

What is the Master Plan?

The Town of Blackfalds, like all municipalities, owns and operates a variety of municipal infrastructure. This infrastructure is necessary as it supports the Town's efforts to provide services to the community (including residents, businesses, and visitors).

Town infrastructure includes things as diverse as water and sewer lines, recreation facilities, and the Civic Centre. In this Master Plan the civic facilities are limited to above ground infrastructure owned and operated by the Town.

The Master Plan focuses on the following 10 areas.

1. Indoor Ice Surfaces
2. Indoor Aquatics
3. Arts & Culture Programs and Performance Spaces
4. Community Gathering Spaces
5. Learning/Library Spaces
6. Municipal Government Administrative Spaces
7. Public Works Operations Spaces
8. Parks and Recreation Operations Spaces
9. Family and Community Support Spaces
10. Protective/Enforcement Services



Why develop a Master Plan?

Blackfalds is one of the country's fastest growing communities. This growth not only puts pressure on the spaces directly used by community members (e.g. ice arenas) it also impacts those civic facilities that the Town uses to provide services to the community (e.g. public works operations spaces).

Adequate planning is necessary in order to **appropriately** manage all civic infrastructure. This is particularly true considering the costs of maintaining existing facilities let alone the costs associated with any new development.



What's in the Master Plan?

The Master Plan lays out a program for facility investment however it is important to note that ultimate approval and development of each will be dependant upon available financial resources.

Focus Area	Recommended Action Plan
Indoor Recreation Ice Surfaces	<i>Twin the existing ice sheet at the Multi-Plex in the short term. The current facility is at capacity and the outdoor rink was designed to be covered.</i>
Indoor Aquatics	<i>Do nothing until the Town's population reaches at least 15,000 (10+ years). A new indoor pool could cost at least \$15-20M initially (capital cost) and \$750,000 per year to operate. The town couldn't afford to pay for an indoor pool without a significant increase in property taxes at current population levels.</i>
Arts & Culture Program and Performance Spaces	<i>Partner with local school authorities when opportunities emerge to incorporate arts and culture program spaces in new/existing school facilities. Incorporate arts and culture spaces when new community facilities are developed by the town. School partnerships are a cost effective way for a municipality the size of Blackfalds to provide arts and culture facilities as school and public use is complementary.</i>
Community Gathering Spaces	<i>Do nothing until the Town's population reaches at least 15,000 (10+ years). The recent expansion of the Community Hall will accomodate community needs into the future.</i>
Learning/Library Spaces	<i>Develop a new library attached to an existing or re-purposed civic building or possibly included in a school. This will free up the possible administrative expansion at the Civic Centre. The current library is undersized compared to industry standards.</i>
Municipal Government Administrative Spaces	<i>Once library spaces are relocated, convert existing library facility to administration space. While internal (Town administration) space requirements do not consume entire facility, lease or rent space to community groups or other appropriate users. The Civic Centre was built to handle the expansion of Town administration.</i>
Public Works Operations Spaces	<i>Consolidate public works operations and parks and recreation operations in the short term; look to repurpose existing site for other civic needs (snow dump, environmental stewardship initiatives, storage, etc.). Public works and parks and recreation operations spaces have not been invested in significantly since the Town was half the size or smaller. If investment does not occur, current services levels for residents will be compromised.</i>
Parks & Recreation Operations Spaces	<i>Consolidate parks and recreation operations site with public works operations in the short term; look to repurpose existing site for other civic needs (snow dump, environmental stewardship initiatives, storage, etc.). Public works and parks and recreation operations spaces have not been invested in significantly since the Town was half the size or smaller. If investment does not occur, current services levels for residents will be compromised.</i>
Family and Community Support Services Spaces	<i>Relocate FCSS to another civic building or partner facility and repurpose the existing facility for other uses (arts and culture program areas, etc.) or to expand parking capacity at the Civic Centre. FCSS facilities currently only include administrative areas and would ideally be located closer to program spaces.</i>
Protective/Enforcement Services Spaces	<i>Do not expand current facility over the next ten years+; consider partnering with other service providers should a new fire station project emerge that could better service the east side of Town. Current facilities adequately serve the Town of Blackfalds.</i>

This Master Plan provides Town decision makers and partners with the ability to plan for investment in existing and new Civic Facilities over the next ten years. Although further tactical planning will be required for many of the projects outlined herein, this Master Plan sets a course for the planning and maintenance of above ground infrastructure in the Town until 2028 and beyond.

New Capital Money

	Major Projects	New Capital Money
Short Term	Public Works and Parks and Recreation operations relocation/consolidation	\$2.0M
	Gymnasium and/or arts and culture program space (school partnership-elementary)	\$1.0M
	Multi-Plex expansion • Ice \$12.0M	\$12.0M
	Performing arts (school partnership-high school)	\$3.0M
Medium Term	Convert old library space to admin areas and relocate • FCSS \$0.5M • Expand parking at Civic Centre \$0.5M	\$1.0M
	Multi-Plex expansion • Library \$3.0M • Other \$1.0M	\$4.0 M

How were the recommended timing and priorities determined?

1. **Public Safety:** Does the project address an immediate or future safety concern for the public?
2. **Employee Safety:** Does the project address an immediate or future safety concern for Town employees?
3. **Legislative Requirements:** Is the project required for the Town to meet legislative requirements?
4. **Community Demand:** Is the project supported by the community?
5. **Current Provision Levels:** Does the project provide a new service or amenity to the Town?
6. **Financial Implications:** What are the capital and operating costs of the project?
7. **Regional Partnerships:** Will the project help to strengthen regional collaboration?
8. **Cost Savings through Partnerships or Grants:** Are there external grants or funding sources that will help leverage Town investment?
9. **Economic Impact:** Will the project generate non-local spending, positively influence the brand of the Town, or generate commercial, residential, or industrial development?
10. **Geographic Service Balance:** Will the project enhance geographic service balance throughout the Town?

Recommended Course of Action

Short term (2018–2022)

Medium term (2023–2027)

	Short term (2018–2022)					Medium term (2023–2027)					Total
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
New Capital Money¹	-	-	\$3M	\$12M	\$3M	\$1M	\$4.0M	-	-	-	\$23.0M
Ideal Ongoing Contribution to Capital Reserve²	\$2M	\$2M	\$2M	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$23.5M
Total	\$2M	\$4M	\$3M	\$19.5M	\$6.5M	\$3.5M	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$46.5M

1 Budgeted amount correspond with recommended actions for the focus areas

2 The Canadian Infrastructure Report Card recommends reinvestment rates for municipal buildings (Civic Facilities) to be between 1.7%-2.5% of current replacement value annually.

What Do You Think?

While not all the spaces will be used directly by community members, it is important that you understand the decision making the Town has to make regarding Civic Facilities.

Note:

- The project list has been compiled for planning and budgetary purposes but the ultimate approval and development of each project will be dependant on the availability of resources (financial and other) and in some cases, on the actions of partners.

Share your thoughts about the Master Plan by completing the form available or by providing your responses online at: www.blackfalds.com

Thank You

