UPDATE ON WABAMUN WATERFRONT INITIATIVE

DECEMBER 2024

Project A
Project B
1- Marina &
Swim Pond
3- Upgrades to
Waterfront
Park & Playground

PROJECT APPROACH

- Improve user experience
- Enhance safety
- Create connectivity to community
- Think long term
- Reuse what can be saved
- Help address local parking issues
- Minimize operating cost impacts
- Respect the lake

PRESENTATION OUTLINE:

(Last Update – February 2024)

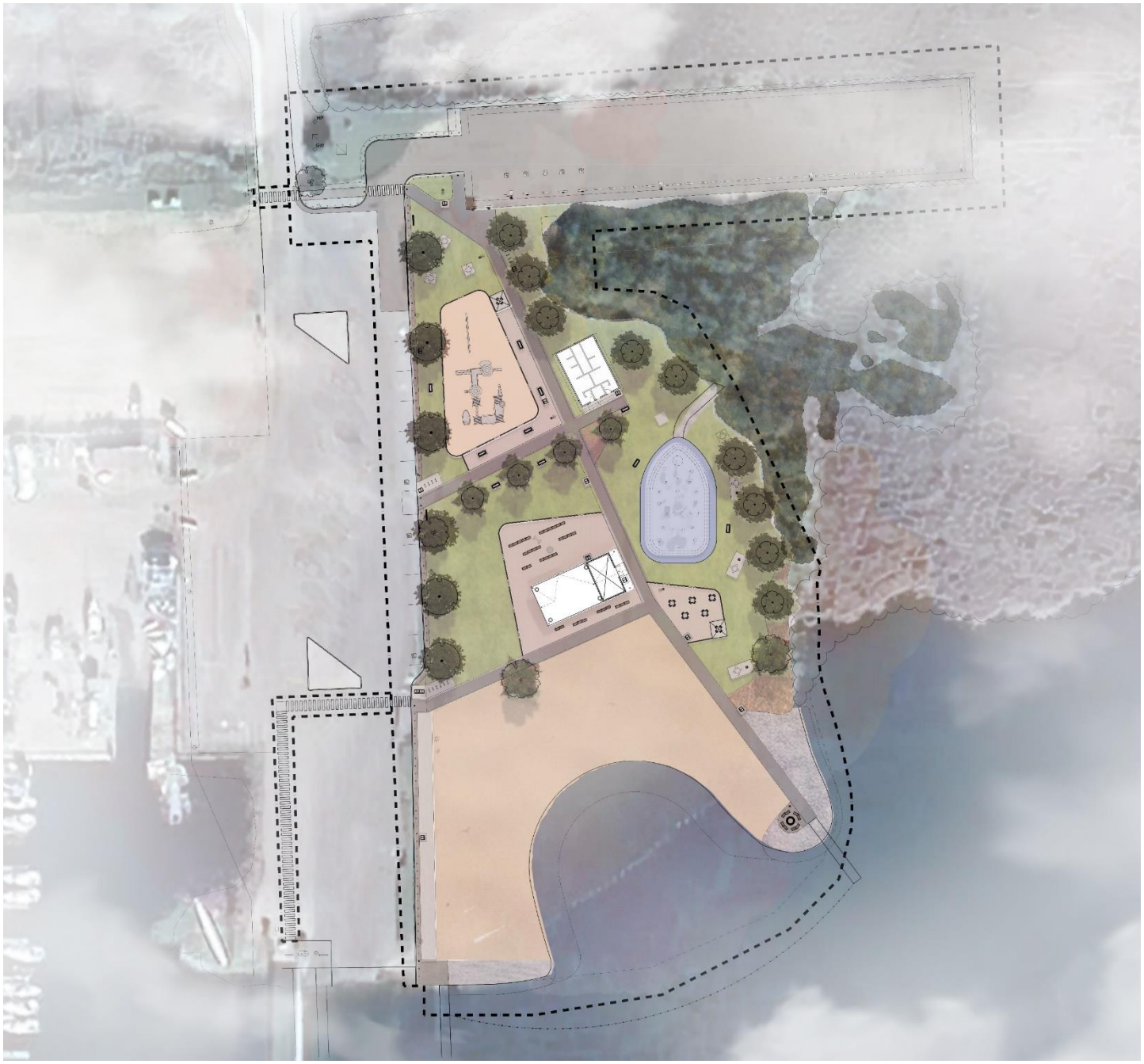
Today:

- Project "B"
  - Overview
  - Construction Update
  - Projected Completion
- Update Project "A"
  - Overview
  - Next Steps
- Questions

WABAMUN WATERFRONT INITIATIVE

PROJECT B – WATERFRONT PARK REVITALIZATION

parkland county



parkland county

PROJECT B (WATERFRONT PARK)

Provincial Process:

- Regulatory Approvals Received
  - Water Act Approval (WAA)
  - Public Lands Act (PLA)
  - Department License of Occupation (DLO)
  - Department of Fisheries and Oceans Canada (DFO)
  - NAV Canada (NAVCan)

- First Nations Consultation (FNC) Process Complete

PROJECT B (WFP)

Construction Update:

- Public Tender Issued – Not Awarded
- Project Separated into 2 Specific Groupings
- 2 Contracts Awarded

Timelines:

- Construction Commenced October 2024
  - Parking Lot Expansion and Beach Expansion Complete
  - Balance of Construction Underway

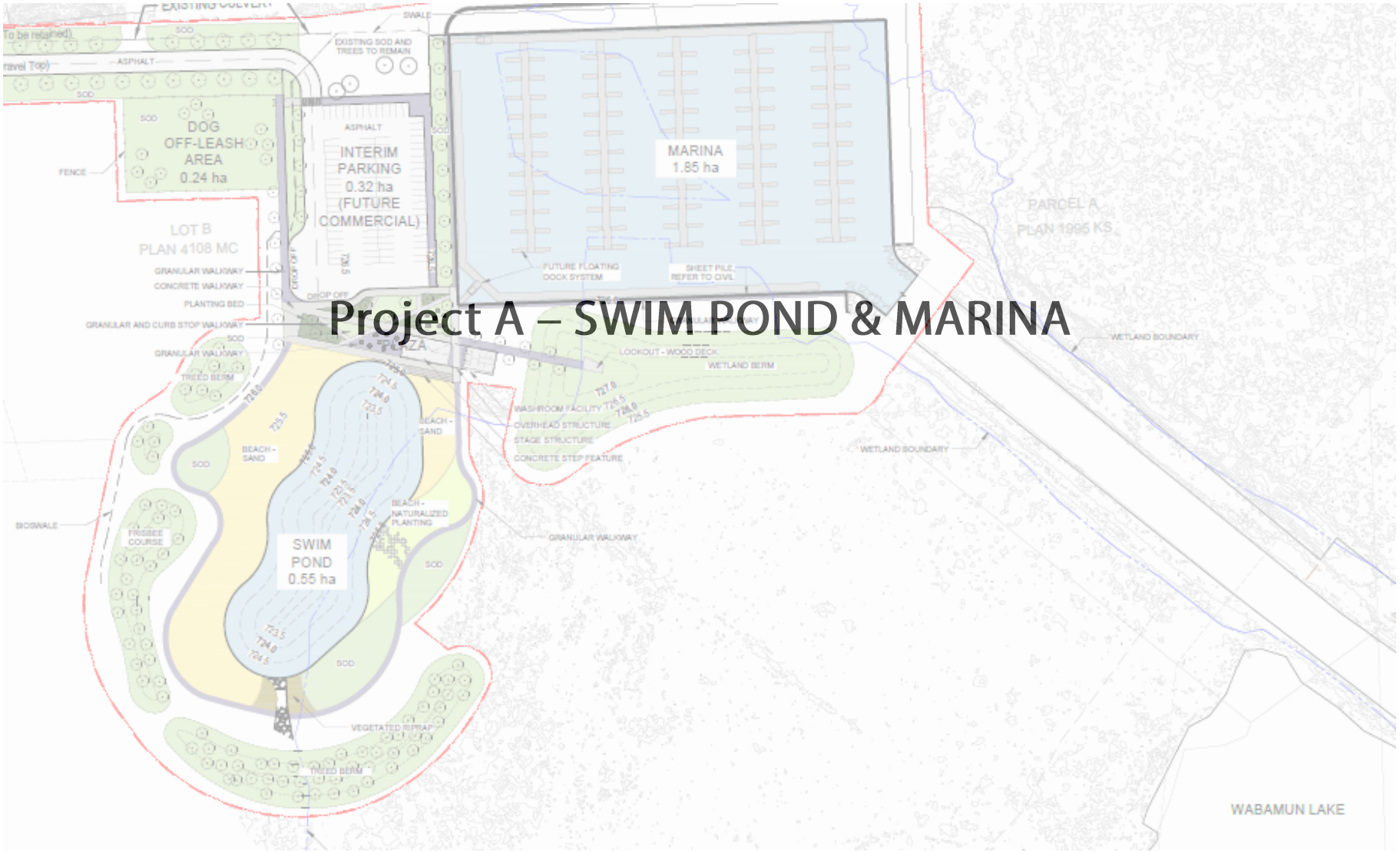
  Projected Completion – August 2025

SHADE STRUCTURE/STAGE

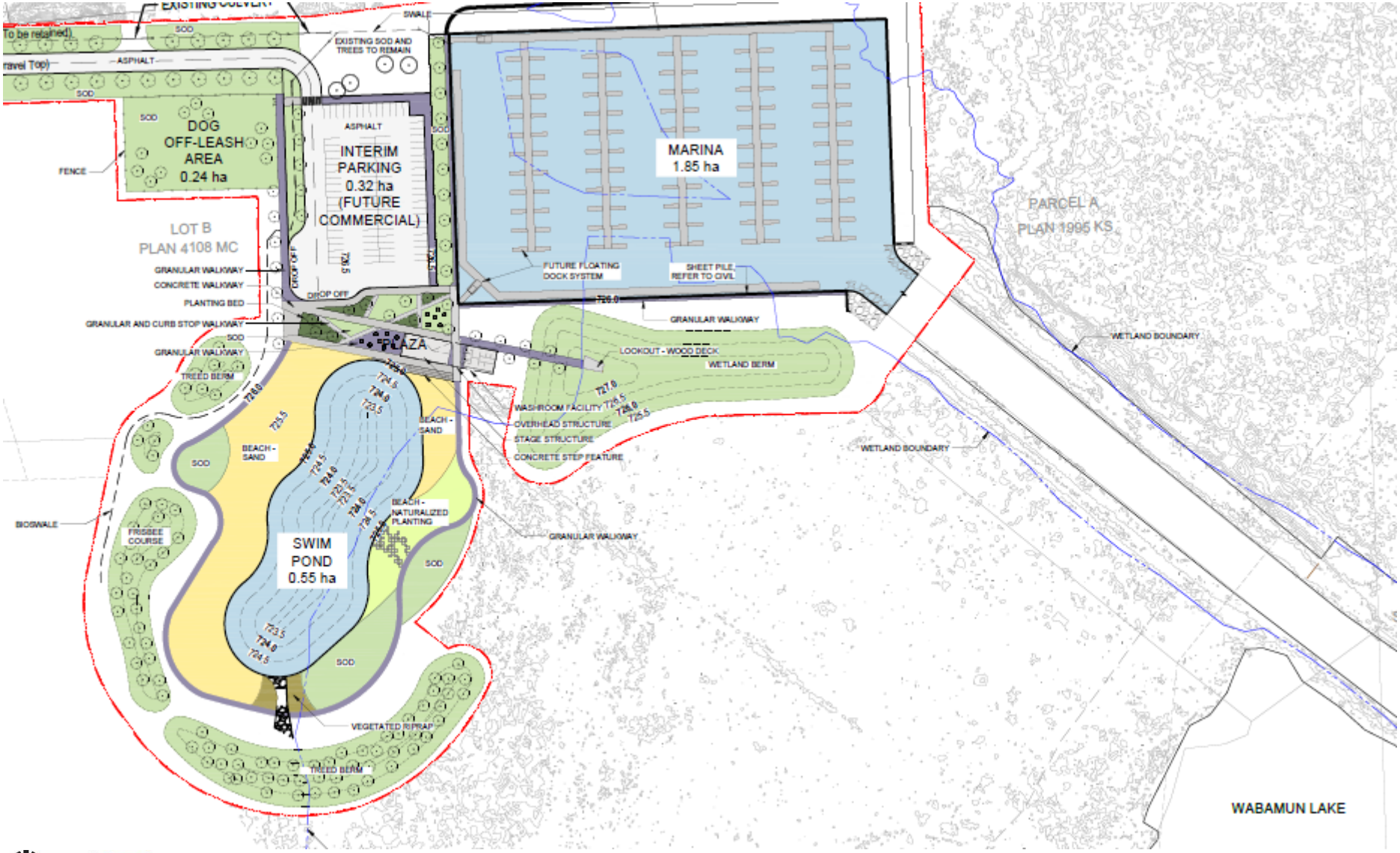
VIEW OF SPLASH PAD AND BEACH

UPDATED SPLASH PARK

WABAMUN WATERFRONT INITIATIVE



PROJECT A


DOG OFF-LEASH AREA 0.24 ha
INTERIM PARKING 0.32 ha (FUTURE COMMERCIAL)
MARINA 1.85 ha
PLAZA
SWIM POND 0.55 ha
LOT B PLAN 4108 MC
PARCEL A PLAN 1995 KS
WABAMUN LAKE
FENCE
ASPHALT
SOD
SWALE
EXISTING SOD AND TREES TO REMAIN
GRANULAR WALKWAY
CONCRETE WALKWAY
PLANTING BED
GRANULAR AND CURB STOP WALKWAY
TREED BERM
DROP OFF
