

EDMONTON ski club

EST. 1911

Edmonton Ski Club 2022 Modular Building Additions Site Location Study



Prepared for:

*The City of Edmonton
Urban Planning and Economy – City Planning*

August 2022

1.0 INTRODUCTION

1.1 Organization and Location

The Edmonton Ski Club (ESC) has operated in Edmonton’s River Valley since 1911, making it North America’s oldest operating ski area. ESC is committed to providing affordable and accessible year-round recreation opportunities in central Edmonton.

The Edmonton Ski Club is a not-for-profit Society, operating according to the Societies Act of the Province of Alberta. Operations are performed by a full-time staff and overseen by an elected volunteer Board of Directors. ESC operates in Gallagher Park under a License issued by the City of Edmonton.

ESC is located in Gallagher Park, in the Cloverdale neighbourhood. ESC conducts its operations in consultation and collaboration with key stakeholders including City of Edmonton, Province of Alberta, Cloverdale Community League, Edmonton Folk Music Festival, and numerous other local not-for-profit organizations and local businesses.

Gallagher Park is contained within the Central Area as designated within the North Saskatchewan River Valley Area Redevelopment Plan, and is zoned as “A – Metropolitan Recreation District” (Section 540, Land Use Bylaw), per the Cloverdale Area Redevelopment Plan.

1.2 Project Description and Scope

ESC is a long time outdoor recreational amenity in Edmonton founded in 1911 and now has three successful operating seasons following a re-start of operations in 2019, offering both summer and winter outdoor recreational programming. ESC’s legacy daylodge facility has reached its end of life and is no longer suitable for use. This facility is critical infrastructure for ESC and also serves as a Production Office for the Edmonton Folk Music Festival (EFMF) each summer. To this end, ESC and EFMF have arranged to supply modular buildings to replace the function of the current facility. These modular buildings would be located adjacent to the existing daylodge facility and will allow the continued operation of both ESC and EFMF while the existing daylodge is demolished. ESC is advancing plans to replace the existing daylodge with a permanent facility, which will be permitted separately as part of a future process.

This SLS has been completed to seek approval from City Council for the project pursuant to Bylaw 7188.

2.0 LOCATION ANALYSIS AND JUSTIFICATION

Since 1911, the Edmonton Ski Club has operated entirely within Gallagher Park. An alternative location for this proposed project is not possible for this project because the Edmonton Ski Club's operations are contained entirely within Gallagher Park, as defined in ESC's License Agreement issued by the City of Edmonton. For this reason, it is not possible to complete this project outside of the North Saskatchewan River Valley ARP boundary.

ESC is dependent on the slopes provided by the North Saskatchewan River Valley to offer its programming and is frequented by many regular recreational users of the river valley.

The proposed project supports ESC's overall operations and therefore is consistent with the following City Plans: *The Way We Grow: Municipal Development Plan (Bylaw 15100)*, *The Way We Live, Edmonton's People Plan* and *The Way We Green: Environmental Strategic Plan*.

By containing impacts to the pre-developed area of the Edmonton Ski Club, each of the major goals of the North Saskatchewan River Valley ARP are supported:

- 1) Ensure preservation of tile natural character and environment of the North Saskatchewan River Valley and its Ravine System.
- 2) Establish a public metropolitan recreation area
- 3) Provide the opportunity for recreational, aesthetic and cultural activities in the Plan area for the benefit of Edmontonians and visitors of Edmonton.
- 4) To ensure the retention and enhancement of the Rossdale and Cloverdale communities in the River Valley.

The project aligns with the following Parks and Recreation Objectives of the Cloverdale ARP:

- 12) To ensure that adequate neighbourhood oriented recreation facilities are developed to meet the needs of the existing and future population resulting from redevelopment.
- 13) To allow the intensification and expansion of recreational opportunities of a city-wide nature in the neighbourhood and ensure that the negative impacts of such facilities are minimal or eliminated.

