

# Snow Valley Toddler Play Area Site C

## Environmental Impact Assessment and Site Location Study

### Recommendation

That Urban Planning Committee recommend to City Council:

1. That the Snow Valley Toddler Play Area Site C Environmental Impact Assessment and Site Location Study, as outlined in Attachments 1 and 2 of the October 13, 2020, Integrated Infrastructure Services report CR\_8429, be approved.
2. That the location of the Snow Valley Toddler Play Area Site C, as outlined in Attachment 2 of the October 13, 2020, Integrated Infrastructure Services report CR\_8429, be deemed essential and approved pursuant to Section 3.5.1 of the North Saskatchewan River Valley Area Redevelopment Plan, Bylaw 7188.

### Executive Summary

The *North Saskatchewan River Valley Area Redevelopment Plan*, Bylaw 7188, requires City Council to approve the Environmental Impact Assessment amendment as per Attachment 1, which includes the Site Location Study (Attachment 2). These documents serve to amend the original Snow Valley Ski Club Summer Adventure Activity Area Environmental Impact Assessment, as approved by City Council in October 2016. As the project is within the plan area boundary of Bylaw 7188, the toddler play area location must be deemed essential within the river valley and requires additional approval by City Council.

### Report

Snow Valley Ski Club is a community partner organization that offers a variety of programming year-round including day camps and events in the summer, and ski and snowboard activities through the winter. A Summer Adventure Activity Area at Snow Valley was first noted in Snow Valley's 10-Year Master Plan, which came into effect on May 15, 2013.

In October 2016, City Council approved Integrated Infrastructure Service report CR\_3989 Snow Valley Ski Club Summer Adventure Activity Area which recommended approval of the Environmental Impact Assessment and Site Location Study. At that

time, the project scope included a three-level, modular, aerial park to be designed, constructed and operated by the partner group, Snow Valley Ski Club.

Snow Valley Ski Club is now proposing to add an ancillary toddler play area (identified as "Site C") to the manicured grass area north of the Rainbow Valley Campground office building and east of the existing playground. The proposed play area is intended to provide additional climbing opportunities for young children.

The proposed additional play area will be constructed within the existing Snow Valley management area and will not require additional lands in the river valley. Since the proposed Site C play area was not identified as a component of the Environmental Impact Assessment approved in 2016, an amendment is required to allow Snow Valley Ski Club to move forward with this project and minimize impacts of the proposed construction within the river valley. An Environmental Screening Report, which serves as an amendment to the Environmental Impact Assessment and a Site Location Study have been prepared to meet the requirements of the *North Saskatchewan River Valley Area Redevelopment Plan* as an addendum to the 2016 Environmental Impact Assessment.

The report contains a summary of potential impacts on the physical and biological environment resulting from the construction of the play area, which will occupy an approximate area of 112 m<sup>2</sup> of manicured grass. Mitigation measures to ensure there will not be any significant adverse effects on the environment are identified within the report.

The Site Location Study concluded that the proposed location in the existing Snow Valley management area is the ideal site to complement the facilities in the Rainbow Valley Campground and deems this site as essential for the successful year-round operations, as outlined in Snow Valley's 10-year Master Plan.

### **Budget/ Financial Implications**

This project is being completed by the Snow Valley Ski Club through the community-led construction process within their licensed area. At this time, there are no anticipated budget or financial impacts expected for the City.

### **Legal Implications**

The North Saskatchewan River Valley Area Redevelopment Plan, Bylaw 7188, requires City Council to approve the Environmental Impact Assessment amendment and the Site Location Study before the proposed development can proceed. Further, Bylaw 7188 requires that the location of the Snow Valley Toddler Play Area (Site C) within the North Saskatchewan River Valley be deemed essential and approved by City Council prior to construction.

## Public Engagement

Through the community-led construction process for projects undertaken on public parkland, the partner group is responsible for providing notification and obtaining public input. In October 2019, Snow Valley developed a Public Involvement Plan and prepared notification of the proposed toddler play area project, which was distributed to approximately 8,900 e-newsletter subscribers; the Edmonton Federation of Community Leagues, and the Community Leagues of Lansdowne, Riverbend and Aspen Gardens; and by hand-delivery to the 44 neighbouring property owners within the 60 m development permit notification buffer of Snow Valley's management area.

Through this process, support was received for the initiative to provide enhanced play opportunities for small children while older children/families are active at the adjacent aerial park.

## Corporate Outcomes and Performance Management

<b>Corporate Outcome(s): Edmontonians use facilities and services that promote healthy living</b>			
<b>Outcome(s)</b>	<b>Measure(s)</b>	<b>Result(s)</b>	<b>Target(s)</b>
Edmontonians use facilities and services that promote healthy living	City Park Usage (percent of survey respondents who report using a City park in the last 12 months)	89% (2017)	83% (2018)

## Risk Assessment

<b>Risk Element</b>	<b>Risk Description</b>	<b>Likelihood</b>	<b>Impact</b>	<b>Risk Score (with current mitigations)</b>	<b>Current Mitigations</b>	<b>Potential Future Mitigations</b>
Environmental	Not all environmental impacts and mitigations have been identified due to the early stage of project planning (concept).	3 - Possible	2 - Moderate	6 - Low	Professional consulting services with environmental expertise were used to prepare the report to ensure all environmental impacts were identified. Report was reviewed by internal subject matter experts.	Additional area or scope specific study may be required for a specific project.
Public Perception	Public perceives risks to be worse	3 - Possible	2 - Moderate	6 - Low	A strong understanding of	Communication management if

	than the report indicates.				the project and the ability of staff to explain the impacts and mitigation measures and planning considerations taken into account.	further information is required to address public questions or concerns.
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**Attachments**

1. Rainbow Valley Campground Office Building Environmental Screening Report - Addendum #1
2. Rainbow Valley Campground Office Building Environmental Site Location Study

**Others Reviewing this Report**

- G. Cebryk, Deputy City Manager, City Operations
- S. McCabe, Deputy City Manager, Urban Form and Corporate Strategic Development
- C. Owen, Deputy City Manager, Communications and Engagement
- R. Smyth, Deputy City Manager, Citizen Services
- B. Andriachuk, City Solicitor