

Rainbow Valley Campground Office Building Environmental Screening Report – Addendum #1

**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
MANAGEMENT SERVICES LTD.



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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 Environmental Screening Report (ESR) – Addendum, Snow Valley Site C Toddler Play Area, Final Report

As requested, please find attached a pdf copy of the above-mentioned final ESR Addendum #1 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.

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1.0 INTRODUCTION

1.1 Background

The *Rainbow Valley Campground Office Building Environmental Screening Report (ESR) – Final Report* was completed by Spencer Environmental Management Services Ltd. (Spencer Environmental) in October 2014. The ESR was developed to meet the requirements of the *North Saskatchewan River Valley Area Redevelopment Plan* (Bylaw 7188). That report addressed all project components of a new campground office building built within the Rainbow Valley Campground, located within Whitemud Creek Ravine. 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 Site Location Study (SLS) was required at that time nor was City Council approval of the ESR required at that time.

This document is an addendum to that ESR for the justification of the addition of a toddler play area, Site C, located adjacent to the Campground Office Building. The proposed Site C area was included within the study area of that ESR. This is an additional third site for Snow Valley's proposed Toddler Play Area project that falls under the scope of the previous Summer Adventure Activity Area Project (now called Snow Valley Aerial Park) as an additional feature to the overall activity area.

A Snow Valley Summer Adventure Activity Area Environmental Impact Assessment (EIA) was also completed by Spencer Environmental Management Services Ltd. (Spencer Environmental) in September 2016. That EIA was developed to meet the requirements of the *North Saskatchewan River Valley Area Redevelopment Plan* (NSRV ARP)(Bylaw 7188) and addressed all project components of a summer adventure activity area built within the Rainbow Valley Campground, located within Whitemud Creek Ravine. That EIA, and accompanying Site Location Study (SLS), was presented to the City of Edmonton Community Services Committee on 17 October 2016. Community Services Committee recommended the EIA and SLS be approved by City Council. City Council approved the EIA and SLS on 25 October 2016. The proposed Site C was also included within the overall study area of that EIA but the specific location was not considered for the Summer Adventure Activity purpose.

The addition of this Site C toddler play area located near the Summer Adventure Activity Area (now called Snow Valley Aerial Park) is captured in this addendum to the Rainbow Valley Campground Building ESR.

1.2 Need for Addendum #1

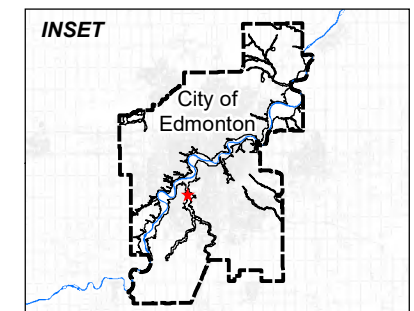
Snow Valley proposes to add an ancillary Site C toddler play area to the manicured grass area north of the campground office building and east of the existing playground (Figure 1.1). Since the proposed Site C play area was not specifically addressed as a component of the previously approved ESR (Spencer Environmental 2014), Snow Valley has 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.



Figure 1.1. Site C Toddler Play Area Project Location
 Rainbow Valley Campground
 Office Building
 ESR Addendum #1

Legend

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



Map Date: 09 March 2020
 Imagery Date: May 2017

The proposed work falls under the definition of a major facility in the NSRV ARP (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.

It is, therefore, the purpose of this ESR Addendum #1 to specifically address the addition of the proposed Site C toddler play area component north of the campground office building that was not considered in the approved 2014 ESR.

1.3 ESR Addendum #1 Objectives

This ESR Addendum #1 has been undertaken to ensure that all project components have been assessed pursuant to Bylaw 7188, and to obtain approval of the ESR Addendum #1 from City of Edmonton Planning and City Council.

2.0 PROJECT DESCRIPTION

2.1 *Changed Project Components*

Figure 2.1 illustrates the location and relative spatial extent of the proposed Site C play area and the proposed construction laydown area assessed in this addendum. Figure 2.2 shows the approximate project footprint.

2.1.1 *Proposed 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 (Figures 2.1 and 2.2; Plate 2.1). 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 11.8 m x 9.5 m (112.1 m²) of manicured grass area (Figure 2.2, Plate 2.2 and 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).

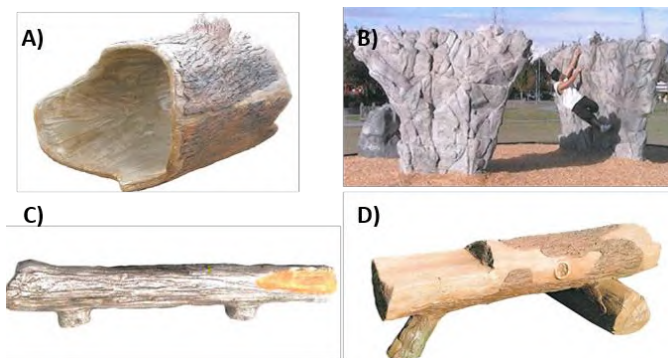


Plate 2.2. Proposed Site C Hollow Log Climber (A), Cerra Torre (B), Log Climber (C) and Log Beam (D) components (source: Henderson Recreational Equipment Ltd.).



