

EDMONTON ski club

EST. 1911

Edmonton Ski Club 2022 Modular Building Additions Environmental Impact Assessment



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 Overview

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

2.0 ENVIRONMENTAL CONTEXT

Since 1911, the Edmonton Ski Club has operated entirely within Gallagher Park. The area of Gallagher Park occupied by ESC is a combination of grass turf, gravel access paths, a gravel parking area and naturalized brush areas, with various infrastructure elements that facilitate both ESC and the annual Edmonton Folk Music Festival (EFMF). These infrastructure elements consist of ski lifts, lift shacks, maintenance buildings, a daylodge and electrical, natural gas and water services traversing the site.

Since the proposed project is being developed within this area, it will not alter the current usage or function of the site. The new modular buildings are proposed to be located adjacent to the existing daylodge building and be placed on a combination of turf and graveled areas. No trees or vegetation need to be removed or damaged to place the modular buildings.

A net reduction in environmental impact from a greenhouse gas emission standpoint is expected since the new interim modular facilities are expected to consume considerably less energy (natural gas and electricity) than the existing daylodge building, which is highly inefficient and lacks a proper building envelope and exterior. The new modular buildings proposed are fully insulated and are constructed to modern standards of energy efficiency.

3.0 THE PROJECT

This is a key project to allow for the successful and safe operation of the Edmonton Ski Club for the 2022-23 winter season and future seasons. The project includes the demolition of the existing daylodge facility, the installation of one temporary 48x60' modular facility south of the existing daylodge building and parking lot, as well as the installation of one temporary mobile washroom facility. The Edmonton Folk Music Festival (EFMF) has already installed the 48x60' modular facility as part of their 2022 special event permit. Approval is being sought to retain the 48x60' facility beyond August 2022, as well as add the temporary washroom facility until the end of 2024.

The proposed modular buildings will allow the continued operation of both EFMF and ESC while the current daylodge facility is replaced with a permanent new facility.

An alternative location 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.

3.1 Concept Plans and Drawings

Please refer to Appendix A, B and C for the Site Plan, Building Drawings and Pictures.

3.2 Construction Methodology

The temporary modular units will consist of a 48x60' structure to be used by ESC as a daylodge facility and by EFMF as their Production Office, and a 12X40' structure to be used as washroom facility. These units are modular building units and are to sit upon leveling blocks in the locations shown in the attached figures.

To transport the units to the site, transport trucks will need to be used to move and unload the units. Once the units are unloaded and leveled using above-ground leveling blocks, temporary decking and ramps will be required for access to the units. The washroom facility will utilize existing infrastructure for utility hook-up and the 48'x60' facility will require two trenches approximately 70 meters in length for the connection of power and gas to the existing utility building. Trenches will be no more than 1 m deep and expected to be no more than 15 cm wide, will be installed though manicured turf, with turf fully restored following installation.

The existing daylodge is proposed to be demolished. A hazardous materials assessment of the facility has determined that asbestos is present within certain building materials. Where this material is safely accessible (within the northernmost portion of the facility), it will be removed prior to demolition according to all applicable requirements by a qualified contractor. There are locations within the structure where asbestos was previously identified to be present that are no longer able to be safely accessed. Therefore, an exemption to pre-demolition asbestos removal is being sought under Section 34 of the Alberta Occupational Health and Safety Code. If approved, this means that the southernmost portion of the facility will be demolished via mechanical means, with building debris transported to a certified hazardous materials landfill.

Once the hazardous materials abatement is completed, the existing daylodge will be demolished using mechanical means (excavator with truck to haul away debris). Metal materials suitable for recycling will be separated as the demolition process is completed, with metal brought . Any concrete foundations, sidewalks or footings will be removed and backfilled with compacted gravel. Following demolition and placement with a temporary gravel surface, the area of the former building will be compacted using a roller machine

The demolition work area will be fenced prior to and during the demolition work to ensure safety of the public and park users, as part of a site safety plan managed by a qualified and experienced general contractor, who will also assume the role of Prime Contractor as defined by Alberta Occupational Health and Safety (OHS). The Prime Contractor is responsible to coordinate, organize, and oversee the health and safety activities of the demolition portion of the project.

