

Rainbow Valley Campground Office Building Site Location Study

Snow Valley Site C Toddler Play Area
Final Report



Prepared for:
City of Edmonton
Urban Planning
Edmonton, Alberta

Under Contract to:
Snow Valley Ski Club
Edmonton, Alberta

Project Number EP-857
June 2020

Prepared by:
Spencer Environmental
Management Services Ltd.
Edmonton, Alberta



SPENCER ENVIRONMENTAL
M A N A G E M E N T S E R V I C E S L T D.

Suite 402, 9925 – 109 Street
Edmonton, Alberta T5K 2L9
Phone (780) 429-2108 Fax (780) 429-2127

Paul Robinson
Assistant General Manager
Snow Valley
P.O. Box 21100
Edmonton, AB

04 June 2020
EP 857

Dear Mr. Robinson,

**Re: Rainbow Valley Campground Office Building Site Location Study (SLS), Snow
Valley Site C Toddler Play Area, Final Report**

As requested, please find attached a pdf copy of the above-mentioned final SLS for submission to the City of Edmonton.

Please contact either of the undersigned if you require additional information.

Sincerely,

**Spencer Environmental
Management Services Ltd.**

Stephanie Jean, M.Sc., BIT
Environmental Scientist

Andra Bismanis, M.Sc., P.Biol.
Vice President, Science Practice



Attch.

Table of Contents

Chapter	Page
1.0 INTRODUCTION AND PROJECT LOCATION	1
2.0 SNOW VALLEY SITE C TODDLER PLAY AREA PROJECT SCOPE.....	2
2.1 Project Description.....	2
2.1.1 Site C Toddler Play Area	2
3.0 SNOW VALLEY SITE C TODDLER PLAY AREA LOCATION ANALYSIS AND JUSTIFICATION.....	4
3.1 Alternative Location Review	4
3.2 River Valley Dependencies.....	4
3.3 Overview of Bylaws/Plans/Policies.....	4
4.0 OPPORTUNITIES AND CONSTRAINTS ANALYSIS.....	5
4.1 Social.....	5
4.2 Financial.....	5
4.3 Environmental Opportunities and Constraints.....	5
4.4 Institutional Opportunities and Constraints	5
5.0 CONCLUSION	6
6.0 REFERENCES.....	7
6.1 Literature Cited	7
6.2 Personal Communications	7
APPENDIX A. FIGURES	A1
APPENDIX B: PROPOSED TODDLER PLAY AREA DRAWINGS (HENDERSON RECREATIONAL EQUIPMENT LTD. 2020).....	B1

List of Plates

Plate 2.1. View to west of manicured grass and existing playground north of the campground office building (01 July 2014).....	2
Plate 2.2. Proposed Site C Hollow Log Climber (A), Cerra Torre (B), Log Climber (C) and Log Beam (D) components (source: Henderson Recreational Equipment Ltd.).	3

1.0 INTRODUCTION AND PROJECT LOCATION

Snow Valley is an existing not-for-profit organization that has been operating the Snow Valley ski facility in the North Saskatchewan River Valley (NSRV) (Figure 1, Appendix A) through management agreements with the City of Edmonton since 1961. Snow Valley is Edmonton's most utilized outdoor winter recreation facility. The Club also operates the Rainbow Valley Campground and the Snow Valley Aerial Park (Figure 2, Appendix A). As the only campground and only outdoor adventure park within the City of Edmonton, Rainbow Valley and the aerial park are unique to the City's tourism and recreation functions. Both the campground and aerial park allow Snow Valley to be a year-round recreation facility. Snow Valley has identified an opportunity to further expand its recreational opportunities in the campground area by constructing an ancillary Site C toddler play area north of the campground office building and east of an existing playground that will act as a community service (Snow Valley 2019).

Construction of the proposed Site C toddler play area north of the campground office building and east of an existing playground is intended to provide young children the opportunity to experience complementary adventure/climbing experiences to those experienced in the existing adjacent playground as well as those experienced by individuals who use the nearby aerial park and associated play areas. The proposed toddler play area will be constructed within the existing Snow Valley management area and will not require additional lands in the river valley.

The Snow Valley management area lands are wholly located within the boundaries of the City of Edmonton North Saskatchewan River Valley Area Redevelopment Plan (NSRV ARP) (Bylaw 7188) (Figure 1, Appendix A). Pursuant to the NSRV ARP (the "ARP"), each proposal for the development of a major facility that is publicly owned or is developed on public lands is subject to a Site Location Study (SLS) detailing financial, social, environmental and institutional constraints that make a river valley location essential. Previously, an Environmental Screening Report (ESR) (Spencer 2014) was prepared for the City of Edmonton in support of Snow Valley's new Rainbow Valley Campground office building. That ESR was approved by City of Edmonton Urban Planning in late September 2014 and a final ESR document was prepared for the City in early October 2014. No accompanying SLS or City Council approval of the ESR was required at that time.

Since the proposed Site C play area was not specifically addressed as a component of the previously approved ESR (Spencer Environmental 2014), Snow Valley discussed the proposed Site C project with representatives from City of Edmonton Open Space Planning and Design and Urban Planning who determined that an addendum to the ESR was required in support of the addition of the proposed Site C toddler play area to the campground office building area. The proposed work falls under the definition of a major facility in the ARP and requires City Council to deem the location essential and to approve the Environmental Screening Report addendum and the accompanying Site Location Study addendum. Section 3.5.1 of the ARP states 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.

In accordance with the City's implementation of Bylaw 7188, this ESR addendum requires an accompanying Site Location Study (SLS) (provided under separate cover) and City Council approval.

2.0 SNOW VALLEY SITE C TODDLER PLAY AREA PROJECT SCOPE

2.1 *Project Description*

The proposed Snow Valley Site C Toddler Play Area project in Whitemud Creek Ravine comprises the following components:

- Installation of a toddler play area.

