

City of Edmonton
Queen Elizabeth Outdoor Pool in Kinsmen Park
Site Location Study



May 14 2009
08019

EXECUTIVE SUMMARY

The purpose of the Queen Elizabeth Outdoor Pool Site Location Study is to detail the social, environmental and institutional constraints which make a River Valley location essential for the relocation of the Queen Elizabeth Outdoor Pool. This is required based on the North Saskatchewan River Valley Area Redevelopment Plan, Office Consolidation February 2006. In addition to an examination of the constraints making this location essential, the study also provides a project background and detailed examination of the requirements of the Area Redevelopment Plan.

In May 2008 the City of Edmonton contracted Group2 Architecture Engineering Ltd. to examine the options for relocating the Queen Elizabeth Outdoor Pool (QE Pool) to Kinsmen Park. In consultation with Parks, Recreation Facility Services and Buildings Design and Construction branches of the City, as well as the Friends of the Queen Elizabeth Pool and the Kinsmen Club it was determined that the option to relocate QE Pool to a site north of the existing Kinsmen Aquatic Centre was the most beneficial and cost effective. This design has been further developed in collaboration with the same stakeholders as well as the general public through advertised open houses. Support for the relocation of the QE Pool to this site has been positive at all stages.

As outlined in the North Saskatchewan River Valley Area Redevelopment Plan (River Valley ARP) a study must be conducted to detail constraints making this site within the River Valley essential:

- Cost – the relocation moves the facility from an unstable slope within the River Valley to a stable river terrace appropriate for the development of a major facility;
- Social – the relocation ensures the continuation of the legacy of the QE Pool, that of a safe, outdoor swimming experience set within the natural setting of the River Valley;
- Environmental – in addition to the integral role of the natural setting to the pool, the site at Kinsmen Park is deemed to *not* be an environmentally sensitive area due to the previous site usage and adjacent activities;
- Institutional – the adjacency to Kinsmen Sports Centre realizes both operational and site efficiencies as parking facilities do not require expansion due to the complementary high seasons of the outdoor and indoor components.

Based on the documentation collected for this study we are confident that the relocation of the QE Pool to Kinsmen Park supports the goals, objectives, and policies of the River Valley ARP. The character of the QE pool, that of an outdoor swimming experience within the River Valley, simply cannot be replicated elsewhere within the City of Edmonton. With the support of City Council and the Development Officer, the project to relocate the QE Pool will result in the rejuvenation of this historical recreational facility.

TABLE OF CONTENTS

Introduction

- Project Background
- Cost Constraints
- Social Constraints
- Environmental Constraints
- Institutional Constraints

Area Redevelopment Plan (ARP) Implementation

Conclusion

INTRODUCTION

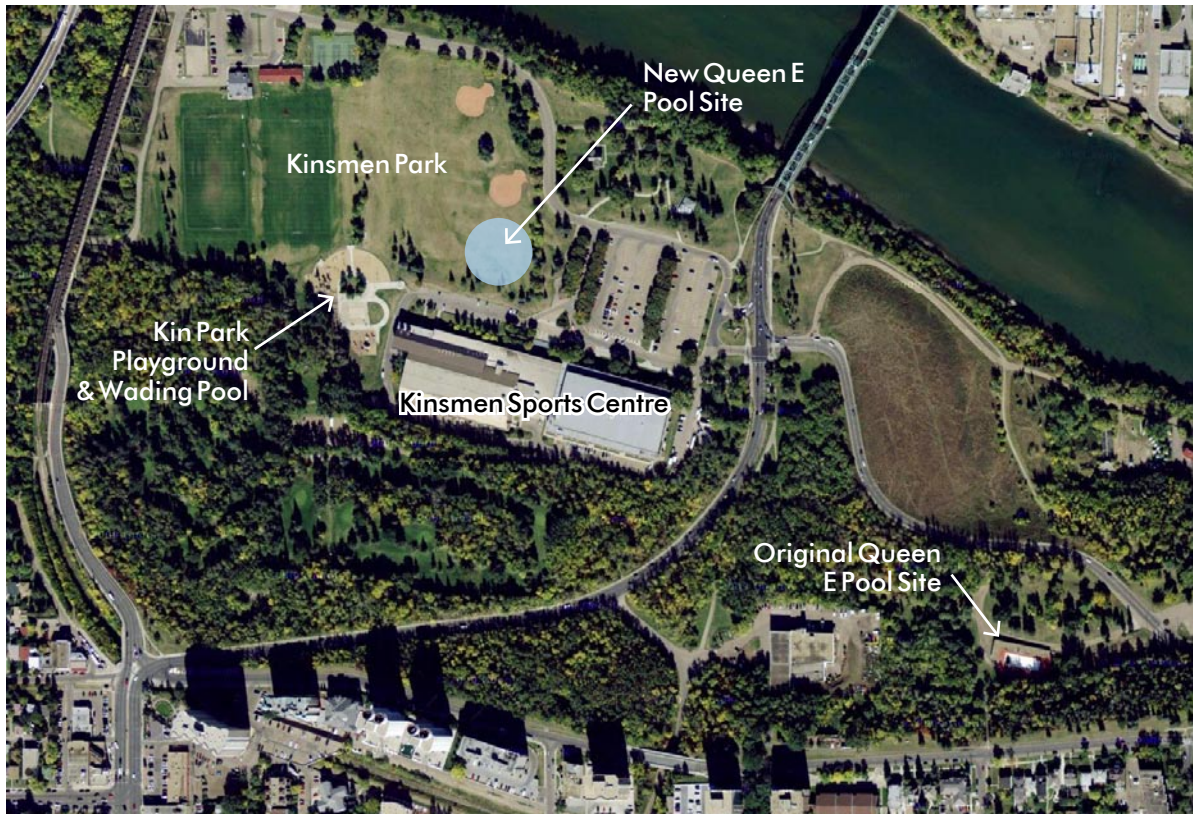
The purpose of the following study is to detail the social, environmental and institutional constraints which make a River Valley location essential for Queen Elizabeth Outdoor Pool. Additionally, a cost analysis is provided to compare the cost of redeveloping the project on the original site with the relocation to Kinsmen Park and finally how the project program and design has been scaled back in order to address the approved project budget of \$5.1M (\$4.2M Construction Cost).

