

Edmonton Ski Club
2020 Modular Building Additions
Site Location Study



Prepared for:

*The City of Edmonton
Urban Form and Corporate Strategic Development – City Planning*

October 7, 2020

**EDMONTON
ski club**
EST. 1911

1.0 INTRODUCTION

1.1 Organization and Location

The Edmonton Ski Club (ESC) has operated in Edmonton's River Valley since 1911 and is committed to providing affordable and accessible recreation and arts opportunities in central Edmonton.

The Edmonton Ski Club is a not-for-profit Society, operating according to the Societies Act of the Province of Alberta. Operations are performed by a full-time staff and overseen by an elected Board of Directors. ESC operates in Gallagher Park under a License issued by the City of Edmonton.

ESC is located in Gallagher Park, in the Cloverdale neighbourhood. ESC conducts its operations in consultation and collaboration with key stakeholders including City of Edmonton, Province of Alberta, Cloverdale Community League, Edmonton Folk Music Festival, and numerous other local not-for-profit organizations and local businesses.

Per the Gallagher Park located within the Central Area of the North Saskatchewan River Valley Area Redevelopment Plan, and is zoned as "A – Metropolitan Recreation District" (Section 540, Land Use Bylaw), per the Cloverdale Area Redevelopment Plan.

1.2 Project Description and Scope

ESC is a long time outdoor recreational amenity in Edmonton and the COVID-19 pandemic has further increased the value of safe outdoor recreational opportunities. To meet what is expected to be an increased demand for ESC's services in the 2020-21 winter season, ESC has identified the need for additional facilities to allow for contactless outdoor transactions and increased indoor warming space for patrons that are separated from staff areas. To this end, ESC has arranged to supply two aesthetically attractive modular units from a local modular building manufacturer. These modular buildings will enhance the appearance and function of the site for both ESC and the Edmonton Folk Music Festival, while better enabling ESC to follow Alberta Health Services requirements and ski industry best practices during COVID-19. ESC has obtained all funding required for the project, including funds received from the Canadian Red Cross COVID Relief Grant.

This SLS has been completed as requested by the City of Edmonton Urban Form and Corporate Strategic Development (City Planning), and to seek approval from City Council for the project pursuant to Bylaw 7188.

Please refer to Appendix A for the Site Plan and Modular Building Drawings.

2.0 LOCATION ANALYSIS AND JUSTIFICATION

Since 1911, the Edmonton Ski Club has operated entirely within Gallagher Park. An alternative location for this proposed project is not possible for this project because the Edmonton Ski Club's operations are contained entirely within Gallagher Park, as defined in ESC's License Agreement issued by the City of Edmonton. For this reason, it is not possible to complete this project outside of the North Saskatchewan River Valley ARP boundary.

ESC is dependent on the slopes provided by the North Saskatchewan River Valley to offer its programming and is frequented by many regular recreational users of the river valley.

The proposed project supports ESC's overall operations and therefore is consistent with the following City Plans: *The Way We Grow: Municipal Development Plan (Bylaw 15100)*, *The Way We Live, Edmonton's People Plan* and *The Way We Green: Environmental Strategic Plan*.

By containing impacts to the pre-developed area of the Edmonton Ski Club, each of the major goals of the North Saskatchewan River Valley ARP are supported:

- 1) Ensure preservation of tile natural character and environment of the North Saskatchewan River Valley and its Ravine System.
- 2) Establish a public metropolitan recreation area
- 3) Provide the opportunity for recreational, aesthetic and cultural activities in the Plan area for the benefit of Edmontonians and visitors of Edmonton.
- 4) To ensure the retention and enhancement of the Rossdale and Cloverdale communities in the River Valley.

The project aligns with the following Parks and Recreation Objectives of the Cloverdale ARP:

- 12) To ensure that adequate neighbourhood oriented recreation facilities are developed to meet the needs of the existing and future population resulting from redevelopment.
- 13) To allow the intensification and expansion of recreational opportunities of a city-wide nature in the neighbourhood and ensure that the negative impacts of such facilities are minimal or eliminated.

The project aligns with the following key City of Edmonton strategies:

- **WinterCity Strategy:**
 - Goal 1 - Make it Easier to "Go Play Outside": Provide More Opportunities for Outdoor Activity.
- **Live Active Strategy:**
 - Goal E1 - Advance accessibility for all Edmontonians to engage in physical activity in a range of inviting safe spaces, recreation and sport infrastructure, parks and green spaces, active transportation systems, workplaces, and more.
 - Goal O2 Encourage Edmontonians to engage in the Physical Literacy journey so that continuously develop their competence, confidence and motivation to be active for life.
 - Goal O3 - Advance quality active living, active recreation, and sport experiences for all Edmontonians, especially for all children from birth to twelve years of age.