4.0 PROJECT IMPACTS AND MITIGATION MEASURES

Impacts to parkland are being minimized through the use of pre-fabricated, modular buildings. No disturbance of soil or vegetation is required to complete the project. Prior to and during demolition work, fencing will be placed around the perimeter of the site for protection of park users/members of the public. The demolition work will be completed in the most expeditious manner that is reasonably possible, to minimize the duration of the disturbance and will only occur during daytime hours (7AM to 7PM).

As can be seen in the attached photo of the already installed modular building, there is a large amount of surface water present at the site. This is due to a legacy known drainage issue in this location which results in water ponding after heavy precipitation events. Recent heavy irrigation of the newly installed sod from the City of Edmonton's recent landfill capping project is also a significant source of the water seen in the photograph and is therefore temporary in nature. Although the new modular structure adds impermeable roof surface to the park area, the demolition project will remove a larger volume of existing roof area, thus resulting in a net decrease to the total area of impermeable surface within the park at completion of the project.

As part of planning for the permanent facility replacement project, ESC is committed to working with the City and EPCOR Drainage in order to ensure the new facility is designed with consideration of the unique site drainage characteristics and will seek to minimize its impacts to surface water flow. The new facility project is being designed to a high environmental standard and is already considering design elements such as rainwater collection and re-use.

The demolition project will result in an immediate improvement to the aesthetics of the ESC site by removing an unsightly structure in a high-profile central Edmonton location, resulting in benefit to future Folk Festivals. It will improve public safety by eliminating a decommissioned facility that could otherwise be at risk of fire and or unauthorized entry. Positive impacts resulting from the interim daylodge project include providing increased opportunities for outdoor recreation for Edmontonians, accessible from river valley trails and the new Muttart station of the Valley Line LRT. When complete, the interim daylodge will allow ESC to serve its various not-for-profit user groups, including the ESC Alpine Club, the Alpine Club of Canada, KidSport Edmonton, Free Play for Kids, school field trip groups and many other non-profit programming partners.

5.0 PUBLIC CONSULTATION

The ESC is a key recreational amenity for neighborhood residents and there is support among residents for ESC to be a viable outdoor recreational amenity.

A public open house was held at the Cloverdale Community Hall on June 29, 2022 to present the plans for both demolition of the existing daylodge and interim replacement modular buildings. This open house was facilitated by Dialog Design and advertised online, as well as using flyers delivered directly to neighbourhood households. A total of 19 residents attended, with 10 written comments collected. All attendees were in support of the interim facilities as presented, as well as the general plans to replace the current facility with a new permanent facility. The presentation boards used are included in the attached appendix, along with the written comments received.

A meeting was also held with representatives from the Edmonton River Valley Conservation Coalition. Their letter of support dated June 30, 2022 is included in the appendices.

