

Edmonton Ski Club Temporary Modular Buildings

Environmental Impact Assessment and Site Location Study

Recommendation

That Urban Planning Committee recommend to City Council:

1. That the Edmonton Ski Club Temporary Modular Buildings Environmental Impact Assessment and Site Location Study, as outlined in Attachments 1 and 2 of the October 27, 2020, Integrated Infrastructure Services report IIS00112, be approved.
2. That the river valley location of the Temporary Modular Buildings, as outlined in Attachment 2 of the October 27, 2020, Integrated Infrastructure Services report IIS00112, 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 as per Attachment 1, which includes the Site Location Study (Attachment 2). As the project is within the plan area boundary of Bylaw 7188, the location of the temporary modular buildings in the river valley must be deemed essential and requires approval by City Council.

Report

Edmonton Ski Club is a community partner organization that offers ski and snowboard activities through the winter at Gallagher Park. They are proposing to add two temporary modular buildings to replace their existing buildings, which are in poor condition. The modular buildings will allow for contactless outdoor transactions and provide increased indoor warming space for patrons that are separated from staff areas to accommodate current social distancing requirements related to COVID-19.

The proposed buildings will be located next to the existing daylodge and will meet the operational needs of the Ski Club for the next three years, as longer term plans are underway for a more permanent facility expansion. The temporary modular buildings

will also support the operations of the Edmonton Folk Music Festival for the temporary duration.

The proposed modular buildings will be placed within the existing Edmonton Ski Club license area. An Environmental Impact Assessment and a Site Location Study have been prepared to meet the requirements of the *North Saskatchewan River Valley Area Redevelopment Plan*.

The report contains a summary of potential impacts on the physical environment resulting from placing the two modular buildings on site. The buildings will occupy an approximate area of 94 m² of grass turf and gravel surfaces. No adverse environmental impacts are identified within the report.

The Site Location Study concluded that the proposed location in the existing Edmonton Ski Club licensed area is the ideal site to complement the facilities and deems this site as essential for the successful seasonal operations.

Budget/ Financial Implications

This project is being completed by the Edmonton 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 and the Site Location Study before the proposed development can proceed. Further, Bylaw 7188 requires that the location of the temporary modular buildings 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 September 2020, Edmonton Ski Club contacted the Cloverdale Community League and Edmonton Folk Music Festival production manager. Through this process, support was received for the proposal.

Corporate Outcomes and Performance Management

Corporate Outcomes:			
Outcomes	Measures	Results	Targets
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)
Edmonton is attractive and compact	Edmontonians' Assessment: Well-Designed Attractive City (percent of survey respondents who agree/strongly agree)	53% (2017)	55% (2018)
The City of Edmonton has sustainable and accessible infrastructure	Edmontonians' Assessment: Access to Infrastructure, Amenities and Services that Improve Quality of Life (percent of survey respondents who agree/strongly agree)	68% (2017)	70% (2018t)

Risk Assessment

Risk Element	Risk Description	Likelihood	Impact	Risk Score (with current mitigations)	Current Mitigations	Potential Future Mitigations
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	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 than the report indicates.	3 - Possible	2 - Moderate	6- Low	A strong understanding of the project and the ability of staff to explain the impacts and mitigation measures and planning considerations taken into account.	Communication management if further information is required to address public questions or concerns.

Attachments

- Edmonton Ski Club 2020 Modular Building Additions - Environmental Impact Assessment

2. Edmonton Ski Club 2020 Modular Building Additions - Site Location Study

Others Reviewing this Report

- G. Cebryk, Deputy City Manager, City Operations
- C. Owen, Deputy City Manager, Communications and Engagement
- R. Smyth, Deputy City Manager, Citizen Services
- B. Andriachuk, City Solicitor