



Fort Edmonton Park

# Capitol Theatre - Site Location Study

Submitted April 2010



EIDOS

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Re: Fort Edmonton Park – Capitol Theatre  
Site Location Study

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Please find attached the Fort Edmonton Park Capitol Theatre Site Location Study.

In accordance with the policy 3.5.3 of the North Saskatchewan River Valley ARP, we are submitting a detailed Site Location Study as a companion to the Environmental Impact Assessment. This document details the costs, social, environmental and institutional constraints which makes the River Valley location essential to the Project.

If you have any questions, please contact Robert Gibbs at 780.428.5050 ext 224.

Yours truly,

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FORT EDMONTON PARK  
CAPITOL THEATRE

Site Location Study

Prepared for

HIP ARCHITECTS

Submitted to

EDMONTON PLANNING and DEVELOPMENT

Prepared by

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April 2010





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## Executive Summary

The purpose of the Fort Edmonton Park Capitol Theatre Site Location Study is to detail the cost, social, environmental and institutional constraints which make a River Valley location essential for the FEP Capitol Theatre. This document is required based on the North Saskatchewan River Valley Area Redevelopment Plan, Office Consolidation August 2009. In addition to an examination of the constraints making this location essential, the study also provides a project background and detailed examination of the requirements of the Area Redevelopment Plan. This year, the City of Edmonton Community Services and the Fort Edmonton Foundation (“the Proponent” plan to construct a re-creation of the historic Capitol Theatre (“the Project”) in Fort Edmonton Park (FEP). The Project is the next priority project listed within the updated FEP Master Plan. Its proposed location on the themed 1920’s Street of Fort Edmonton Park is dictated by the approved Master Plan, which creates themed streets depicting different eras in Edmonton’s history. As outlined in the North Saskatchewan River Valley Area Redevelopment Plan (River Valley ARP) Section 3.5.3, a Site Location Study must be conducted to detail constraints making this site within the River Valley essential:

- 1) Cost – the redevelopment of the facility in the existing location, avoids the capital and operating costs associated with relocation to an external site;
- 2) Social – the re-creation of the Capitol Theatre contributes to the continuation of the 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;
- 3) 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; and
- 4) Institutional – the Capitol theatre is an essential component in order to realize the FEP Master Plan vision for the 1920’s Street.

Based on the documentation collected for this study, the construction of the Capitol Theatre in its proposed location in Fort Edmonton Park supports the goals, objectives, and policies of the River Valley ARP. Fort Edmonton Park is a major tourist attraction and an integral part of Edmonton. As a living museum, the dynamic facility allows visitors to experience Edmonton's history first hand. The Fort has been deemed by successive City Councils as an important recreational amenity and tourist attraction within the North Saskatchewan River Valley. With the support of the current City Council and the Development Officer, the construction of the Capitol Theatre will further enrich the visitor experience at Fort Edmonton Park. The location of the Capitol Theatre is "essential" to continuing the themed development of the 1920's Street of Fort Edmonton Park.

