



## Recreation Governance Committee

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Subject:	Fall 2023 Community Presentations
Date:	December 6, 2023
Presenter:	Ghada Rafih, Community Services Coordinator
Department:	Recreation, Parks and Community Support

### REPORT SUMMARY

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The purpose of this report is to allow the Recreation Governance Committee (RGC) to hear presentations from the County’s community partners.

### ADMINISTRATION’S RECOMMENDATION

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THAT the Springbank Park For All Seasons presentation be received for information.

THAT the Bragg Creek Trails Association presentation be received for information.

### BACKGROUND

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The purpose of RGC is to foster the creation, development, and operations of recreation programs, facilities, infrastructure, services, parks, and open spaces. The Committee acts as an approving body regarding matters pertaining to recreation, parks, and cultural services.

### DISCUSSION

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The purpose of the community organizations’ presentations is to provide RGC with a more in-depth understanding of the organization’s vision. The organizations presenting are:

1. Springbank Park For All Seasons
2. Bragg Creek Trails Association

### ALTERNATE DIRECTION

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Administration does not have an alternate direction for RGC’s consideration.

### ATTACHMENTS

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- Attachment A: Springbank Park For All Season Presentation
- Attachment B: Bragg Creek Trails Association Presentation



Date: Nov 7, 2023

**Subject: Springbank Park For All Seasons – Facility Expansion Project Proposal**

**SPFAS Proposal – for a Multi-Use Gymnasium Facility, with Volleyball, Basketball, Pickleball Courts, a 10 ft wide indoor surrounding walking Track & Training Area for teams - that can all be developed in a cost-effective 20,000 sq/ft warehouse build style (with a 25 x 100 ft two story section on the front to serve for change rooms). Plus, the project entails adding Artificial Turf covering to the Park’s existing outdoor Football Field.**

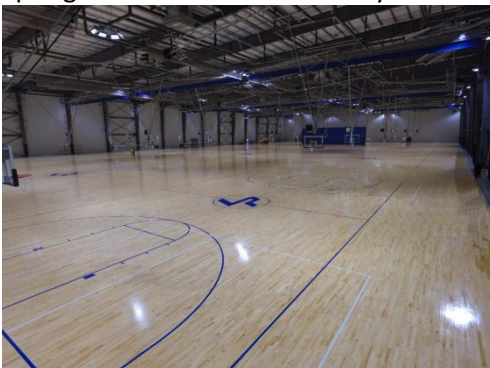
The Springbank Park For All Seasons (SPFAS) proposes to build a Multi-Use Gymnasium Facility that would serve additional indoor recreation needs of the Springbank, Harmony and Bragg Creek areas but could also serve as a rentable Community Hall and Event Centre space when required. SPFAS Executive is hopeful RVC could support this much more cost-effective concept (vs the phased **RVC’s South Springbank Community Facilities – Business Case plan** Dec. 2022 proposal - that RVC has been working toward).

**Location:** The Gymnasium (Multi-Purpose) facility is proposed to be located just east of the existing SPFAS hockey arenas on Springbank road. This is in close proximity to other community recreation facilities, utility services, etc. The Artificial Turf Football (Sports) Field would be located just north of the Springbank Community High School (where the currently only suitable for football field is), and it would serve as a multi-used sports field (which a number of communities and governing bodies including RVC are moving toward in other municipal areas).

This proposed multi-purpose facility will be a lasting legacy recreation facility like the existing SPFAS facilities. The existing curling rink and three hockey rinks have been constructed by the Springbank residents over the last 50 years. SPFAS proposes to operate the new facilities in the same constructive manner which it has done to date.

SPFAS could proceed to construct the new facilities in a timely manner (pending building approvals). This would better enable current residents to get a chance to realize the benefits, vs allowing the projects to succumb to complications and potentially drag on for an extended time.

SPFAS feels that going with this proposed option, vs what was laid out in the RVC commissioned December 2022 South Springbank Community Facilities Business Case, would provide Springbank and the West Rocky View recreation community with much better value for the \$ dollar. It would also allow RVC to continue to rely on one proven facility operator, that being the SPFAS, which has been successfully and fiscally responsibly operating recreation facilities in the Springbank area for the last 50 years.



