

EDMONTON SKI CLUB TEMPORARY MODULAR BUILDING ADDITION

Environmental Impact Assessment and Site Location Study

RECOMMENDATION

That the Urban Planning Committee recommend to City Council:

1. That the Edmonton Ski Club Temporary Modular Building Addition - Environmental Impact Assessment and Site Location Study, as outlined in Attachments 1 and 2 of the August 23, 2022, Integrated Infrastructure Services report IIS01406, be approved.
2. That the location of the temporary modular buildings within the River Valley as outlined in Attachment 2 of the August 23, 2022, Integrated Infrastructure Services report IIS01406 be deemed essential, pursuant to the North Saskatchewan River Valley Area Redevelopment Plan, Bylaw 7188.

Requested Council Action	Decision required		
ConnectEdmonton's Guiding Principle	ConnectEdmonton Strategic Goals		
CONNECTED This unifies our work to achieve our strategic goals.	N/A		
City Plan Values	N/A		
City Plan Big City Move(s)	N/A	Relationship to Council's Strategic Priorities	N/A
Corporate Business Plan	Managing the corporation		
Council Policy, Program or Project Relationships	<ul style="list-style-type: none"> • Bylaw 7188 - North Saskatchewan River Valley Area Redevelopment Plan 		
Related Council Discussions	<ul style="list-style-type: none"> • CS01336 Edmonton Ski Club Replacement - Report (August 23, 2022 Urban Planning Committee) 		

EDMONTON SKI CLUB TEMPORARY MODULAR BUILDING ADDITION - ENVIRONMENTAL IMPACT ASSESSMENT AND SITE LOCATION STUDY

Executive Summary

- The North Saskatchewan River Valley Area Redevelopment Plan, Bylaw 7188, requires City Council approval of the Environmental Impact Assessment and Site Location Study for the proposed project. It also requires the location of the proposed temporary modular buildings within the River Valley be deemed essential.
- The Environmental Impact Assessment identifies that the proposed project does not require additional modifications to proceed responsibly.
- The Site Location Study describes the rationale as to why a River Valley site is appropriate and shows that the proposed locations will not cause significant environmental impacts.

REPORT

The Edmonton Ski Club has operated in Gallagher Park since 1911. The Ski Lodge facility used for the Club's indoor operations is owned by the City of Edmonton, and is no longer suitable for occupation.

The Edmonton Ski Club Temporary Modular Building Addition project is proposed as a community led project by the Edmonton Ski Club. This community led project includes the demolition of the existing Ski Lodge facility and the placement of temporary modular buildings on the Gallagher park site to support operations of the Edmonton Ski Club and the Edmonton Folk Music Festival Association until a permanent replacement Ski Lodge facility can be built. The permanent replacement Ski Lodge facility is a separate community led project and will be presented and reviewed as part of a future process.

In October 2020, Council received and approved ISO00112 Edmonton Ski Club Temporary Modular Structures which also considered two temporary modular trailers for operational use and deemed the River Valley location essential. Engineering considerations resulted in the location of the originally proposed facility shifting, and new approvals are required as a result.

Council approval and direction on funding to complete the community led project is being requested separately as part of CS01336 Edmonton Ski Club Replacement being presented with this report. If approved, the Edmonton Ski Club is responsible for leading all demolition project management, design, and construction activities and modular trailer placement and servicing.

The new locations of the temporary modular trailers are being proposed within the already developed area of Gallagher Park, which is a combination of grass turf, gravel access paths, a gravel parking area, naturalized brush areas, and the infrastructure that supports the Edmonton Ski Club and Edmonton Folk Music Festival Association. The proposed project will not alter the current usage or function of the site. The temporary modular buildings are proposed to be located adjacent to the existing lodge building, and will be placed on a combination of turf and graveled areas. No trees or vegetation will need to be removed or damaged to place the modular buildings.

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An alternative location for the project is not possible because the Edmonton Ski Club's operations are contained entirely within Gallagher Park.