Figure 2.1. Site C Toddler Play Area Site Context and Project Components

Rainbow Valley Campground

Office Building

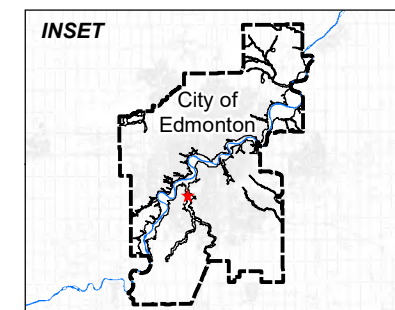
ESR Addendum #1

Legend

Local Study Area

★ Proposed Location of Site C Play Area

▲ Proposed Laydown Area in Campsite #24




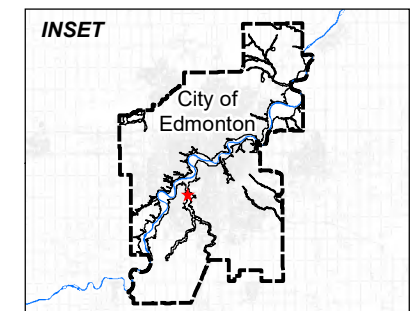
Map Date: 04 March 2020
Imagery: ESRI Online (Date Not Known)



Figure 2.2. Site C Toddler Play Area Approximate Footprint
Rainbow Valley Campground Office Building
ESR Addendum #1

Legend

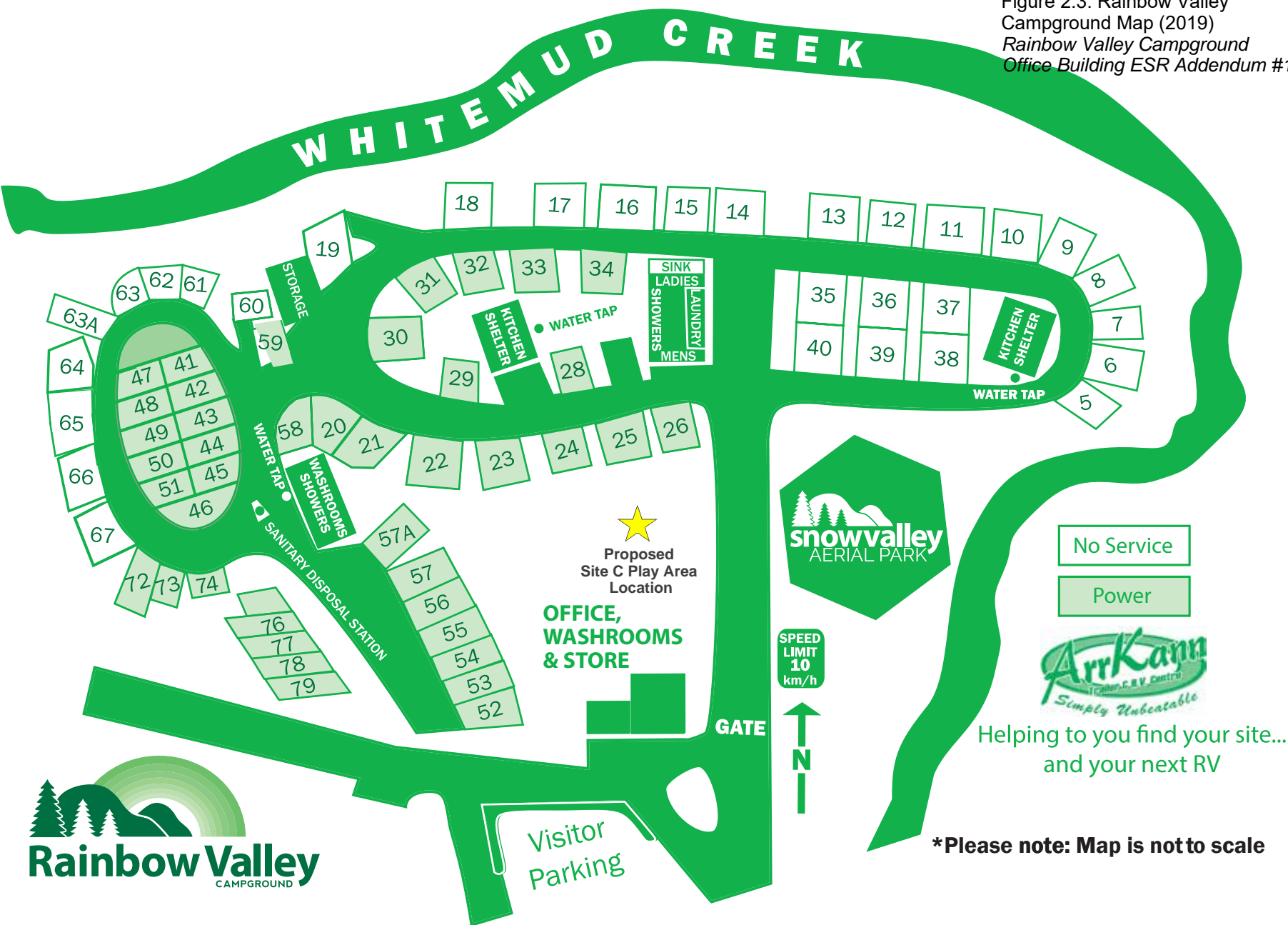
-  Proposed Site C Toddler Play Area



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



Figure 2.3: Rainbow Valley
Campground Map (2019)
Rainbow Valley Campground
Office Building ESR Addendum #1



2.1.2 Construction Methodology

The proposed Site C play area equipment will be installed according to Canadian Standards Association guidelines and will be placed on concrete piles. A skid steer loader, with an auger as required for drilling the piles, is the only equipment required to construct the play area aside from hand tools to assemble the structures. The substrate surrounding the constructed play area will be an engineered wood fibre.