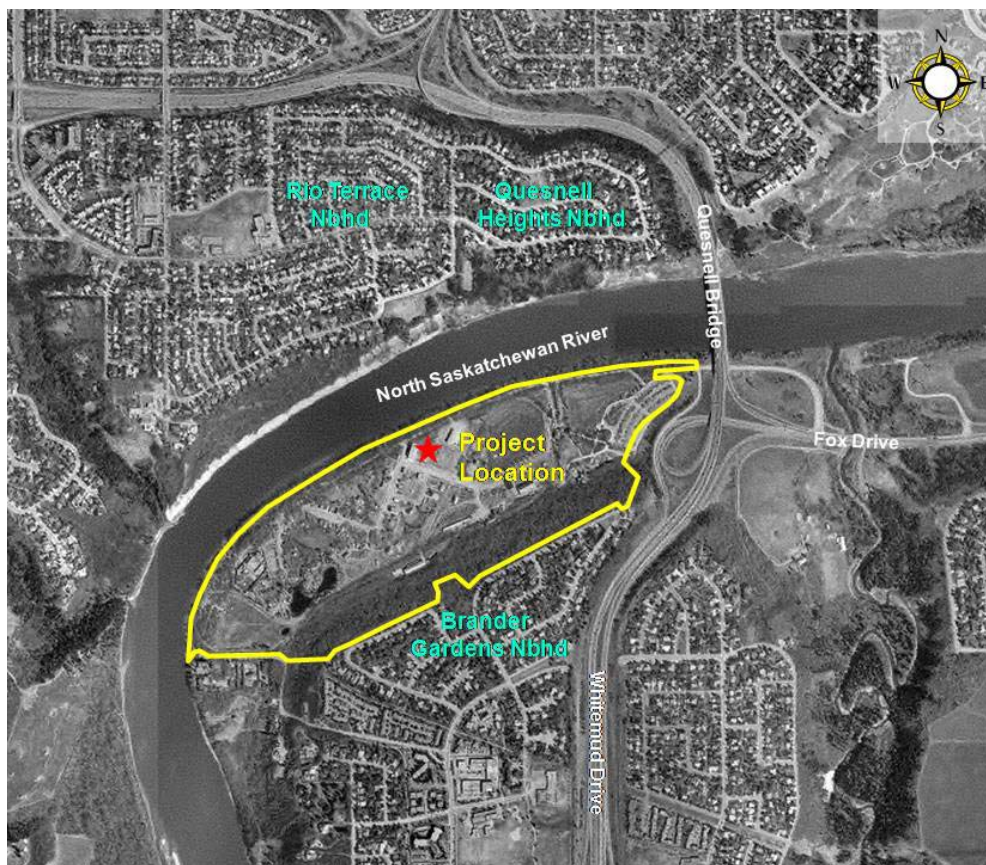
# 1.0 Introduction

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## 1.1 Project Overview

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The City of Edmonton Community Services and Fort Edmonton Foundation are proposing to re-create the historic Capitol Theatre on the 1920's Street within Fort Edmonton Park. The original theatre existed on Jasper Avenue for over 50 years and is a significant component of Edmonton's cultural history. The Project is the next priority project specified within the 2001 updated Fort Edmonton Park Master Plan. The Project is situated just east of the Selkirk Hotel, and south of the Blatchford Hangar on an undeveloped lot (see Figure 1.1 Project Site Location Within the North Saskatchewan River Valley and Figure 1.2 – Project Site).



**Figure 1.1 Project Site Location Within the North Saskatchewan River Valley**



**Figure 1.2 Project Site**

The Project is located within the boundaries governed by the City of Edmonton's (COE) North Saskatchewan River Valley Area Redevelopment Plan, Bylaw 7188 (herein referred to as "River Valley ARP"). The City of Edmonton Planning and Development Department determined that an Environmental Impact Assessment (EIA) and Site Location Study would be required for the Project due to the scale of the project and its location within the River Valley ARP boundary. This report is intended to serve as the Site Location study for the Project, meeting the requirements specified in Section 3.5.3 of the River Valley ARP.

### 1.1.1 Project Rationale

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There have been a number of revisions to the original 1968 Fort Edmonton Master Plan. The Master Plan was updated in 1988 and 2001. In the most recent update, and of the 120 candidate projects originally selected by the Edmonton Historical Foundation as being important components of Fort Edmonton Park, 31 projects were prioritized as being integral to bring the development of the park to completion (City of Edmonton et al. 2001). The 2001 FEP Master Plan Update was approved by City Council on July 17, 2001. Subsequently, City Council approved Bylaw 12835 on September 5, 2001 to amend the Edmonton Zoning (Land Use) Bylaw to include a new zoning designation, (AN) River Valley Activity Node Zone, which provided the opportunity to regulate the use, design, and extent of development within Fort Edmonton Park in order to achieve the planning objectives of the Fort Edmonton Park Master Plan and streamline the development approval process. Council also approved Bylaw 12836 on September 5, 2001 to rezone Fort Edmonton Park from (A) Metropolitan Recreational to the new (AN) River Valley Activity Node Zone designation. Since the top three projects on the prioritized list have already been completed (including the Blatchford Hangar, Selkirk Hotel, and 1920's Midway and Exhibition), the next logical step is to complete the next priority project on the list – the Capitol Theatre.

The Project will utilize 4D movie projection technology through 15 minute short films that illustrate Edmonton's cultural history through the eyes of important historic figures. This facility presents an opportunity to provide another medium in which visitors can "experience" Edmonton's cultural history in an accessible and fun manner. The stage also incorporates a stage, which makes the building a multi-purpose facility that may be used year-round and generate additional revenue for Fort Edmonton Park.