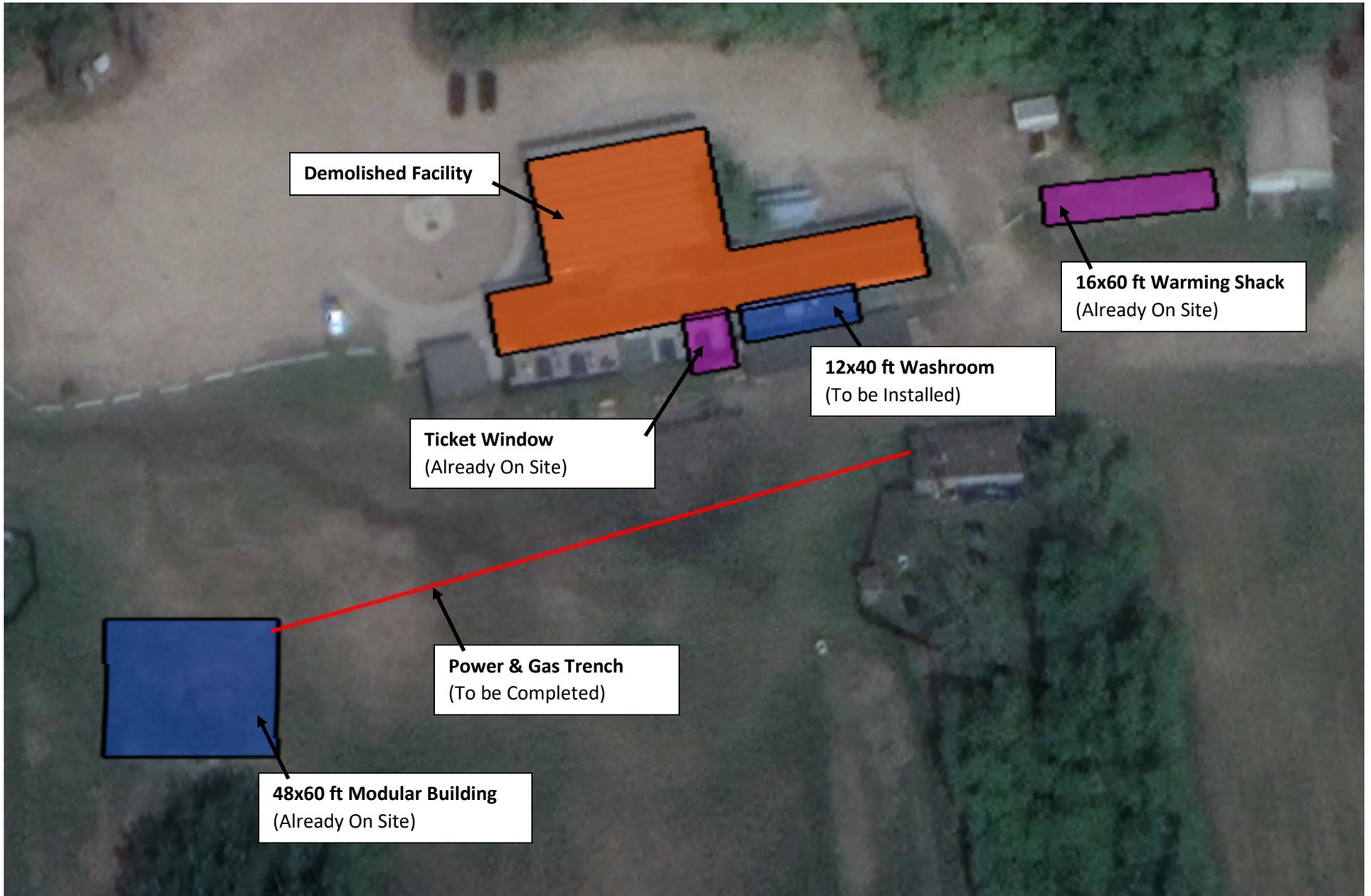
The Edmonton Folk Festival is already utilizing the larger modular structure as its Production office for the 2022 festival and plans to utilize it in future seasons and is supportive of this initiative which results in a net improvement to the site infrastructure that they rely on to hold their annual event.

6.0 SUMMARY AND CONCLUSIONS

The proposed addition of modular buildings for use at the Edmonton Ski Club will allow ESC and the Edmonton Folk Festival to continue operations in the coming and future seasons, allowing both organizations to continue offering valuable programming at a key Edmonton recreational hub.