2.1.1 *Site C Toddler Play Area*

The proposed Site C play area will be constructed in a manicured grass area north of the campground office building and east of an existing playground area (Plate 2.1; Figures 2 and 3, Appendix A). The proposed Site C play area will comprise four Henderson Recreation Equipment components: Cerra Torre, Hollow Log Climber, Log Beam and Log Climber, which will occupy a 11.8 m x 9.5 m (112.1 m²) of manicured grass area (Plate 2.2; Figure 3, Appendix A). It is expected that the play elements included in the proposed play area will give young children the opportunity to experience complementary adventure/climbing experiences similar to those experienced in the existing adjacent playground as well as those experienced by individuals who use the nearby aerial park and associated play areas. No natural vegetation or planted trees will be removed to construct the Site C play area.



Plate 2.1. View to west of manicured grass and existing playground north of the campground office building (01 July 2014).

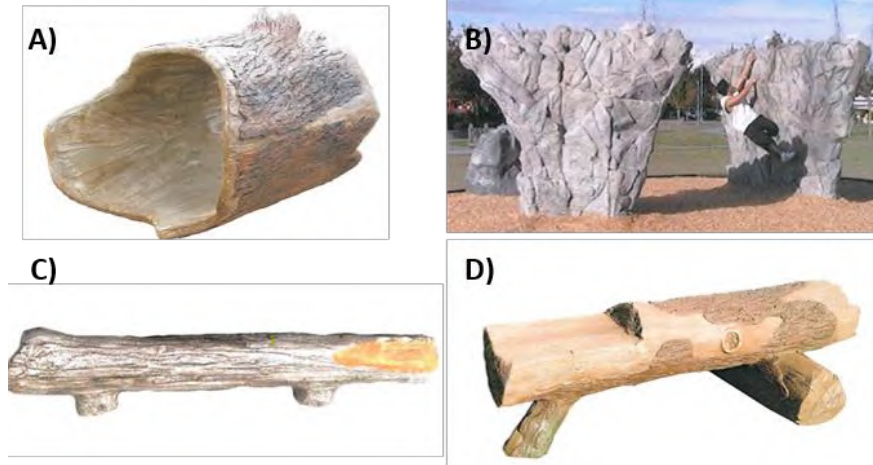


Plate 2.2. Proposed Site C Hollow Log Climber (A), Cerra Torre (B), Log Climber (C) and Log Beam (D) components (source: Henderson Recreational Equipment Ltd.).

The play area equipment will be installed according to Canadian Standards Association guidelines using concrete piles. A skid steer loader, with auger for drilling the piles as required, is the only equipment required to build the play area aside from hand tools to assemble the structures. The substrate surrounding the constructed playground will be an engineered wood fibre. Construction will be completed in fall 2020 and will not interfere with Rainbow Valley Campground or aerial park operations (P. Robinson, *pers. comm.*).

3.0 SNOW VALLEY SITE C TODDLER PLAY AREA LOCATION ANALYSIS AND JUSTIFICATION

3.1 *Alternative Location Review*

Snow Valley's management boundary is located entirely within the *North Saskatchewan River Valley Area Redevelopment Plan* (Figure 1, Appendix A) (Bylaw 7188) boundaries. While a proposed play area potentially could be located anywhere outside of the North Saskatchewan River Valley, any project that Snow Valley undertakes must be located within the boundaries of their management area in the river valley and ravine system. Further, this play area is intended to complement the facilities in the Rainbow Valley Campground including the adjacent existing playground and the nearby aerial park. No alternative locations, therefore, were considered outside their management area.

3.2 *River Valley Dependencies*

Snow Valley as an entity does depend on its location in the river valley due to the presence of the valley slopes for skiing and the natural setting for the Rainbow Valley Campground. It has occupied this location in the river valley since 1961.

3.3 *Overview of Bylaws/Plans/Policies*

The proposed project is consistent with the following City plans: The Way We Grow: Municipal Development Plan (Bylaw 15100); The Way We Live, Edmonton's People Plan; The Way We Green: Environmental Strategic Plan. Furthermore, because the proposed project would be within the existing Snow Valley management area, would occupy previously disturbed lands, and would not encroach into adjacent river valley lands. The project is also consistent with the following goal of the North Saskatchewan River Valley Area Redevelopment Plan (Bylaw 7188): to ensure preservation of the natural character and environment of the North Saskatchewan River Valley and its ravine system.

4.0 OPPORTUNITIES AND CONSTRAINTS ANALYSIS

Following is an analysis of the social, financial, environmental and institutional opportunities and constraints that makes this project's location within Bylaw 7188 boundaries essential.

4.1 Social

Numerous users of the Snow Valley area are families. Because Snow Valley is a family-oriented business whose mission is to provide recreational opportunities for all, including the very young, Snow Valley intends to provide additional recreational activities for young children, adjacent the campground office building and the existing playground. This is not a revenue-driven idea as the play area would be free-of-charge. Rather, it is intended as a service to the community.

4.2 Financial

The proposed play area has few financial constraints. It will utilize the existing area available within the management area and will provide a means to diversify the recreational opportunities offered by Snow Valley to all members of the public. Use of the play area will be free-of-charge to members of the public.

4.3 Environmental Opportunities and Constraints

There are no environmental constraints that make this project's location in the river valley essential other than the need to place it in proximity to the existing campground office building. The proposed location in Whitemud Creek Ravine in Snow Valley's existing management area is the most appropriate site for placement of an ancillary facility to the existing campground and takes advantage of manicured grass, so no native vegetation will be lost (Figure 4, Appendix A).

4.4 Institutional Opportunities and Constraints

Any proposed Snow Valley project is tied to their existing management agreement area and their approved 10-year Master Plan. As it has done in the past, Snow Valley will continue to strive to provide recreational amenities that all members of the public may use.

5.0 CONCLUSION

As documented in this Site Location Study, Snow Valley has been present at the current location since 1961. A toddler play area – within Bylaw 7188 boundaries – is part of Snow Valley’s approved 10-year Master Plan and will assist in achieving their mission of providing recreational opportunities for all members of the community. The proposed play area must be located within the boundaries of Snow Valley’s existing management area to be an ancillary facility to the existing campground office building that Snow Valley operates. Snow Valley could not develop this facility, or any other project, anywhere else outside of their management area. Based on the information collected and analyzed in this report, we are confident that the proposed play area conforms to the goals, and applicable objectives and policies of the *North Saskatchewan River Valley Area Redevelopment Plan* (Bylaw 7188).