### 1.1.2 Study Area and Context

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Fort Edmonton Park (FEP) is the largest living museum in Canada, dedicated to portraying the history and development of Edmonton. The legal description for FEP is Plan 8521469, Block A, and the property is located within a portion of 23-052-25 W4M. The municipal address for the 62.7 hectare park is 7000 - 143 Street NW in Edmonton, Alberta. FEP is bounded to the north and west by the North Saskatchewan River, and to the east by the Fox Drive/Whitemud Drive interchange, and to the south by the Brander Gardens neighbourhood. The main parking lot (shared with the John Janzen Nature Centre) is accessed along Fort Edmonton Park Road, which intersects with Fox Drive. Across the river to the north are the Rio Terrace and Quesnell Heights neighbourhoods. The Project site is not likely visible to residents and the public outside Fort Edmonton Park, as the park is surrounded by trees and solid fencing. There is a paved multi-use river valley trail along the south perimeter of Fort Edmonton Park, which are mainly utilized by pedestrians, joggers, dog walkers, hikers, and cyclists.

The site for the proposed Capitol Theatre is on the 1920's Street within Fort Edmonton Park between the Selkirk Hotel to the west, the Blatchford Field Air Hangar to the north, and the Mellon Farm to the east (Figure 1.2). The train tracks line the south edge of the Project site, which is currently undeveloped land and free of woody vegetation. Figure 1.3a and 1.3b reflects the existing conditions on site. North of the site is a service road aligned parallel to the North Saskatchewan River, which would provides internal access to the Project site for construction and operating purposes. The Project location lies within the River Valley ARP jurisdictional boundaries.



Looking west towards the Selkirk Hotel. Capitol Theatre site in the foreground.



Looking east along the 1920's Street.



(Left) Drainage ditch parallel to the 1920's Street, terminating on the east side of the Selkirk Hotel.

(Right) The concrete sidewalk in front of the Selkirk Hotel transitions to a boardwalk that continues east.

Figure 1.3a Existing Conditions



Selkirk parking lot screening. Project site is located in front the right half of the screening.



Looking south at the back of the parking lot screening. Selkirk Hotel to the right.



Another view of the Selkirk Hotel parking area, which has roughly 20 stalls.

Figure 1.3b Existing Conditions



## 2.0 Location Assessment

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Fort Edmonton Park opened its doors to the public in 1974 in its current City-owned location in the North Saskatchewan River Valley. As funds became available, and historical assets were acquired, Fort Edmonton Park has continued to develop over the last 4 decades. Most of the FEP property was used for agricultural purposes until it was acquired by the City to construct the park. The Project site has been vacant to the present day.

### 2.1 Cost Constraints

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The cost constraints for the Project relate to both capital and operational limitations. The land for the Project already exists within Fort Edmonton Park, and the proposed location is determined by the Council-approved FEP Master Plan documents, on the 1920's Street. Since the park is organized by historic eras, the Capitol Theatre must be situated on the 1920's Street to fulfill the park's vision of the "Roaring Twenties". There is not another area of the FEP property to conveniently locate the Capitol Theatre building. Not only would be purchasing an off-site land parcel be cost prohibitive, but of extremely limited value as a stand-alone historic replica building.

### 2.2 Social Constraints

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Fort Edmonton Park has existed in its current river valley location for over 35 years. FEP is committed to its vision to not only preserve Edmonton's cultural history, but doing it in a dynamic manner that is family friendly, educational, interactive and fun. City Council approved Bylaw 12835 on September 5, 2001 to add a new zoning designation – (AN) River Valley Activity Node, which provided the opportunity to regulate the use, design and extent of development within FEP in order to achieve the planning objectives of the Fort Edmonton Park Master Plan and streamline the development process. Fort Edmonton Park was rezoned from (A) Metropolitan Recreational to the new (AN) River Valley Activity Node at that time. From the first iteration of the FEP Master Plan in 1968 to the most recent update in 2001, City Council has supported the continued development of Fort Edmonton Park in its river valley location, and its vision.