Environmental Impact Considerations

- The temporary modular trailer placement and servicing will be completed by an industrial commercial trailer company.
- The use of prefabricated modular buildings will minimize the impact to the site, and avoid disturbances that could be caused by on-site construction.
- Trenching on site through existing turf areas is necessary to hook up the modular trailers to existing utility service connection points.
- The existing site has drainage issues, and surface ponding adjacent to the existing facilities is common after snowmelt and rain events. The modular buildings have significantly less surface area than the existing lodge facility. The demolition of the lodge facility will result in less impermeable surface within this area and should improve the drainage conditions. It will also provide an opportunity to introduce additional on-site drainage control methods for the modular buildings.
- Removal of existing facilities and placement of the temporary modular trailer and servicing will be completed by qualified professionals.
- Engineering Services has not required an Environmental Site Assessment for this work because of the extensive information on the site already available. They will require that any soil disturbance be supervised by someone from the Environmental Engineering team in the event that landfill/ash material is encountered.

Site Location Study Considerations

- The temporary modular buildings will be placed adjacent to the existing ski lodge so that operations can continue while the permanent Ski Lodge facility is being constructed.
- The temporary modular buildings will be placed within the boundary of the Edmonton Ski Club's licensed area with the City of Edmonton.
- The Edmonton Ski Club's operations are fully contained within Gallagher Park and require the slopes created by the North Saskatchewan River Valley for its programming. The group could not function outside of the North Saskatchewan River Valley Area Redevelopment Plan boundary.

Legal Implications

The North Saskatchewan River Valley Area Redevelopment Plan, Bylaw 7188, requires City Council to approve the Environmental Impact Assessment and the Site Location Study, and to deem the location of the temporary modular buildings within the River Valley essential, before the proposed project can proceed.

COMMUNITY INSIGHT

The Edmonton Ski Club has a long history of providing skiing in central Edmonton. The Ski Club has developed a long-term vision for the site that includes the development of a new Ski Lodge facility which aligns with the Gallagher Park Master Plan. The City of Edmonton Community Led construction process requires the Ski Club to engage the site partners, stakeholders and general public at different stages in the implementation of the vision.

The Edmonton Ski Club is engaged in ongoing communications with the Edmonton Folk Music Festival Association and Cloverdale Community League to ensure that planning and project information is shared and transparent. Project information is shared on their website. Further information will be shared through site signage, an open house and mail drops to ensure the community is aware of the short and long-term plans for the site.

The communications explain that the temporary modular structures will allow both the Edmonton Ski Club and the Edmonton Folk Music Festival Association to sustain operations and continue to provide affordable, inclusive and accessible arts and outdoor recreation opportunities for Edmontonians and visitors. These temporary modular trailers will remain on site until the new Ski Lodge is constructed.

The Edmonton Folk Music Festival Association, Cloverdale Community League and other stakeholders have provided letters of support for the construction of a new lodge and site improvements, understanding the interim plan and site impacts required to support the long-term vision.

GBA+

The Edmonton Ski Club provides programming opportunities for diverse community members to access and be included in skiing and associated winter activities in the heart of the City.

Edmonton Ski Club considerations for this project have been informed by historical use of facilities and programs, and stakeholder and public engagement as outlined under Community Insights.

Should a temporary structure proceed, a detailed GBA+ analysis highlighted the following equity measure recommendations:

- Accessibility to temporary modular trailer
 - Modify the structure to accommodate wheelchair and other accessibility needs. While there is a cost associated with these modifications, this will help improve access to services for all residents. This recommendation aligns with the City of Edmonton's Accessibility for People with Disabilities Policy.
- Maintain inclusive and accessible programming
 - The temporary modular trailers will allow for continued Edmonton Ski Club operations, services and programs. Many of these programs and services aim to be inclusive and meet the needs of equity-deserving groups, including the popular learn to ski for schools,

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newcomers ski night, ski lessons for first timers and low cost subsidized skiing fees.

- Stakeholder communications
 - The Edmonton Ski Club will continue to deliver information in a variety of ways as the business case develops.

RISK ASSESSMENT

Risk Category	Risk Description	Likelihood	Impact	Risk Score (with current mitigations)	Current Mitigations	Potential Future Mitigations
If recommendation is not approved						
Continued placement of trailers cannot proceed without Environmental Approvals	The Edmonton Ski Club will not have facilities to support their operations in Gallagher Park.	5 - Almost Certain	4 - Severe	20 - High	Secure Environmental Approvals for the project	

ATTACHMENTS

1. IIS01406 Edmonton Ski Club 2022 Modular Building Additions - Environmental Impact Assessment
2. IIS01406 Edmonton Ski Club 2022 Modular Building Additions - Site Location Study