In the HarGroup RVC’s commissioned Dec 2022 Business Case it estimated (before the significant inflation) that a Community Event Centre could possibly be built for \$7.7 million, not including land servicing (considered a 1-5 years project), and it suggested an Indoor Turf Field/Track Facility could possibly be built for \$18.2 million (considered a 5-10 years project). By changing course and supporting this posed project and changing the scope to better meet the needs of the wider community, **it could be built for a rough estimated \$3,500,000 - \$4,000,000 building/FFE + contingency & \$1,750,000 - \$2,000,000 Turf Field** (which is a fraction of the Business Case plan’s suggestions).

A detailed operating budget would be provided, upon request.

**Estimated Business Operating Budget Proforma Years 1, 2 & 3**

<b>REVENUE</b>	<b>2025 Budget</b> \$	<b>2026 (+ 15%)</b> \$	<b>2027 (+10%)</b> \$
Gymnasium & Courts, Hall Rentals & Events			
Turfed Field and Training area Rentals			
Schools including Edge			
Advertising			
Sponsorships			
Other			
<b>TOTAL REVENUES</b>			

<b>EXPENSES</b>	<b>2025 Budget</b> \$	<b>2026</b> \$	<b>2027</b> \$
Salaries/Wages/Benefits (2 added f/t employees, & or p/t additions)			
Program Materials & Marketing (with marketing lessening)			
Office Supplies			
Utility costs (gas, electrical, phone, internet, & custodial)			
Insurance			
Operating and Maintenance Expenses			
Other			
<b>TOTAL EXPENSES</b>			

**Revenue Projections details –**

**Facility Operating Subsidies**

Taking the HarGroup prepared Estimated Annual Financial Implications (refer P. 11-12) South Springbank Community Facilities Business Case December 2022 document), into partial account, it suggested - \$37,500 annually combined operating Subsidy for the Indoor Turfed Field/Track Facility and a Community Event Centre.

This still needs to be operationalized, and more exacting figures worked out; if the concept is deemed of interest to RVC and thought to be a worthwhile pursuit ?

**Note:** The proposed facility’s sizing and amenities are subject to change, with it only being in the conceptual stage, and pending if any other amenities were decided to be added on (e.g. meeting rooms, kitchen, etc.)

This concept really excites the SPFAS and it’s active community members, and we feel that it for the cost will serve the broadest base of user groups imaginable. Thanks to the RVC Recreation Governance Committee for taking the time to hear our ideas, and for the support given by the Parks & Recreation staff.

Prepared, submitted, and supported by the Springbank Park For All Seasons  
c/o General Manager, Todd Muir..

# Approximate Measurements: Existing SPFAS Site



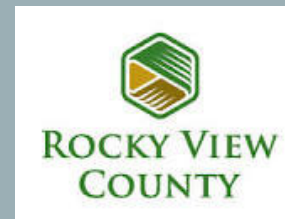


For all, outside, every season.



# TRAILBLAZING TOGETHER: FUNDRAISING FOR TRAILS 2025

Presentation for



December 6, 2023

# CONTENTS

- A World-Class Outdoor Recreation Asset
- Widely Used and Accessible
- Master Trails Plan 2023: Example Highlights
- Trail Capital Expansion Scope and Cost
- A Long History of Cooperation with Other Land Users
- A Bigger, Better, BCT Creates Value for the Region
- Building on Our Past Achievements
- Contact Info





**DONATE OR VOLUNTEER!**  
Your donations sustain construction and maintenance of the trail network

For more information please visit:  
[braggcreektrails.org](http://braggcreektrails.org)

Greater Bragg Creek Trails Association is a registered Canadian charity

Legend:  
 - Easy Cross-Country Ski Trail (green line)  
 - Intermediate Cross-Country Ski Trail (blue line)  
 - Difficult Cross-Country Ski Trail (orange line)  
 - Dec 1 - March 31 Hike / Snowshoe / Bike Trail (yellow line)  
 - April 1 - Nov. 30 Horse / Hike / Bike Trail (orange line)  
 - Winter Multi-User Trail (pink line)  
 - Winter Hike / Snowshoe Trail (purple line)  
 - Winter Horse Trail (dotted blue line)  
 - 0.3 Distance in Kilometres  
 - Roads (grey line)  
 - Streams (blue line)  
 - Parking (red square)  
 - Provincial Recreation Area - PRA (yellow shaded area)

Scale: 0 200 400 800 metres  
19,000

Please do not hike, bike, horseback ride or snowshoe on groomed cross country ski trails.