Project Background

The Riverside Swimming Pool, Edmonton's first outdoor pool was opened during the Summer of 1922. It was renamed the Queen Elizabeth Pool (QE Pool) to commemorate the 1939 Royal Visit. It was extensively rebuilt in 1951 when a new pool was constructed on top of the existing 1922 tank. The unique location, tucked in within the trees on the side of the escarpment, continued to draw swimmers for 82 years. Extensive damage to the pool tank was revealed at the end of the 2003 season and the facility did not open for the 2004 season.



Historic Image of the Queen Elizabeth Pool



Aerial Photo

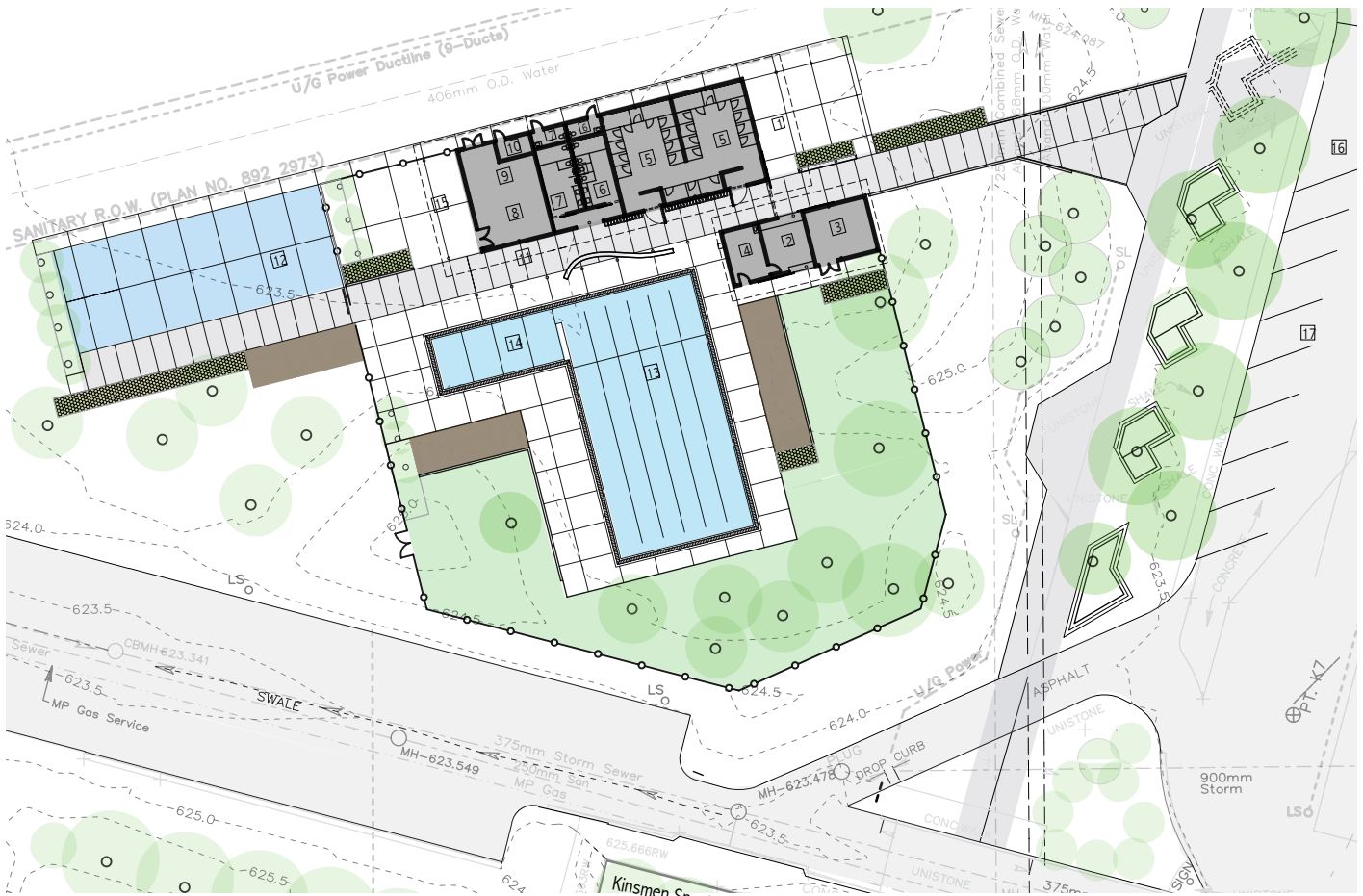
A redevelopment plan for the QE Pool was initiated in March of 2005 with the recommendation to redevelop the pool with focus on families and children. With a project construction budget of \$4.1M, Burgess Bredo Architects completed a design which tendered in the fall of 2006 for \$7.8M. It was re-tendered in February 2007 for \$8.1M. Due to this budget overrun, City Council approved the recommendation to explore the feasibility of Kinsmen Park as an alternate location for the QE Pool in order to bring project costs back in line with project budget.

Group2 Architecture Engineering Ltd. (Group2) completed a feasibility study in June of 2008 to determine the costs and benefits associated with a move to the Kinsmen Park site and the possibility of shared amenities between the QE Pool and the Kinsmen Sports Centre. Three possible configurations for the new facility were determined, and the option of locating the new facility to the north of the Kinsmen Sports Centre was found to be the most pragmatic, and mutually agreeable between the stakeholders of the project, the City of Edmonton, the Friends of the Queen E Society and the Kinsmen Club of Edmonton.

The design has evolved based on client feedback since the initial feasibility study report. The project design expands on the feasibility study and now includes a six lane pool complete with zero entry condition, change rooms and toilet amenities that serve the pool and the surrounding Kinsmen Park, as well as space for staff, storage and services. The project utilizes sustainable design principals and straightforward construction methods to ensure a pragmatic and imaginative design solution that treads lightly on the river valley park site.