In addition there are (inter-related) City of Edmonton documents which consider Fort Edmonton Park as an integral part of the North Saskatchewan River Valley and its parks system:

- 1) The Ribbon of Green Master Plan (1992) – this document aims to conserve the majority of the North Saskatchewan River Valley, but allow for recreation that is compatible with this goal; and, permit facility development which enhances recreational opportunities and are located in already-disturbed areas or where the environmental impact will be low.
- 2) North Saskatchewan River Valley Area Redevelopment Plan Bylaw 7188 (1985 to 2009)- the Plan “is based on the fundamental philosophy that a continuous open space system, interspersed with recreational activity nodes, can meet the diverse demands for recreation in an urban setting and yet protect the river valley environment.” See further discussion in Section 3.0 of this document.
- 3) A Plan of Action for the Capital Region River Valley Park (2007) – this document envisions a continuous North Saskatchewan River Valley park and trail system from Devon to Fort Saskatchewan. The Plan aims to make river valley recreation accessible for all to enjoy; provide river valley parks; historical and interpretive facilities (including Fort Edmonton Park); and recreational amenities - all in an ecologically sensitive manner. In regards to the existing river valley parks and attractions, including Fort Edmonton Park, “the plan calls for major upgrades to all of these attractions to make sure they continue to be vibrant and exciting places to visit.”

The construction of the Project is consistent with the goals and objectives of these plans.

### 2.3 Environmental Constraints

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The Project is located on a river terrace of the North Saskatchewan River Valley and Ravine system, in a significantly disturbed site. The proposed location is comprised of mostly clay and clay fill as the upper soil layer, and there are no indigenous

natural soils to preserve. Although visitors within the park will be able to see and hear construction activities, the Project will be well screened by the river valley vegetation and park fencing. The proposed location is outside of the 1:100 flood plain, and there are no significant environmental limitations on the Project site. As per the geotechnical evaluation conducted for the nearby Selkirk Hotel (sharing the same soil conditions), the Project area is considered geologically stable (Thurber Engineering Ltd. 2002). The construction of the Capitol Theatre in its proposed location will cause minimal environmental impact to the river valley.

#### 2.4 Institutional Constraints

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As previously mentioned, FEP is organized into various periods in history. The theme for the 1920's Street is the "Roaring Twenties", and the Master Plan vision includes replications of businesses that existed in Edmonton during that time, including the Capitol Theatre, LaFleche Bros., the Mite Block, Diller's Book Shop, United Cycle, and Campbell's Furniture. Situating the Capitol Theatre anywhere else in the river valley other than on the 1920's Street within Fort Edmonton Park would make the facility out-of-context and unviable to operate as a satellite facility. From an institutional standpoint, the placement for the Capitol Theatre on the 1920's Street is essential to the continuing the 1920's theme in FEP.

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## 3.0 River Valley Bylaw Compliance Assessment

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The document, “North Saskatchewan River Valley: Area Redevelopment Plan, Office Consolidation August 2009”, produced by the City of Edmonton, outlines the history and intent of the Plan as well as goals, objectives and policies. Descriptions of the goals, objectives and policies are quoted (in italics) from this document and supplemented by information specifically pertaining to the proposed construction of the Capitol Theatre. This provides a comprehensive response to the areas of concern outlined in the Plan, ultimately supporting the location of the Project within the River Valley.

### 3.1 Parkland Development

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#### **Parkland Development Objectives**

(North Saskatchewan River Valley: Area Redevelopment Plan, p.6)

*2.3.1 To provide park, open space, and a variety of recreational, educational and cultural uses.* The facility supports the recreational, educational and cultural use in the North Saskatchewan River Valley deemed valid since City Council first approved the Fort Edmonton Park Master Plan in 1968.

*2.3.2 To provide a metropolitan recreation and conservation areas.* The design of the facility within the boundaries of Fort Edmonton Park supports recreational development within the context of the conserved surrounding natural environment of the river valley.

*2.3.3 To provide a pedestrian movement network, and other non-motorized vehicular networks including the provision of River and Ravine Crossings, throughout the Plan area.* Not applicable. The existing river valley trail system is unaffected by the Project.

*2.3.4 To ensure that park and recreation facilities have pedestrian and vehicular access.* As the Capitol Theatre is not expected to increase attendance to Fort Edmonton Park substantially, adequate parking is available in the main parking lot. The facility will be accessible within the park via train, streetcar, or on foot.

*2.3.5 To encourage water-oriented recreational modes of transportation to link the various activity nodes within the Plan area.* Not applicable to the Project.

*2.3.6 To promote the conservation and rehabilitation of archaeological, paleontological, architectural and historic resources within the parks and open space system.* A Historical Resources Overview (HRO) has been completed by Altamira Consulting Ltd., and submitted to the Province, with the recommendation that a Historical Resources Inventory Assessment will not be required. The HRO reports that the Project site “has been thoroughly assessed and no significant historical resources have been recorded. Therefore, there is low potential for unknown, undisturbed archaeology sites to be located within the project area.”

