

# Fort Edmonton Park Enhancement Project

## Environmental Impact Assessment and Site Location Study

### Recommendation:

That Executive Committee recommend to City Council:

1. That the Environmental Impact Assessment, as outlined in Attachment 1, and the Site Location Study, as outlined in Attachment 3 of the July 4, 2017, Integrated Infrastructure Services report CR\_4648, be approved.
2. That the locations of the Fort Edmonton Park Enhancement Project, as outlined in Attachment 3 of the July 4, 2017, Integrated Infrastructure Services report CR\_4648, be deemed essential and approved.

### Report Summary

**This report recommends that City Council approve the Environmental Impact Assessment and the Site Location Study for the Fort Edmonton Park Enhancement Project, and that the location within the River Valley be deemed essential and approved.**

### Report

The Fort Edmonton Park Enhancement Project consists of the following components and follows the updated 2010 Fort Edmonton Master Plan:

- Utilities replacement (storm, sewer, sanitary sewer, natural gas, power, water and communications)
- New Indigenous Peoples' Experience attraction
- Selkirk Hotel Expansion - Windsor/Albion Block
- Midway Expansion
- New Front Entry and Guest Admissions Area

The proposed enhancements at Fort Edmonton Park fall within the boundary of the *North Saskatchewan River Valley Area Redevelopment Plan*, Bylaw 7188, which requires major facilities be deemed essential and approved by City Council.

As outlined in Schedule D of the *North Saskatchewan River Valley Area Redevelopment Plan*, Bylaw 7188, the Environmental Impact Assessment (Attachment 1) contains a summary of the potential effects on the physical, biological, and community environment resulting from the construction of the identified enhancement projects. The Environmental Impact Assessment report identifies mitigation measures to ensure the project will not result in any significant adverse

effects on the environment. The proposed construction is within a previously disturbed location and is to occur within the existing boundaries of Fort Edmonton Park.

Mitigation measures include the completion of a Historical Resource Impact Assessment (Attachment 2) to ensure historic resources are identified in advance of construction and ensure that appropriate construction practices are followed to avoid impacts to vegetation, soil conditions and water quality.

The Site Location Study (Attachment 3) outlines the financial, social, institutional, and environmental constraints for the project. The locations identified for the proposed development may provide positive impacts for recreation in the area. They will not result in any significant impacts to the surrounding region or cause any adverse environmental effects.

Pending approval of the project by City Council, construction will likely occur in two stages with preliminary tree clearing work starting in Fall 2017, and total project completion by Fall 2021. The intent is to ensure that the operations of the site and facilities are minimally impacted during construction. The entire project budget is approximately \$162 million, with costs being incurred by all orders of government as well as by the partner group, Fort Edmonton Management Company.

## **Policy**

*The Way We Green*, Edmonton's Environmental Strategic Plan:

4.2: The North Saskatchewan River and its tributaries are protected from pollution and erosion caused by stormwater runoff from Edmonton's built areas.

North Saskatchewan River Valley Area Redevelopment Plan, Bylaw 7188:

2.4.2: To consider environmental factors when planning for use in the River Valley.

2.6.1: To control the expansion and construction of major facilities and minimize the adverse impacts of major facilities on the natural environment and park development.

3.3.3 Application of Environmental Impact Assessment: It is the policy of this Plan to ensure the application of an environmental impact screening and assessment to all proposed public development and development on public land.

3.5.1 Development of Major Facilities: It is a policy of this Plan that major public facilities shall not be constructed or expanded unless their location within the River Valley is deemed essential and approved by City Council.

3.5.3 Site Location Study and Environmental Impact Assessment: It is a policy of this Plan that all proposals for the development of a major facility that is publicly owned or is developed on public lands shall be subject to an environmental impact screening assessment, and a detailed site location study detailing costs, and social, environmental and institutional constraints which make a River Valley location essential must be prepared for Council approval.

These studies shall be undertaken prior to Council committing funds for capital expenditure for the development of this proposal.

