

Edmonton Ski Club
2020 Modular Building Additions
Environmental Impact Assessment



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 Overview

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 the COVID-19 pandemic and in future seasons. ESC has obtained all funding required for the project, including funds received from the Canadian Red Cross COVID Relief Grant.

This EIA 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.

2.0 ENVIRONMENTAL CONTEXT

Since 1911, the Edmonton Ski Club has operated entirely within Gallagher Park. The area of Gallagher Park occupied by ESC is a combination of grass turf, gravel access paths, a gravel parking area and naturalized brush areas, with various infrastructure elements that facilitate both ESC and the annual Edmonton Folk Music Festival (EFMF). These infrastructure elements consist of ski lifts, lift shacks, maintenance buildings, a daylodge and electrical and snowmaking/water services traversing the site.

Since the proposed project is being developed within this area, it will not alter the current usage or function of the site. The new modular buildings will be located immediately adjacent to the existing daylodge building and be placed on a combination of turf and graveled areas. No trees or vegetation need to be removed or damaged to place the modular buildings.

3.0 THE PROJECT

This is a key project to allow for the successful and safe operation of the Edmonton Ski Club for the 2020-21 Winter Season. This includes the installation of two temporary modular units from September 2020-May 2021, to be located immediately adjacent to the existing daylodge building, to serve as an outdoor ticketing window and a warming facility. The Edmonton Folk Music Festival (EFMF) plans to utilize the units for June-August 2021.

These units will allow for the organization to operate according to best practices outlined by Alberta Health Services and the Canada West Ski Areas Association. The proposed modular units will greatly enhance user experience, while allowing ESC to provide a safe environment for outdoor recreation during the 2020-21 winter season and in future seasons.

An alternative location 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.

3.1 Concept Plans and Drawings

Please refer to Appendix A, B, C and D for the Site Plan, Building Drawings, Artist Renderings and Pictures.

3.2 Construction Methodology

The temporary modular units will consist of a 16'X24' unit to be used as an outdoor ticketing window, located on the West side of the patio space, and a 16'X60' unit to be used as a warming facility, located on the East side of the patio. These units are both skidded modular units and are to sit upon leveling blocks on the locations described from October 2020-May 2021. The units will then be moved during the regular construction activities associated with the Edmonton Folk Music Festival.

To transport the units to the site, transport trucks will need to be used to move and unload the units. Once the units are unloaded and leveled using above-ground leveling blocks, temporary decking and ramps will be required for access to the units. The units will utilize existing infrastructure for electrical hook-up. No further landscaping or construction will be required.

4.0 PROJECT IMPACTS AND MITIGATION MEASURES

Impacts to parkland are being minimized through the use of pre-fabricated, modular buildings. No disturbance of soil or vegetation is required to complete the project. Since the Edmonton Folk Music Festival is expected to utilize the modular buildings, this is expected to reduce the amount of temporary buildings (construction-style trailers) that EFMF needs to bring to the site during the annual festival.

Positive impacts resulting from the project include providing a safe opportunity for outdoor recreation for Edmontonians, improving the aesthetics of the ESC site, and allowing ESC to serve various other not-for-profit user groups, including the ESC Alpine Club, the Alpine Club of Canada, and KidSport Edmonton.

5.0 PUBLIC CONSULTATION

The ESC is a key recreational amenity for neighborhood residents and there is support among residents for ESC to be a viable outdoor recreational amenity. Cloverdale Community League has provided a letter of support, attached in Appendix E.

The Edmonton Folk Festival has indicated they plan to utilize ESC's modular buildings during their annual festival and have indicated no objection to the proposal. An email record is provided in Appendix E.