6.0 REFERENCES

6.1 Literature Cited

Snow Valley. 2019. Business Case – Snow Valley Toddler Play Area. Edmonton, Alberta.

Spencer Environmental Management Services Ltd. 2014. Rainbow Valley Campground Office Building Environmental Screening Report. Final Report. Prepared for Snow Valley Ski Club, Edmonton, Alberta.

Spencer Environmental Management Services Ltd. 2020. Rainbow Valley Campground Office Building Environmental Screening Report Addendum #1 - Snow Valley Site C Play Area. Prepared for Snow Valley Ski Club. Edmonton, Alberta.

6.2 Personal Communications

Robinson, P. Assistant General Manager, Snow Valley.

Appendix A. Figures

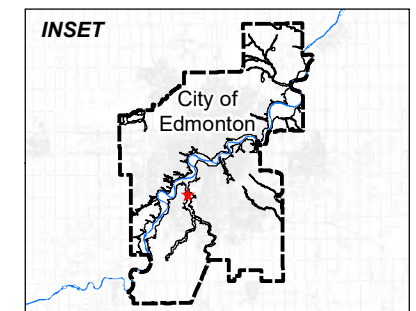
- Figure 1. Site C Toddler Play Area Location
- Figure 2. Site C Toddler Play Area Site Context and Project Components
- Figure 3. Site C Toddler Play Area Approximate Footprint
- Figure 4. Rainbow Valley Campground Map (2019)
- Figure 5. Site C Toddler Play Area Vegetation Communities



Figure 1. Site C Toddler Play Area Project Location
 Rainbow Valley Campground
 Office Building SLS

Legend

- Bylaw 7188 Boundary
- Local Study Area
- Proposed Location of Toddler Play Area



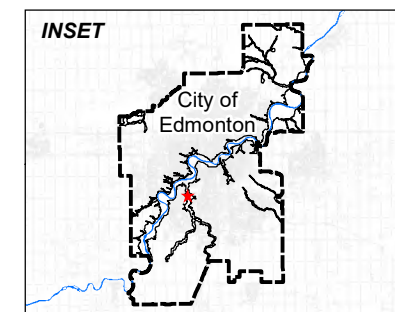
Map Date: 09 March 2020
 Imagery Date: May 2017



Figure 2. Site C Toddler Play Area Site Context and Project Components
Rainbow Valley Campground
Office Building SLS

Legend

- Local Study Area
- Proposed Location of Site C Play Area
- Proposed Laydown Area in Campsite #24




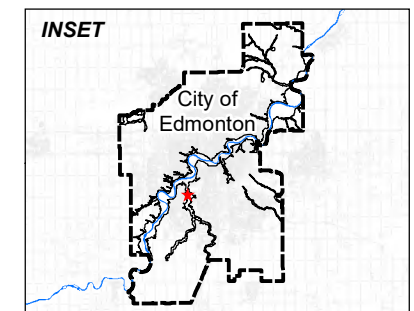
Map Date: 04 March 2020
Imagery: ESRI Online (Date Not Known)



Figure 3. Site C Toddler Play Area Approximate Footprint
Rainbow Valley Campground Office Building SLS

