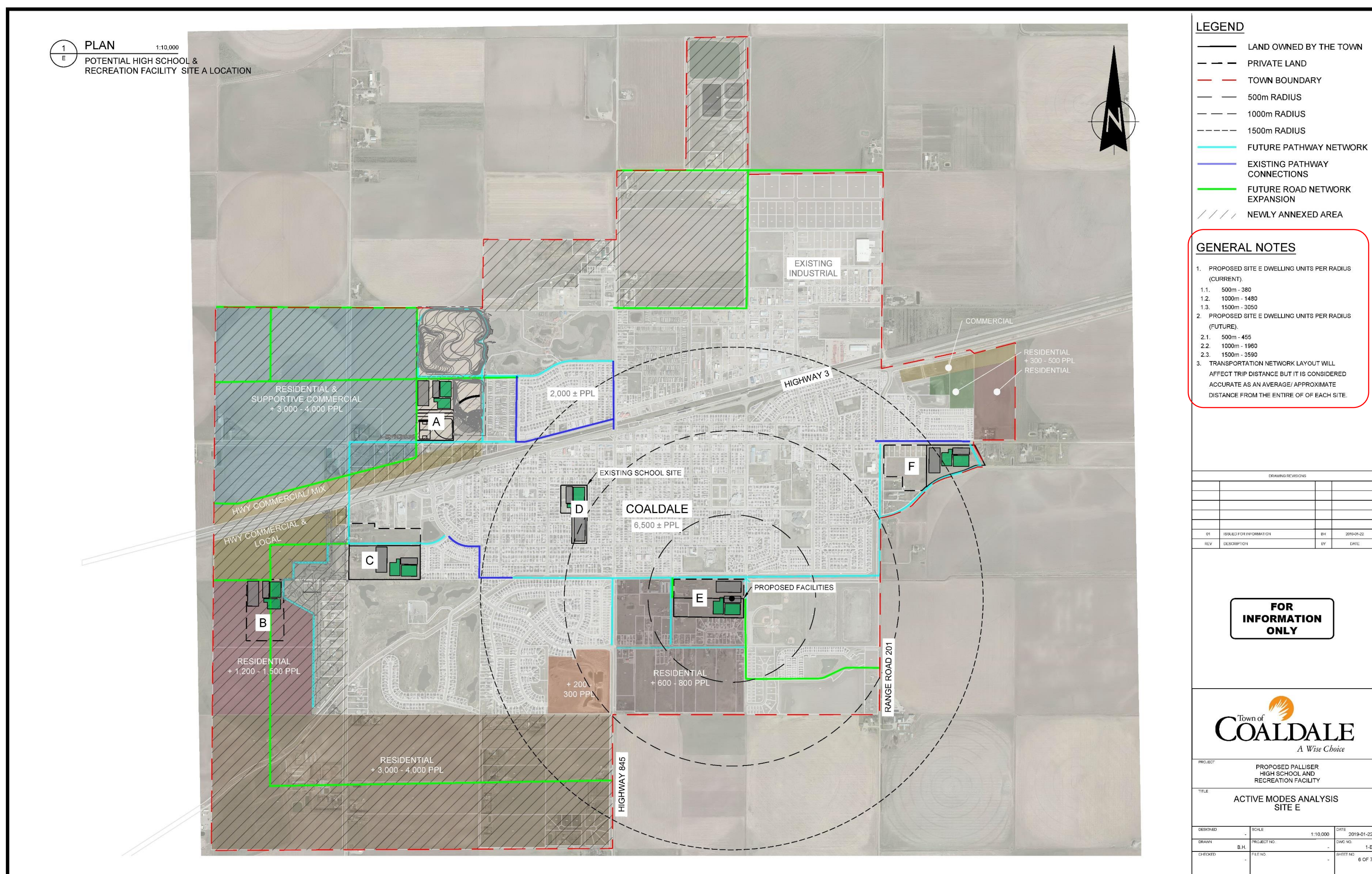
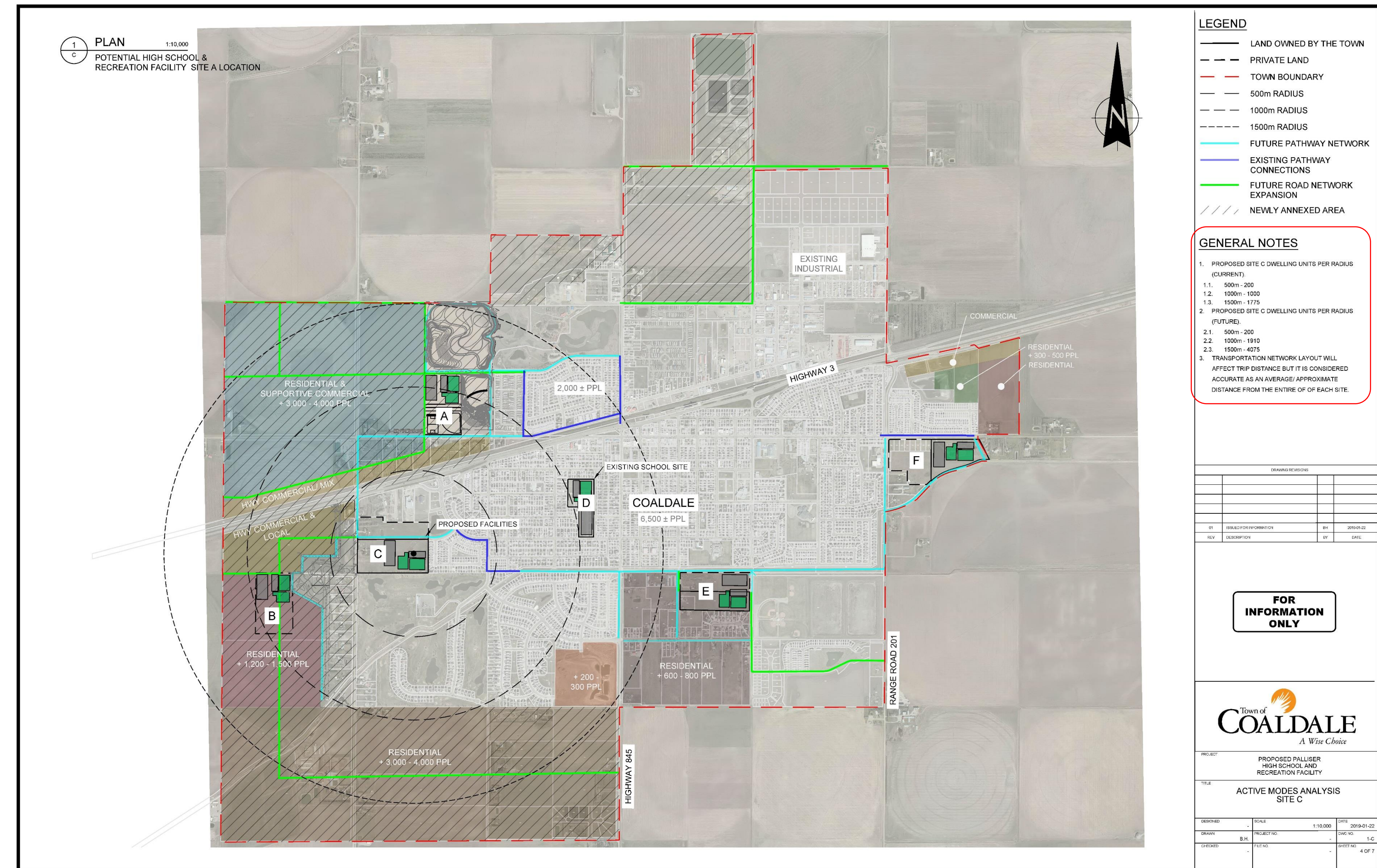
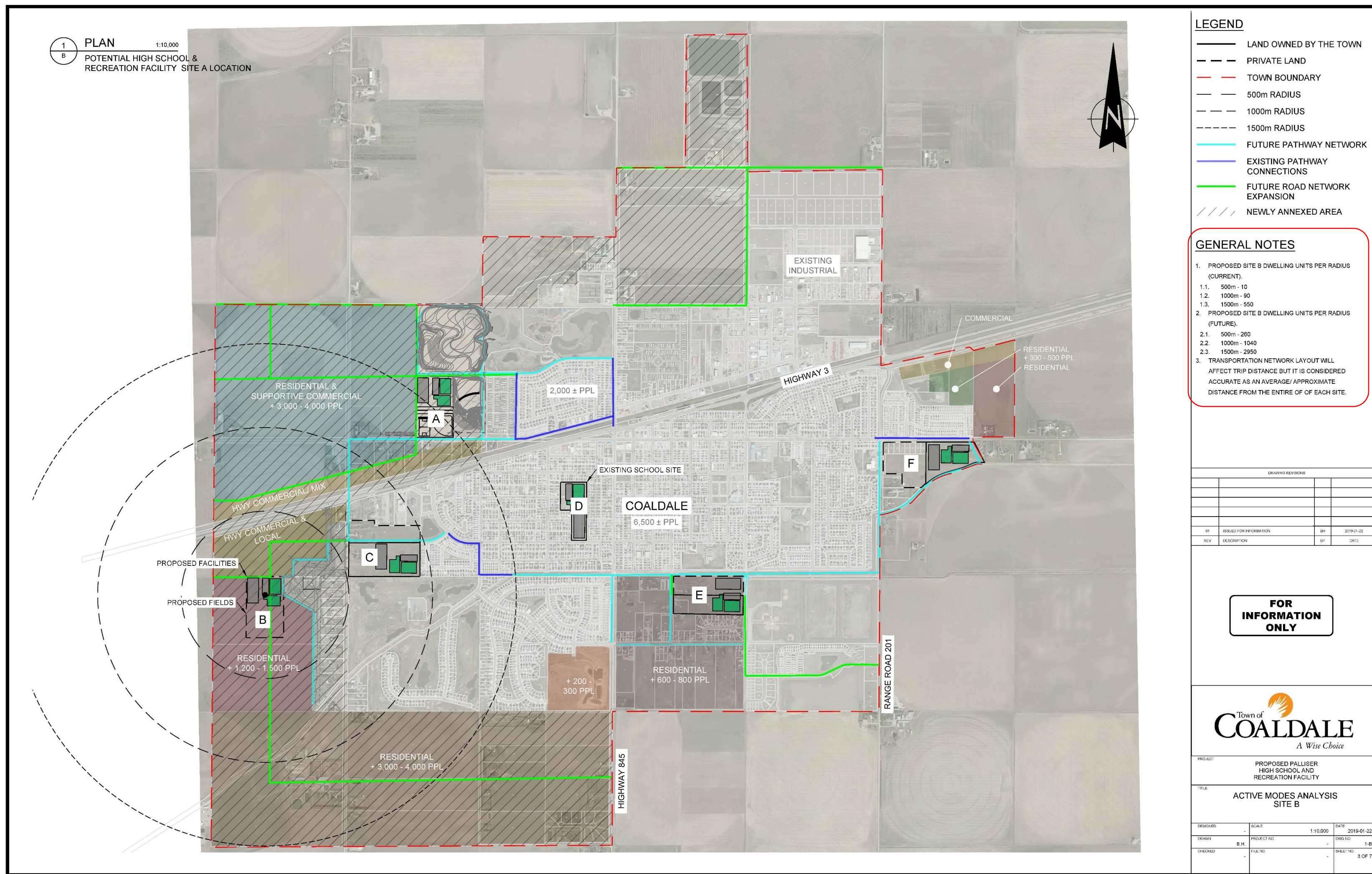
- PROPOSED SITE A DWELLING UNITS PER RADIUS (CURRENT)
 - 500m - 180
 - 1000m - 500
 - 1500m - 1550
- PROPOSED SITE A DWELLING UNITS PER RADIUS (FUTURE)
 - 500m - 680
 - 1000m - 2050
 - 1500m - 3390
- TRANSPORTATION NETWORK LAYOUT WILL AFFECT TRIP DISTANCE BUT IT IS CONSIDERED ACCURATE AS AN AVERAGE/ APPROXIMATE DISTANCE FROM THE ENTIRE OF EACH SITE.

