

## **Q 2. Why did the Town decide to lease space in the new civic building, rather than construct its own building on Town-owned land?**

- Town Council believes the Town's involvement as a tenant in the Ponoka Civic Centre is an important investment in future economic growth and development in Ponoka. Council anticipates the Ponoka Civic Centre project will be a strong catalyst for development and growth in Ponoka, which could expand the Town's municipal tax base.
- There has already been further development on that five-acre site. A second major project on that site has been built – a one-storey care home of about 5,000 square feet on the northwest corner of the site for individuals with developmental disabilities. The care home was built by the Lacombe Action Group for the Handicapped and accommodates up to eight residents.
- The southeast corner of that 5-acre site is zoned for a possible future office/residential development of up to three stories in height along 50 Street adjacent to the lane. The developer, Landrex, is actively working on marketing this parcel of land.
- A one-acre green space in the southwest corner of that 5-acre lot is intended to be developed into park space. That green space will connect 50 Street and 51 Street with an asphalt walking trail.
- The Ponoka Civic Building is anticipated to become a 'northern anchor' to the Downtown that spurs additional redevelopment and growth in the area, similar to the way IGA anchors the south end of the Downtown.
- Council feels strongly that without the Town's involvement, development of that 5-acre site would almost certainly have taken longer to occur.
- Ponoka Mayor Rick Bonnett has stated: "To generate new growth and development in our community, we have to invest in critical projects like this one, which brings new access to post-secondary education to Town, and has attracted a new developer to Ponoka that is very motivated and willing to invest in the development of new projects in our community."