Legend

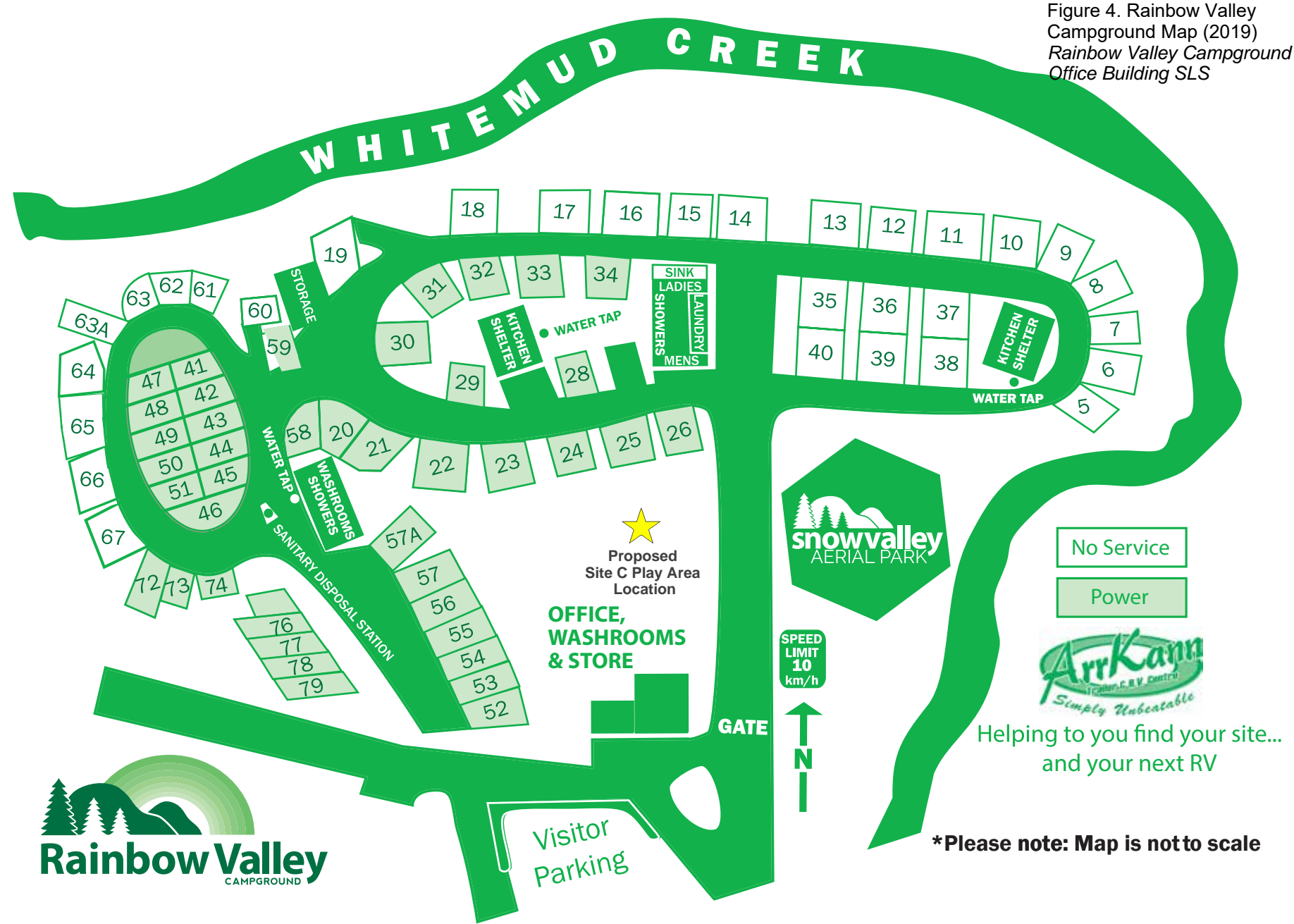
-  Proposed Site C Toddler Play Area



Map Date: 04 March 2020
Imagery: ESRI Online (Date Not Known)



Figure 4. Rainbow Valley
Campground Map (2019)
Rainbow Valley Campground
Office Building SLS



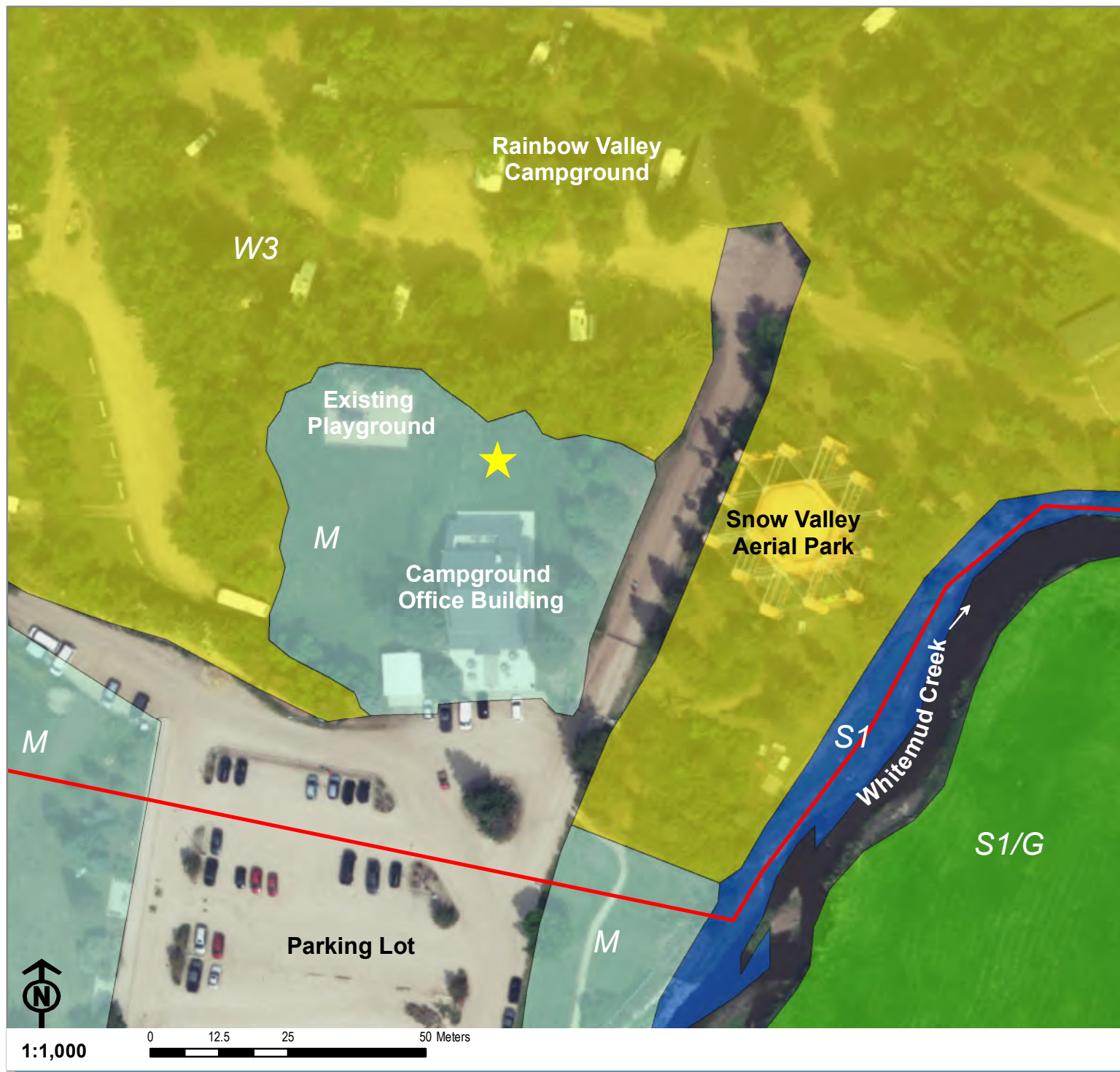


Figure 5. Site C Toddler Play Area Plant Communities
Rainbow Valley Campground
Office Building SLS

Legend

Local Study Area

★ Proposed Location of Site C Play Area

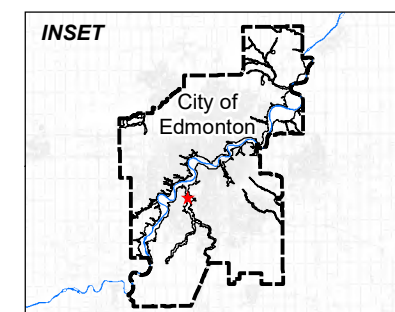
Plant Communities*

Manicured (M)

Low Shrub-Riparian (S1)

Modified White Spruce-Deciduous (W3)

Low Shrub-Riparian/Grassland (S1/G)



