

# Environmental Impact Assessment of Aurum Road

## 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 May 3, 2017, Sustainable Development report CR\_4502, be approved.
2. That the location of Aurum Road within the River Valley, as outlined in Attachment 2 of the May 3, 2017, Sustainable Development report CR\_4502, be deemed essential and approved.

## Report Summary

**This report recommends that City Council approve the Environmental Impact Assessment and Site Location Study for the Aurum Road crossing of Clover Bar Creek; and that the location be deemed essential.**

## Report

As identified in the approved Area Structure Plan for Aurum Industrial Business Park (City of Edmonton 2009), Aurum Road is designated as a future arterial roadway and is currently constructed between Anthony Henday Drive and 9 Street NE and between 17 Street NE and the east city limit. Between 17 Street NE and 9 Street NE, Aurum Road does not exist and the first half of the road will be constructed with the bridge planned to cross Clover Bar Creek. The proposed construction of Aurum Road over Clover Bar Creek will complete this connection and provide access to Anthony Henday Drive. This will reduce traffic congestion in the area by creating a local bypass of railway lines and improving vehicular access to Aurum Industrial Business Park.

The major components of the construction of Aurum Road over Clover Bar Creek include the construction of the road between 9 Street NE and 17 Street NE and the road crossing over the ravine, with a design that accommodates the passage of local wildlife movement; the crossing requires the realignment of the creek and the crossing of a dry ravine to the west of the creek.

The Aurum Road crossing of Clover Bar Creek falls within the boundary of the North Saskatchewan River Valley Area Redevelopment Plan, Bylaw 7188, which requires the approval of an Environmental Impact Assessment and Site Location Study for new transportation corridors.

As outlined in Schedule D of the North Saskatchewan River Valley Area Redevelopment Plan, Bylaw 7188, the Environmental Impact Assessment contains a summary of the potential effects on the physical, biological, and community environments resulting from the construction of this road crossing. If recommended mitigation measures are adhered to in the construction of the Aurum Road crossing over Clover Bar Creek, it is anticipated that the project will not result in significant adverse effects to the environment.

The detailed design of the crossing structure, including additional geotechnical information and landscaping, has been submitted by the proponent and is presently under review by Administration. The design will be finalized prior to construction, which the proponent intends to begin in 2017.

### **Policy**

*The Way We Grow*, Edmonton's Municipal Development Plan:

- 7.1.1 : Protect, preserve and enhance a system of conserved natural areas within a functioning and interconnected ecological network.

*The Way We Move*, Edmonton's Transportation Master Plan:

- 2.0 : Transportation decisions reflect an integrated approach to environmental, financial and social impacts thereby creating sustainable, livable communities that minimize the need for new infrastructure and increase residents' quality of life.

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

- 3.3.16 : Ensures biodiversity corridors are appropriate for all scales of development (neighbourhood to regional) and that infrastructure developments provide appropriate wildlife passage.

*North Saskatchewan River Valley Area Redevelopment Plan*, Bylaw 7188:

- 3.4.1: Direct River and Direct Ravine Crossings by Major Transportation Corridors: It is the policy of this Plan that new transportation corridors will not be approved except for direct River and direct Ravine crossings which are deemed essential and approved by City Council as in Policy 3.5.3.
- 3.4.2: Negative Impacts of Existing and Future Transportation Facilities: It is the policy of this Plan that existing and future transportation facilities will be reviewed with the objective to eliminate, minimize or mitigate the negative effects of the facilities through design and landscaping measures.
- 3.5.3: Site Location Study and Environmental Impact Screening 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 as outlined in Schedule D, 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 Outcomes

This report contributes to the corporate outcomes "The City of Edmonton has sustainable and accessible infrastructure," "The City of Edmonton's operations are environmentally sustainable," and "Edmonton is an environmentally sustainable and resilient city." This report proposes ways to minimize adverse environmental impacts associated with urban development, while facilitating sustainable and accessible development that improves drainage infrastructure, contributes to active modes of transportation, and enhances ecological connectivity through Edmonton's river valley and ravine system.

## Risk Assessment

Risk Element	Risk Description	Likelihood	Impact	Risk Score	Current Mitigations	Potential Future Mitigations
Report is not approved	<p>If the report is not approved the following are risks that may arise:</p> <ul style="list-style-type: none"> <li>• Unable to construct Aurum Road to alleviate traffic congestion</li> <li>• Potential costs and delays may arise that would impact future industrial development in the area</li> </ul>	Unlikely - 2	Major - 3	Low - 6	Ensure regular coordination between the City and the Focus Equities in order to prepare for development.	Ensure coordination occurs between the City of Edmonton and Focus Equities to partner on ways to minimize the impacts to the public by not constructing the road.
Project Management	Possible risks associated with project management and the potential for project delays through the construction phase	Possible - 3	Moderate - 2	Low - 6	Ensure close coordination between the City of Edmonton and Focus Equities to report any potential delays in the project.	Maintain communication regarding timelines of project delivery between the City of Edmonton and Focus Equities.

## Public Engagement

Consultation has occurred with the adjacent landowners and tenants within the Aurum Industrial Park. A public notice is planned to be completed as a component of the project, prior to construction of Aurum Road.

## Budget/Financial Implications

The Environmental Impact Assessment, design and construction of Aurum Road is a capital project, with initial funds being provided by the developer. The capital profile associated with this project is 16-66-1615 Aurum Road (TUC to 17 Street NE) three Lanes. The project is funded through the Arterial Road Assessment (ARA) and a local improvement bylaw. Progress payments will be made by the city as the project progresses.

## Legal Implications

The North Saskatchewan River Valley Area Redevelopment Plan, Bylaw 7188, requires City Council to approve both the Environmental Impact Assessment and a comprehensive Site Location Study detailing financial, social, environmental, and institutional opportunities and constraints. Further, the Area Redevelopment Plan requires the location of Aurum Road crossing of Clover Bar Creek to be deemed essential and the location and major components of the location to be approved.

## Metrics, Targets and Outcomes

Metrics	Targets	Outcomes
<ul style="list-style-type: none"> <li>• Completion of Environmental Impact Study</li> <li>• Completion of Site Location Study</li> </ul>	<ul style="list-style-type: none"> <li>• 100% of all proposed development on public land protected by Bylaw 7188 (see section 3.3.3) undergoes an Environmental Impact Study.</li> <li>• 100% of all proposed development on public land protected by Bylaw 7188 (see section 3.3.3) undergoes a Site Location Study.</li> </ul>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• The North Saskatchewan River Valley and Ravine System are protected as part of Edmonton's valuable open space heritage.</li> </ul>

### **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*, this site must be deemed essential by City Council in order to proceed with the project.

### **Attachments**

1. Aurum Road Environmental Impact Assessment, Edmonton, Alberta
2. Aurum Road Crossing Site Location Study, Edmonton, Alberta

### **Others Reviewing this Report**

- T. Burge, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- A. Laughlin, Deputy City Manager, Integrated Infrastructure Services
- R. Smyth, Deputy City Manager, Citizen Services
- C. Campbell, Deputy City Manager, Communications and Engagement
- D. Jones, Deputy City Manager, City Operations