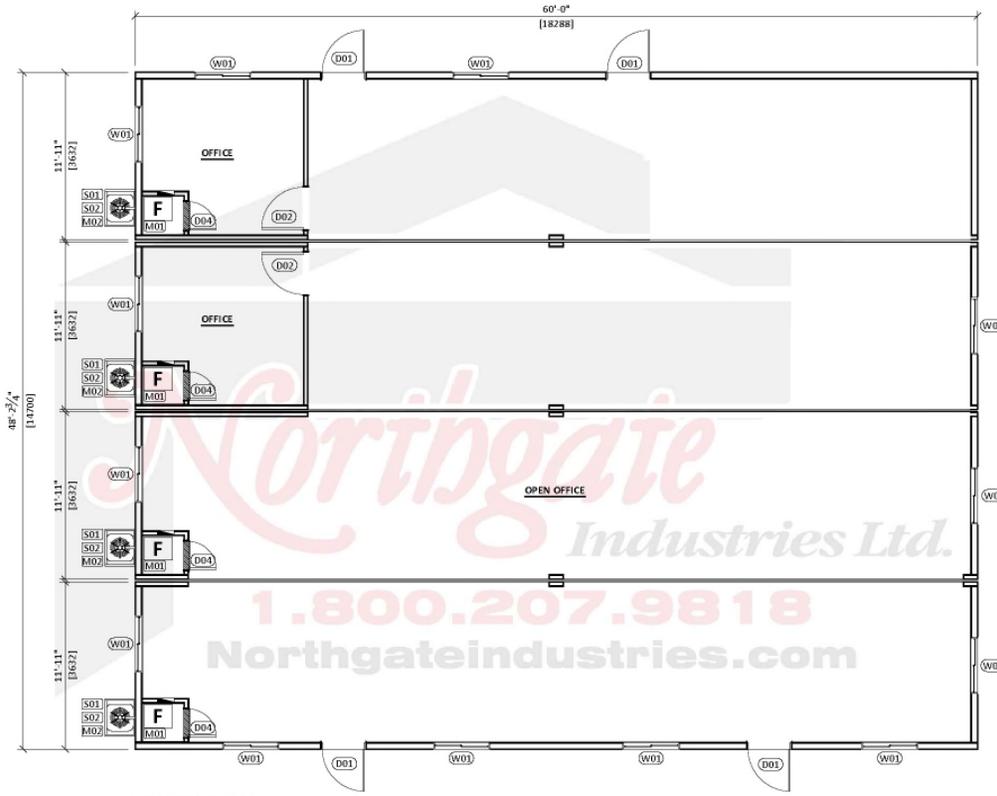
The demolition of the existing facility and replacement with new modular buildings will result in an aesthetic improvement to ESC's licensed area of Gallagher Park. Through the use of a pre-fabricated, modular design, the impact to the River Valley has been kept to a minimum, with no disturbance to vegetation other than turf grass. The location of the facilities will also allow for the future construction of a new permanent replacement facility on the site of the current daylodge facility, which is planned to be a modern and highly energy efficient facility.