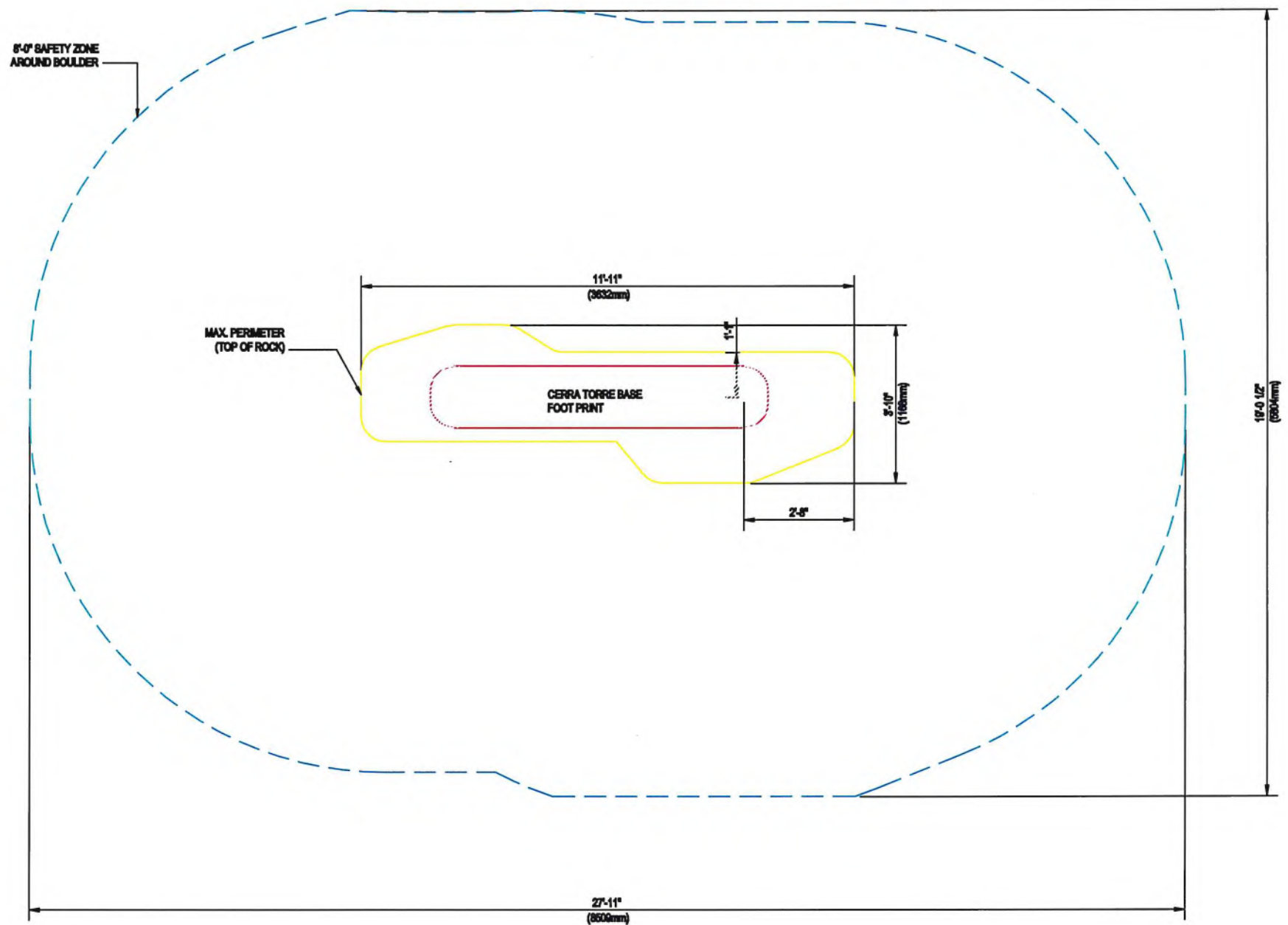
Map Date: 04 March 2020
 Imagery: ESRI Online (Date Not Known)



* Plant community data from Spencer Environmental 2014.

Appendix B: Proposed Toddler Play Area Drawings (Henderson Recreational Equipment Ltd. 2020)





NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/tnb
REFERENCE NUMBER 925-006.

HOLLOW LOG CLIMBER



Model No. SA-CC045

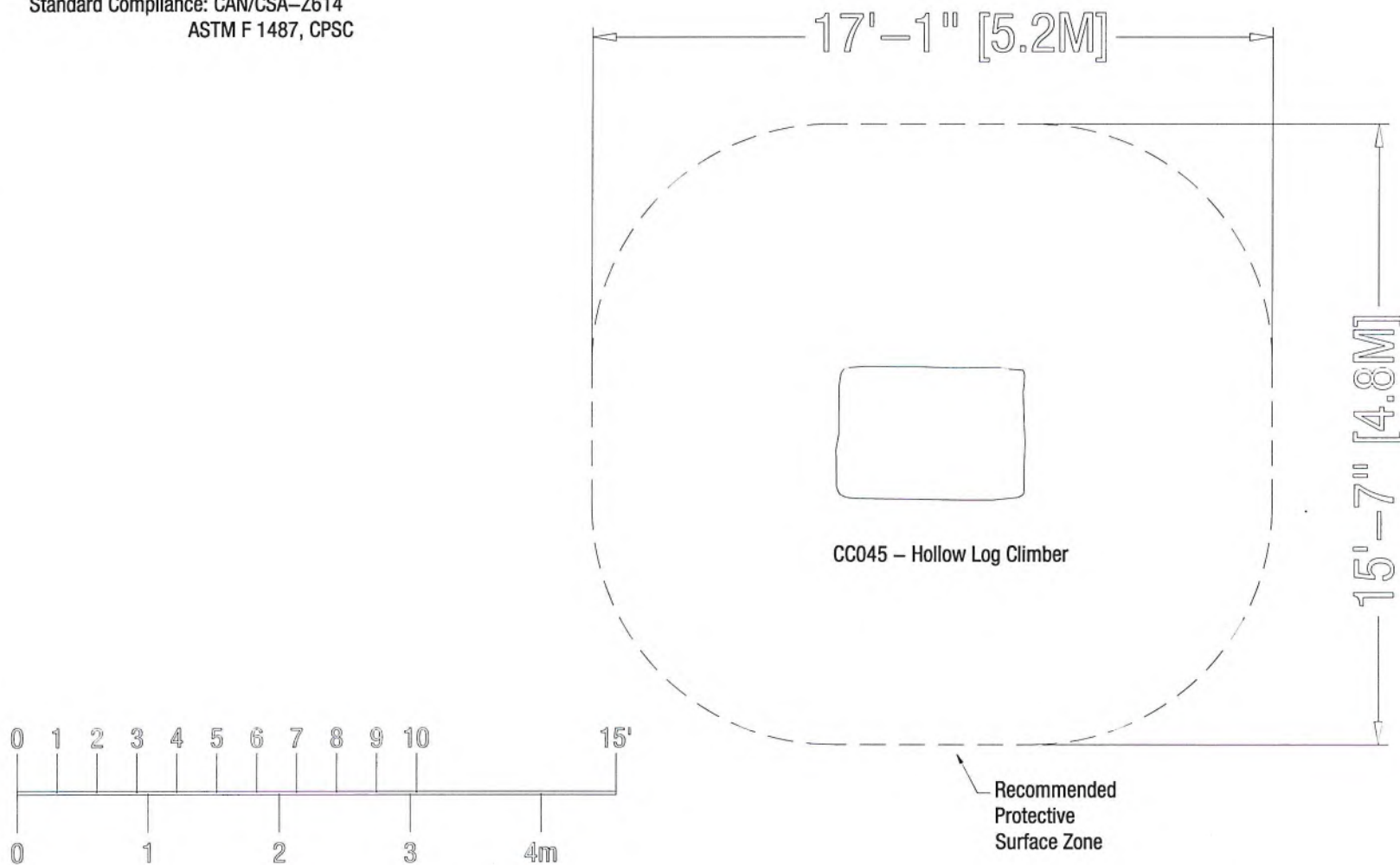
© 2017 Henderson Recreation Equipment Limited. All rights reserved.
1-800-241-2432 (Toll-free in Canada) • www.hendersonplay.com
11 Collier Road Drive, Etobicoke, Ontario, Canada, M9T 1K4
This drawing is not to be reproduced in any way without prior approval from Henderson Recreation.