Specifically, the contractor proposes the following construction methodology based on similar play area projects completed for other municipalities:

- Ensure utility locates have been completed and documents are on site
- Set up temporary chain link fencing around perimeter and provide signage
- Excavate site for new footprint
- Implement drainage, sub drainage plan if necessary
- Layout and auger pilings
- Unload playground equipment and assemble including site furnishings
- Plumb and level equipment and pour concrete pilings
- Tighten all connections
- Construct 150 mm x 300 mm deep concrete curbing or treated wood border
- Supply and installation of playground EWF surfacing
- Clean up and dispose of all debris
- Landscape, seed or sod exterior of curbing ensuring positive drainage away from curbing

2.1.3 Construction Timing

Ground preparation and installation of play area equipment is expected to take approximately two (2) weeks. Construction is expected to commence 14 September 2020 and be completed by 28 September 2020. Construction of the play area will not interfere with Rainbow Valley Campground operations (P. Robinson, *pers. comm.*).

2.1.4 Proposed Laydown Area and Access

The proposed construction laydown area will be on Campsite #24's gravel pad (Figures 2.1 and 2.3). No natural vegetation or planted trees will be removed to accommodate construction. Construction access will be along Rainbow Valley Road and through the Snow Valley Ski Area main parking lot. Access to the City of Edmonton maintenance yard will be maintained at all times. No additional roads or access points will be created to access the proposed play area.

3.0 METHODS

This addendum differs from the October 2014 ESR in that it builds on information provided in the ESR. A thorough assessment of all relevant Valued Environmental Components (VECs) was undertaken for all project components, at the project level, as part of the October 2014 ESR; this addendum represents an additional assessment that focuses on changes in the proposed project not addressed in the ESR. Therefore, for the addendum, an abbreviated impact assessment process was adopted based on the methods used for the ESR. VECs from the October 2014 ESR were reviewed against the project description to assess potential for the additional components to cause *additional* or *unique* VEC-specific issues. If no potential existed for project component to give rise to issues additional or unique to those already assessed in the previous ESR, no further consideration was given to that VEC (Table 3.1). In instances where it was determined that some potential existed for additional or unique issues, that VEC was then reassessed. Our analysis concluded that the only VECs potentially affected are Vegetation and Recreational Land Use. Key to those conclusions is the small area involved and the location of work on manicured grass within a developed recreation parcel.

Table 3.1. Justification for the Selection of VECs Addressed in this Addendum

VEC	Potential for Additional or Unique Issues ¹	Relative Abundance or Status	Public Concern	Professional Concern	Economic Importance	Regulatory Concern	Relevant Legislation/ Bylaw/Policy
Valued Ecosystem Components							
Geotechnical/Slope Stability/Soils	No						
Hydrology/Surface Water Quality	No						
Air Quality	No						
Vegetation (Native/Special Status Species)	Yes		✓	✓		✓	• Bylaw 7188
Wildlife (Habitat/Special Status Species)	No						
Habitat Connectivity	No						
Valued Socio-Economic Components							
Land Disposition and Zoning	No						
Residential Land Use	No						
Recreational Land Use	Yes		✓	✓		✓	• Bylaw 7188
Traffic/Parking	No						
Utilities	No						
Acoustic Environment	No						
Worker and Public Safety	No						
Visual Resources	No						

VEC	Potential for Additional or Unique Issues ¹	Relative Abundance or Status	Public Concern	Professional Concern	Economic Importance	Regulatory Concern	Relevant Legislation/ Bylaw/Policy
Valued Historic Components							
Historical Resources	No						

- 1 In instances where it was determined that no potential existed for *additional* or *unique* issues to arise, no further consideration was given to that VEC.

4.0 POTENTIAL IMPACTS AND MITIGATION MEASURES

4.1 Vegetation

4.1.1 Impact

Vegetation within the proposed Site C play area's footprint comprises an open manicured grass area, with a modified white spruce-deciduous forest plant community around the edge of the manicured area (Figure 4.1). Construction of the proposed Site C toddler play area would result in a total loss of 112.1 m² of manicured grass. No native vegetation is expected to be removed to accommodate play area construction or operation. Manicured sites are typically valued as parkland green space, however, in this case, the proposed area to be converted is small and will accommodate a complementary outdoor use. Therefore, loss of the manicured grass for construction of the proposed Site C play area is characterized as an adverse, minor, permanent and predictable impact.

4.1.2 Mitigation Measures and Residual Impact

Snow Valley will ensure that no native vegetation will be removed or damaged during Site C play area construction. Any disturbance of manicured grass beyond the final play area footprint would be reclaimed and revegetated with an appropriate seed mix. With these mitigation measures implemented, the residual impacts are rated as negligible.

