

Clover Bar Lodge Redevelopment Planning Process

Priorities Committee Council Meeting
November 13, 2018

11719481

Introduction

- Heartland Housing Foundation is developing a replacement for the Clover Bar Lodge.
- Discuss with Council the process and timelines to explore options for the facility once surplus.



Background Information

- Heartland Housing Foundation is currently developing a new site to replace Clover Bar Lodge
- New facility anticipated to be operational between 2020 to 2021
- Upon completion of the new facility, the current facility will be surplus
- The Pioneer Housing Foundation is anticipated to transfer the ownership back to Strathcona County following the Memorandum Of Association
- Potential future uses or options for the facility need to be confirmed

Site Challenges

- The buildings were purposely built in three development stages to meet the growing needs of seniors housing.
- The buildings may require extensive upgrades due to building age, system condition, original design or updating to comply with current building codes.
- Environmental assessments are required to determine if asbestos or other contaminants may be present within the structure or mechanical systems.
- Under the current site design, zoning, parking and site access would be a challenge for other facility uses.



Arial view – Clover Bar Lodge



Recommended Steps

- Recommended process steps;
 - Planning and Development Services (PDS) to conduct a property appraisal in 2019 and secure County's interests on the property title
 - PDS will request funding approval from Council to conduct the Old Clover Bar Lodge site planning process, anticipated for 2020 budget year.
 - PDS will return to Council with the result of the site planning options for Council's direction.
 - Based on Council's direction, proceed to redevelopment options or disposition

Redevelopment or Disposition

Following Council's direction;

- Facility Services will develop a functional program, if the site is to be redeveloped for community purposes.
 - Develop detailed project costing including design, construction and ongoing operating costs.
 - Complete the environmental assessment to determine impact on the property
- Timing will be dependent Council's direction and funding approvals with the assumption the programming and design work can commence in 2021 or 2022.

or

- Proceed with the property disposition through Planning and Development Services following their normal land disposition procedures.

Questions?