FUTURE FLOATING DOCK SYSTEM
SHEET PILE, REFER TO CIVIL
LOOKOUT - WOOD DECK
WETLAND BERM
WETLAND BOUNDARY
WASHROOM FACILITY
OVERHEAD STRUCTURE
STAGE STRUCTURE
CONCRETE STEP FEATURE
BEACH - SAND
BEACH - NATURALIZED PLANTING
FRISBEE COURSE
BIOSWALE
VEGETATED RIPRAP

PROJECT A – SWIM POND & MARINA

Most complex elements of the Waterfront Initiative

- Regulatory approvals
- TransAlta Reclamation Certificate Overlap
- Constructability = Cost Control

Stay focused on desired outcomes:

- Community based economic development
- Respect the Lake
- Unique anchor public amenity
- "People" destination
- Maintain future development footprint
- Minimize environmental impact

EXTERNAL GROUPS/REGULATOR ACTIVITIES

TransAlta:

- Working through an independent process for Reclamation Certificate (Reclamation Certificate)
  - Requires County Sign off for reclamation certificate submission.
- Process overlap with Alberta Environment and Protected Areas (AEPA) and Parkland
- TransAlta working toward APEC 10 Reclamation Certificate Approval

EXTERNAL GROUPS/REGULATOR ACTIVITIES (CONT'D)

- Department of Fisheries and Oceans (DFO)
- Alberta Environment and Protected Areas (AEPA)
  - Multiple Touch Points for Regulatory Approvals
    - ↳Water Act Approval
    - ↳Public Lands Act Approval
- Aboriginal Consultation Office (ACO)
  - First Nations Consultation Process (FNC)
    - ↳Regulatory "Gate"
