

Fort Edmonton Park - Train Barn Rehabilitation

Environmental Impact Assessment (EIA)

Recommendation

That Executive Committee recommend to City Council:

1. That the Environmental Impact Assessment Amendment - Fort Edmonton Park Steam Train Relocation, as outlined in Attachment 1 of the January 28, 2019, Integrated Infrastructure Services report CR_6681, be approved.
2. That the river valley location of the Fort Edmonton Park Steam Train Relocation, as outlined in Attachment 2 of the January 28, 2019, Integrated Infrastructure Services report CR_6681, 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 (EIA) amendment as per Attachment 1, which includes the Site Location Study. The EIA is part of the original Fort Edmonton Park Enhancement project, as approved by City Council in July 2017. As the project is within the boundary of Bylaw 7188 the train barn location must be deemed essential and requires additional approval by City Council. The scope of the original EIA developed for the Fort Edmonton Park enhancement project was expanded to include the assessment of the relocation of the Train Barn.

Report

At its July 12/13, 2017 meeting, City Council approved the EIA and Site Location Study for the Fort Edmonton Park Enhancement Project as outlined in Integrated Infrastructure Services report CR_4648. At that time, projects within scope included Utilities Replacement, a new Indigenous Peoples Experience, the Selkirk Hotel Expansion, the Midway Expansion and a new Front Entry. As the enhancement project is within the boundary of the *North Saskatchewan River Valley Area Redevelopment Plan* defined in Bylaw 7188 the facilities were required to be deemed essential and approved by City Council.

A second report, CR_6196, was submitted and approved in September 2018. Report CR_6196 recommended the approval of funding to replace the existing Steam Train Maintenance Facility with a new pre-engineered building located on a new site, as per

Attachment 2, including two maintenance pits and additional storage space. The new structure is required to support the steam train's scheduled boiler maintenance and ensure it is fully operational for the Fort Edmonton Park re-opening in spring 2021.

Relocation of the Steam Train Maintenance Facility was not originally included in the EIA submitted to Council in July 2017 as this project was initiated several months after the original EIA submission. To allow Administration to move forward with this project, an amendment to the original EIA was required to integrate this project scope into the overall project and minimize impacts of the proposed construction within the river valley. This was completed in November 2018.

The EIA Amendment - Fort Edmonton Park Steam Train Relocation contains a summary of the potential effects on the physical, biological and local community resulting from the construction of the identified enhancement projects. The EIA Amendment, completed in September 2018, identified mitigation measures to ensure there will not be any significant adverse effects on the environment. The proposed construction is within a previously disturbed location and will occur within the Fort Edmonton Park boundaries.

Mitigation measures included the completion of a Historical Resource Impact Assessment, as per Attachment 3, to ensure historic resources are identified in advance of construction and to ensure appropriate construction practices are followed to avoid negative impacts to vegetation, soil and water. The intent is to ensure there are minimal impacts to site and facility operations during construction. Subject to approval of the recommendation in this report, construction will start in spring 2019 with phased use of the facility by fall 2019 and project completion by fall 2020.

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 the new site location of the steam train to be deemed essential and approved by City Council before construction can proceed.

Public Engagement

A public information session was held in May 2017 for the entire Fort Edmonton Park Enhancement Project. This session was held to solicit general, open ended public feedback about Fort Edmonton Park projects with the intent to use any relevant information to inform future planning and design activities, and to address questions or feedback from the community.

Corporate Outcomes and Performance Management

Corporate Outcome(s): Edmonton is an environmentally sustainable and resilient city.			
Outcome(s)	Measure(s)	Result(s)	Target(s)
Edmonton is an environmentally sustainable and resilient city	Ecological Footprint (resource consumption with land area [hectares] divided by population)	7.76 (as of 2017)	Maintain or decrease

Corporate Outcome(s): The City of Edmonton's operations are environmentally sustainable.			
Outcome(s)	Measure(s)	Result(s)	Target(s)
The City of Edmonton's operations are environmentally sustainable	Watershed Contaminant Reduction Index (contaminants discharged into the North Saskatchewan River divided by population)	7.2 (as of 2017)	6.9 (2018)

Risk Assessment

Risk Element	Risk Description	Likelihood	Impact	Risk Score (with current mitigations)	Current Mitigations	Potential Future Mitigations
Customers/ Citizens	Potential dissatisfaction of park patrons if the project is not approved to move forward.	2 - Unlikely	4 - Severe	8 - Medium	Approval of the report amendment will support proceeding with the project.	Additional public and funding partners communication will be required to explain any delay or cancellation of the project.
Environmental	Potential impacts as identified in the Environmental Impact Assessment.	2 - Unlikely	1 - Minor	2 - Low	Recommendations regarding mitigation of environmental impacts in the Environmental Impact Assessment have been reviewed for completeness.	Mitigation measures will be implemented by the contractor at time of construction. Low potential for impacts at the new location, as supported by the assessments of the new location in the attachments. The existing location has environmental concerns that will require future measures.

Attachments

1. EIA Amendment Fort Edmonton Park Steam Train Relocation
2. Fort Edmonton Park Train Barn Site Plan
3. Historical Resources Impact Assessment

Others Reviewing this Report

- T. Burge, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- G. Cebryk, Deputy City Manager, City Operations
- P. Ross, Acting Deputy City Manager, Urban Form and Corporate Strategic Development
- R. Smyth, Deputy City Manager, Citizen Services