DRAWING REVISIONS			
NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR INFORMATION	2019-01-22	BH

FOR INFORMATION ONLY



PROJECT: PROPOSED PALLISER HIGH SCHOOL AND RECREATION FACILITY			
TITLE: ACTIVE MODES ANALYSIS SITE A			
DESIGNED	SCALE: 1:10,000	DATE: 2019-01-22	DWG NO: 1-A
DRAWN: B.H.	PROJECT NO:		SHEET NO: 2 OF 7
CHECKED:	FILE NO:		

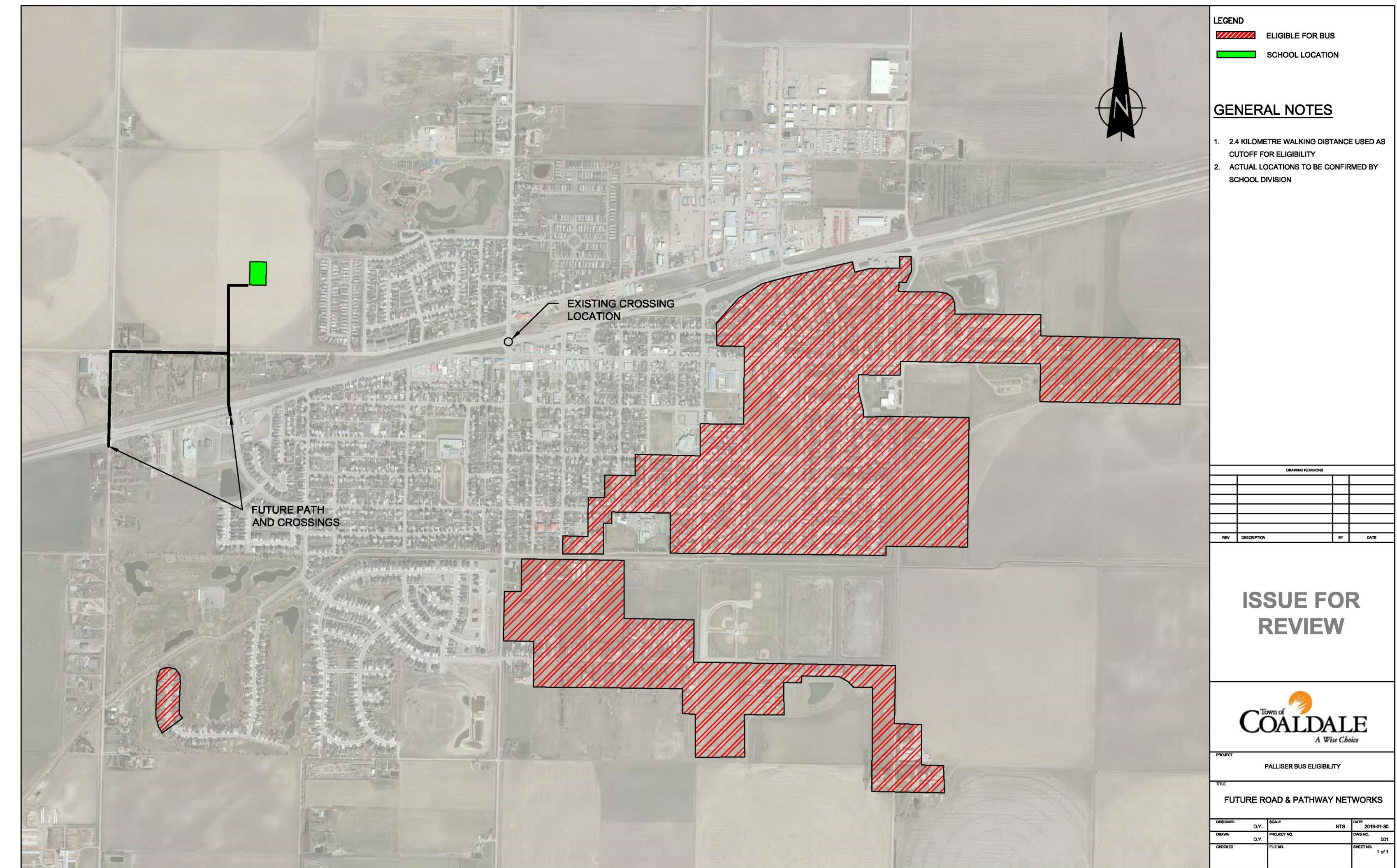
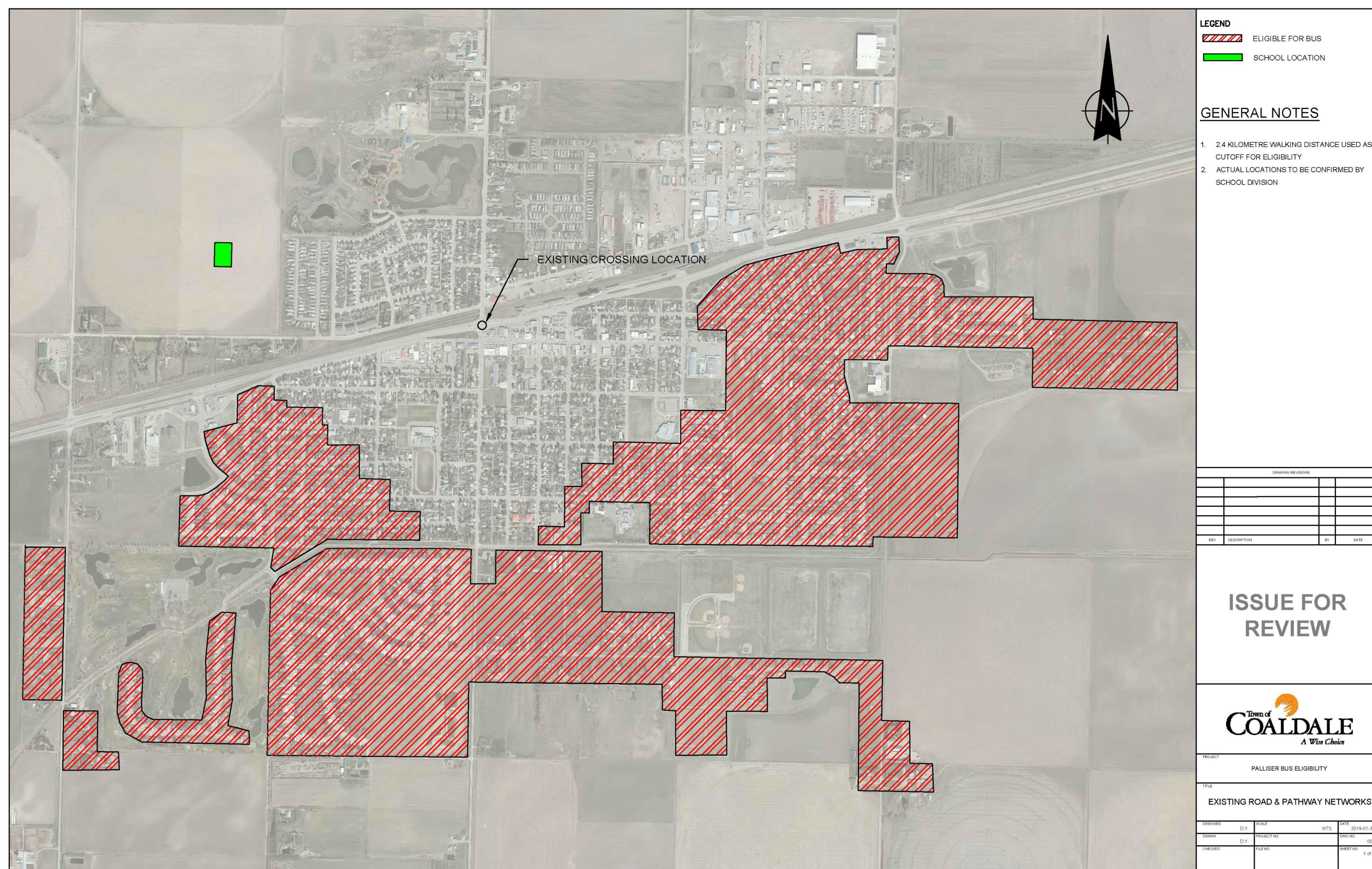