Appendix A - Site Plan



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

Appendix B – Modular Unit Drawings



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

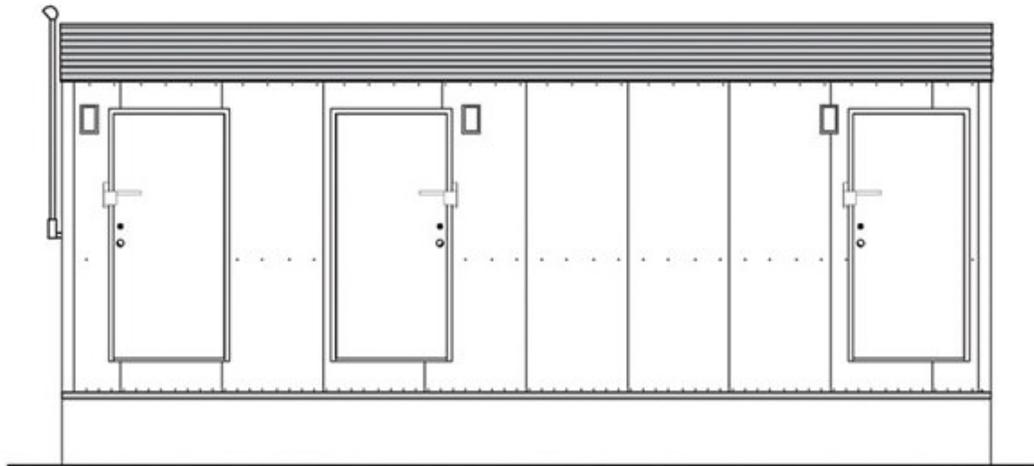
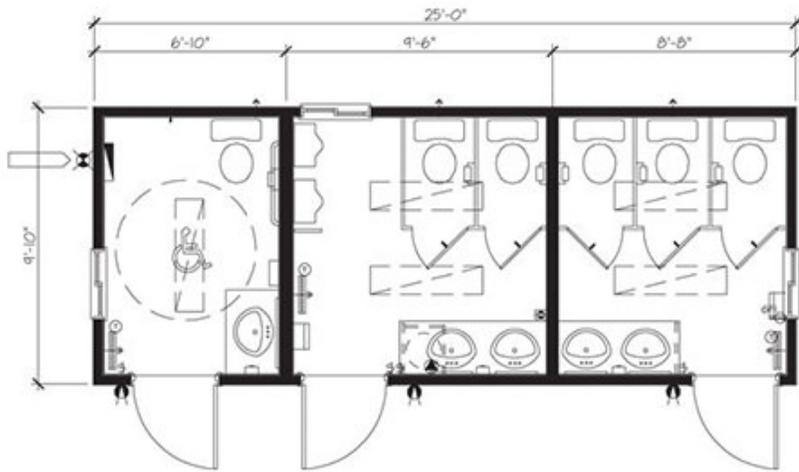
Northgate Industries Ltd.
1.800.207.9818
Northgateindustries.com
12345-121 STREET, EDMONTON, ALBERTA
Tel: 780-448-9222 Fax: 780-448-9508

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 IS 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

Appendix C – Modular Unit Pictures



48x60' Modular Facility Installed by Edmonton Folk Festival under Special Event Permit

Appendix D – Consultation



WELCOME

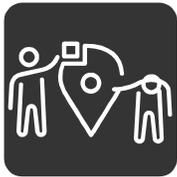
PURPOSE OF THIS COMMUNITY INFORMATION SESSION

1. To share the plans for the interim replacement of the Edmonton Ski Club Lodge as preparations are made for a new, permanent replacement facility.
2. To share with the community initial conceptual ideas and thoughts, as well as proposed timelines, for the permanent replacement facility and gather preliminary community feedback.

Scan the QR code
for more information.



PLANNING PRINCIPLES



Inclusive + Accessible

The new facility and programming will support a welcoming and inclusive environment, improving accessibility for people who normally face barriers in accessing year-round activities.



Multi-Modal

Users will be encouraged to arrive by cycling, walking and other active modes as the site centrally located and is accessible by LRT and Edmonton's extensive River Valley trail network.



Multi-Purpose Facility

An enhanced facility will provide year-round inclusive and accessible multi-function spaces for sport and recreation, art, culture and entertainment.



Create Resiliency

The new facility will be environmentally responsible and energy efficient - Net Zero - which will meet the needs of ESC and the user groups it serves, while reducing its carbon footprint.



Sense of Place

The new facility will create a destination within the City of Edmonton that exudes a positive sense of place and importance by providing a unique, beautiful, inspiring and welcoming space for all to enjoy.



Integrated Design

The built form will integrate sensitivity with the character of the neighbourhood, with the edge features that help blend the site into its surroundings.

Scan the QR code
for more information.



The lodge at the Edmonton Ski Club has reached the end of its lifecycle. The existing structure is highly energy inefficient and the south portion of the building is permanently inaccessible. The overall structure has now been de-commissioned.