4.2 Recreation

Patrons of Snow Valley's Rainbow Valley Campground include families, groups and individuals. Construction of the proposed Site C play area will provide children visiting the area with an additional recreational experience, including children visiting the campground and the aerial park. It is, therefore, expected to result in a positive, minor, permanent and predictable impact.

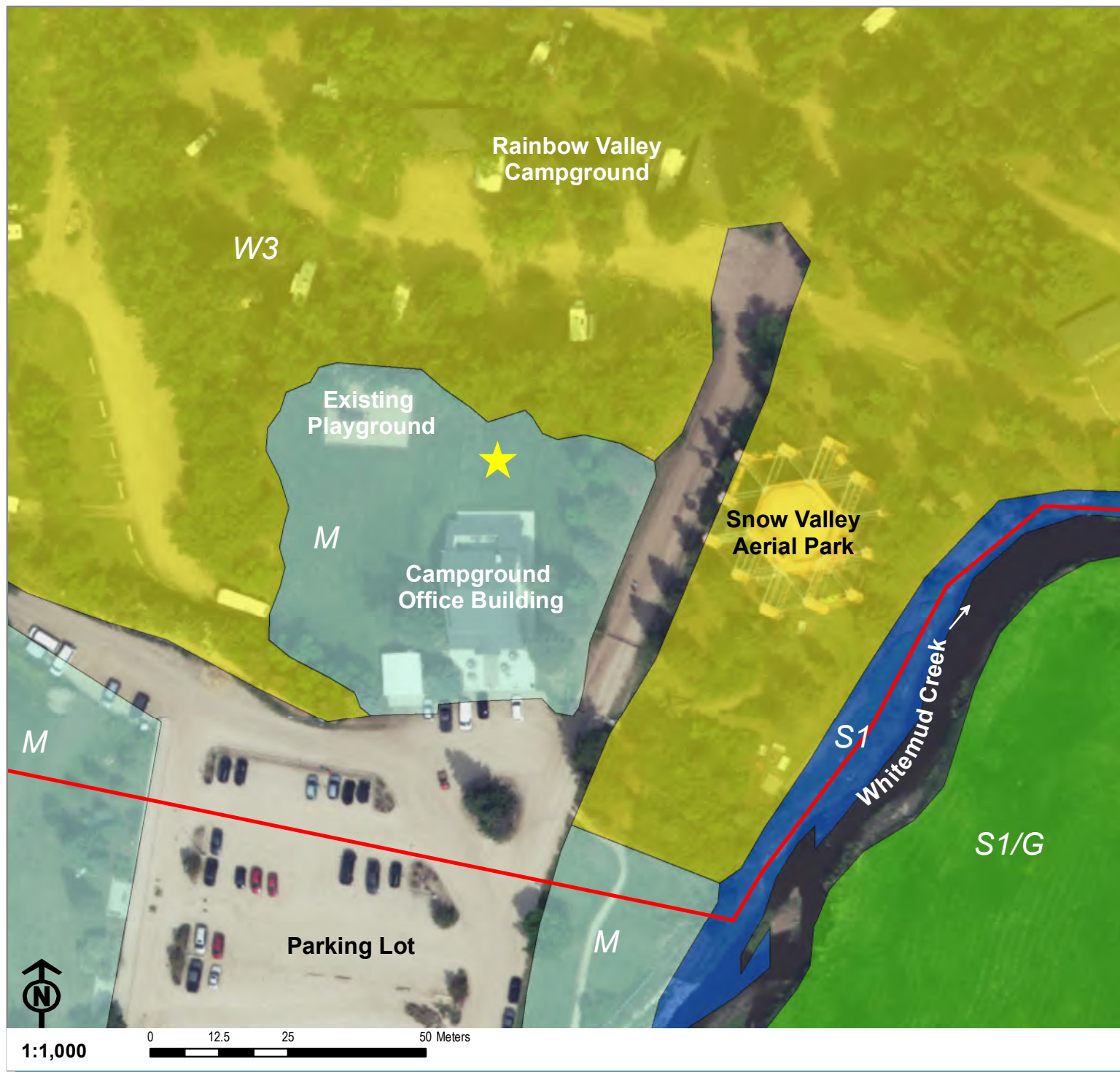


Figure 4.1. Site C Toddler Play Area Plant Communities
 Rainbow Valley Campground
 Office Building
 ESR Addendum #1

Legend

Local Study Area

★ Proposed Location of Site C Play Area

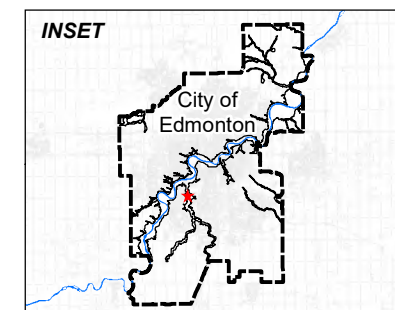
Plant Communities*

Manicured (M)

Low Shrub-Riparian (S1)

Modified White Spruce-Deciduous (W3)

Low Shrub-Riparian/Grassland (S1/G)



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



* Plant community data from Spencer Environmental 2014.

5.0 SUMMARY AND CONCLUSIONS

Snow Valley proposes to construct an ancillary play area north of the campground office building and east of an existing playground to provide additional recreational opportunities for young children.