Henderson®
Providing Playground Fun



Standard Compliance: CAN/CSA-Z614
ASTM F 1487, CPSC

Henderson
Providing Playground Fun



Model No. CC045

Henderson Recreation Equipment Ltd.
PO Box 68, 11 Gilbertson Drive
Simcoe, ON, Canada, N3Y 4K8
T. 1.800.265.5462
F. 519.426.9380
www.hendersonplay.ca

Salesperson |
Drawn By | R.H.
Date Drawn | November 22, 2018
Revised By |
Revision Date |

Product Line | Playsteel
Standard Compliance |
Best User Age | 2 to 12 yrs.
Protective Surfacing Type |
Accessibility | None

Border Area | 236 sq/ft
Border Perimeter | 55'
Installation Type | Inground

WARNING: All play equipment shall have a protective surfacing zone that consists of an obstacle free soft, resilient surfacing, as specified for each type of equipment and at depths to meet the critical fall heights as specified by the CAN/CSA Z614, ASTM F1487 and the U.S. Consumer Product Safety Commission.

LOG BEAM



Model No. SA-CC046

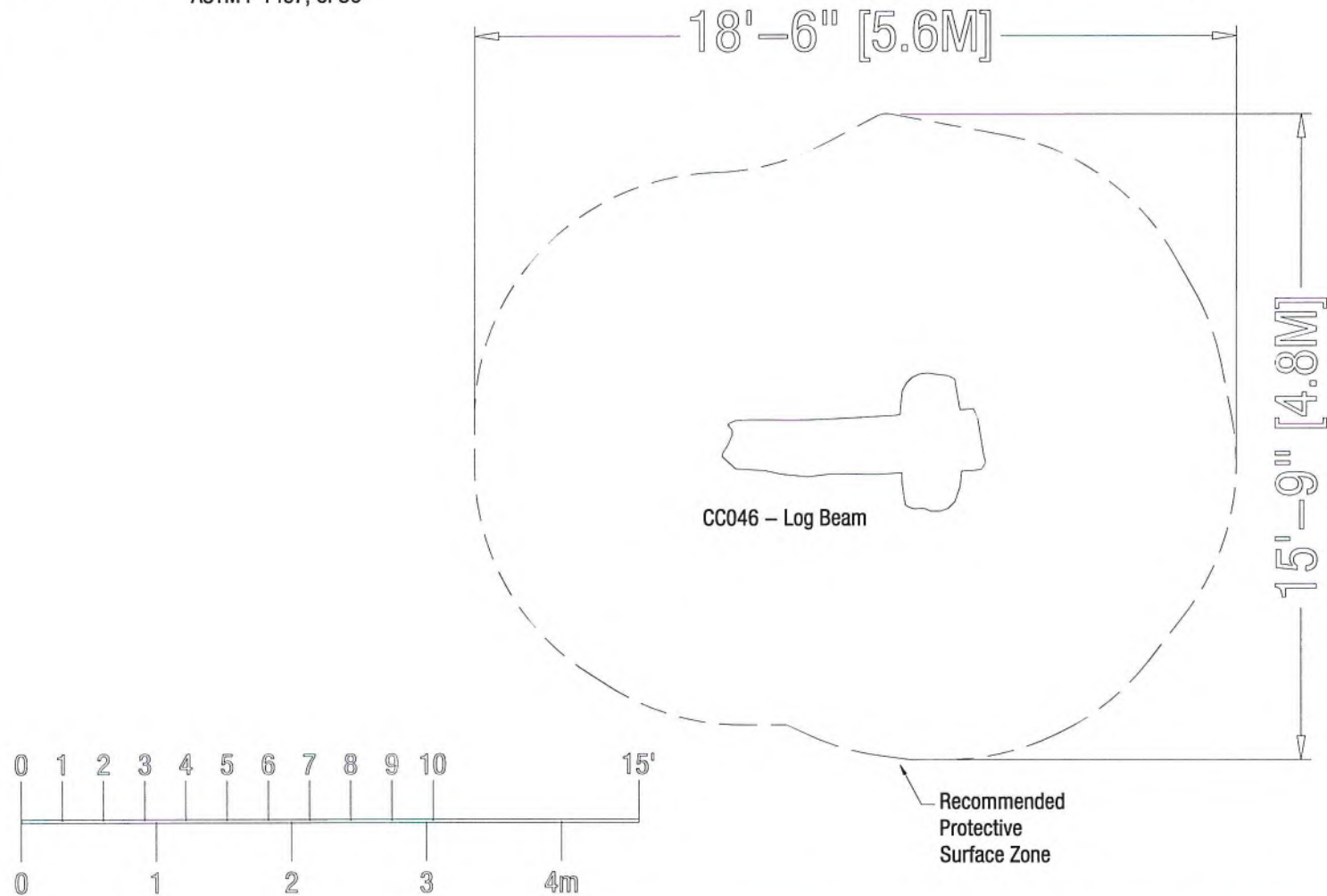
© 2017 Henderson Recreation Equipment Limited / All rights reserved.
1-800-363-4471 Fax 519-420-1121 www.hendersonplay.com
13 Galloway Drive, Simcoe, Ontario, Canada, N3Y4K9
This drawing is not to be reproduced in any way without prior approval from Henderson Recreation.