View to Project Site from Existing Parking Lot



- | | |
|-------------------------|----------------------------|
| 1 Entry Porch | 9 Chem. Storage/Electrical |
| 2 Ticketing/Concessions | 10 Chlorine Storage |
| 3 Deck Storage | 11 Outdoor Showers |
| 4 First Aid/Staff Room | 12 Spray Park |
| 5 Change Room | 13 Six Lane 25m Pool |
| 6 Women's Washroom | 14 Zero Entry |
| 7 Men's Washroom | 15 Covered Outdoor Space |
| 8 Mechanical Room | 16 Drop Off |
| | 17 Existing Angle Parking |

Design Development Site Plan

Cost Constraints

The analysis illustrates how the original site of the Queen Elizabeth Pool and the associated structural issues that arise with supporting the pool tank on an unstable slope are mitigated by moving the project to Kinsmen Park. A savings of \$1,687,000 is seen by relocating the project to Kinsmen Park on a stable, previously-developed site north of the Kinsmen Sports Centre. The projected construction cost can then be further reduced by simplifying the overall project design. A cost savings of \$2,148,000 is the result thus enabling the project to be constructed within the City Council approved project budget.

The first exercise undertaken is to determine the estimated cost of developing the replacement to the Queen Elizabeth Pool as designed by Burgess Bredo Architects (1b), in Kinsmen Park. This exercise enables a comparison to be made with the tendered construction cost of the redevelopment that was tendered in February 2007 (1a). This comparison enables one to understand the additional construction costs required to redevelop the existing QE Pool site and the project savings made possible by relocating the project to Kinsmen Park.

The second exercise allows for the comparison of the redevelopment of QE Pool to Kinsmen Park site (1b) to the project as designed today (2). Significant program and design changes have been made in order to align the project cost with the Edmonton City Council approved project budget.

Note: All of the figures provided are for the purpose of comparison and as such are simplified to account for cost of construction only.

1a. Redevelopment of QE Pool on Existing Site

- full working drawing package including drawings and specifications tendered in February 2007 (Burgess Bredo Architects design)	\$8,100,000
--	-------------

1b. Redevelopment of QE Pool to Kinsmen Park site

- Class D cost estimate completed as part of Queen Elizabeth Pool relocation to Kinsmen Park Feasibility Study (relocation of Burgess Bredo Architects design for comparison)	\$6,413,000
---	-------------

2. Redesigned QE Pool in Kinsmen Park

- Cost Estimate prepared as part of Design Development submission. Pool tanks and pool house design are simplified compared to the original design to address the project budget	\$4,265,000
--	-------------

Social Constraints

The establishment of the Riverside Swimming Pool (later renamed Queen Elizabeth Pool) within the River Valley in 1922 establishes this facility as an integral component of the North Saskatchewan River Valley. All previous and current interpretations of the planning guidelines for this area indicate the need to promote complimentary recreational activities within the open space of the park, particularly those related to water-based activities. The passionate support of the Friends of the Queen E Pool for the relocation illustrates the important social role this facility plays in the lives of the citizens of Edmonton.

Environmental Constraints

As noted in the North Saskatchewan River Valley Area Redevelopment Plan it is often problematic to build facilities on the unstable slopes of the River Valley. This is essentially the cause of the need to relocate the facility to the Kinsmen Park. The existing site of the QE Pool was found to be problematic in 2004 when it was discovered that the pool tank was cracked. The crack in the tank rendered the existing facility unusable and prompted the redesign of the facility as described in the section relating to Cost Constraints. Due to the engineering required to combat the unstable slope the cost of the redevelopment at the existing site surpassed the available project budget. As a result, the site at Kinsmen Park was assessed.

The site at Kinsmen Park is deemed to be appropriate not only due to the suitability of the terrace location (compared to a slope) but also the minimal impact on the surrounding environment. As described in the accompanying Environmental Impact Assessment Report:

“The Site is a manicured green space and is adjacent to ornamental trees, paved parking lots, a baseball diamond, Kin Park and paved pathways. The project footprint will be confined to previously disturbed areas; no native vegetation or sensitive wildlife habitat will be impacted by development of the Site.”

As described in the section relating to the Social Constraints, the QE Pool is explicitly connected to the natural setting of the River Valley – the outdoor pool would not be the QE Pool without the natural surroundings completing this experience of swimming within the River Valley setting.

The design of the relocated QE Pool gives careful consideration to the immediate and larger environments through the siting and selection of building components. The design utilizes the shade of the existing trees and the slope of the existing berms located around the pool on the site at Kinsmen Park, creating a microclimate similar to the one at the previous site. As well, the selection of materials is based upon providing elements which relate to the natural setting and are weather resistant.

Institutional Constraints

In addition to the site at Kinsmen Park offering a stable condition for the structure of the facility, there are also many operational synergies which make this site appropriate for the relocation of the QE Pool. The staff of the pool will have access to the facilities and staff expertise of the Kinsmen Aquatic Centre. Families will also be able to utilize a variety of recreational programmes on the site. The site also offers improved pedestrian, bicycle, and vehicular access, including transit, compared to the previous site. One of the greatest benefits of utilizing this site is that additional parking facilities are not required, due to the fact that the outdoor pool operates during the low season for the Kinsmen Sports Centre. The parking situation was confirmed by a Parking Assessment Report by Bunt & Associates dated February 6, 2009.

As described in the preceding paragraphs the relocation the QE Pool within the River Valley is essential based on the cost, social, environmental and institutional constraints. The character of the QE Pool, that of an outdoor swimming experience within the River Valley, simply cannot be replicated elsewhere. The following section examines this project in relation to the specifics of the North Saskatchewan River Valley Area Redevelopment Plan.

ARP IMPLEMENTATION

The document, “North Saskatchewan River Valley: Area Redevelopment Plan, Office Consolidation February 2006”, produced by the City of Edmonton outlines the history and intent of the Plan as well as goals, objectives and policies. Descriptions of the goals, objectives and policies are quoted (*in italics*) from this document and supplemented by information specifically pertaining to the relocation of QE Pool. This provides a comprehensive response to the areas of concern outlined in the Plan, ultimately supporting the relocation of the QE Pool within the River Valley.

A True Alberta Heritage

(North Saskatchewan River Valley: Area Redevelopment Plan, p.1)

The North Saskatchewan River Valley has been protected as a place ‘to provide a park system suitable for a metropolitan area’ for over 75 years by the various levels of authorities. This attitude towards the special resource was officially established in 1915 when, “...*the Provincial Government adopted report by Frederick C. Todd, landscape architect, who recommended protection of the River Valley environment so as to provide Edmontonians with a contiguous recreation and open space system.*” The establishment of the Riverside Swimming Pool (later renamed Queen Elizabeth Pool) in 1922 exemplified this attitude of careful and considered use of the protected area for complimentary recreational activities. The continued operation of the QE Pool for the following 81 years established this facility as a heritage component of the River Valley.