The project aligns with the following key City of Edmonton strategies:

- **WinterCity Strategy:**
 - Goal 1 - Make it Easier to "Go Play Outside": Provide More Opportunities for Outdoor Activity.
- **Live Active Strategy:**
 - Goal E1 - Advance accessibility for all Edmontonians to engage in physical activity in a range of inviting safe spaces, recreation and sport infrastructure, parks and green spaces, active transportation systems, workplaces, and more.
 - Goal O2 Encourage Edmontonians to engage in the Physical Literacy journey so that continuously develop their competence, confidence and motivation to be active for life.
 - Goal O3 - Advance quality active living, active recreation, and sport experiences for all Edmontonians, especially for all children from birth to twelve years of age.

3.0 OPERATIONS AND CONSTRAINTS ANALYSIS

The social, financial, environmental and institutional opportunities and constraints that make a river valley location essential for this project are provided in this section.

3.1 Financial Constraints

ESC's operations have expanded from winter-only programming to year-round programming offering a number of recreational opportunities to public users and non-profit partner groups. The organization is governed by a volunteer board of directors, with permanent full-time staff who oversee day-to-day operations. While the organization is financially sustainable in terms of being able to support its annual operating costs following three successful seasons since a re-start of operations in the 2019-20 season, it currently does not possess the financial means to support a capital investment of the magnitude required for this project. Therefore, funding has been requested from the City of Edmonton to support the placement of the modular facilities until the end of 2024, when a new permanent replacement facility is expected to be completed. In the alternative scenario where the project is unfunded, the existing lodge facility would remain in an unoccupiable state indefinitely, and the ESC would need to cease operations. Further, replacement facilities would still need to be supplied to serve as the Edmonton Folk Festival's Production Office each year. Therefore, ESC proposes the demolition of the existing lodge and replacement with interim modular facilities is the most economically prudent solution to provide user facilities in Gallagher Park, while enabling a future permanent replacement facility.

3.2 Social Constraints

Due to its central location, ESC has the highest surrounding population density of any Edmonton-area ski hill and will be the only ski area in Canada accessible by LRT. The proposed temporary modular replacement facilities will better assist the Edmonton Ski Club in safely serving members of the community, and better facilitate programming for the various not-for-profit and charitable organizations that also use the facility, including the Edmonton Folk Music Festival, KidSport Edmonton, Free Play For Kids, ESC Alpine Club and the Alpine Club of Canada. ESC is also a significant employer of youth under the age of 25, offering employment to approximately 100 individuals each year.

3.3 Environmental Constraints

All three ski areas located within Edmonton are located within the North Saskatchewan river valley and ravine system. There is no suitable terrain within Edmonton for ski areas outside of the North Saskatchewan River Valley ARP boundary.