*2.3.7 To promote an exemplary standard of landscape, urban, and architectural design for all proposed developments, park amenities and the general environment.* The building design is subject to the review and approval of the Edmonton Design Council (EDC). The design aims to provide a historically authentic-looking exterior and interior, but using modern materials and construction methods that will be environmentally conscious, reduce energy use, and will be durable. The Project does not include landscaping, as the “Commercial Block” group of buildings will come up to the sidewalk on the 1920’s Street.

*2.3.8 To ensure handicapped people have access to the River Valley and Ravine System.* The Project is wheelchair accessible.

### **Parkland Development Policies**

(North Saskatchewan River Valley: Area Redevelopment Plan, p.8)

*3.2.1 Natural Conservation Area It is a policy of this Plan that those areas which have significant vegetation, potential wildlife and waterfowl habitat, or other unique natural physical features shall be managed as nature conservation areas and may be used for outdoor education, interpretation or low intensity recreational activities.* The Project site is within Fort Edmonton Park and is not a

nature conservation area. The entire Fort Edmonton Park is surrounded by the naturally forested valley escarpment and river edge natural environment.

*3.2.2 Intensity Range of Recreational Uses* It is a policy of this Plan that a low to high intensity range of recreational activities will be developed and managed within the River Valley. The Capitol Theatre building itself will continue supporting the role of Fort Edmonton Park as a major visitor attraction and high intensity recreational use within the River Valley.

*3.2.3 Location of Recreational Facilities* It is the policy of this Plan to locate the higher intensity recreational and cultural facilities in close proximity to major roadways, public transit routes and direct River crossings, except in the Central area. Fort Edmonton Park is easily accessible from Fox Drive, and is serviced by public transit. The Quesnell Bridge provides river crossing access to vehicles, pedestrians and cyclists.

*3.2.4 Ravines and River Edges* It is a policy of this Plan that ravines and river edge lands will be used for low intensity outdoor recreational use. The site is on a river terrace and avoids escarpments, ravines and river edge lands.

*3.2.5 Viewpoint Parks* It is a policy of this Plan that selected sites with existing and outstanding view potential will be encouraged to be developed as "viewpoint" parks. Not applicable to the Project.

*3.2.6 Accessory Land Uses* It is a policy of this Plan that accessory land uses such as cafes, restaurants, bicycle rentals or other commercial establishments which are complementary to recreational and open space opportunities and harmonious to the natural environment will be encouraged where land use districting permits. Fort Edmonton Park is included under the (AN) River Valley Activity Node Zone bylaw, and the Capitol Theatre is included under Discretionary Uses.

*3.2.7 Environmental Reserve Dedication* Not applicable to the Project.

*3.2.8 Use of Environmental Reserve Lands* Not applicable to the Project.

*3.2.9 Capital City Recreation Park* It is a policy of this Plan that the City will support the concept of the extension of the Capital City Recreation Park to the City's Northeast and Southwest boundaries. Upgrades and continued development of Fort Edmonton Park is recognized important to maintaining the vitality of the entire river valley park. FEP is one of the activity nodes within the Capital City Recreation Park, and therefore its development supports the policy.

*3.2.10 Trail System* It is the policy of this Plan to establish pedestrian and other non-motorized vehicular equestrian trails in selected areas; as the primary modes of movement along and through the River Valley. Not applicable to the Project.

*3.2.11 River and Ravine Crossings* Not applicable to the Project.

*3.2.12 Roadway Access and Parking* It is the policy of this Plan to develop a vehicular distribution and parking system in the River Valley that permits access to parking areas but restricts vehicular penetration through recreational and park areas. Not applicable to the Project. No additional parking is required for the Project.

*3.2.13 Recreational Water Transportation* Not applicable to the Project.

*3.2.14 Historic Resources Inventory* It is the policy of this Plan to continue to develop and maintain an inventory of all historic and archaeological resources and recognize those resources in planning or land use decisions. As previously mentioned, a Historical Resources Overview (HRO) was submitted by Altamira Consulting Ltd. to the Historic Resources Management Branch of Alberta Culture and Community Spirit advising that Historical Resources Act clearance be provided for the Project. The official letter of clearance had not yet been received at the time this document was submitted. Although there are no archaeological resources contained within the Project site, Fort Edmonton Park in itself is a living museum. Bylaw 12835 (AN) River Valley Activity Node Zone supports the development of FEP within the river valley.

