

(Information Presentation to Sturgeon County Council Committee-of-the-Whole Meeting April 10, 2018)

1. **Overall Project Goal** - Develop the church property (approximately 4 acres) for the overall good of the greater community - see Appended Illustrations
2. **Financial Sustainability** - The project would be of the type and size to be financially self-sustainable, yet meet societal demands. Examples might be: a seniors residential complex, an affordable housing complex, a combination of these with a daycare included, etc., etc.
3. **Business Model** - Leveraging the church property in the form of a long-term (50-60 years), extendable lease to a 'not-for-profit' organization that has the demonstrated capability to build, maintain and operate the facility over the term of the lease, would be the desired business model.

In return the church would receive a new sanctuary, built as part of the larger facility, either within or as an adjunct, to eventually replace the existing sanctuary (old church) which has limited life remaining. This new sanctuary might be designed to also serve the community as a performing arts facility. A connector annex would also be built, to interconnect the larger facility with old church, which would physically and functionally replace the existing trailer/breezeway currently attached to the rear of the old church. This connector might be built to function as a daycare also.

4. **Environmental Stewardship** - The project would be built to a 'net zero' energy consumption standard as a minimum, with a goal of being a net energy generator, if economically viable.

## 5. Project Positives

- a. Land Area Available - The church has 3.9 Ac. (1.6 Ha) of property available for development, less the area occupied by the present church building and a rental house. The latter will be removed sooner or later, sooner if it restricts construction of the new facilities.
- b. Location - The Hamlet of Namao, is located in the NE corner of the junction of Hwys 28 & 37, 20 Km (12 Mi) from downtown Edmonton and about the same from St. Albert. It is 2 miles north of the Edmonton Garrison (army base), on Hwy 28A. There is bus service to/from Edmonton and the army base.
- c. Schools - K-9 elementary and a composite high school (Sturgeon School Division)

## 6. Project Challenges

- a. Alberta Transportation - will likely require the re-routing Hwy 37 around Namao before they will support a development which they perceive will create significant additional highway access traffic; and
- b. Wastewater Management - the existing lagoon has been over-capacity for years and connectivity into the regional wastewater gathering network will be necessary (4 Mi.). Developers are usually expected to build this connection as part of their development, however there may be other ways, though recycling technology, to overcome this challenge.

## 7. Path Forward - with the help of those who have traveled this path before.

- a. Ascertaining and Communicating with Potential Stakeholders
  - i. Various Levels of Government: Municipal & Provincial
  - ii. Not-for Profit Housing Agencies, Foundations, etc.
  - iii. Greater Community: Schools & Associations, Young & Old, Indigenous & Non-Indigenous, etc.
- b. Establishing a Working Group of Committed Stakeholders - establishing a modus operandi
- c. Fleshing Out Concepts and Plans - what makes sense and what doesn't or not so much.



# HAMLET OF NAMAQ, STURGEON COUNTY

20 Km (12 Mi) North of Downtown Edmonton

HWY 28

NAMAQ ELEMENTARY  
SCHOOL

NAMAQ HALL & MUSEUM  
PROPERTY

NAMAQ UNITED  
CHURCH PROPERTY  
(3.38 AC.)

Hamlet Sewage  
Lagoon

STURGEON COMPOSITE  
HIGH SCHOOL

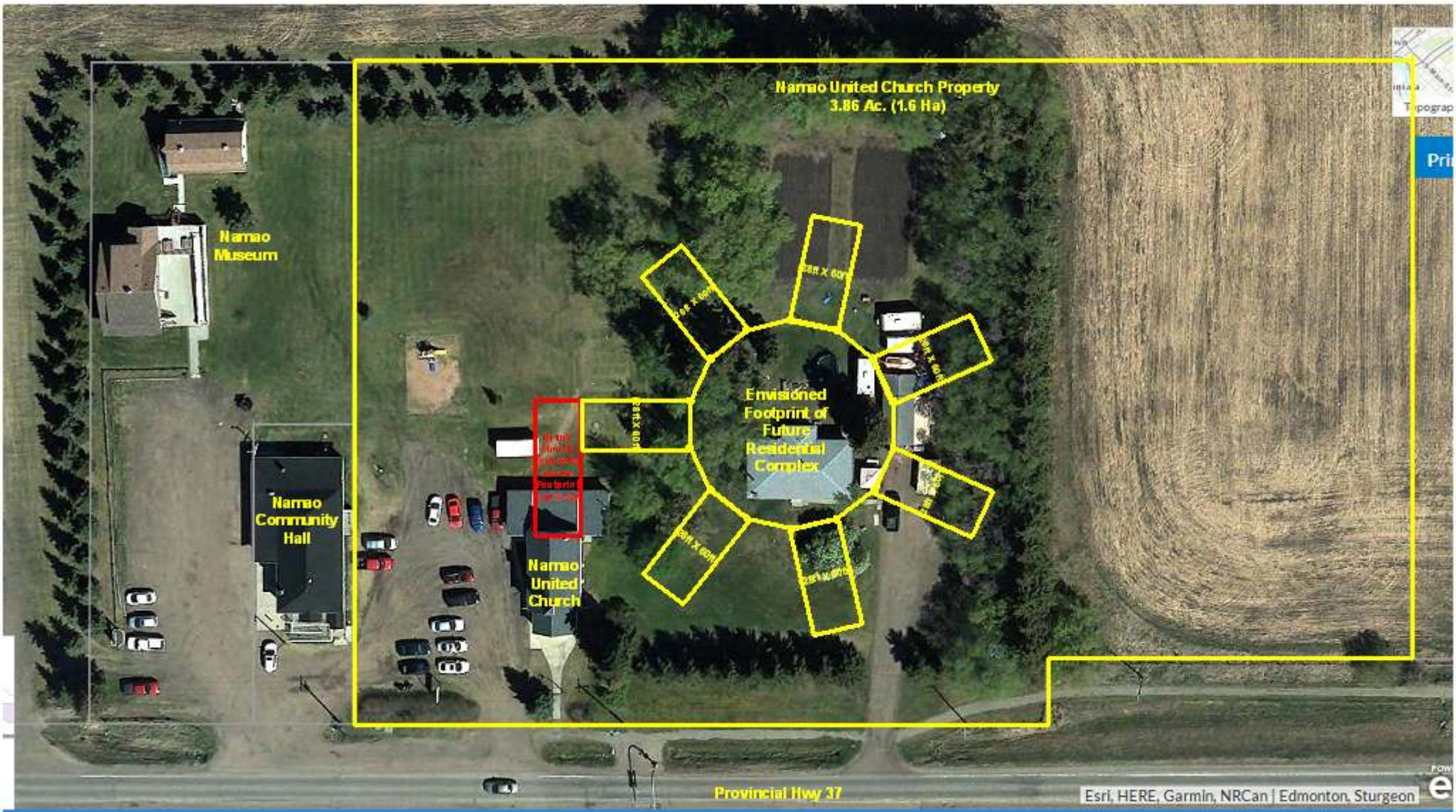
HWY 37

HWY 37

OLD HWY 28 - 2 MILES  
SOUTH TO ARMY BASE







Naino Museum

Naino Community Hall

Naino United Church

Naino United Church Property  
3.86 Ac. (1.6 Ha)

Proposed Future Residential Complex

Envisioned Footprint of Future Residential Complex



Provincial Hwy 37

Esri, HERE, Garmin, NRCAN | Edmonton, Sturgeon