# A WORLD-CLASS OUTDOOR RECREATION ASSET

## Massive Area and Trail Network:

56 km<sup>2</sup> (13,760 acres) with 166 km of trails, vast future trail potential

## Integrated and Interconnected:

TransCanada Trail travels through BCT, and two other regional networks (CAMBA & MMBTS) are immediately adjacent

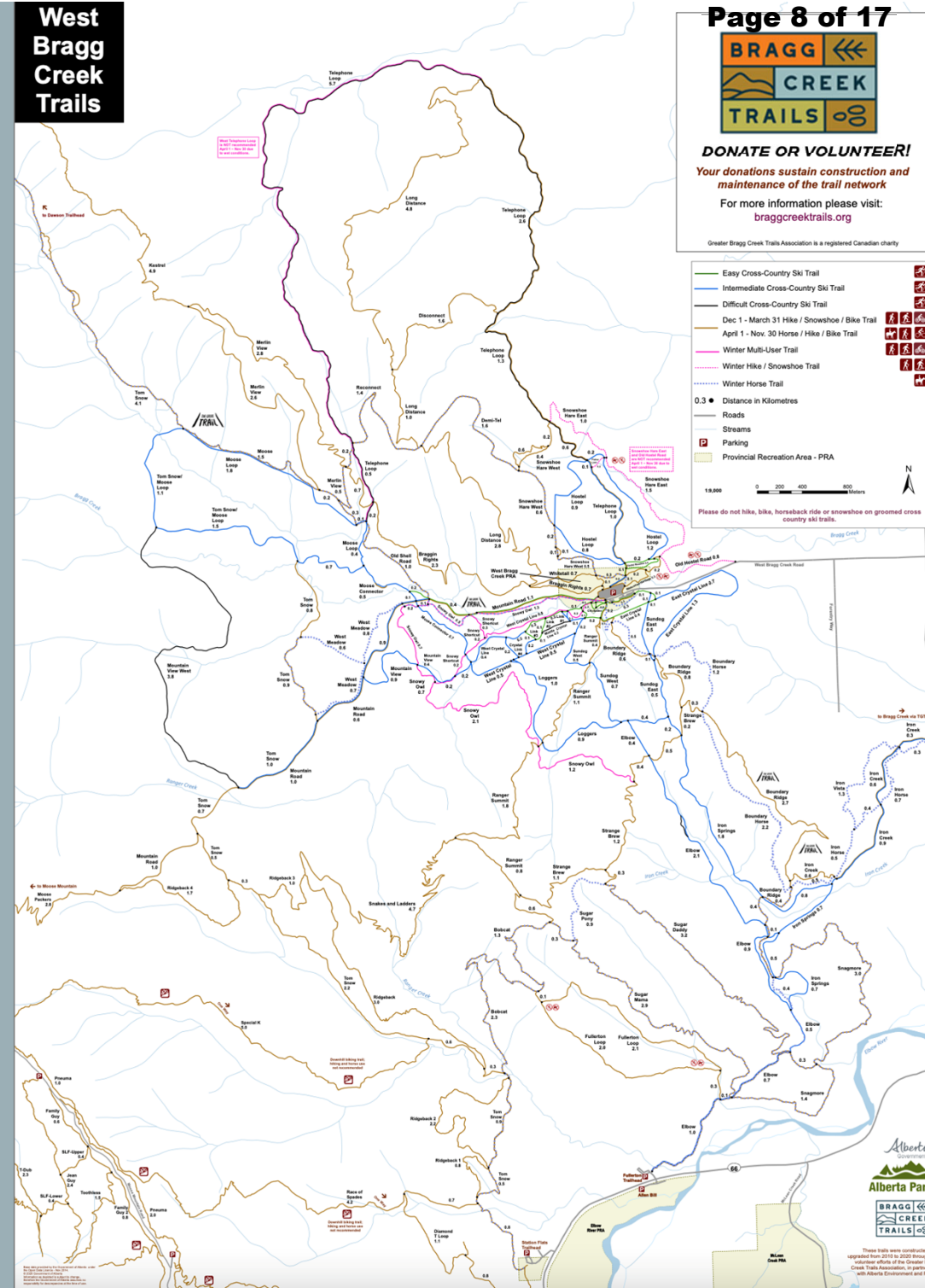
## 4-Season, Multi-Activity Usage:

Hike, dog walk, mountain bike, trail run, equine pursuits, cross country ski, fat bike, & snowshoe (for *all* skill levels)

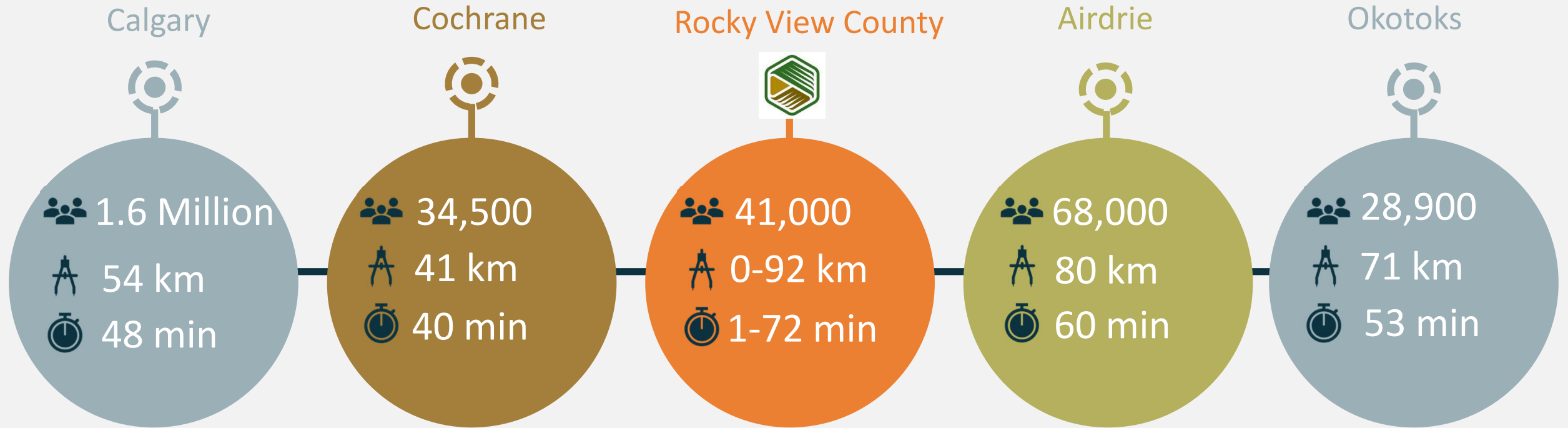
## 2 Major Trailheads:

West Bragg (475 parking spaces) and Fullerton (59 parking spaces)

West Bragg Creek Trails







**WIDELY USED AND ACCESSIBLE:  
300,000 PERSON-VISITS PER YEAR**

*A day in the life of BCT:  
West Bragg trailhead parking (475 spaces)  
on a beautiful winter day*



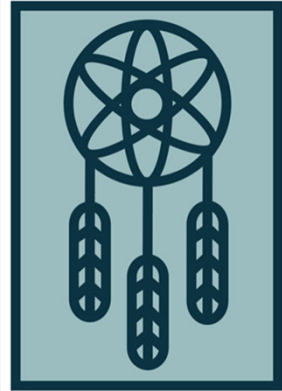
2023



# MASTER PLAN: SOME EXAMPLE HIGHLIGHTS

## Indigenous Perspectives and Reconciliation

- Indigenous advisors from local Tsuut'ina Nations, Siksika and Kainai Nations were represented on the Planning Committee which produced the 2023 Master Plan.
- The plan sets out action items for indigenous youth in trail building, education and outreach, and commemoration structures of indigenous history and cultural significance features in the area.