3.4 Institutional Constraints

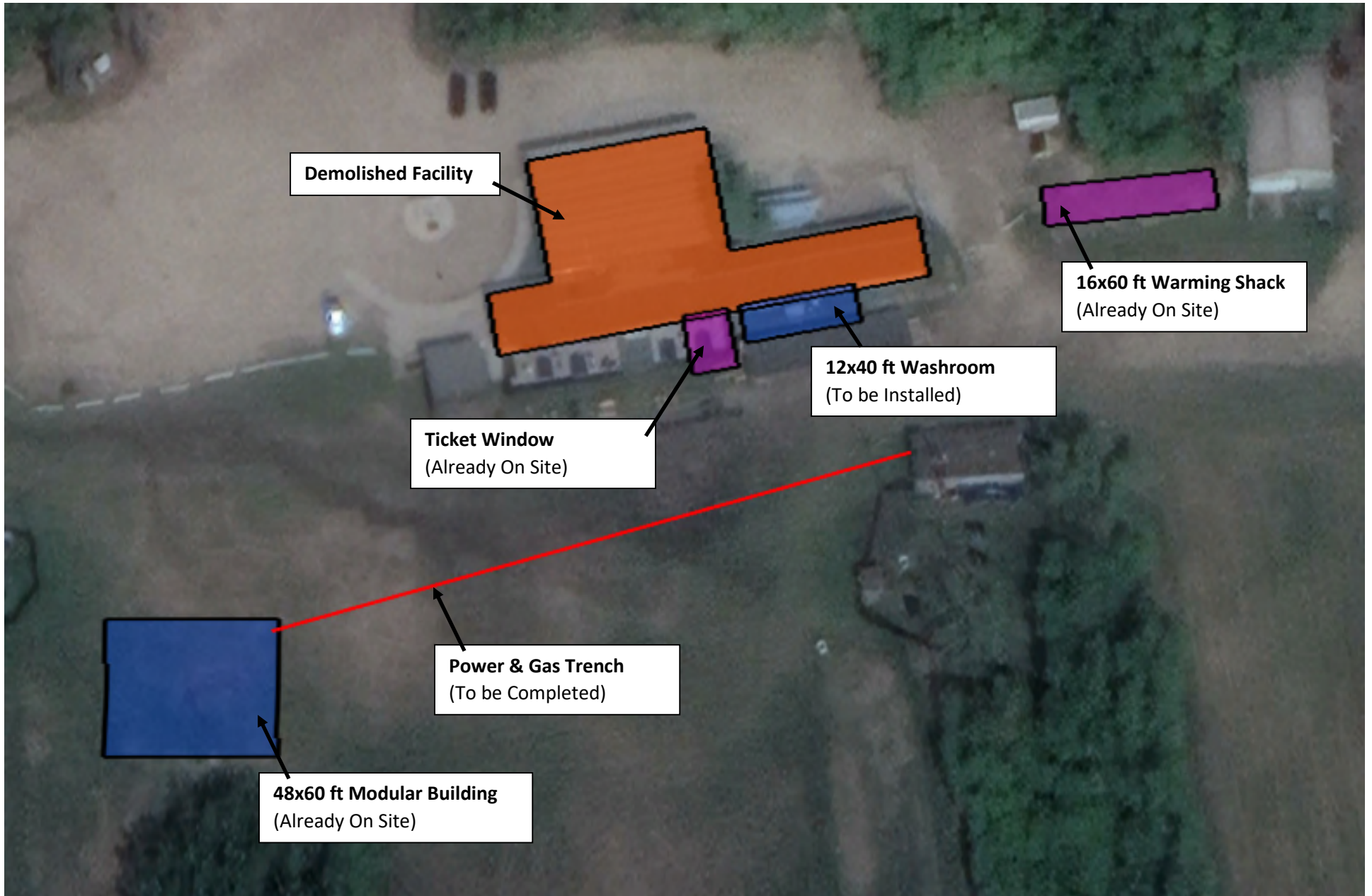
ESC's operating license with the City of Edmonton limits its operations to a defined area of Gallagher Park.