Archival Photographs of Queen Elizabeth Pool

Plan Concept

(North Saskatchewan River Valley: Area Redevelopment Plan, p.4)

The concept for the proposed land use is based on the fundamental philosophy that a continuous open space system, interspersed with recreational activity modes, can meet the diverse demands for recreation in an urban setting and yet protect the river valley environment.

The relocation of the QE Pool re-establishes this recreational node and is the only facility to provide outdoor swimming within the natural setting of the River Valley.

Recognizing the potential for recreational development throughout the Plan area, the concept plan proposes that the most intensified levels of recreational development which require a major structure and substantial parking facilities should be located in those areas of the plan that are the most physically capable i.e., the highly developable river terraces. So as to limit the need for major roadways in the Plan area, these levels of recreational activity will be encouraged at locations along existing arterial roadways and existing and future River crossings.

The relocation of the QE Pool fulfills the need to provide recreational development within the River Valley. The site at the existing Kinsmen Sports Centre concentrates high intensity recreational development at this site, yet utilizes the site at the existing low season, negating the need for additional parking or reconfiguration of roadways.

Major Goals

(North Saskatchewan River Valley: Area Redevelopment Plan, p.5)

The major goals for the North Saskatchewan River Valley Area Redevelopment Plan are:

- *1. To ensure preservation of the natural character and environment of the North Saskatchewan River Valley and its Ravine System.*

Both the historic and relocated QE Pool rely upon the natural environment to complete the 'enclosure' of the outdoor swimming pool. The character of the QE Pool would not retain the historic legacy of the pool without this connection to the River Valley.

- *2. To establish a public metropolitan recreation area.*

This facility is one of the few in the River Valley to support water-borne programmes.

- *3. To provide the opportunity for recreational, aesthetic and cultural activities in the Plan area for the benefit of Edmontonians and visitors of Edmonton.*

The location of the Queen E Pool within the Central Area of the River Valley provides these activities in an area that is accessible to all Edmontonians and visitors.

- *4. To ensure the retention and enhancement of the Rosedale and Cloverdale communities in the River Valley.*

The relocation of the QE Pool continues to support the communities of Rosedale and Cloverdale in the River Valley as it is the nearest facility to support outdoor swimming.

Parkland Development

Objectives

(North Saskatchewan River Valley: Area Redevelopment Plan, p.6)

2.3.1 To provide park, open space, and a variety of recreational, educational and cultural uses.

- The facility continues to support the variety of uses available in the River Valley as this is the only one to provide for outdoor swimming.

2.3.2 To provide a metropolitan recreation and conservation area.

- The design of the facility supports conservation of the surrounding natural environment.

2.3.3 To provide a pedestrian movement network, and other non-motorized vehicular networks including the provision of River and Ravine Crossings, throughout the Plan area.

- This facility further enhances the establishment of nodes of activity along the pedestrian and bicycle path network.

2.3.4 To ensure that park and recreational facilities have pedestrian and vehicular access.

- This facility is accessible from the major pathway system and provides for bicycle lock-up.

2.3.5 To encourage water-oriented recreational modes of transportation to link the various activity nodes with the Plan area.

- Not applicable to this project.

2.3.6 To promote the conservation and rehabilitation of archaeological, paleontological, architectural and historic resources within the parks and open space system.

- The relocation of the QE Pool utilizes a site which is not considered to be ecologically sensitive or historically significant within the River Valley.

2.3.7 To promote an exemplary standard of landscape, urban, and architectural design for all proposed developments, park amenities and the general environment.

- The design has been approved by the EDC (Edmonton Design Council).

2.3.8 To ensure handicapped people have access to the River Valley and Ravine System.

- The design of the relocated QE Pool increases the accessibility of recreational activities for handicapped people within the River Valley.

Parkland Development

Policies

(North Saskatchewan River Valley: Area Redevelopment Plan, p.8)

3.2.1 Natural Conservation Areas

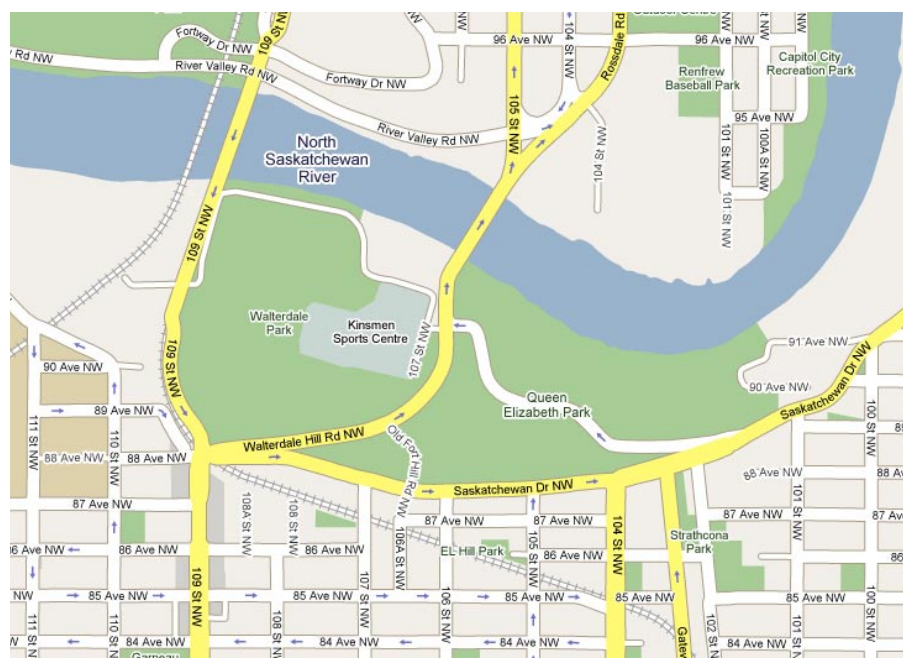
- *It is a policy of this Plan that those areas which have significant vegetation, potential wildlife and waterfowl habitat, or other unique natural physical features shall be managed as nature conservation areas and may be used for outdoor education, interpretation or low intensity recreational activities.*
- The site is not a nature conservation area as per the Environmental Impact Assessment provided in conjunction to this study.