Henderson®
Providing Playground Fun



Standard Compliance: CAN/CSA-Z614
ASTM F 1487, CPSC

Henderson
Providing Playground Fun



Model No. CC046

Henderson Recreation Equipment Ltd.
PO Box 68, 11 Gilbertson Drive
Simcoe, ON, Canada, N3Y 4K8
T. 1.800.265.5462
F. 519.426.9380
www.hendersonplay.ca

Salesperson |
Drawn By | R.H.
Date Drawn | November 22, 2018
Revised By |
Revision Date |

Product Line | Playsteel
Standard Compliance |
Best User Age | 2 to 12 yrs.
Protective Surfacing Type |
Accessibility | None

Border Area | 229 sq/ft
Border Perimeter | 55'
Installation Type | Inground

WARNING: All play equipment shall have a protective surfacing zone that consists of an obstacle free soft, resilient surfacing, as specified for each type of equipment and at depths to meet the critical fall heights as specified by the CAN/CSA Z614, ASTM F1487 and the U.S. Consumer Product Safety Commission.

LOG CLIMBER



Model No. SA-CC056

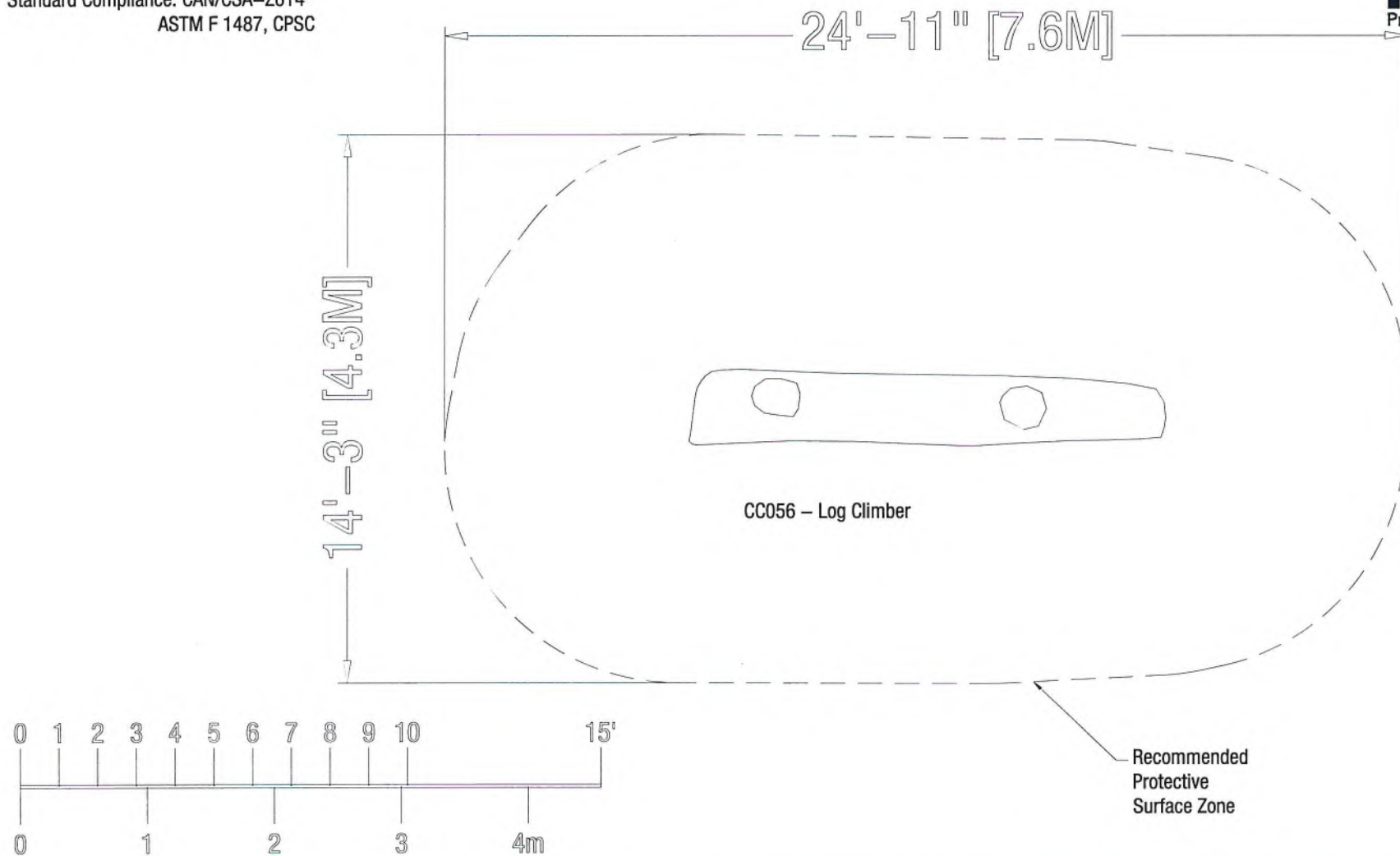
© 2007 Henderson Equipment Limited. All rights reserved.
1-800-363-3433 Fax 519-424-3122 www.hendersonplay.com
11 Colborne Drive, Simcoe, Ontario, Canada, N7Y4K4
This drawing is not to be reproduced in any way without prior approval from Henderson Recreation.