INTERIM FACILITY

The first phase of project will include the demolition of the existing building, while making use of a series of modular buildings for interim use and operation of the ESC and the Edmonton Folk Festival.

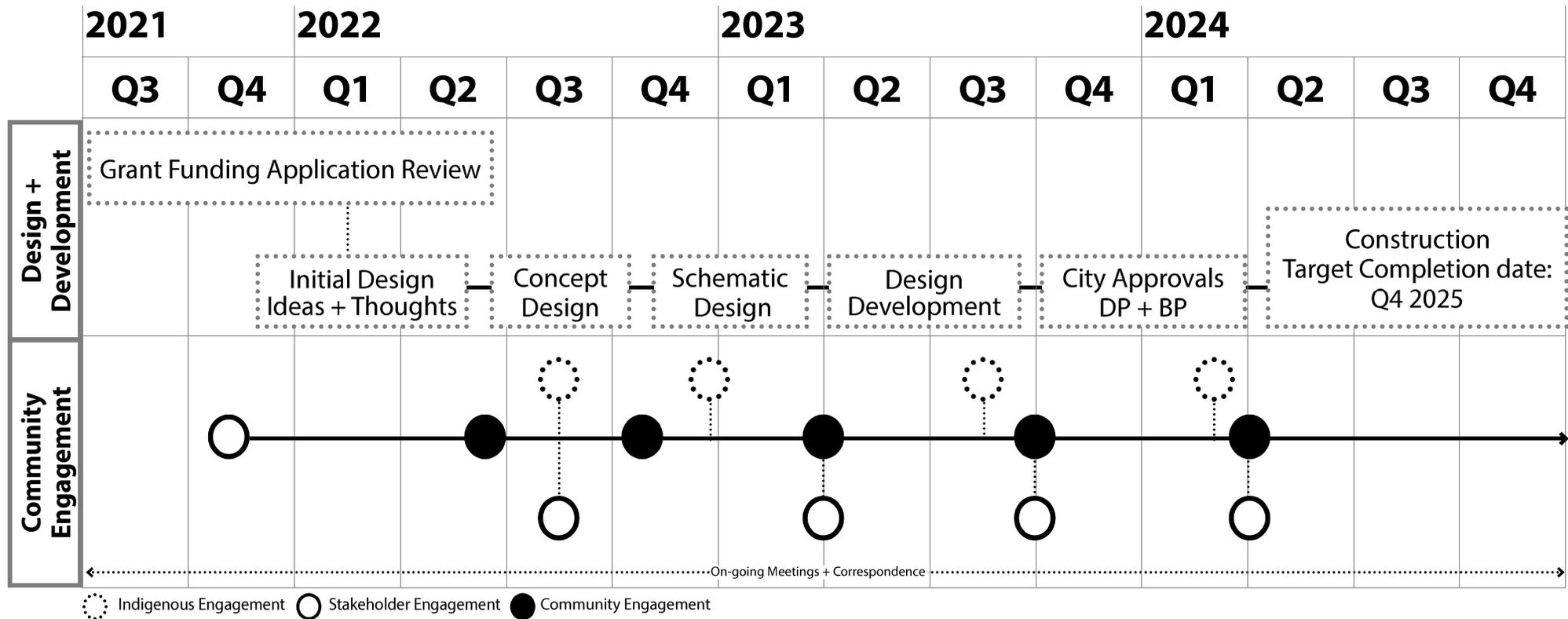
 Label of the Blue Buildings

 Label of the Pink Buildings

Scan the QR code
for more information.



TIMELINE + PROCESS



Scan the QR code for more information.