3.0 OPERATIONS AND CONSTRAINTS ANALYSIS

The social, financial, environmental and institutional opportunities and constraints that make a river valley location essential for this project are provided in this section.

3.1 Financial Constraints

There are no financial constraints to the proposed project, aside from the significant existing investment made in ski infrastructure at the site, including ski lifts, maintenance buildings, electrical and snowmaking infrastructure and the historical association that patrons of the ski area have with the site.

3.2 Social Constraints

Due to its central location, ESC has the highest surrounding population density of any Edmonton-area ski hill and will be the only ski area in Canada accessible by LRT. The modular units will better assist the Edmonton Ski Club in safely serving members of the community, and better facilitate programming for the various not-for-profit and charitable organizations that also use the facility, including the Edmonton Folk Music Festival, KidSport Edmonton, YESS, ESC Alpine Club and the Alpine Club of Canada.

3.3 Environmental Constraints

All three ski areas located within Edmonton are located within the North Saskatchewan river valley and ravine system. There is no suitable terrain within Edmonton for ski areas outside of the North Saskatchewan River Valley ARP boundary.

3.4 Institutional Constraints

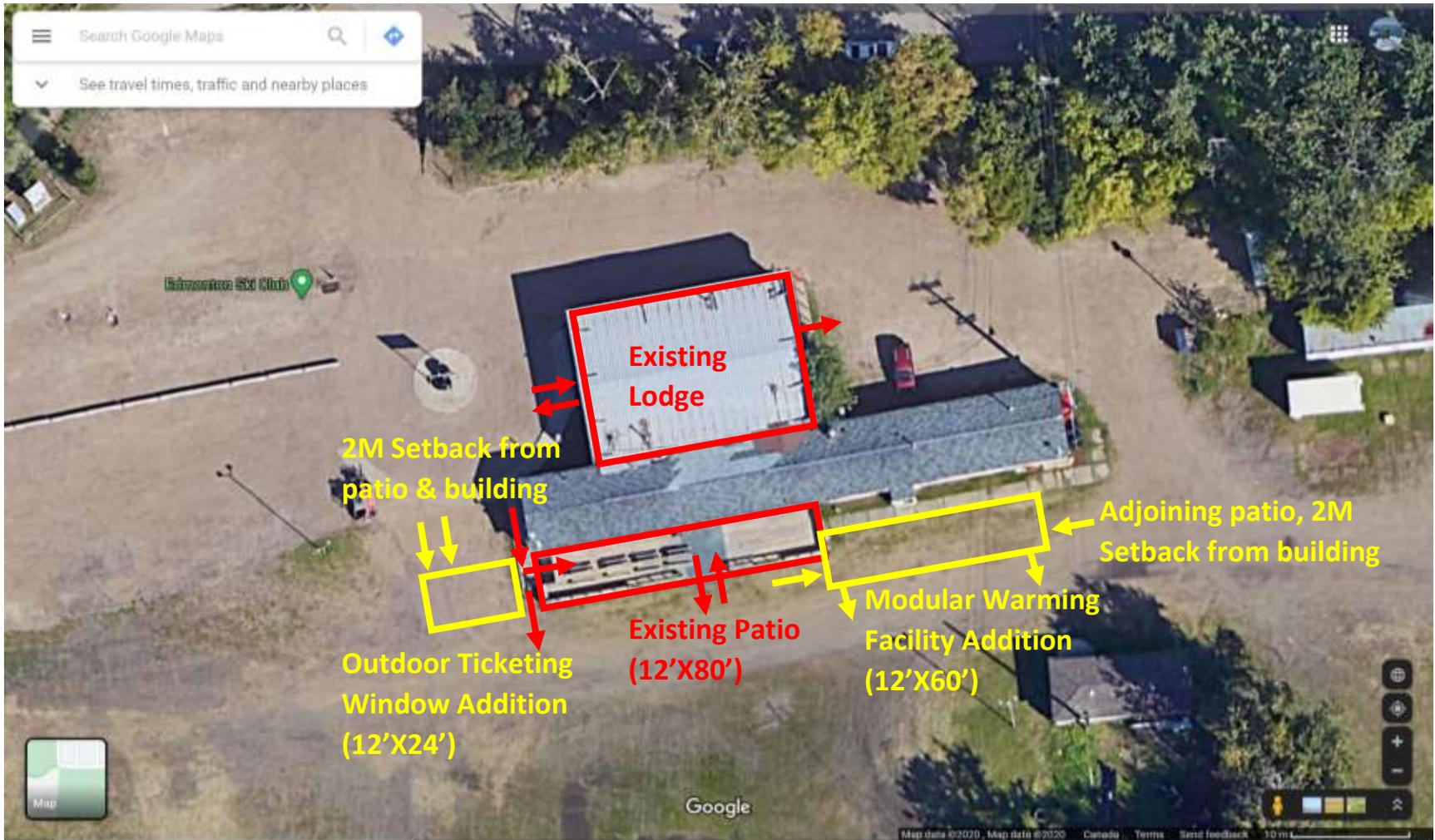
ESC's operating license with the City of Edmonton limits its operations to a defined area of Gallagher Park.