The area subject to this Addendum #1 is relatively small (112.1 m²) and with mitigation measures associated with construction best practices consistent with those in the previously approved 2014 ESR and in this addendum, potential adverse impacts from the addition of the play area to the campground office building area remain consistent with those presented in the ESR.

Overall, the difference in impacts between the project as assessed in the approved October 2014 ESR and the proposed play area are minor and positive. Addition of the proposed play area will complement the recreational opportunities provided by the Rainbow Valley Campground and nearby Snow Valley Aerial Park to families as well as visitors to the general Snow Valley area. Overall, this results in a positive recreational impact to the area and construction of the proposed play area will result in only minor changes to impact characterizations presented in the 2014 ESR.

6.0 REFERENCES

6.1 Literature Cited

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

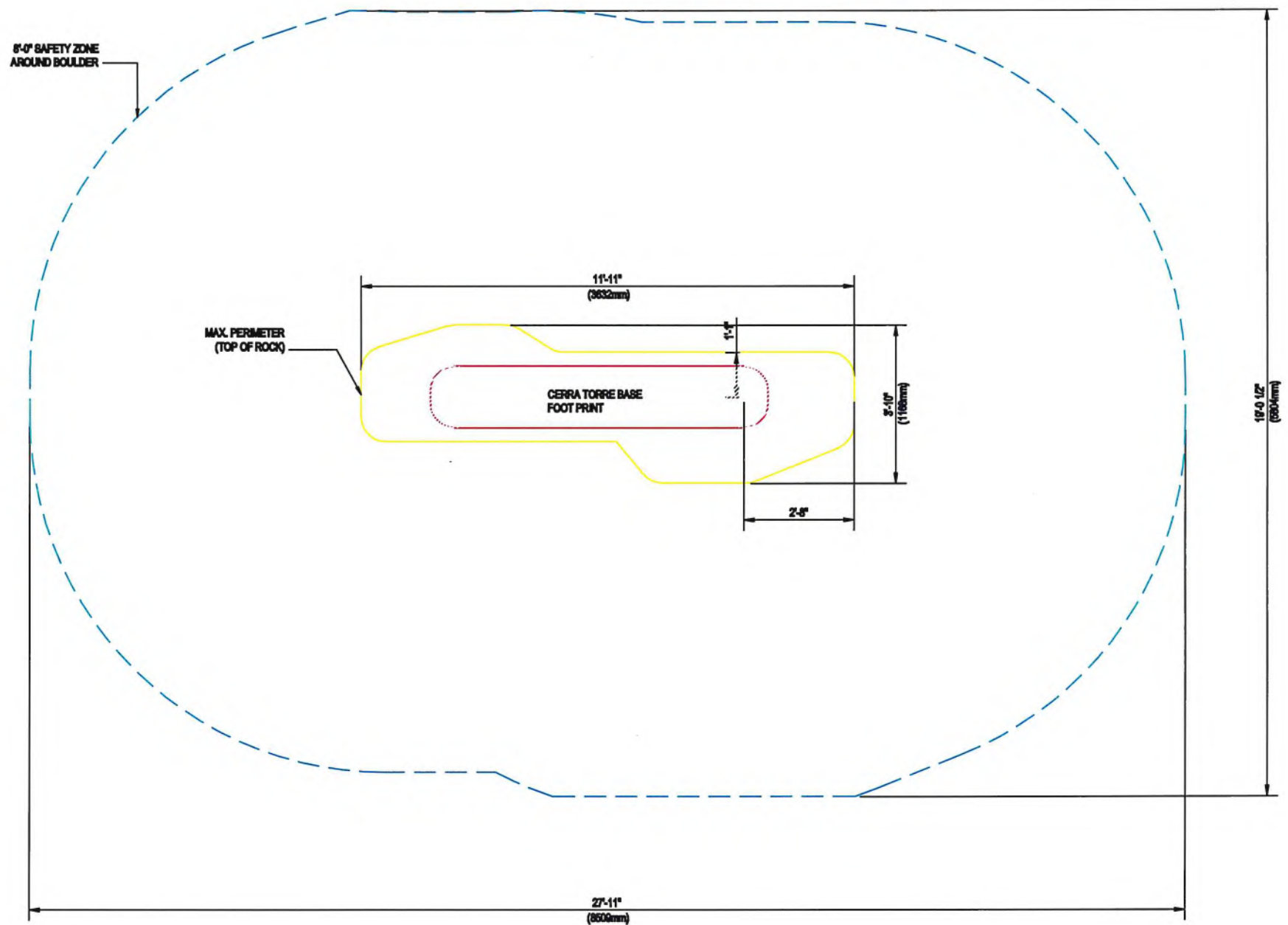
Spencer Environmental Management Services Ltd. 2014. Rainbow Valley Campground Office Building Environmental Screening Report. Final Report. Prepared for Snow Valley Ski Club. Edmonton, Alberta.

6.2 Personal Communications

Robinson, P. Assistant General Manager, Snow Valley.

Appendix A: Proposed Site C Play Area Design (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/mb
REFERENCE NUMBER 925-006.