Corporate Tree Management, Policy C456A

1.8 Take necessary steps to protect and preserve City trees impacted by construction activities.

**Corporate Outcomes**

- This report contributes to the corporate outcome, “Edmontonians are connected to the City in which they live, work and play” as the project provides new opportunities for citizens to enjoy passive and active recreational pursuits.
- This report contributes to the corporate outcome, "Edmonton is an environmentally sustainable and resilient city," as the report proposes mitigation measures for construction to ensure the conservation and protection of the North Saskatchewan River Valley; and ensures the development does not impede on the natural environment.

**Risk Assessment**

<b>Risk Element</b>	<b>Risk Description</b>	<b>Like-likelihood</b>	<b>Impact</b>	<b>Risk Score</b>	<b>Current Mitigations</b>	<b>Potential Future Mitigations</b>
Project Management	Project goes over budget	3 - Possible	4 - Severe	12 - Medium	Administration has worked diligently to confirm scope and estimated budget for construction in 2018.	Steering committee to review scope in effort to reduce overages.
Project Management	Project is delayed	3 - Possible	4 - Severe	12 - Medium	External project manager is to provide third party review and management of schedules.	
Commercial	If project does not move forward, there is a risk of a drop in revenue, and business partners may not	2 - Unlikely	4 - Severe	8 - Medium	Administration will work with business partners to collaboratively combine	

	be able to deliver the projects for which they received approved funding from other orders of government.				projects for the best chance of success.	
Customers / Citizens	There has been extensive public notification of funding approvals for this project. A commitment has been made to the users of the facilities for renewed and enhanced infrastructure.	2 - Unlikely	4 - Severe	8 - Medium	Approval of report will support proceeding with the project.	Additional public and funding partners communication will be required to explain any delay or cancellation of the project.
Environmental	Potential impacts as identified in the Environmental Impact Assessment.	2 - Unlikely	1 - Minor	2 - Low	Recommendations regarding mitigation of environmental impacts in the Environmental Impact Assessment have been reviewed for completeness by Administration.	Mitigation measures will be implemented by the contractor at time of construction.

**Public Engagement**

A Public Information Session was held on site on May 2, 2017, to provide area residents and interested parties an opportunity to view the future plans of the Fort Edmonton Park facility. This session was held to garner general, open ended feedback about Fort Edmonton Park projects with the intent to use any relevant information for future planned public engagement sessions and to identify any questions or feedback from the community.

**Budget/Financial Implications**

The current budget for the Fort Edmonton Enhancement Project is \$162 million and is funded through the Fort Edmonton Park - Utilities and Enhancements Profile (15-21-6973).

**Legal Implications**

The *North Saskatchewan River Valley Area Redevelopment Plan*, Bylaw 7188 requires City Council to approve the Environmental Impact Assessment and a Site Location Study detailing financial, social, environmental and institutional opportunities and constraints. Further, the Bylaw requires the location of the proposed enhancement projects at Fort Edmonton Park be deemed essential and approved by City Council.

**Metrics, Targets and Outcomes**

<b>Metrics</b>	<b>Targets</b>	<b>Outcomes</b>
Completion of Environmental Impact Study	100% of all proposed development on public land protected by Bylaw 7188 (see section 3.3.3) undergoes an Environmental Impact Study.	100% of all proposed developments on public land protected by Bylaw 7188 have approved Environmental Impact and Site Location Studies completed prior to the project proceeding.
Completion of Site Location Study	100% of all proposed development on public land protected by Bylaw 7188 (see section 3.3.3) undergoes a Site Location Study.	The North Saskatchewan River Valley and Ravine System are protected as part of Edmonton's valuable open space heritage.

**Justification of Recommendation:**

1. Approval of the Environmental Impact Assessment and Site Location Study is required to meet the City of Edmonton’s North Saskatchewan River Valley Area Redevelopment Plan (Bylaw 7188).
2. In accordance with the *North Saskatchewan River Valley Area Redevelopment Plan* (Bylaw 7188), the location of the enhancements must be deemed essential and approved by City Council in order to proceed with the project.

**Attachments**

1. Environmental Impact Assessment
2. Historical Resources Impact Assessment
3. Site Location Study

**Others Reviewing this Report**

- T. Burge, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- R. G. Klassen, Deputy City Manager, Sustainable Development
- R. Smyth, Deputy City Manager, Citizen Services
- C. Campbell, Deputy City Manager, Communications and Engagement
- D. Jones, Deputy City Manager, City Operations