    - ↳Timeline associated guidelines
- Navigation Canada permit
- Summer Village of Point Alison
- Wabamun Watershed Mgt Council
- CN

PROJECT A

Plan to Date:

- 65% design drawings complete
- “Staged” Landscape Design

Construction Management RFP Process Underway

PROJECT A

Next Steps:

- Award Construction Management contract
- Continue detailed design, move from %65 –Issued for tender drawing set.
- Development mobilization plan based on our First Nations Consultation (FNC) and Environmental permit applications.
- Tender the project through our Construction manager.
- Continue with FNC for Project A
  - Once complete we will move to acquire Provincial approvals
- Seek Department of Fisheries and Oceans approval (Federal)
- Waiting for TransAlta Reclamation Certificate approval
  - Then move to Alberta Environment and Protection (AEPA) approvals (Water Act & Public Lands Act).

PROJECT A – SWIM POND & MARINA

Timelines:

1) Select Construction Manager (CM)

2) Complete Detailed Design

3) Detailed Costing/scheduling and constructability reviews from CM.

4) Construction

Mobilize: Early 2025 (Dependent on approvals)

Project Estimated Completion: Mid-Late 2026

WABAMUN WATERFRONT INITIATIVE

Initiative Consideration:

- Think long term
- Unique feature to the region
- Bring people into the Hamlet
- Build a year-round tourism attraction
- Minimize operating cost impacts

QUESTIONS?