## Water and Riparian Health

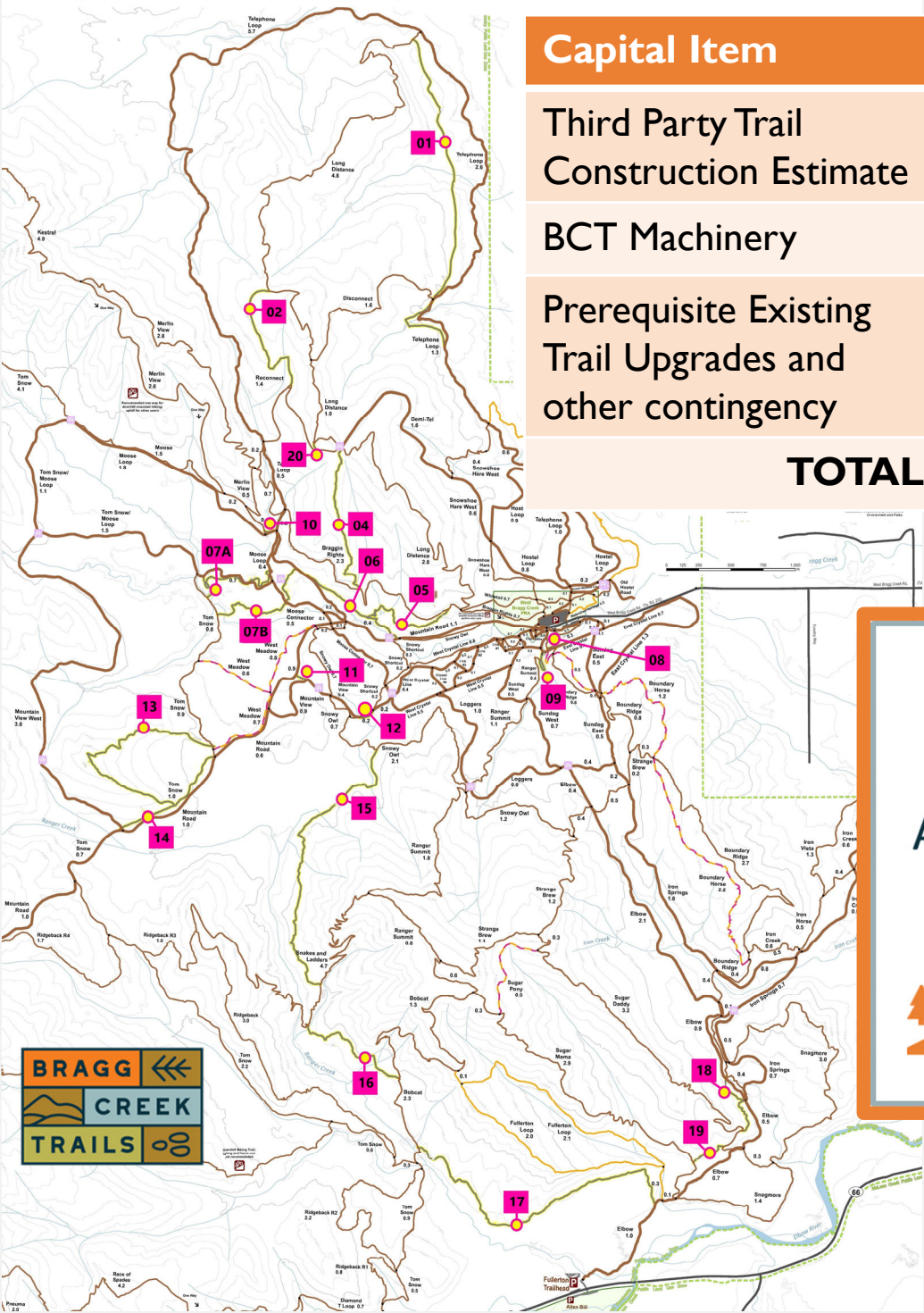
- BCT will build on the success of 2019 multi-party Collaborative Watershed Stewardship Project in riparian restoration, off-stream livestock watering, native species plantings, and invasive species removal.
- Design new trails and modify existing trails to minimize water table exposure and resulting erosion/compaction potential, use bridges and culverts to protect riparian area where crossings are necessary.



## Trail and Nature-based Education

- Help people connect with nature, history, and culture, and provide information and news of on-site environmental stewardship initiatives (e.g. beaver habitat management)
- Deliver education and communication via multiple channels, session programming, interpretive signage, and guided tours, along with youth field trips and youth trail building skills workshops.