Access | Busing

The map shown below highlights all areas of Coaldale that would be eligible for bus services, from Site A only (as based on Palliser School Division's 2.4 km minimum distance).

Bus eligibility with no pedestrian crossing at Highway 3 and 30th Street

Bus eligibility with a pedestrian crossing at Highway 3 and 30th Street



Environment, educational and value-added benefits

There are no environmental concerns with any of the sites. Educational and value-added benefits focus on the ability for each site to provide beneficial and unique features for the betterment of student education and the community.

EDUCATIONAL BENEFITS								
			Site A - NW (preferred)	Site B - SW (annexed area)	Site C - Westgate/30th Street	Site D - Existing School	Site E - South	Site F - East
Q1	Does the site provide any direct connections with the curriculum or specific curriculum outcomes?	A1	Yes	Yes	No, however (see below)	No	Yes	No
Q2	If the answer to Q1 is yes, what specific aspects of curriculum can the site be tied to?	A2	The adjacent connected wetlands and constructed creek align well with aspects of the biology, chemistry and general sciences courses, and agriculture-focused areas of study.	The adjacent constructed creek and storm catchment pond align with aspects of the biology, chemistry and general sciences courses, although comparatively this would be to a lesser extent than Site A.	Although not adjacent to the site, the constructed creek and wetlands are both within a reasonable walking distance of Site C.		The drainage ditch east of Site E could provide an opportunity for student exploration tied to curriculum, however not to the extent that Site A or Site B can offer.	
Q3	Does the site provide any functional benefits for a school such as access to additional outdoor spaces including amenities and functional areas?	A3	Yes	Yes	No, however (see below)	Yes	Yes	No
Q4	If the answer to Q3 is yes, how specifically does the site provide functional benefits?	A4	The "Centennial Pathway" that will be constructed in 2019 around the majority of the wetlands catchment is 2.5 km in length, which provides an ideal cross-country setting for 5 km (and longer) runs and races.	The LINK regional pathway, when completed, may provide a suitable space for cross-country, although it would not provide a loop in the same way that the Centennial Pathway would.	In a similar sense to the wetlands and creek being reasonably accessible, this would be the case for outdoor space as well.	The track and sports field that was recently resurfaced through a collaboration between the Town and division offers a reasonable functional outdoor space. However, given the need for additional site elements such as parking, this space would likely not be able to be preserved for its current use.	Being adjacent to the Quads ball diamonds and sports fields would be a benefit of this site.	
VALUE-ADDED ELEMENTS								
			Site A - NW (preferred)	Site B - SW (annexed area)	Site C - Westgate/30th Street	Site D - Existing School	Site E - South	Site F - East
Q1	Value-added in this context means any aspect of the site that will provide benefit to other projects, plans, proposals and needs, beyond the scope of the school and multi-use recreation facility. The question in this context is: what value-added elements would this site provide?	A1	From a holistic perspective, this site provides significant value-added benefit to the community. Supported by a number of infrastructure and servicing upgrades and extensions that would be required in the short-term anyway, the site provides two major amenities in a part of Coaldale that is an area of focus for the creation of a more complete community. From an educational perspective, the site is on the doorstep of a virtual outdoor classroom for several areas of study, including physical education and the new pathways to be built in the area.	From a holistic perspective, this site provides value-added benefit to the community in a similar way that Site A does. However, the extension of servicing to this site would come at a higher capital cost due to necessary upsizing of existing main sanitary lines north of the highway, which may result in the progression of development past the NW area.	From a holistic perspective, this site may or may not provide value-added benefit to the community (dependent on perspective). This is one of the last areas of the pre-2018 Town boundary that is developable and it has been considered for residential development for several years. Placing a recreational facility and school at this site could pose traffic challenges given that the majority of the established areas to the east would have to funnel through one access point from the east, and one from the north. Holistic benefit for this site is not as evident as for some of the other sites.	From a holistic perspective, this site poses more challenges than it does benefits. For instance, KAHS fits within the context of this site however localized parking can become problematic at times. Adding in a rec. facility and considering the significant amount of open space that would have to be removed, including the track, makes this site untenable as an option for a new joint-use facility.	From a holistic perspective, value-added benefits for this site would include the need to solve the sanitary mainline capacity issues that currently exist for this area, introducing a stormwater plan that could serve the area, and the ability to site the school adjacent to the majority of the existing sports fields. Weighing the costs of achieving the above with the potential benefits.	From a holistic perspective, value-added benefits for this site would include the ability to locate complementary uses close to one another, recognizing the neighbourhoods to the west, northwest and north would be buffered by roadways, and the Coaldale Christian School would be able to make use of the rec. facility component as well. However, the shape of the site would pose a challenge regarding how to fit everything within the site, without sterilizing at least some of the existing land due to its significant narrowing to the east.