3.2.2 Intensity Range of Recreational Uses

- *It is a policy of this Plan that a low to high intensity range of recreational activities will be developed and managed within the River Valley.*
- The relocation of the QE Pool provides continued support of both informal (free-play) and formal (lane swimming) outdoor swimming within the River Valley. The relocation of the spray park from the Kin Park to the QE Pool also supports water play in a safer configuration for children due to the replacement of the wading pool component with spray features.

3.2.3 Location of Recreational Facilities

- *It is the policy of this Plan to locate the higher intensity recreational and cultural facilities are to be located in close proximity to major roadways, public transit routes and direct River crossings, except in the Central area.*
- Although both the original and relocated Queen Elizabeth Pool are located within the excepted Central area, the current project is located on major routes, both the Walterdale Hill Road and Queen Elizabeth Park Road and Walterdale Bridge which service public transportation routes.
- The relocated site of the Queen Elizabeth Pool is situated closer to existing bus routes than the previous location.



Roadway Map of Site and Surrounding Area

3.2.4 Ravines and River Edges

- *It is the policy of this Plan that ravines and river edge lands will be used for low intensity outdoor recreational use.*
- The site of the relocated QE Pool is on a stable plateau, not a ravine nor a river edge.

3.2.5 Viewpoint Parks

- *It is the policy of this Plan that selected sites with existing and outstanding view potential will be encouraged to be developed as 'viewpoint' parks.*
- The site of the relocated QE Pool is not considered a viewpoint park due to the distance from the river edge.

3.2.6 Accessory Land Uses

- *It is a policy of this Plan that accessory land uses such as cafes, restaurants, bicycle rentals or other commercial establishments which are complementary to recreational and open space opportunities and harmonious to the natural environment will be encouraged where land use districting permits.*
- The relocated QE Pool provides basic concession services to both patrons of the pool and spray park as well as users of the pathway systems and adjacent outdoor recreation activities. Additionally, handicapped accessible public washrooms are provided on the pathway side of the building for spray park and River Valley pathway users.

3.2.7 Environmental Reserve Dedication

- Not applicable to this project.

3.2.8 Use of Environmental Reserve Lands

- Not applicable to this project.

3.2.9 Capital City Recreation Park

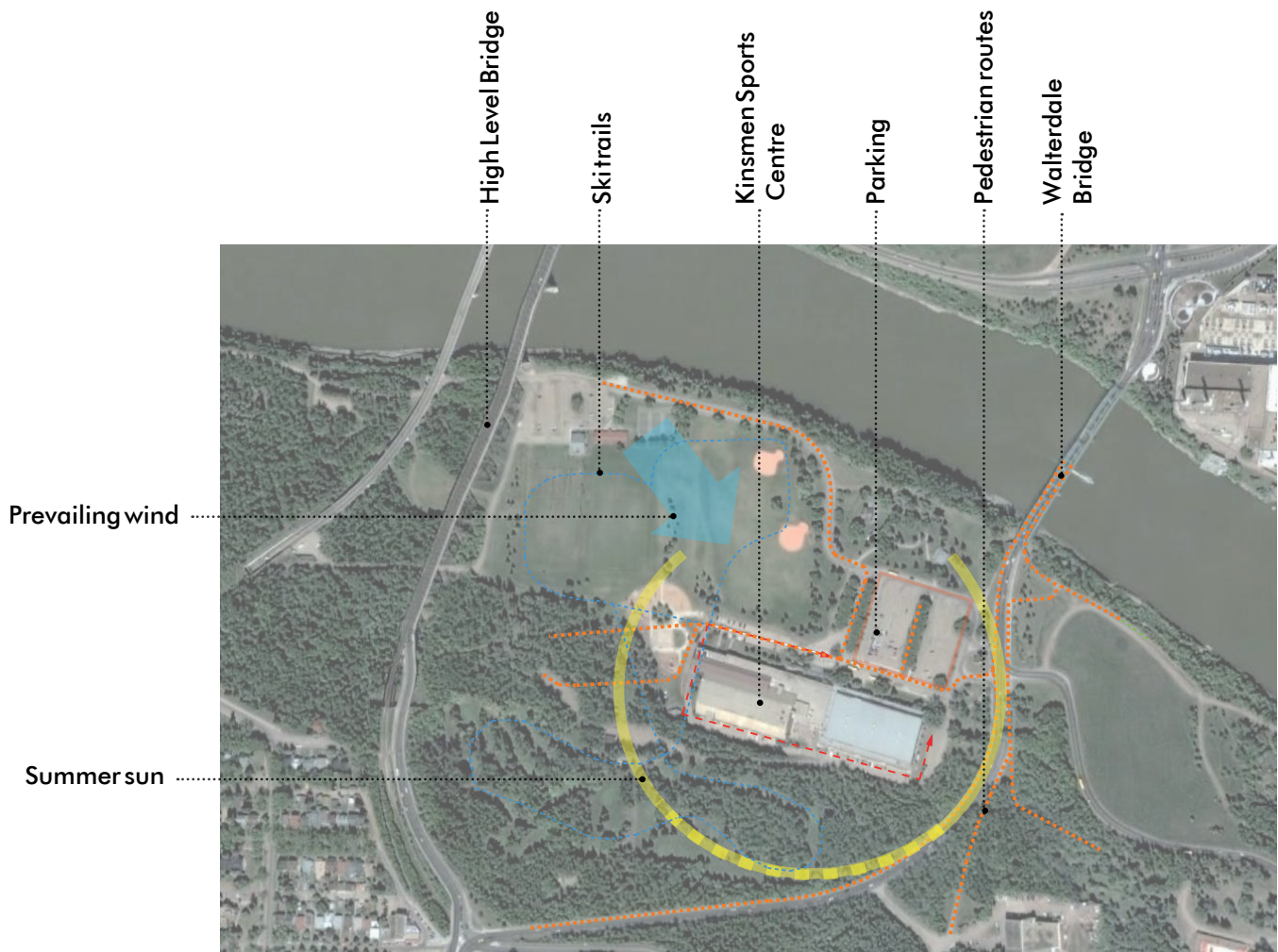
- *It is a policy of this Plan that the City will support the concept of the extension of the Capital City Recreation Park to the City's Northeast and Southwest boundaries.*
- As Kinsmen Park is one of the original components of the Capital City Recreation Park the relocation of QE Pool to this site supports the vision of the Capital City Recreation Park.