PROGRAMMING + USER GROUPS

The replacement facility will serve as a community hub that delivers inclusive and accessible programming. It will be designed to allow for continuing year round programming by a large variety of current user groups including:

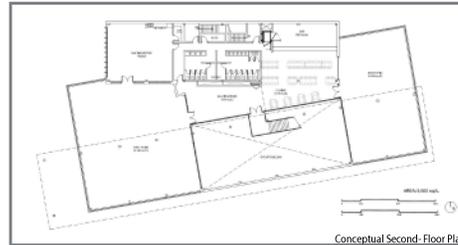
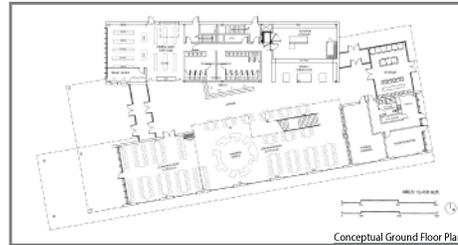
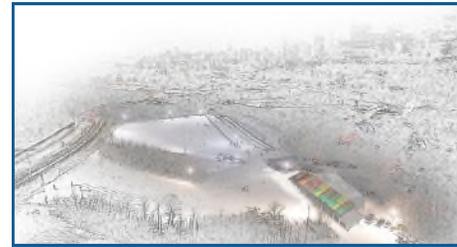
- *FreePlay for Kids*
- *Qi Creative Learn to Ski*
- *KidSport Edmonton*
- *Alpine Club of Canada*
- *ESC Alpine Ski Racing*
- *La Cite Francophone Flying Canoe Festival*
- *Canadian Adaptive Snowsports (CADS)*
- *Youth Empowerment and Support Services*
- *Indigenous Sport Council (Alberta)*

Scan the QR code
for more information.



INITIAL CONCEPTS

We are sharing these initial concepts / ideas of the replacement facility to generate ideas and gather preliminary community feedback. The design should aim to improve accessibility, support inclusive activities and be able to host world-class events.



Scan the QR code
for more information.



SHARE YOUR THOUGHTS

Your input is necessary for the success and your enjoyment of the replacement facility. The comments that you provide are important in helping us understand the desired programming, activities, and features that could potentially be accommodated in a new facility.

What do you like about the potential of a replacement facility?

Use of Natural Materials + opportunities to experience outdoor

Excited for expansion of community programming opportunities.

Accessible access through various means of transport + give opportunities for new skills to experience skiing

Excited for flexibility, patios and outdoor spaces.

Good place for parents + families to visit during ski lessons + competitions

SAPER FOR STAFF
GOOD FLOW
+ OPEN KNITABLE SPACE

Extend Fire Association + Garages + Storage

Down To Have A Mount + Functional Exercise

COOL

Extend Features To Make A Social Activity

Excited FOR FULL SEASON ACTIVITIES

Scan the QR code for more information.

DIALOG | **EDMONTON ski club**
EST. 1912



June 30, 2022

To whom it may concern,

Edmonton River Valley Conservation Coalition supports the Edmonton Ski Club's use of an interim lodge – a facility they will use in conjunction with the Edmonton Folk Festival.

ERVCC understands that this interim lodge will be used by the Edmonton Ski Club until the completion of a new net-zero facility in approximately three to five years. We also understand that the size of the interim facility is 48'x60' and has been installed on turf. This facility will contain the Edmonton Ski Club's indoor operations with rentals, concession, tickets, a small office, staff room, and guest seating.

This lodge will allow the Edmonton Ski Club an appropriate space to receive public and youth from partnership programs into a facility that is safe, clean and provides the user with the understanding that they have value. This is particularly important as the Edmonton Ski Club serves primarily racialized and low-income Edmontonians.

ERVCC also supports the City of Edmonton removing the existing facility in order to ensure there is no net gain in river valley infrastructure.

In all river valley amenities, ERVCC supports protection of the river valley as a regionally significant wildlife corridor, and education of the public on the importance of such protection.

Please let us know if you have any questions about our support.

Sincerely,
Kristine Kowalchuk
Chair, Edmonton River Valley Conservation Coalition