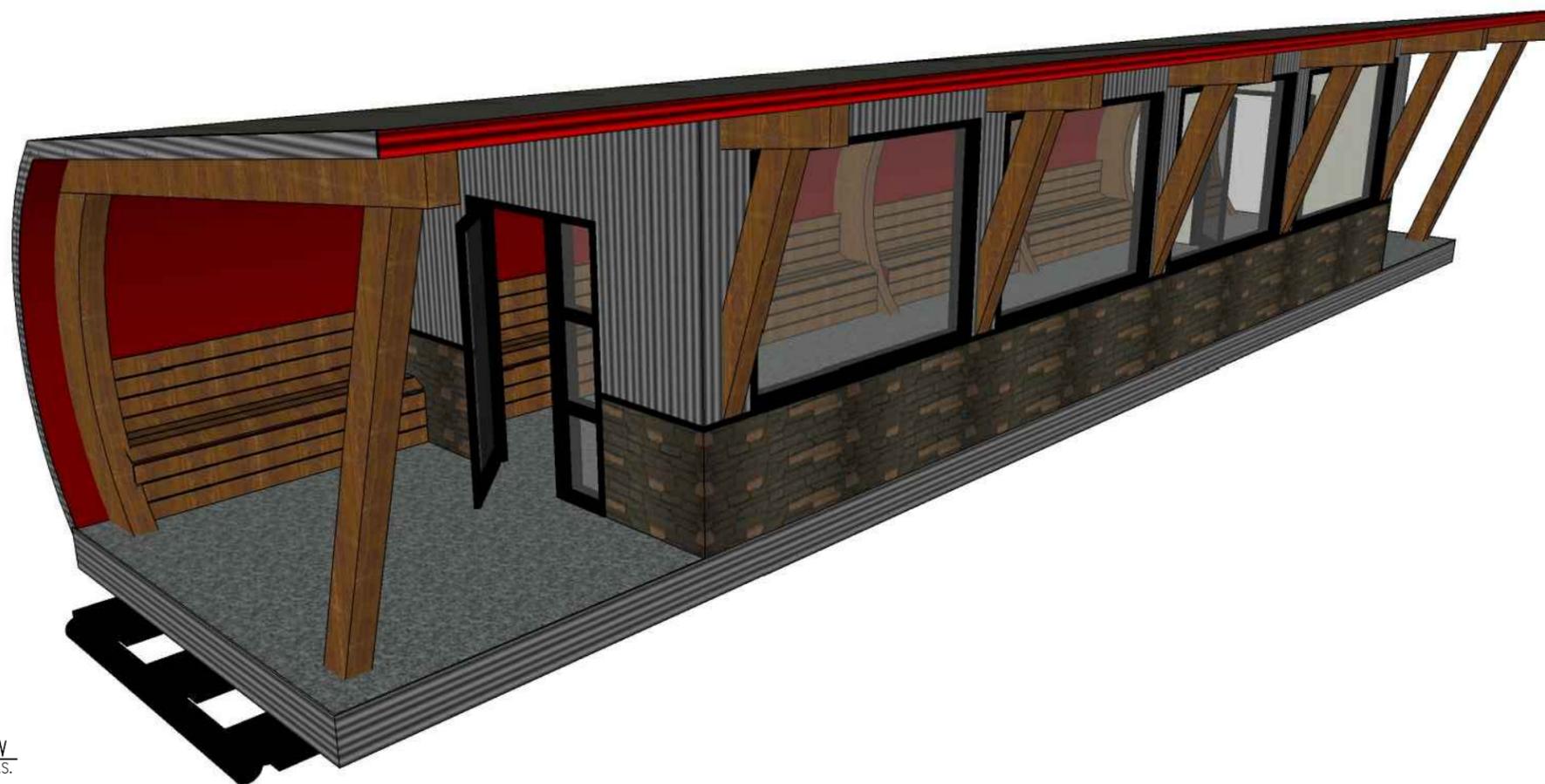
4.0 SUMMARY AND CONCLUSIONS

The proposed addition of modular buildings for use at the Edmonton Ski Club will allow ESC to operate safely during the winter of 2020-21, taking into best operating practices for COVID-19, while generally improving the user experience at a key Edmonton recreational hub.

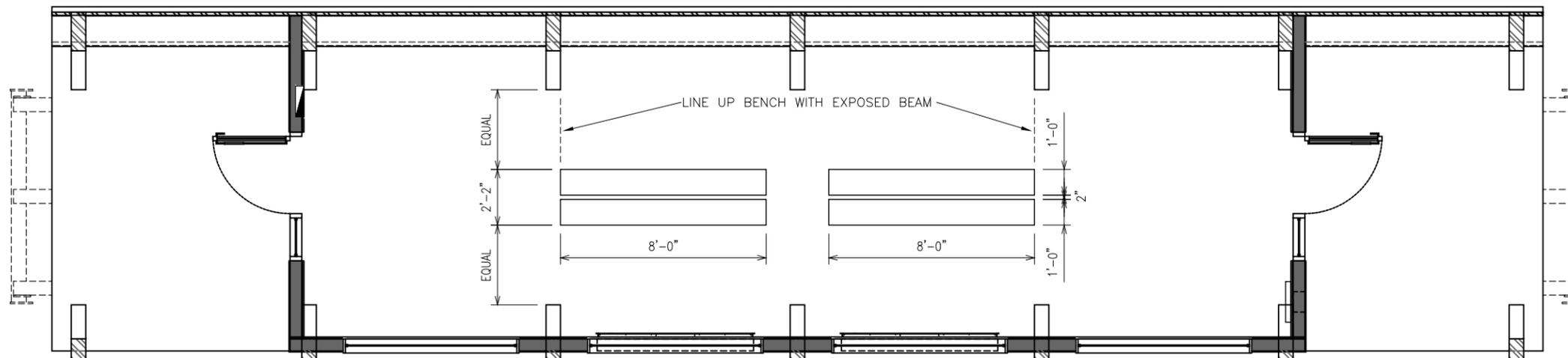
The new modular buildings will result in an aesthetic improvement to ESC's licensed area of Gallagher Park, while minimizing environmental impacts. The proposed project is in line with the objectives of the North Saskatchewan River Valley ARP, the Cloverdale ARP and various other City of Edmonton plans and strategies, including The Way We Grow, The Way We Move, The Way We Green, the WinterCity Strategy and the Live Active Strategy.

Appendix A – Site Plan and Modular Building Drawings





1 3D VIEW
 A1.1 SCALE: N.T.S.



2 FLOOR PLAN
 A1.1 SCALE: 3/16" = 1'-0"

NOTE: THIS BUILDING DOES NOT CARRY ANY DANGEROUS GOODS OR CHEMICALS.

CAD FILE:
 ALTA-FAB STRUCTURES LTD.
 13' X 58' (SKID) BUS TERMINAL
 8221

ENGINEER REFERENCE#:
 -

SEAL/STAMP:

DEPARTMENT:

★ REVISIONS/ISSUE DATA

REV#	DESCRIPTION	DATE	BY
0	ISSUED FOR CONSTRUCTION	FEB. 10, 2014	JVS
1	REVISION TO FIREPLACE ROUGH OPENING & FIREPLACES CHANGED TO OPERATE OFF OF CONTACTORS	APR.29, 2014	MS/MC
2	AS-BUILT	JUNE 3, 2014	MC

SHEET TITLE: OVERALL PLAN
 DRAWN BY: MC DATE: APRIL 28, 2014
 CHECKED BY: KC SCALE: 3/16" = 1'-0"
 APPROVED BY: KC SHEET NO.: A1.1
 CAD FILE: 8221.dwg