3.2.10 Trail System

- *It is the policy of this Plan to establish pedestrian and other non-motorized vehicular movement systems; which includes bicycles, cross-country ski trail developments and equestrian trails in selected areas; as the primary modes of movement along and through the River Valley.*
- The relocated QE Pool supports the existing pathway network with complementary services including the washrooms and concession.

3.2.11 River and Ravine Crossings

- Not applicable to this project.



Major Pathways

3.2.12 Roadway Access and Parking

- *It is the policy of this Plan to develop a vehicular distribution and parking system in the River Valley that permits access to parking areas but restricts vehicular penetration through recreational and park areas. This policy does not restrict emergency vehicle access required for public safety.*
- As outlined in the Queen Elizabeth Pool Parking Assessment Report by Bunt & Associates dated February 6, 2009, the relocated QE Pool utilizes existing parking at the Kinsmen Sport Centre during the existing low season. As such, the development of the QE Pool at the site does not require increased capacity for transportation access or parking.

3.2.14 Historic Resources Inventory

- *It is the policy of this Plan to continue to develop and maintain an inventory of all historic and archeological resources and recognize those resources in planning or land use decisions.*
- As part of the Environmental Impact Assessment an archeological study of the site is underway.

3.2.15 Designation of Historic Resources

- Not applicable to this project.

3.2.16 Minimize Land Use Conflicts

- *It is the policy of this Plan that land use conflicts between parks and non-parks uses will be minimized by appropriate facility siting, quality design, noise and visual buffering.*
- The relocation of the QE Pool to this site represents an extension of similar activities already present at the Kinsmen Sports Centre. The facility is sited to utilize existing topography and vegetation to create a visual buffer to the neighboring playing fields and pathways.

3.2.17 Urban Design and Architectural Guidelines

- *It is the policy of this Plan that all public development will conform to Council approved environmental, urban and architectural design guidelines to be developed in future studies and park development plans.*
- The design of the relocated QE Pool conforms to environmental, urban and architectural design guidelines including review by the Edmonton Design Committee (EDC). The project has moved through both stages required for approval, the pre-consultation and formal presentation. Support by EDC was granted on February 18, 2009, with no additional presentations and some minor revisions required.
- The architectural language of the facility carries on the tradition of pavilion design in the River Valley as exemplified by the Hawrelak Park pavilions designed in the late 1960's by Bittorf Wensley Architects, reflecting the landscape through their organically-shaped concrete columns, glue-laminated wood beams and wood-shingled roofs.



Hawrelak Park Pavilion



New Queen E Pool Entry Courtyard

3.2.18 Access for the Handicapped

- *It is the policy of this Plan that recreational facilities will be designed, if feasible, to accommodate access and other requirements of the handicapped.*
- This facility increases access to recreational aspects of the River Valley for handicapped people.
- The pool design includes a zero-depth entry to accommodate ease of entrance into the pool by persons in wheelchairs as well as others with mobility considerations including the very young and old.
- All support areas of the pool, including change rooms and washrooms are designed to accommodate persons in wheelchairs.
- The public washrooms available on the pathway side of the building are wheelchair accessible, providing one of the only such washrooms along the pathway system in the Central Area.

Environmental Protection

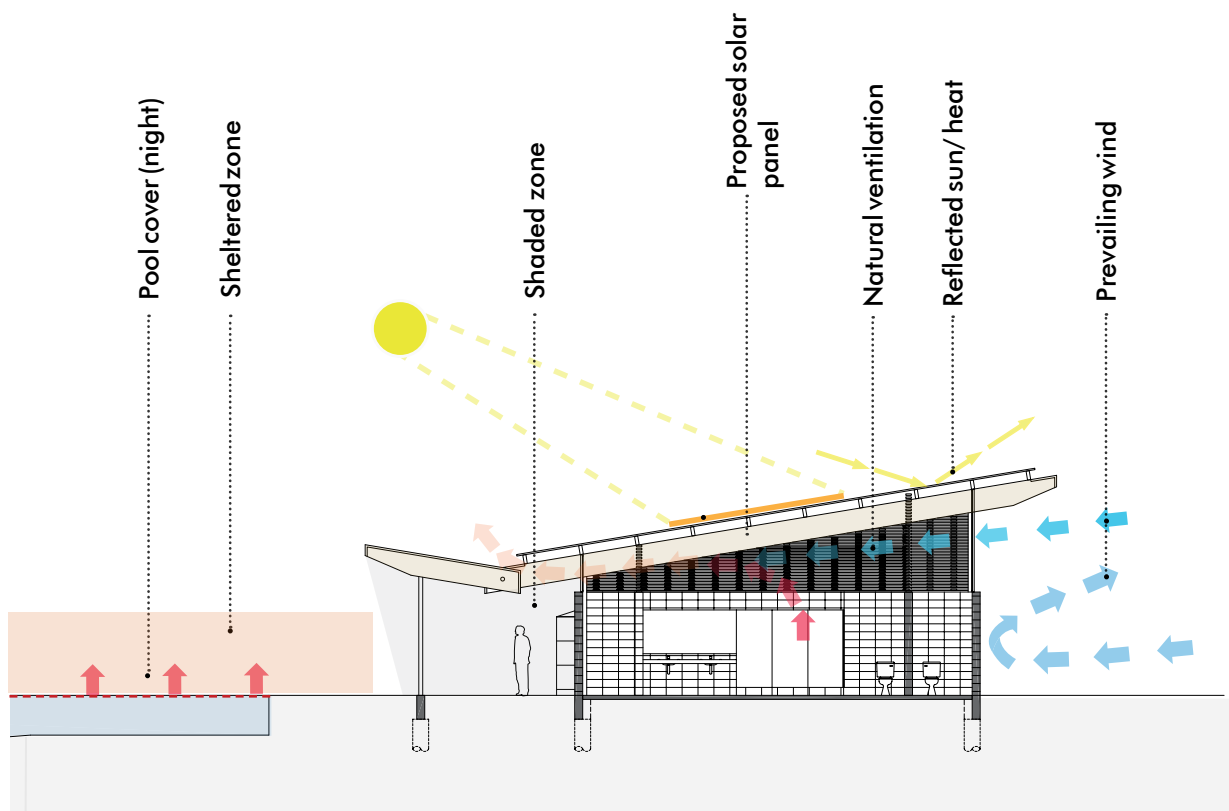
Objectives

(North Saskatchewan River Valley: Area Redevelopment Plan, p.6)