Capital Item	Cost
Third Party Trail Construction Estimate	\$1,178,550
BCT Machinery	\$55,000
Prerequisite Existing Trail Upgrades and other contingency	\$200,000
<b>TOTAL</b>	<b>\$1,433,550</b>

**NEW TRAILS AND RELATED CAPITAL**

**MASTER PLAN PROPOSED NEW TRAILS**

index#	Length (m)	Activity Types
1	2352.6	Hike/Bike/ Snowshoe/ Equestrian(1)
2	1153.4	Hike/Bike/ Snowshoe/ Equestrian(1)
3	382.5	Hike/ Snowshoe
4	1303.8	Hike/Bike/ Snowshoe/ Equestrian
5	1025.8	Hike/Bike/ Snowshoe/ Equestrian
6	919.4	Hike/Bike/ Snowshoe/ Equestrian(1)
7 a/b	1077.3	Hike/Bike/ Snowshoe/ Equestrian
8	84.3	Hike/Bike/ Snowshoe/ Equestrian(1)
9	219	Hike/Bike/ Snowshoe/ Equestrian(1)
10	102.1	Hike/Bike/ Snowshoe/ Equestrian
11	94.1	Hike/Bike (summer)/ Equestrian /Ski
12	158.5	Hike/Bike/ Snowshoe/ Equestrian(1)
13	1390	Hike/Bike/ Snowshoe/ Equestrian
14	476	Hike/Bike/ Snowshoe/ Equestrian
15	2550.2	Hike/Bike/ Snowshoe/ Equestrian(1)
16	1177.3	Hike/Bike/ Snowshoe/ Equestrian(1)
17	2414.3	Hike/Bike/ Snowshoe/ Equestrian
18	355.6	Hike/Bike/ Snowshoe/ Equestrian
19	302.8	Hike/Bike/ Snowshoe/ Equestrian
20	51.5	Hike/Bike/ Snowshoe/ Equestrian(1)

total: **17591**

*note (1) Equestrian is summer use only*

## A LONG HISTORY OF



## COOPERATION WITH OTHER LAND USERS

**Oil and Gas**

- In 2021 a pipeline inspection road was repurposed into a double track winter ski trail - Mountain View West.
- Mountain Road, is a License of Occupation of an oil company which BCT now uses as both a summer and winter trail.

**Forestry**

- Containment ('fire break') line logging reduces the risk of wildfire spreading in the area.
- Log hauling road segments have been converted to trails with upgraded culverts, and have also been used by BCT for our own trail construction access.

**Cattle Grazing**

- BCT has studied and implemented several strategies to manage ongoing grazing to minimize trail and riparian impact.
- BCT assists grazers with information on injured animals, fencing / containment breaches and locating strays.



# A BIGGER, BETTER CREATES VALUE FOR THE REGION



## IMPACT: TRAIL USER SPENDING

\$32.93 / day average x 300,000 user-visits per year = **\$9.9MM per year**

An increase of 50,000 user visits per year creates \$1.6MM of new spending per year



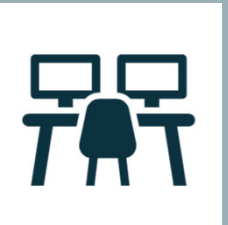
## IMPACT: LOCAL REAL ESTATE VALUE

increased interest from remote workers who place a high value on space and natural surroundings... has driven a remarkable increase in rural real estate demand. (2)



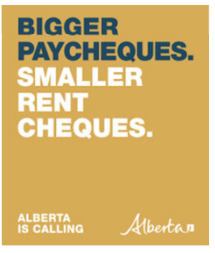
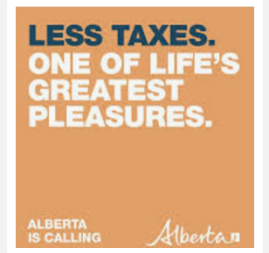
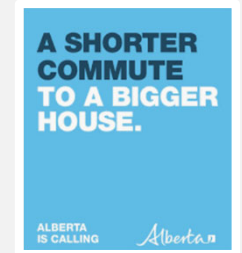
## IMPACT: EMPLOYMENT & INVESTMENT

“recreation amenities that attract people ...improve [region] employee attraction and retention” (1)



Single-Day User Activity Analysis (1)	Spending per day
Hiking	\$37.51
Trail running	\$24.25
Climbing	\$42.92
Fishing, hunting, and horseback riding	\$44.77
Biking activities	\$18.67
Water activities	\$26.65
Winter activities	\$39.43

- 98% of workers want to work remote at least some of the time
- 57% of workers would look for a new job if their current company didn't allow remote work
- 16% of companies operate fully remote



(1) The Economic Impact of Non-Motorized Recreation in Alberta April 11, 2018  
 (2) Pine Canada Financial Corp. Mortgage considerations for the remote worker 2023

Submitted to: Outdoor Council of Canada Submitted by: Nichols Applied Management Inc.