Henderson®
Providing Playground Fun



Standard Compliance: CAN/CSA-Z614
ASTM F 1487, CPSC

Henderson
Providing Playground Fun



Model No. CC056

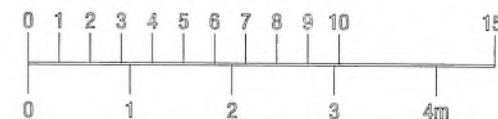
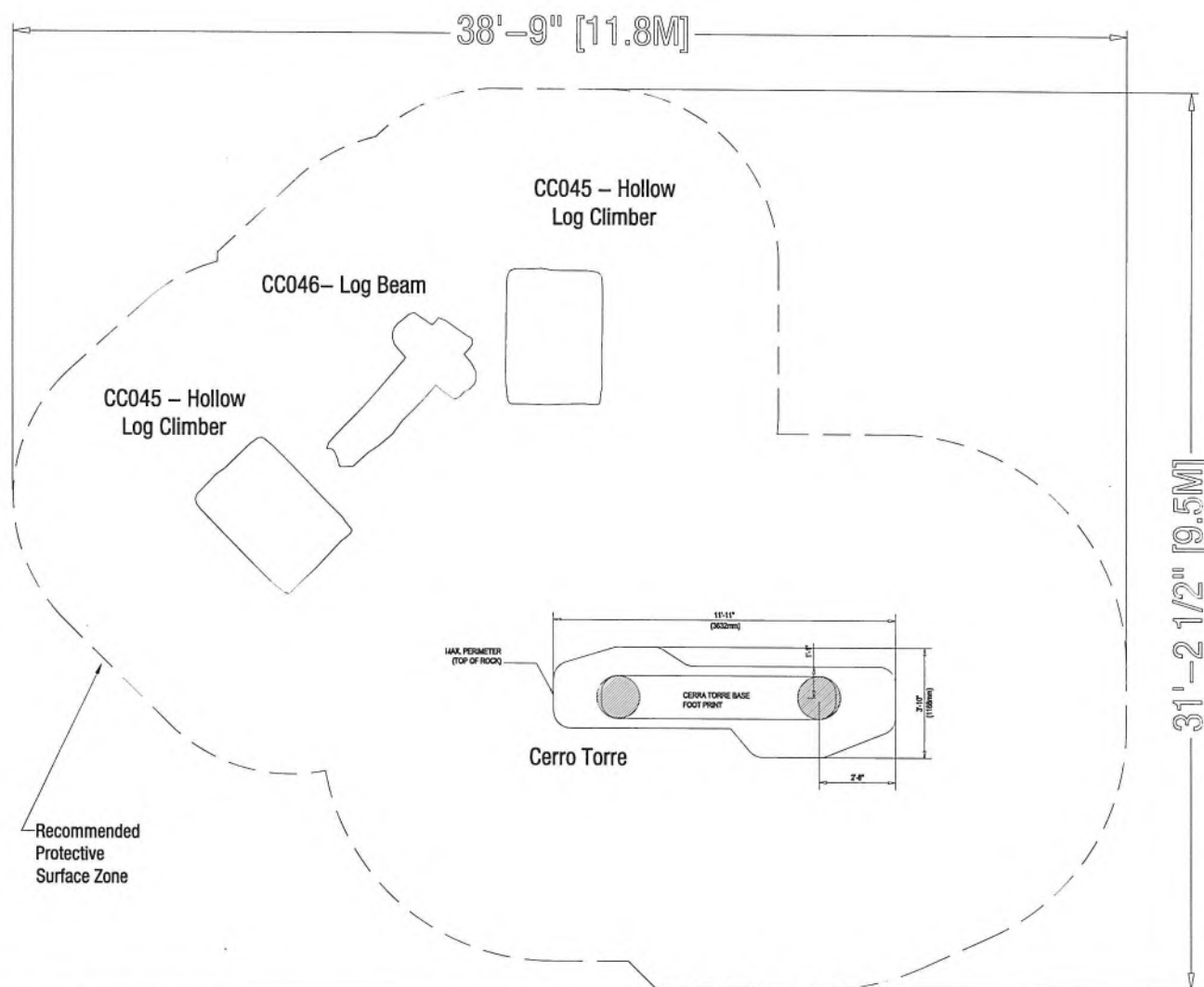
Henderson Recreation Equipment Ltd.
PO Box 68, 11 Gilbertson Drive
Simcoe, ON, Canada, N3Y 4K8
T. 1.800.265.5462
F. 519.426.9380
www.hendersonplay.ca

Salesperson |
Drawn By | R.H.
Date Drawn | November 22, 2018
Revised By |
Revision Date |

Product Line | Playsteel
Standard Compliance |
Best User Age | 2 to 12 yrs.
Protective Surfacing Type |
Accessibility | None

Border Area | 312 sq/ft
Border Perimeter | 67'
Installation Type | Inground

WARNING: All play equipment shall have a protective surfacing zone that consists of an obstacle free soft, resilient surfacing, as specified for each type of equipment and at depths to meet the critical fall heights as specified by the CAN/CSA Z614, ASTM F1487 and the U.S. Consumer Product Safety Commission.



Model No. L04894R1

Snow Valley
Area 3

Henderson Recreation Equipment Ltd.
PO Box 68, 11 Gilbertson Drive
Simcoe, ON, Canada, N3Y 4K8
T. 1.800.265.5462
F. 519.426.9380
www.hendersonplay.ca

Salesperson | M.W.
Drawn By | R.H.
Date Drawn | December 23, 2019
Revised By | R.H.
Revision Date | January 9, 2020

Product Line | Playsteel
Standard Compliance | CAN/CSA-Z614
Best User Age | 5 to 12 yrs.
Protective Surfacing Type | Wood Chips
Accessibility | None
Number of Children |
Fall Height |

Border Area | 611 sq/ft
Border Perimeter | 114'
Installation Type | Inground

WARNING: All play equipment shall have a protective surfacing zone that consists of an obstacle free soft, resilient surfacing, as specified for each type of equipment and at depths to meet the critical fall heights as specified by the CAN/CSA Z614, ASTM F1487 and the U.S. Consumer Product Safety Commission.