2.4.1 To establish the River Valley and Ravine System as an environmental protection area.

2.4.2 To consider environmental factors when planning for use in the River Valley.

- The following items relate to the environmental considerations of the QE Pool design, although not to the specific policies outlined in the Area Redevelopment Plan. While the facility is not eligible to apply for LEED registration and certification due to the seasonal operation, the facility incorporates many sustainable strategies as part of the consideration for the site within the River Valley.
- Simple to construct and maintain with natural, durable finishes.
- Solar hot water heating incorporated for domestic hot water.
- Use of a water recirculation system for spray park (first City of Edmonton spray park).
- Use of Pool cover to mitigate heat loss at night.
- Use of low flow plumbing fixture for water conservation
- High efficiency lighting in combination with natural lit spaces to lessen energy loads.
- Utilizing an existing parking lot during off-peak season for the Kinsmen Sports Centre. Alleviates need to build an additional parking lot.
- Located on existing public transportation routes.



Sustainability Building Section

Environmental Protection

Policies

(North Saskatchewan River Valley: Area Redevelopment Plan, p.11)

3.3.1 Preservation of Natural Resource Areas

- *It is the policy of this Plan to recognize the Plan Area as containing natural resource areas which will be preserved and enhanced for recreational, scenic, and ecological purposes.*
- The relocation of QE Pool continues the legacy of providing for the enjoyment of outdoor recreational activities within the natural setting of the River Valley.

3.3.2 Identification of Sensitive and Hazardous Lands

- *It is the policy of this Plan to identify environmentally sensitive and hazardous lands through a detailed resource management approach.*
- As outlined in the accompanying Environmental Impact Assessment “The Site is a manicured green space and is adjacent to ornamental trees, paved parking lots, a baseball diamond, Kin Park and paved pathways. The project footprint will be confined to previously disturbed areas; no native vegetation or sensitive wildlife habitat will be impacted by development of the Site.” (p.2 Environmental Impact Assessment)

3.3.3 Application of Environmental Impact Assessment

- *It is the policy of this Plan to ensure the application of an environmental impact screening and assessment to all proposed public development and development on public land.*
- The Environmental Impact Assessment accompanies this study.

3.3.4 Development on Environmentally Sensitive Lands

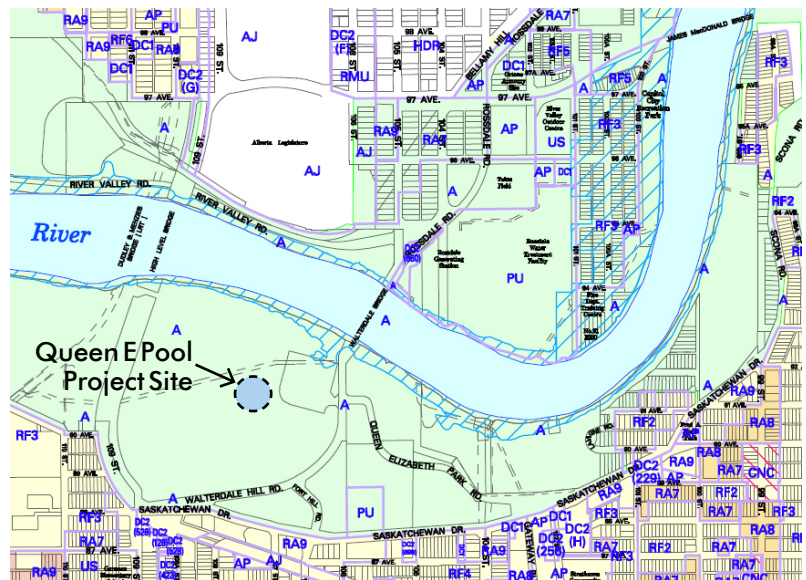
- Not applicable to this project.

3.3.5 Development on Hazardous Lands – Unstable Slopes

- *It is the policy of this Plan that development will avoid areas with unstable slope conditions. Where development in such locations is deemed to be essential or is permitted by existing regulation, the Development Officer may require, from a registered Professional Engineer, detailed construction techniques to ensure stability of land and buildings.*
- The original location of the QE Pool was abandoned due to the condition of an unstable slope. The site of the relocated QE Pool is appropriate due to both the synergy with the Kinsmen Sports Centre and the availability of previously disturbed but stable soil conditions.

3.3.6 Floodplain Management Guidelines

- *It is the policy of this Plan that the City will undertake, with other public authorities, the identification and designation of floor risk areas, and adopt floodplain management guidelines.*
- The Site is outside of the Floodplain defined by the City of Edmonton.



Floodplain Diagram

Transportation

Objectives

(North Saskatchewan River Valley: Area Redevelopment Plan, p.6)

2.5.1 To support a transportation system which serves the needs of the City and the Plan area, yet is compatible with the parkland development and the environmental protection of the River Valley and its Ravine System.

- Not applicable to this project.

Transportation

Objectives

- Not applicable to this project.

Major Facility and Natural Resource Development

Objectives

(North Saskatchewan River Valley: Area Redevelopment Plan, p.6)

2.6.1 To control the expansion and construction of major facilities and minimize the adverse impacts of major facilities on the natural environment and park development.

- The relocation of the QE Pool to the Kinsmen Sports Centre site utilizes synergies with the existing facility including provision for staff and parking. The demand for parking created by the outdoor pool utilizes the facilities at a low-season point for the indoor activities.

2.6.2 To control the further development of natural resource extraction and to minimize the adverse impacts of natural resource extraction operations on the natural environment and park developments.

- Not applicable to this project.

2.6.3 To prohibit the development of utility corridors, including utility right-of-ways, except for direct river crossings.

- No utility corridors are required for this project. All utilities are provided from an existing utility corridor directly adjacent to the site.

2.6.4 To minimize the adverse environmental effects of all existing and future public works, landfill and solid waste disposal facilities.

- Not applicable to this project.

2.6.5 To control the design and construction of future public works in a manner which will enhance the natural environment.

- The quality and historic legacy of the QE Pool will continue to enhance the experience of the natural environment within the River Valley.