HOLLOW LOG CLIMBER



Model No. SA-CC045

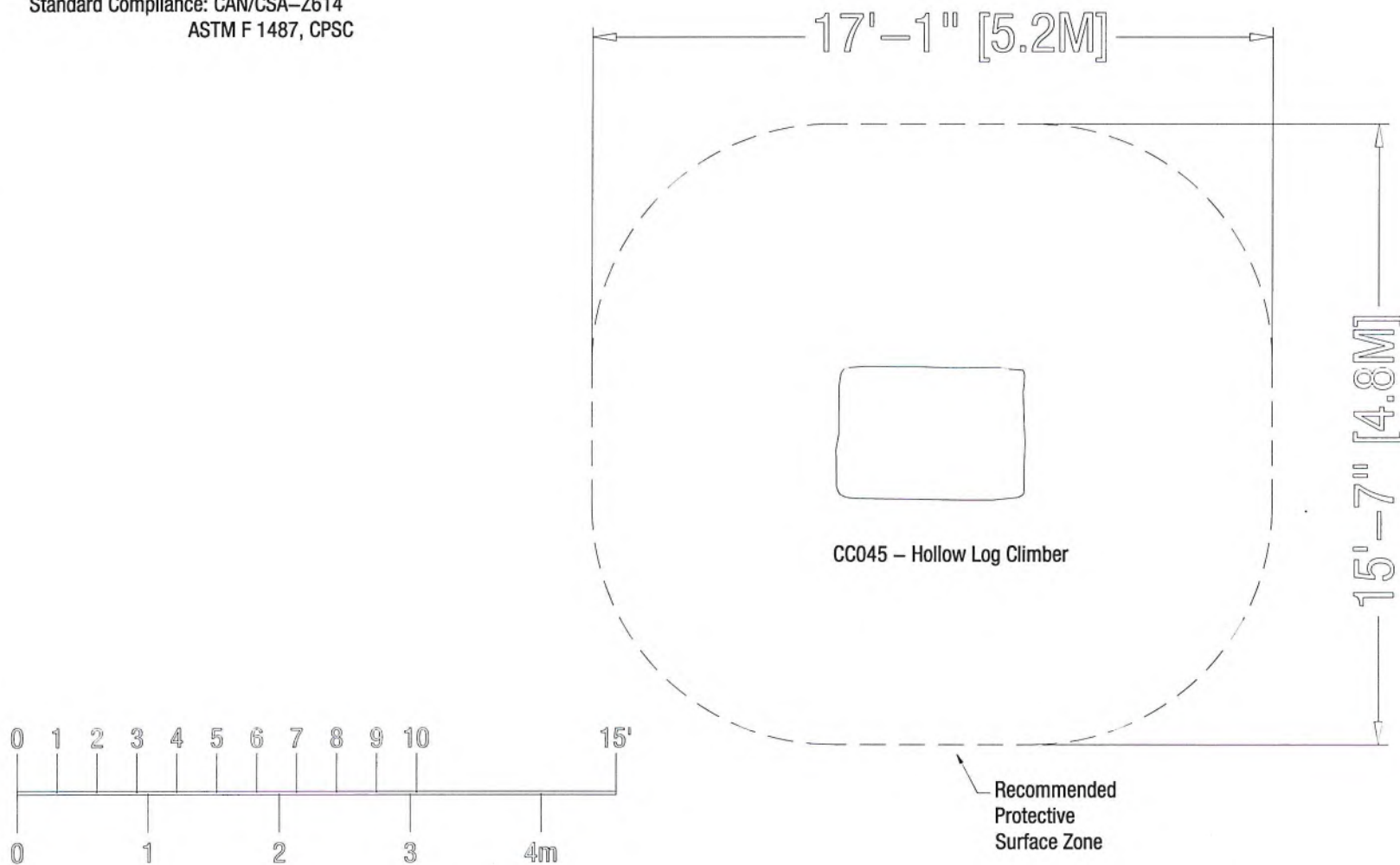
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Model No. CC045

Henderson Recreation Equipment Ltd.
PO Box 68, 11 Gilbertson Drive
Simcoe, ON, Canada, N3Y 4K8
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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