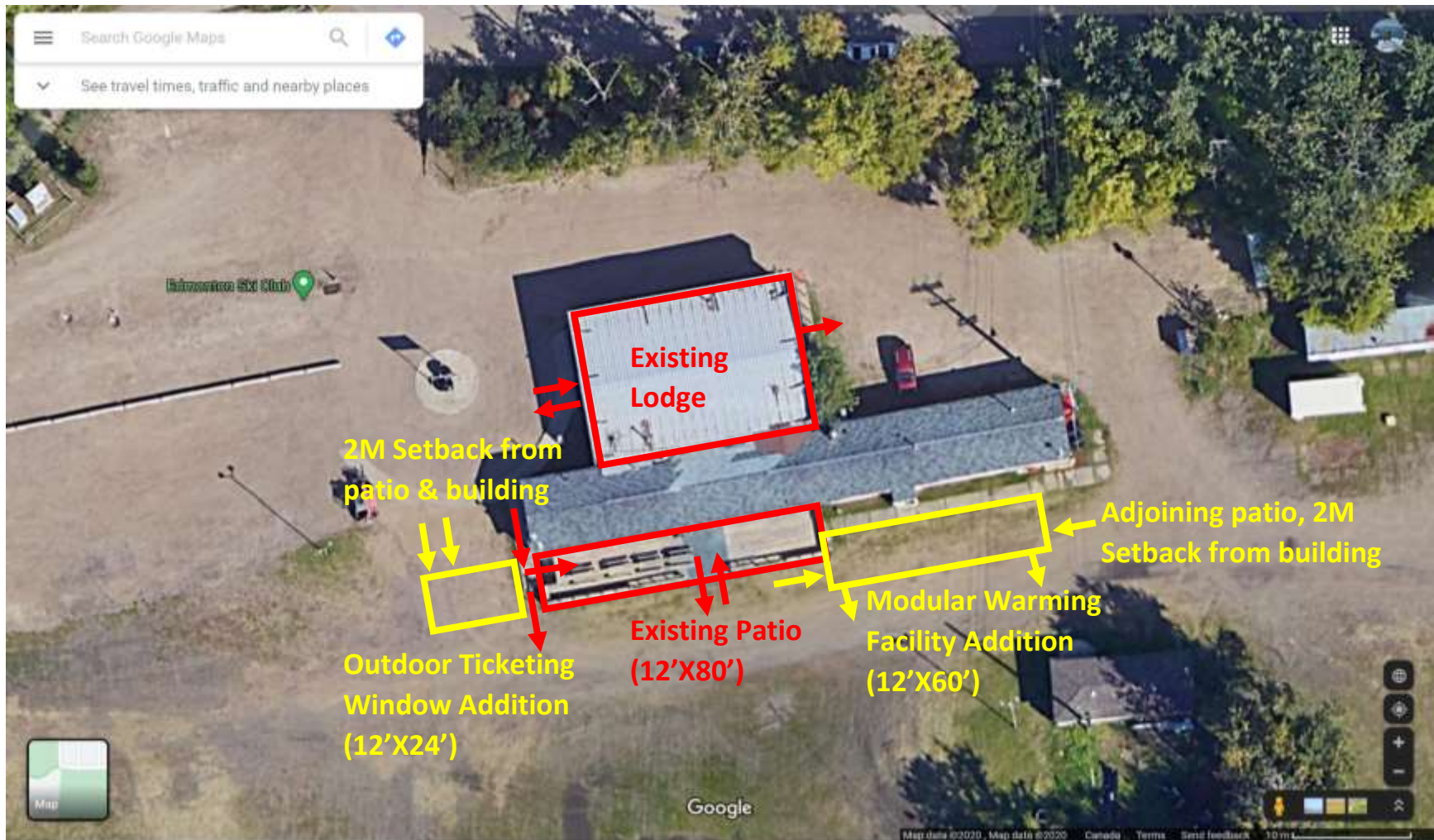
6.0 SUMMARY AND CONCLUSIONS

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 in the coming and future seasons, at a key Edmonton recreational hub.

The new modular buildings will result in an aesthetic improvement to ESC's licensed area of Gallagher Park and are also planned to be used by the Edmonton Folk Music Festival. Through the use of a pre-fabricated, modular design, the impact to the River Valley has been kept to a minimum, with no disturbance to vegetation and no requirement for earth work.

The project is already funded, in part by the Canadian Red Cross COVID-19 Relief Fund and requires no additional budget support from Edmonton City Council.