*3.2.15 Designation of Historic Resources* Not applicable to the Project.



*3.2.16 Minimize Land Use Conflicts* It is the policy of this Plan that land use conflicts between parks and non-parks uses will be minimized by appropriate facility siting, quality design, noise and visual buffering. The Project location within Fort Edmonton Park is separated from adjacent public uses by a buffer of natural vegetation.

### *3.2.17 Urban Design and Architectural Guidelines*

*It is the policy of this Plan that all public development will conform to Council approved environmental, urban and architectural design guidelines to be developed in future studies and park development plans.* The building design is subject to the review and approval of the Edmonton Design Committee.

*3.2.18 Access for the Handicapped* It is the policy of this Plan that recreational facilities will be designed, if feasible, to accommodate access and other requirements of the handicapped. The Project is designed to be barrier-free.

## 3.2 Environmental Protection

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### **Environmental Protection Objectives**

(North Saskatchewan River Valley: Area Redevelopment Plan, p.8)

*2.4.1 To establish the River Valley and Ravine System as an environmental protection area.* The Project is located in developed parkland (formerly agricultural) within a larger context of an environmental protection area, consistent with the intent of the Bylaw.

*2.4.2 To consider environmental factors when planning for use in the River Valley.* The following items relate to the environmental considerations of the Capitol Theatre design. While the facility will not be LEED certified, the facility incorporates many sustainable strategies as part of the consideration for the redevelopment plan within the River Valley including:

- Minimal impact to the surrounding environment (development within the footprint of Fort Edmonton Park)
- High efficiency building envelope

- Energy conservation measures
- Access by existing public transportation routes.

### **Environmental Protection Policies**

(North Saskatchewan River Valley: Area Redevelopment Plan, p.11)

*3.3.1 Preservation of Natural Resource Areas* It is the policy of this Plan to recognize the Plan Area as containing natural resource areas which will be preserved and enhanced for recreational, scenic, and ecological purposes. Not applicable to the Project. The Capitol Theatre and Fort Edmonton Park are located in a largely disturbed site in the river valley.

*3.3.2 Identification of Sensitive and Hazardous Lands* It is the policy of this Plan to identify environmentally sensitive and hazardous lands through a detailed resource management approach. Not applicable. The Project is not located in any environmentally sensitive area or hazardous land.

*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. The Project Environmental Impact Assessment accompanies this study.

*3.3.4 Development on Environmentally Sensitive Lands* Not applicable to this Project.

*3.3.5 Development on Hazardous Lands – Unstable Slopes* It is the policy of this Plan that development will avoid areas with unstable slope conditions. Where development in such locations is deemed to be essential or is permitted by existing regulation, the Development Officer may require, from a registered Professional Engineer, detailed construction techniques to ensure stability of land and buildings. The Project is located within the flat river terrace and away from the flood hazard area. Based on the geotechnical evaluation completed by Thurber Engineering Ltd., the land is considered geologically stable, and the Architect will design and construct the building based on the information provided by the geotechnical consultant.

*3.3.6 Floodplain Management Guidelines* It is the policy of this Plan that the City will undertake, with other public authorities, the identification and designation of flood risk areas, and adopt floodplain management guidelines. The Project site is outside of the 1:100 flood plain defined by the Province of Alberta.

### **Transportation Objectives**

(North Saskatchewan River Valley: Area Redevelopment Plan, p.6)

*3.4.1 To support a transportation system which serves the needs of the City and the Plan area, yet is compatible with the parkland development and the environmental protection of the River Valley and its Ravine System.* Not applicable to the Project.

### **Transportation Policies**

Not applicable to the Project.

## **3.3 Major Facility and Natural Resource Development**

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### **Major Facility and Natural Resource Development Objectives**

(North Saskatchewan River Valley: Area Redevelopment Plan, p.6)

*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.* Bylaw 12835 (AN) River Valley Activity Node Zone “allow[s] for limited commercial development within activity nodes in designated areas of parkland along the river, creeks and ravines, for active and passive recreational uses, tourism uses, and environmental protection in conformance with Plan Edmonton, the Ribbon of Green Master Plan, and the North Saskatchewan River Valley Area Redevelopment Plan” (City of Edmonton 2009). The development regulations of Fort Edmonton Park is included under this bylaw under Appendix I.