4.0 SUMMARY AND CONCLUSIONS

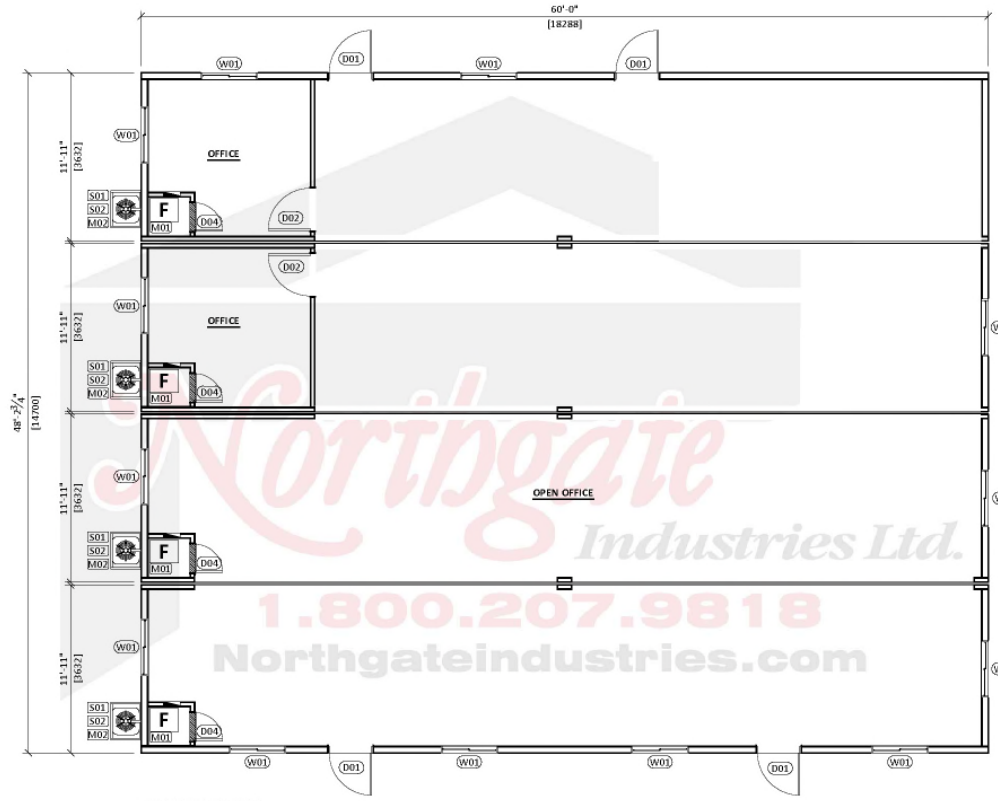
The proposed demolition of the existing daylodge facility and replacement with interim modular facilities will allow Edmonton Ski Club to operate during the winter of 2022-23 while generally improving the user experience at a key Edmonton recreational hub. It will support a number of ESC's partner organizations and the Edmonton Folk Music Festival. It will also allow for the construction of a permanent replacement facility for the ESC, and this project represents the first step toward that goal.

The new modular buildings will result in an aesthetic improvement to ESC's licensed area of Gallagher Park, while minimizing environmental impacts. The proposed project is in line with the objectives of the North Saskatchewan River Valley ARP, the Cloverdale ARP and various other City of Edmonton plans and strategies, including The Way We Grow, The Way We Move, The Way We Green, the WinterCity Strategy and the Live Active Strategy.

Appendix A – Site Plan and Modular Building Drawings



**Edmonton Ski Club
Proposed Interim Site Configuration (2022-25)
June 14, 2014**



FLOOR PLAN
SCALE: 1/8" = 1'-0"

(W#) WINDOW SCHEDULE

REF#	QTY.	WINDOW SIZE	AWNING	CASEMENT	PICTURE	SLIDER
W01	13	48"W X 35 13/16"H				●

(D#) DOOR SCHEDULE

REF#	QTY.	LOCATION	DOOR SIZE
D01	4	EXTERIOR	36"W x 80"H
D02	3	OFFICE	36"W x 80"H
D03	2	WASH	36"W x 80"H
D04	4	FURNACE	24"W x 80"H