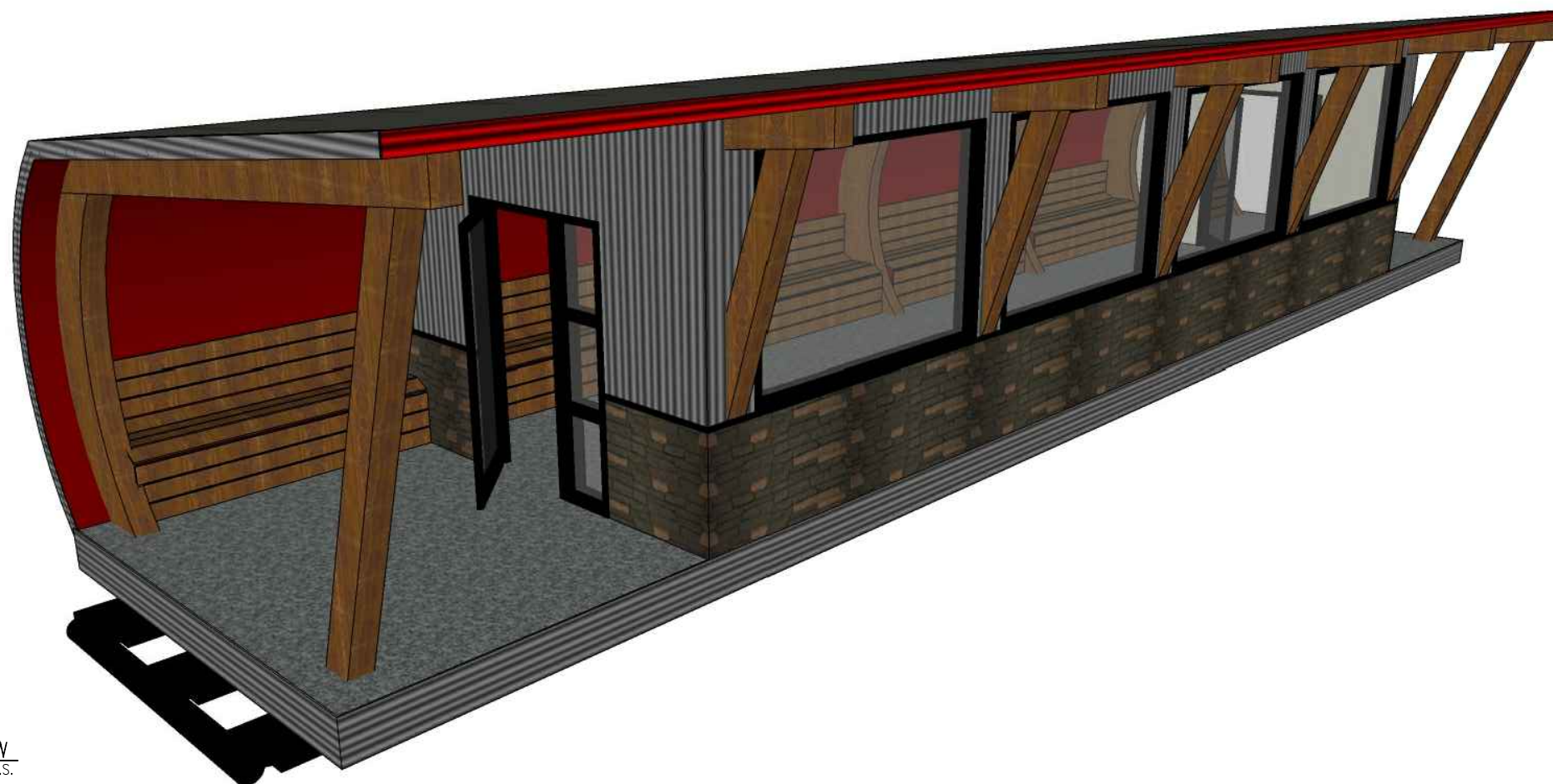
Appendix A - Site Plan





MAP OF LICENSED PREMISES

Appendix B – Modular Unit Drawings



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

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	

Appendix C - Artist Renderings

Artist Renderings



Figure A: Looking South at Outdoor Ticketing Window



Figure B: Looking North at Warming Facility

Appendix D – Modular Unit Pictures







Appendix E – Consultation



Lisa Prins and Clay Shea
Edmonton Ski Club Liaisons
Cloverdale Community League
Edmonton, Alberta

September 7, 2020

To Whom It May Concern:

As members of the Cloverdale Community League board and Edmonton Ski Club Liaisons, we are writing this letter in whole-hearted support for the proposed additional two modular units to the Edmonton Ski Club. Adam Luciuk, Edmonton Ski Club General Manager, has shared with us his plan to add an outdoor ticketing window as well as a warming facility, both are excellent additions to the existing lodge and rental facility.

As a community and a city, we face a unique challenge this upcoming winter: enjoying recreation, physical activity, and socializing safely outdoors during a worldwide pandemic. This coming winter it is more important than ever that Edmontonians get outside and enjoy themselves in spite of cold temperatures. With the sudden closure in March of The Edmonton Ski Club in response to Covid-19, Adam Luciuk and The Edmonton Ski Club have proven themselves incredible creative and successful in continuing to provide social and recreational opportunities in the heart of the city.

The proposed modular units would increase opportunities for Edmontonians to participate in outdoor activity safely. With an outdoor ticketing window people would be able to stay outside while easily maintaining six feet of physical distance. It also frees up space inside that is needed for those who will be renting equipment. With the warming facility people can gather and socialize safely outside, and with the additional space more people will be able to access safe spaces that allow for the human connections that are greatly needed during this time of increased isolation.

The Edmonton Ski Club is a unique outdoor recreational facility as it is located in the centre of the city and is easily accessible by car or public transportation. It provides a much-needed reprieve from increased stress, isolation, and time we spend indoors in the winter. To keep ourselves, our communities, and our city safe we need to continue to play outside and The Edmonton Ski Club makes this possible for many. It provides recreational and social opportunities for people of all ages and physical abilities.

The Cloverdale Community League is very excited and supportive of the proposed two additional modular units. We anticipate that the City of Edmonton will be eager to support such an important project for not just the community of Cloverdale, but the city as a whole.

Sincerely,

Two handwritten signatures in black ink. The first signature is on the left and the second is on the right.

Lisa Prins and Clay Shea



Adam Luciuk <gm@edmontonskiclub.com>

Skid Trailers

1 message

Production Manager <PM@edmontonfolkfest.org>
To: Adam Luciuk <gm@edmontonskiclub.com>

Thu, Sep 3, 2020 at 10:26 AM

To Whom it May Concern:

Adam Luciuk and I have been discussing the possibility of the ESC bringing in two trailers on skids to be placed on the south and west side of the current ski chalet. I am of the understanding that these trailers can be easily moved during the time the EFMF uses this area. With these conditions I do not have any concerns with these units being in this area.

Regards

Geoff

Geoff Frisby, Production Manager

Edmonton Folk Music Festival

"See you on the hill in 2021"

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