Why is Site A the preferred site?

Site A was initially selected as the preferred site as based on its own merits. After analysis of the five sites identified as alternatives, Site A remains the preferred site.

Site A remains the site of choice for the following reasons.

Servicing and Infrastructure	Environment	Access	Community Planning	Educational Benefits	Value-added Benefits
<p>The site is the least expensive to service overall, and provides the greatest net benefit for future growth that would also require the extensions and upgrades that are required to ensure the site is ready for the joint multi-use recreation facility and high school.</p>	<p>As with all of the other sites, there is no environmental concern with Site A. Conversely, the constructed wetlands provide a functional backdrop for the joint facility and future neighbourhood that can be tied into with the use of Low Impact Development (LID) tools and techniques to effectively manage stormwater flows.</p>	<p>Future growth on the west side of Coaldale requires that a full signalized intersection (or roundabout) be installed at the intersection of Highway 845 and 30th Street, regardless of whether the joint facility is located here. Similarly, all other intersectional and general transportation enhancements for Site A will enhance connectivity for existing and future residents.</p> <p>From an active modes perspective (walking, cycling, etc.) Site A is the 2nd most accessible of the locations that were analyzed.</p>	<p>Cumulatively, the strengths of Site A as highlighted in the other topic areas reinforces the fact that this site aligns with the community planning framework that has been proposed for NW Coaldale throughout the growth study and annexation processes, that being the focus on the creation of a more complete community in this area of Coaldale.</p> <p>The site will be accessible by walking or cycling to more than 3000 homes at build-out of the future neighbourhoods in the area.</p>	<p>The primary educational benefits will be the ability for the constructed wetlands to tie-in to related subject areas, and for the pathways network to act as a physical education tool for walking, running and other similar events.</p>	<p>Value-added elements for Site A are centred around capitalizing on the increases in vehicular and active modes connectivity between those parts of Coaldale south of Highway 3 and those parts north of the highway, the ability to use the constructed wetlands as a functional backdrop for the facilities, and the ability to tie all aspects of development on this site to the overarching goal of creating a more complete community in NW Coaldale.</p>

Summary | Next steps + communication

Next Steps

The formal joint multi-use recreation facility/high school proposal was recently finalized and sent to Alberta Education. With provincial elections coming up this spring, it is anticipated that a provincial funding announcement will be made for those schools that are chosen to receive funding by March or April of this year.

In the meantime, community engagement opportunities are being planned for later this spring, which will focus on getting feedback from the community as to what the multi-use recreation facility should include.

If the proposal for the new high school is successful, design of the high school and multi-use recreation facility will begin soon after. It is anticipated that consultation and detailed design would require the majority of 2019 to complete, which would likely result in completion and opening of the facilities in time for the 2022/2023 school year.

Communication

A project webpage will be launched by February 8th and will include information and resources for those who wish to keep up with the latest news for the joint multi-use recreation facility and high school project.

- Project announcements will be posted on the Town's webpage and shared on the Town's social media platform.
- Major announcements related to the project will be posted in the Sunny South Newspaper in addition to being posted on the Town's webpage and social media platforms.

Thank you for coming

Please head to one of the tables to meet with Town and school division representatives if you have questions, ideas or concerns you would like to share

Project webpage going live: the project webpage will be live by February 8th and the link will be shared on the Town's webpage and social media platforms.

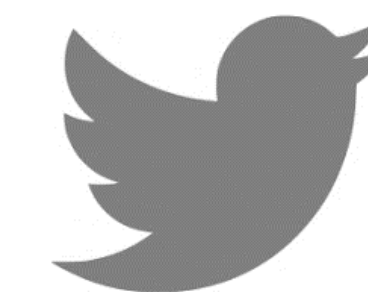
If you have any questions, ideas or concerns about the projects please let us know



engage@coaldale.ca



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@CoaldaleAB