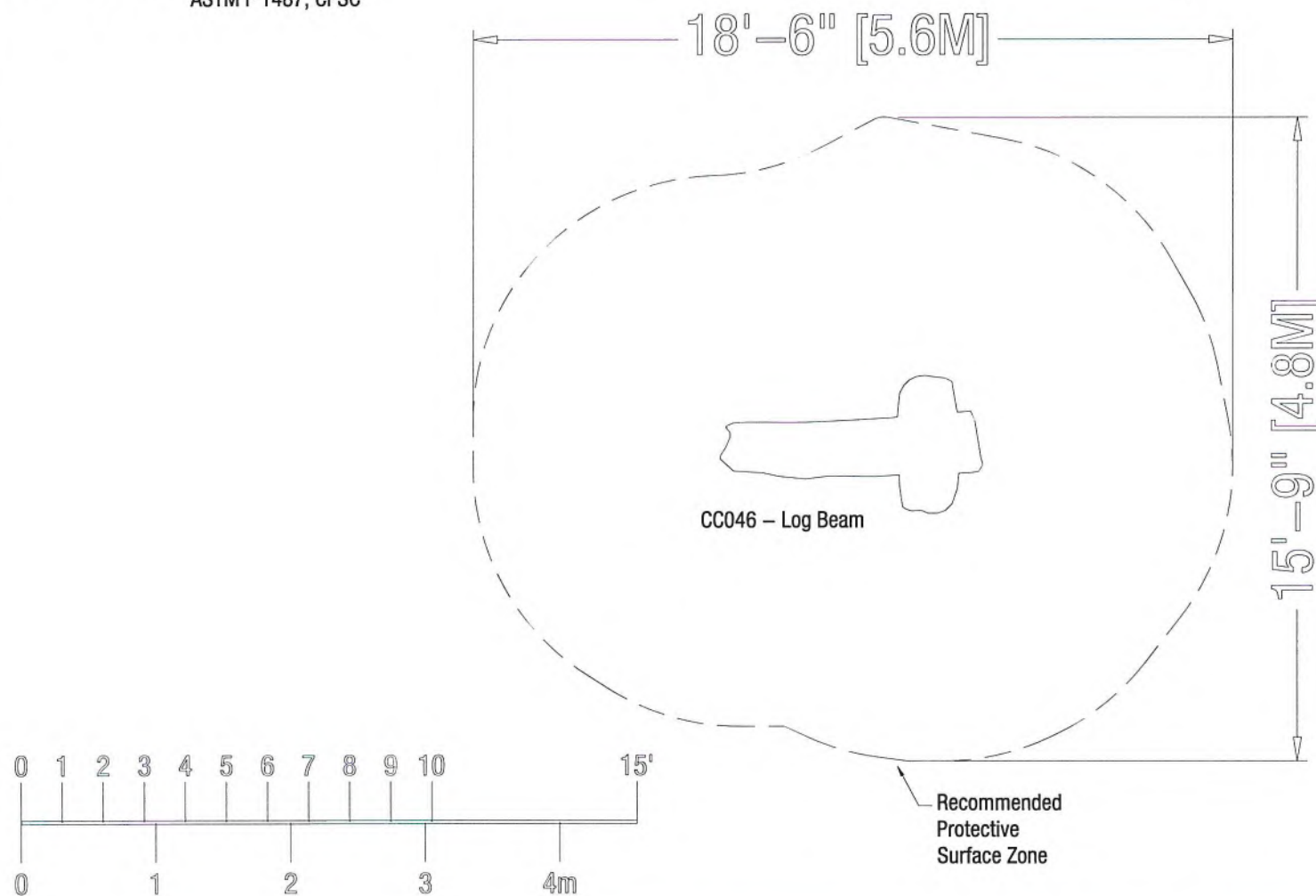
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Salesperson |
Drawn By | R.H.
Date Drawn | November 22, 2018
Revised By |
Revision Date |