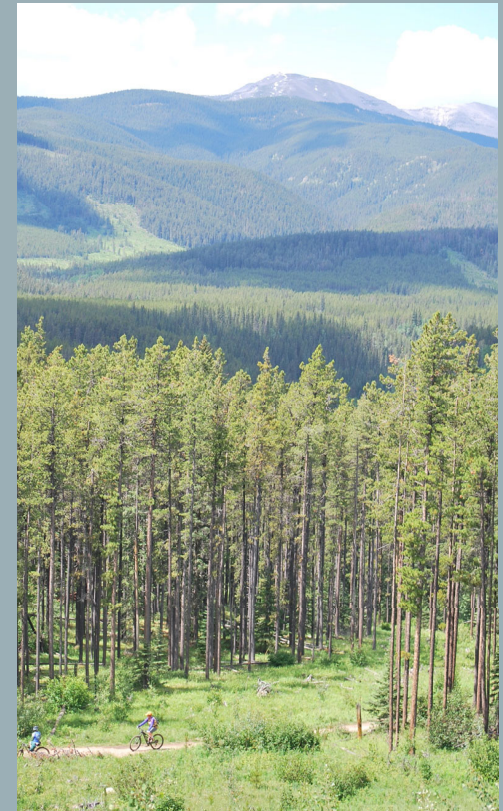
ENABLING THE VISION FOR



• TRAILS 2025

Bragg Creek Trails is situated within extensive scenic mountain forest under public ownership and jurisdiction, and accessible for the enjoyment of nearly 2 million people in a 1-hour radius. This combination of attributes is very rare in the world.

Over the past 13 years, the BCT organization has built a remarkable 4-season outdoor recreation space. The new Master Plan sets out an exciting and achievable vision to further expand the rewarding outdoor experiences at BCT.



Bragg Creek Trails is a registered charitable organization and relies entirely on donations from government agencies, corporations, and individuals to build and maintain the trails.

**Trails 2025** is our one-time campaign to raise \$1.4 MM to build out the exciting new trails in the Master Plan and greatly enhance the existing trail network.

## TRAILS 2025 INVESTMENT RATIONALE FOR **ROCKY VIEW COUNTY**

**Trail User Spending.** An increase of 50,000 new person visits per year from the expansion would represent \$1.6MM per year of **new** trail user spending *in perpetuity*. RVC businesses are well positioned to get a fair share of this spending.

**Property Value and Property Tax.** Real estate experts agree that trails are a material part of the lifestyle “premium” that accrues to property values. A bigger and better BCT is a long-term value-add to all the neighbouring real estate.

**Regional Employers and Investment.** A world-class recreation asset like BCT can give the RVC region a unique competitive advantage in attracting new businesses and residents. *Example: February 6, 2023 - Garmin Canada Inc., expands Canadian headquarters in Cochrane, AB. to make room for 200 new local science, technology, engineering and mathematics (STEM) jobs.*

## BUILDING ON OUR PAST ACHIEVEMENTS IN AND AROUND **ROCKY VIEW COUNTY**

The BCT organization has been recognized as leader in trails development for public benefit via the **2018 AB Lt. Gov. Award** and **2023 QEII Platinum Jubilee Medal** (E. Lloyd)

BCT, Rocky View County, and others, cooperated on the paving of a 7 km segment of the renowned **Trans Canada Trail** in RVC in October 2023, connecting Bragg Creek community to the trailhead, and improving public safety.

Following Trails 2025, the Master Plan has set a course to develop a permanent **Trails Centre** to serve as a trail information point, a warming hut, and to support trail hosts/volunteers, sales for BCT merchandise, and a space for educational programs.

Bragg Creek Trails wishes to put forward capital funding application to Rocky View County in February 2024 for a small portion of the \$1.4MM required for Trails 2025

*We would be happy to provide more details upon request on the Trails 2025 trail expansion plan to anyone at Rocky View County who is interested to learn more.*



## CONTACT

### Trails 2025 Information



Gord: 403.829.5988



trails2025@braggcreektrails.org

### Executive Director



Michelle: 403.991.8301



executivedirector@braggcreektrails.org



[www.braggcreektrails.org](http://www.braggcreektrails.org)



PO Box 1379 Bragg creek, ab t0l0k0

