

Maple Road Crossing of Fulton Creek Environmental Impact Assessment and Site Location Study

Recommendation

That Urban Planning Committee recommend to City Council:

1. That the Environmental Impact Assessment and Site Location Study, as outlined in Attachments 1 and 2 of the November 29, 2017, Urban Form and Corporate Strategic Development report CR_5143, be approved.
2. That the location of Maple Road within the North Saskatchewan River Valley, as outlined in Attachment 2 of the November 29, 2017, Urban Form and Corporate Strategic Development report CR_5143, be deemed essential and approved.

Executive Summary

This report recommends that City Council approve the Environmental Impact Assessment and Site Location Study for the Maple Road crossing of Fulton Creek, and that the location be deemed essential. Bylaw 7188 requires that an Environmental Impact Assessment and Site Location Study for projects within the City's *North Saskatchewan River Valley Area Redevelopment Plan* area be approved and that the location be deemed essential by City Council. The Maple Road crossing of Fulton Creek falls within the area governed by Bylaw 7188.

Report Body

As identified in the approved *Maple Neighbourhood Structure Plan*, Maple Road is designated as a future arterial roadway connecting 38 Avenue and the future 23 Avenue. Maple Road will provide the primary access into the neighbourhood and will connect to a future collector road servicing the northeast corner of the neighbourhood.

The major components of the construction of Maple Road over Fulton Creek include the construction of the road between 38 Avenue NW and 23 Avenue NW and the road crossing over the ravine, with a design that accommodates the passage of local wildlife.

The Maple Road crossing of Fulton Creek falls within the boundary of the *North Saskatchewan River Valley Area Redevelopment Plan*, Bylaw 7188, which requires

City Council approval of an Environmental Impact Assessment and Site Location Study for new transportation corridors and ravine crossings.

In accordance with Schedule D of the *North Saskatchewan River Valley Area Redevelopment Plan*, Bylaw 7188, the Environmental Impact Assessment (Attachment 1) describes the potential effects on the physical, biological and community environments resulting from the construction of this road crossing. If the recommended mitigation measures outlined in the report are adhered to during construction of the Maple Road crossing over Fulton Creek, then it is anticipated that the project will not result in significant adverse effects to the environment.

The Site Location Study (Attachment 2) provides a discussion of alternative locations, and it details financial, social, environmental and institutional constraints that make a River Valley location essential. Completion of the Environmental Impact Assessment and Site Location Study supports City policy objectives related to sustainable communities, protection of the North Saskatchewan River Valley and Ravine System and integrated planning of the ecological and transportation networks (Attachment 3).

The proponent has submitted the detailed design of the crossing structure which Administration has reviewed. The detailed design will be finalized prior to construction, which the proponent intends to begin in 2018.

Budget/Financial

The proponent is funding environmental reporting, design and construction of the Maple Road crossing of Fulton Creek.

Legal

The *North Saskatchewan River Valley Area Redevelopment Plan*, Bylaw 7188, requires City Council to approve both the Environmental Impact Assessment and the Site Location Study before the proposed development can proceed. Further, Bylaw 7188 requires the location of Maple Road in the river valley be deemed essential and approved by City Council before the road can be constructed.

Public Engagement

This crossing of Fulton Creek is part of the *Maple Neighbourhood Structure Plan* and was brought forward to the public as part of consultation conducted for the *Maple Neighbourhood Structure Plan*. In addition, the proponent has consulted, and will continue to consult, the adjacent landowner regarding the construction of Maple Road and the associated crossing of Fulton Creek.

Corporate Outcomes and Performance Management

Corporate Outcome(s): Edmonton is an environmentally sustainable & resilient city.			
Outcome(s)	Measure(s)	Result(s)	Target(s)
Efficient and effective service delivery - sound management practices to understand the impacts of proposed development.	Environmental impact screening and assessment is conducted for each proposed development on public land.	Environmental Impact Assessment is completed.	100 percent of all proposed development on public land protected by Bylaw 7188 undergoes an environmental impact screening and assessment.
	Site Location Study is conducted for each proposed development on public land requiring City Council approval.	Site Location Study is completed.	100 percent of all proposed development on public land protected by Bylaw 7188 and requiring City Council approval undergoes a Site Location Study.

Risk Assessment

Risk Element	Risk Description	Likelihood	Impact	Risk Score	Current Mitigations	Potential Future Mitigations
Environmental - Environmental impacts not mitigated	Mitigation measures outlined in the Environmental Impact Assessment are not implemented by the developer. If stated mitigation measures are not implemented through the design and construction of Maple Road, there may be negative impacts to the City's ecological network or to water quality and geotechnical stability in Fulton Creek.	2 - Possible	2 - Moderate	4 - Low	City review and approval of submitted design drawings through all stages of design. Coordination between the City and proponent to ensure any changes to mitigation measures are identified and managed as needed. City inspections conducted during and after construction to ensure that approved design and construction methods are adhered to.	City may withhold development permit, Construction Completion Certificate, or Final Acceptable Certificate if mitigation measures are not implemented through design and construction.

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<p>Public perception - Perception of poor environmental management or project management</p>	<p>The proponent does not mitigate environmental impacts or utilizes poor construction practices. Environmental or community impacts resulting from poor project management or construction practices may be perceived as City negligence.</p>	<p>2 - Possible</p>	<p>2 - Moderate</p>	<p>4 - Low</p>	<p>City review and approval of submitted design drawings through all stages of design.</p> <p>Coordination between the City and proponent to ensure any changes to mitigation measures are identified and managed as needed.</p> <p>City inspections conducted during and after construction to ensure that approved design and construction methods are adhered to.</p>	<p>City may withhold development permit, Construction Completion Certificate, or Final Acceptable Certificate if mitigation measures are not implemented through design and construction.</p>
<p>Legal / Regulatory - City is non-compliant with Bylaw 7188</p>	<p>A development permit is issued without an approved Environmental Impact Assessment and Council deeming the location essential. The City is at risk of legal challenge if a development permit is issued without approval of the Environmental Impact Assessment and Site Location Study and as per Bylaw 7188.</p>	<p>1 - Rare</p>	<p>4 - Severe</p>	<p>4 - Low</p>	<p>Development officers ensure that the proponent has complied with Bylaw 7188 prior to issuing a development permit.</p>	<p>City may withhold development permit, Construction Completion Certificate, or Final Acceptable Certificate if the proponent has proceeded with construction without approval of the Environmental Impact Assessment and Site Location Study as per Bylaw 7188.</p>

Attachments

1. Environmental Impact Assessment Report for Maple Road Crossing of Fulton Creek
2. Maple Road Crossing of Fulton Creek Site Location Study
3. Policy Context

Others Reviewing this Report

- T. Burge, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- C. Campbell, Deputy City Manager, Communications and Engagement
- A. Laughlin, Deputy City Manager, Integrated Infrastructure Services