Major Facility and Natural Resource Development

Policies

(North Saskatchewan River Valley: Area Redevelopment Plan, p.13)

3.5.1 Development of Major Facilities

- *It is a policy of this Plan that major public facilities shall not be constructed or expanded unless their location within the River Valley is deemed essential and approved by City Council.*
- The Site of the QE Pool is a relocation of what was an existing recreational amenity within the River Valley and improves recreational access and support for residents and visitors.

3.5.2 Development of Natural Resource Extraction Industries

- Not applicable to this project.

3.5.3 Site Location Study and Environmental Impact Screening Assessment

- *It is a policy of this Plan that all proposals for the development of a major facility that is publicly owned or is developed on public lands shall be subject to an environmental impact screening assessment as outlined in Schedule D, and a detailed site location study detailing costs, and social, environmental and institutional constraints which make a River Valley location essential must be prepared for Council approval. These studies shall be undertaken prior to Council committing funds for capital expenditure for the development of this proposal.*
- This study and the accompanying environmental impact screening assessment outline the case for the relocation of the QE Pool within the River Valley.

3.5.4 Protection of Unique Areas

- Not applicable to this project.

3.5.5 Landscaping and Site Design Requirements

- *It is a policy of this Plan that landscaping and other design considerations for buffering extraction operations be a condition of approval of resource extraction operations.*
- Not applicable to this project.

3.5.6 Disposal Sites for Clean Fill

- Not applicable to this project.

3.5.7 Reclamation and Restoration of Natural Resource Extraction Sites

- Not applicable to this project.

3.5.8 Conformity to Provincial Land Conservation Guidelines

- *It is a policy of this plan that natural resource extraction operators conform to the Land Conservation Guidelines of the Alberta Land Surface Conservation and Reclamation Act.*
- Not applicable to this project.

3.5.9 Storm Water Management

- *It is a policy of this Plan to employ the use of storm water management techniques to reduce the adverse impacts of increased volume and rate of storm water discharges, particularly along the River Valley edge and its tributary ravines.*
- All storm water is managed on site and fed into the City of Edmonton stormwater system.

3.5.10 Monitor and Regulation of Water Quality

- Not applicable to this project.

Agricultural Land Use

Objectives & Policies

(North Saskatchewan River Valley: Area Redevelopment Plan, p.7 & 15)

- Not applicable to this project.

Residential Land Use

Objective & Policies

(North Saskatchewan River Valley: Area Redevelopment Plan, p.7 & 15)

- Not applicable to this project.

Central Area Land

Objectives

(North Saskatchewan River Valley: Area Redevelopment Plan, p.7)

2.9.1 To designate the Central Area as an area where community plans will be prepared.

2.9.2 To establish general land use guidelines and direction for the future use of the Central Area of the River Valley.

- No further guidelines are available at this time for the Central Area of the River Valley.

Central Area Land

Policies

(North Saskatchewan River Valley: Area Redevelopment Plan, p.15)

3.8.1 It is a policy of this Plan to recognize the existing communities of Rossdale and Cloverdale as illustrated on the Central Area Map (p17).

- Not applicable to this project.

3.8.2 It is a policy of this Plan that when the future land use of this area is determined, the detailed development plan and community plan proposals should consider the following guidelines:

- *1. Primarily residential development will be proposed in the designated areas of South Rossdale and South Cloverdale.*
 - Not applicable to this project.
- *2. New or expanded major facilities which adversely impact the residential communities shall be discouraged.*
 - The relocation of the QE Pool will continue to positively support the communities of South Rossdale and South Cloverdale with outdoor recreational opportunities.
- *3. Proposed new development should be designated to take advantage of the river location and should be integrated with design concepts of the Capital City Recreation Park.*
 - Not applicable to this project.
- *4. Additional commercial uses may be proposed, and if so, should serve local residential development and existing recreational development, be compatible to parkland development, or be part of a city-wide facility.*
 - While the facility is not an additional commercial use, the relocation of QE Pool continues to serve the local residential development and existing recreational development and is compatible to parkland development as it utilizes the existing natural setting as an integral part of the experience of the outdoor pool.
 - The basic concession in the QE Pool serves both the users of the pool and spray park, as well as users of the pathway system within the River Valley.
- *5. Ensure the provision of pedestrian links to all the abutting neighbourhoods, including the Downtown and ensure that the facilities that provide these links are of sufficient capacity to accommodate the proposed development for this area.*
 - The Site for the QE Pool is well connected to the abutting neighborhoods via roadways, bridges and pathways.
- *6. A marketing strategy for the disposal of City-owned lands in Rossdale and Cloverdale will be developed in conjunction with the preparation of the community plans. Disposal of lands will occur upon completion of these community plans and in a manner compatible with the community plans.*
 - Not applicable to this project.
- *7. Residential and other suitable uses, including parks and recreational uses, may be considered in the Rossdale and Cloverdale community plan areas.*
 - Not applicable to this project.

CONCLUSION

The purpose of the Queen Elizabeth Outdoor Pool Site Location Study is to detail the social, environmental and institutional constraints which make a River Valley location essential for the relocation of the Queen Elizabeth Outdoor Pool. This is required based on the North Saskatchewan River Valley Area Redevelopment Plan (River Valley ARP), Office Consolidation February 2006.

In the preceding sections, constraints making this location essential are examined, with supporting information relating to the project background as well as a detailed examination of the requirements of the Area Redevelopment Plan. Based on this documentation it is found that the location is essential due to the following constraints:

- Cost – the relocation moves the facility from an unstable slope within the River Valley to a stable river terrace appropriate for the development of a major facility;
- Social – the relocation ensures the continuation of the legacy of the QE Pool, that of a safe, outdoor swimming experience set within the natural setting of the River Valley;
- Environmental – in addition to the integral role of the natural setting to the pool, the site at Kinsmen Park is deemed to *not* be an environmentally sensitive area due to the previous site usage and adjacent activities;
- Institutional – the adjacency to Kinsmen Sports Centre realizes both operational and site efficiencies as parking facilities do not require expansion due to the complementary high seasons of the outdoor and indoor components.

Based on the documentation collected for this study we are confident that the relocation of the QE Pool to Kinsmen Park supports the goals, objectives, and policies of the River Valley ARP. The character of the QE Pool, that of an outdoor swimming experience within the River Valley, simply cannot be replicated elsewhere within the City of Edmonton. With the support of City Council and the Development Officer, the project to relocate the QE Pool will result in the rejuvenation of this historical recreational facility.