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

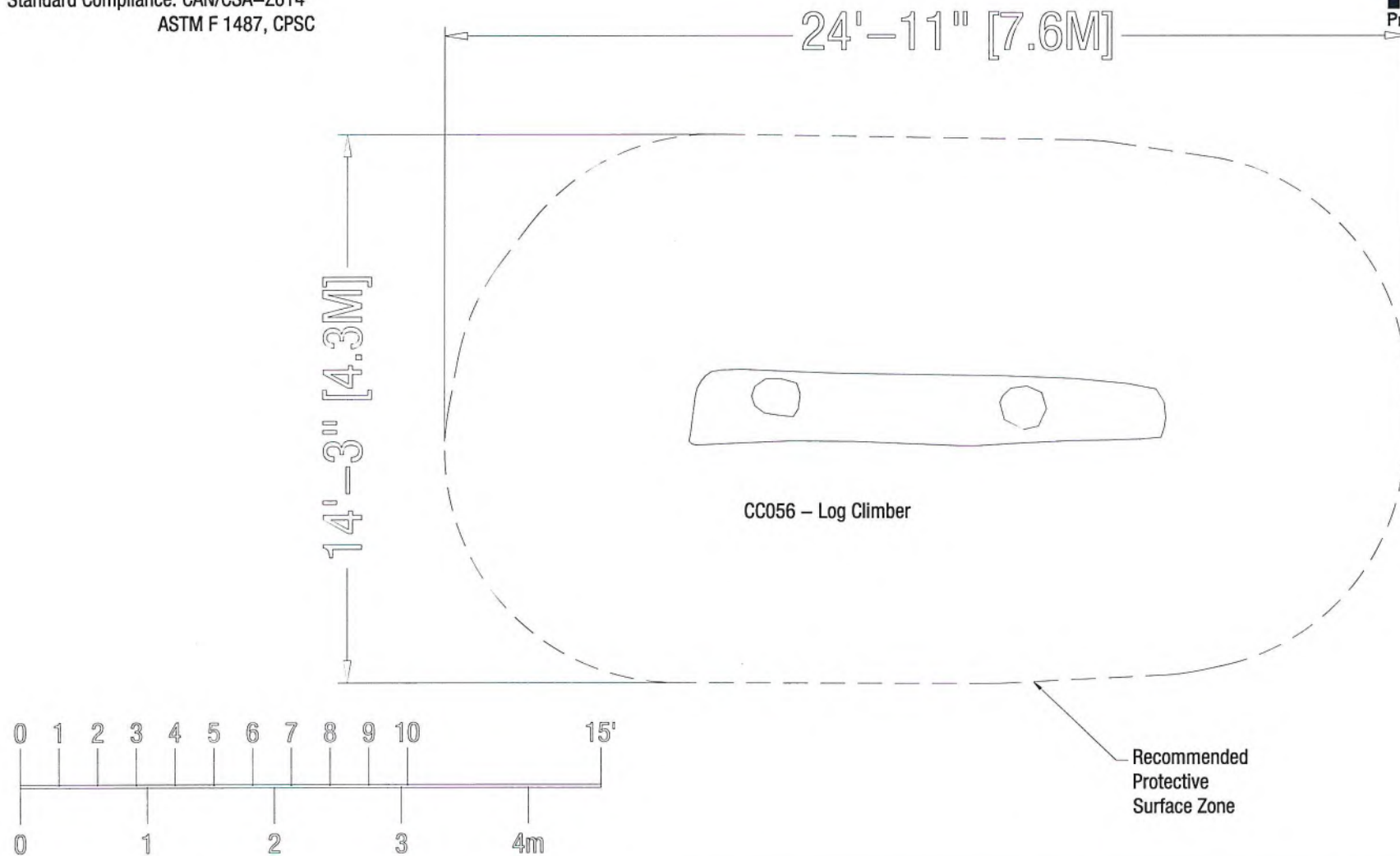
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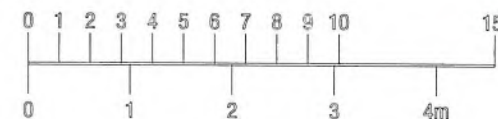
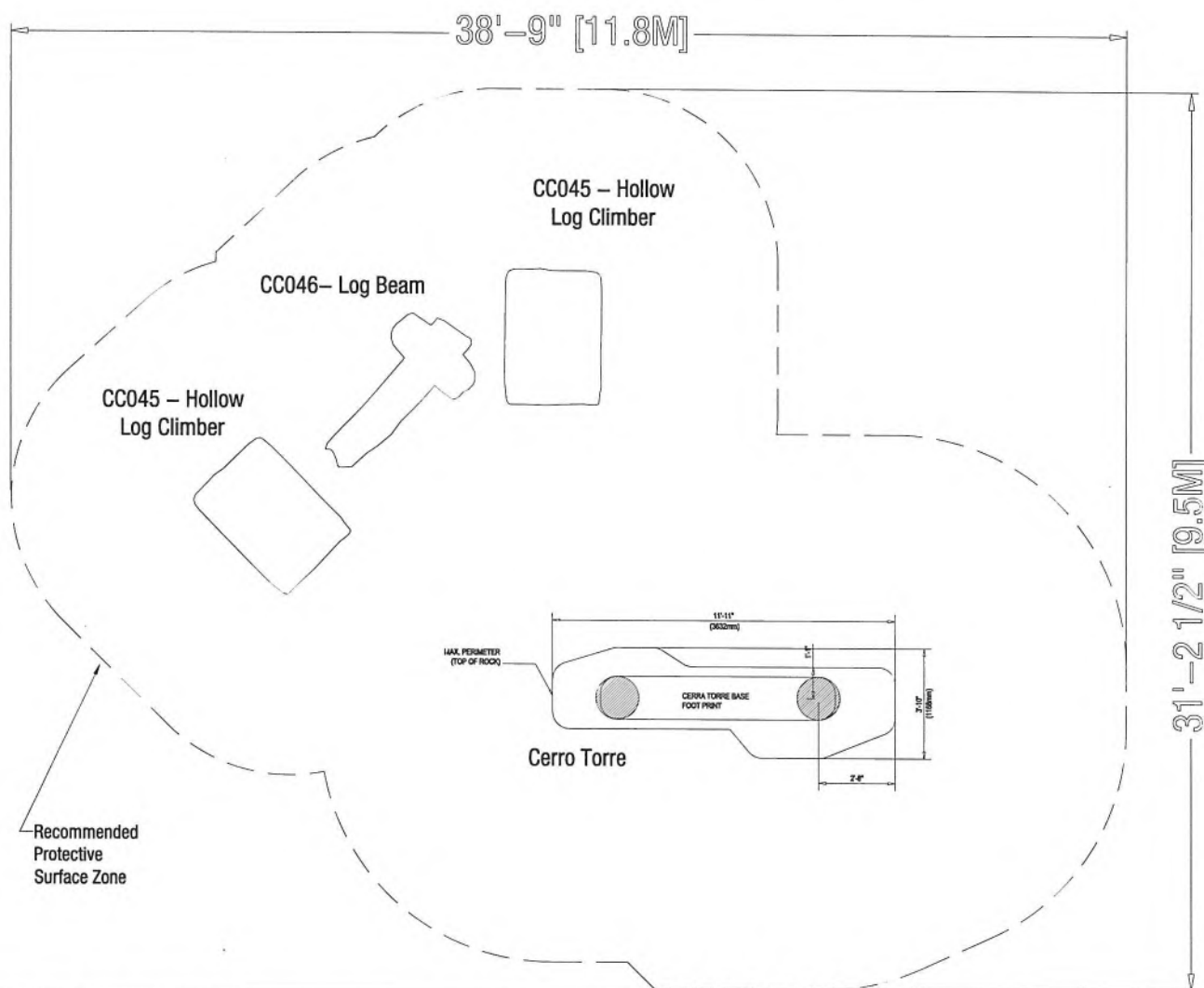
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www.hendersonplay.ca

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

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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.