*2.6.2 To control the further development of natural resource extraction and to minimize the adverse impacts of natural resource extraction operations on the natural environment and park developments.* Not applicable to the Project.

*2.6.3 To prohibit the development of utility corridors, including utility right-of-ways, except for direct river crossings.* Not applicable to the Project.

*2.6.4 To minimize the adverse environmental effects of all existing and future public works, landfill and solid waste disposal facilities.* Not applicable to the Project.

*2.6.5 To control the design and construction of future public works in a manner which will enhance the natural environment.* The design and construction of the Capitol Theatre within FEP will integrate with natural environment within the River Valley.

### **Major Facility and Natural Resource Development Policies**

(North Saskatchewan River Valley: Area Redevelopment Plan, p.13)

*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.* The Fort Edmonton Park Master Plan, originally approved in 1968, and updated in 1987, 1998 and 2001, has been supported continuously by City Council. Fort Edmonton Park is included in the Ribbon of Green and the Capital Region River Valley Park. The Capitol Theatre Project is an essential part of the Fort Edmonton Park 1920's Street.

*3.5.2 Development of Natural Resource Extraction Industries* Not applicable to the Project.

*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.*

This Site Location Study and the accompanying Environmental Impact

Assessment outline the case for the location of the Capitol Theatre within the River Valley.

*3.5.4 Protection of Unique Areas* Not applicable to the Project.

*3.5.5 Landscaping and Site Design Requirements* It is a policy of this Plan that landscaping and other design considerations for buffering extraction operations be a condition of approval of resource extraction operations. Not applicable to the Project.

*3.5.6 Disposal Sites for Clean Fill* Not applicable to the Project.

*3.5.7 Reclamation and Restoration of Natural Resource Extraction Sites* Not applicable to the Project.

*3.5.8 Conformity to Provincial Land Conservation Guidelines* It is a policy of this plan that natural resource extraction operators conform to the Land Conservation Guidelines of the Alberta Land Surface Conservation and Reclamation Act. Not applicable to the Project.

*3.5.9 Storm Water Management* It is a policy of this Plan to employ the use of storm water management techniques to reduce the adverse impacts of increased volume and rate of storm water discharges, particularly along the River Valley edge and its tributary ravines. Roof water runoff from the completed building roof will be stored and released at pre-development rates into the existing storm sewer system. During construction, in order to minimize or alleviate any adverse effects with respect to erosion and sedimentation, the Construction Contractor will prepare and implement an Erosion and Sedimentation Management Plan, as outlined in the Environmental Impact Assessment.

*3.5.10 Monitor and Regulation of Water Quality* Not applicable to the Project.

#### 3.4 Agricultural Land Use Objectives & Policies

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(North Saskatchewan River Valley: Area Redevelopment Plan, p.7 & 15) Not applicable to the Project.

### 3.5 Residential Land Use Objectives & Policies

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(North Saskatchewan River Valley: Area Redevelopment Plan, p.7 & 15) Not applicable to the Project.

### 3.6 Central Area Land Objectives

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(North Saskatchewan River Valley: Area Redevelopment Plan, p.7) Not applicable to the Project.

## 4.0 Summary and Conclusion

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The environmental impact assessment (EIA) process for the Capitol Theatre Project identified a number of physical, biological, and community/ social environmental effects that may be caused by the construction and operation of the Project. This EIA recommends a number of mitigation strategies which will lessen or ameliorate these effects.

The purpose of the Fort Edmonton Park Capitol Theatre Site Location Study is to detail the cost, social, environmental and institutional constraints which make a river valley location essential. In the preceding sections, constraints making this location essential are examined, with supporting information relating to the project background as well as a detailed examination of the requirements of the North Saskatchewan River Valley Area Redevelopment Plan. Based on the documentation collected for this study, the re-recreation of the Capitol Theatre within Fort Edmonton Park supports the goals, objectives, and policies of the River Valley ARP. The park's river valley setting is a vital and integral component of the Capital Region River Valley Park, and this living museum provides an opportunity for visitors to immerse themselves in Edmonton's cultural history in a fun, dynamic, engaging, and educational manner. With the support of City Council and the Development Officer, the Project will improve and maintain the vitality of Fort Edmonton Park. The Capitol Theatre Project is an essential component of Fort Edmonton Park and its 1920's Street themed exhibition of heritage structures.

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## 5.0 References

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