

Capitol Theatre

Environmental Impact Assessment and Site Location Approval

Recommendation:

1. That the Environmental Impact Assessment and Site Location Study, Attachments 1 and 2 of the July 7, 2010, Capital Construction Department report 2010CC0957, be approved.
2. That the site of the Capitol Theatre at Fort Edmonton Park (page 2 of Attachment 2 of the July 7, 2010, Capital Construction Department report 2010CC0957) be deemed essential and approved.

Report Summary

In accordance with the North Saskatchewan River Valley Area Redevelopment Plan, Council approval is requested for the Environmental Impact Assessment and Site Location Study of the Capitol Theatre development of major facilities; and that the location be deemed essential.

Previous Council/Committee Action

At the May 12, 2010, City Council meeting, the following motion was passed:

That the Fort Edmonton Park 2010 Master Plan update, as outlined in Attachment 1 of the March 24, 2010, Community Services Department report 2010CSR005, be approved.

Report

As required by the North Saskatchewan River Valley Area Redevelopment Plan, a Site Location Study and

Environmental Site Assessment were prepared to support the Capitol Theatre development at Fort Edmonton Park. The study and assessment reviewed the cost, social, environmental and institutional constraints that make Fort Edmonton Park the essential location for the Capitol Theatre:

- Cost – the redevelopment of the facility in the existing location avoids the capital and operating costs associated with relocation to an external site.
- Social – the recreation of the Capitol Theatre contributes to the continuation of Fort Edmonton Park's legacy within the community and the River Valley by enhancing the park's vitality. Completion of the Capitol Theatre will realize the next priority project specified in the Fort Edmonton Park Master Plan.
- Environmental – the project site is not within an environmentally sensitive area, as it is outside the flood risk zone, in a geologically stable area, and is within a previously disturbed site.
- Institutional – the Capitol Theatre is an essential component in order to realize the Fort Edmonton Park Master Plan vision for the 1920's Street.

Policy

North Saskatchewan River Valley Area Redevelopment Plan, section 3.5, Major Facility and Natural Resource Development Policies.

Focus Area

- Improve Edmonton's livability
- Transform Edmonton's urban form

Public Consultation

Extensive public consultation was conducted for the Fort Edmonton Park Master Plan May 2010 update, with significant focus on the Capitol Theatre. Further public notification has been implemented, specifically for the Capitol Theatre project. Suggestions for the Capitol Theatre raised through consultation were responded to through the Master Plan update of May 2010. Overall consultation feedback has been supportive for the Capitol Theatre development

Legal Implications

The North Saskatchewan River Valley Area Redevelopment Plan Bylaw 7188 requires City Council to approve an environmental impact assessment and a detailed site location study detailing costs and the social, environmental and institutional constraints that make a River Valley location essential before development of this project may proceed. Further, the Bylaw requires City Council to deem the location within the River Valley to be essential and to approve it before this project may be constructed.

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 policy.
2. In accordance with the North Saskatchewan River Valley Area Redevelopment Plan, this site must be deemed essential in order to proceed with the project.

Attachments

1. Environmental Impact Assessment Capitol Theatre Project
2. Capitol Theatre in Fort Edmonton Park Site Location Study

*Note: Both of these attachments are available at www.edmonton.ca. Due to their size, Administration has not printed individual copies but will have copies available for public viewing at the Office of the City Clerk, 3rd Floor, City Hall, and at the July 7, 2010, City Council meeting.

Others Reviewing this Report

- L. Cochrane, General Manager, Community Services Department
- D. H. Edey, General Manager, Corporate Services Department
- R. G. Klassen, General Manager, Planning and Development Department