EQUIPMENT SCHEDULE

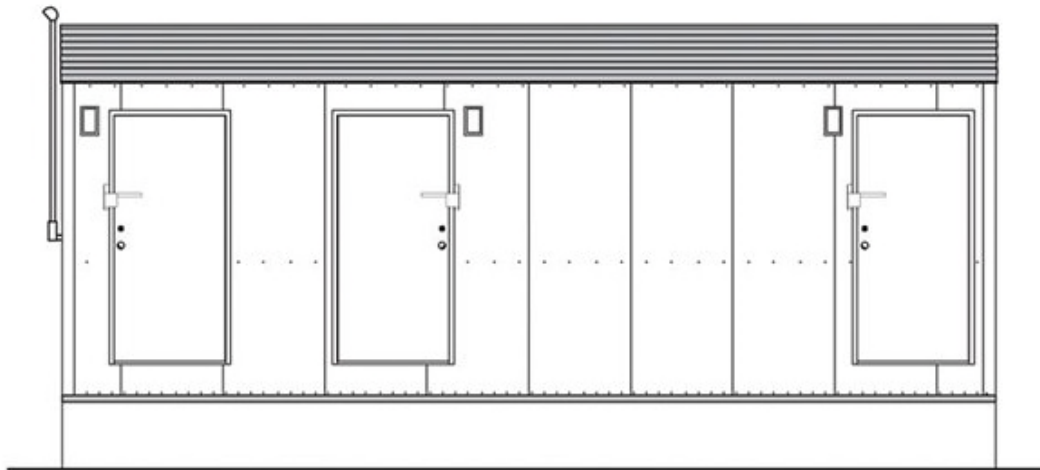
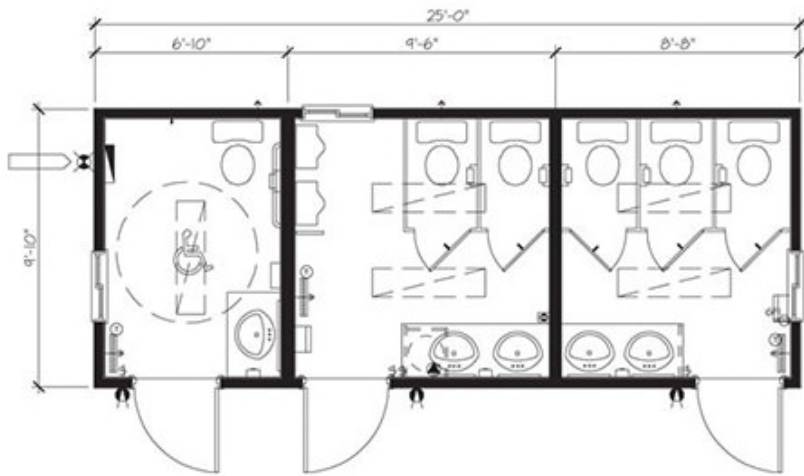
ITEM #	QTY.	DESCRIPTION	FUEL TYPE
M01	4	56,000 BTU, SEALED COMBUSTION FURNACE	LPG
M02	4	A/C COIL AND CONDENSER	ELECTRIC
P01	1	6 GAL. ELECTRIC HOT WATER TANK c/w T&P RELIEF VALVE	ELECTRIC
P02	1	24" x 24" MOP SINK c/w VACUUM TAP ASSEMBLY	N/A
S01	4	32"W x 26"D A/C WALL BRACKET	N/A
S02	4	CORD BRACKET	N/A

Northgate Industries Ltd.
1.800.207.9818
Northgateindustries.com
12345-121 STREET, EDMONTON, ALBERTA
Tel: 780-448-9222 Fax: 780-448-9508

client name: **EDMONTON SKI CLUB**
project name: _____
description: **4-UNIT 48' X 60' OFFICE COMPLEX**
project no.: **Q4509** job no.: _____

PRELIMINARY DRAWING ONLY, SUBJECT TO CHANGE DURING FINAL DESIGN.
drawing title: **FLOOR PLAN**
scale: 1/8" = 1'-0" all dimensions are in: IMPERIAL (METRIC)
drawing no.: **A01**
date: MAY 03, 2022
ver.: A
drawn by: MC
reviewed by: JSF

COPYRIGHT RESERVED
PROFESSIONAL CODE INSTRUMENT OF SERVICE FOR THE PROJECT SPECIFIED. THE DRAWINGS AND DESIGN ARE EXCLUSIVE PROPERTY OF NORTHGATE INDUSTRIES LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT NORTHGATE INDUSTRIES LTD. WRITTEN CONSENT.
NOTE:
THE CLIENT SHALL CHECK AND VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THIS DRAWING AND WHERE DISCREPANCIES OCCUR THEY SHALL REPORT TO NORTHGATE INDUSTRIES LTD. FOR CLARIFICATION BEFORE PROCEEDING WITH ANY PORTION OF THE WORK BY THE CONTRACTOR.



Modular Washroom

Approximate Elevation and Plan View