



SPENCER ENVIRONMENTAL
M A N A G E M E N T S E R V I C E S L T D .

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Ed Egyedy
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16 March 2009
File: EP306

Dear Mr. Egyedy,

Re: Fort Edmonton Park Administration Building ESR

Over the past few weeks, you, Jack Ashton (of Edmonton Asset Management and Public Works) and I have discussed the implications of recent changes to the design of the Fort Edmonton Park Administration Building project. As you know, Asset Management and Public Works submitted the final Environmental Screening Report (ESR) for the original project in August 2007. The ESR was reviewed by all relevant departments and approved under the Bylaw 7188 (North Saskatchewan River Valley Redevelopment By-law) process in the fall of 2007.

The next steps for the project were to proceed to a call for tenders, which came in at roughly double the available project budget. Edmonton Asset Management and Public Works reopened the design process with a substantially smaller building that would meet budget constraints and still support the park's operational requirements (providing administration staff and meeting space). The proposed gift shop, courtyard and new admission booths were eliminated from the plan to meet project constraints. As a result, the project design has been modified, which requires re-evaluation of the design under the Bylaw 7188 process. Your department has suggested that those changes could be analyzed within an addendum to the original ESR. This document provides that analysis, outlined below as a review of the proposed design changes, and an assessment of the impacts of those changes on the site's environmental resources.

Revised Project Design

The original project design proposed removal of the existing administration building, which has become contaminated with mold and as a result, was condemned. The 235 m²

space will be converted by removing the floor for use as storage space for farm implements used in the park. This component of the project remains unchanged.

Since the building was condemned, the park administration staff have been housed in temporary office space in the park railway station and temporary trailers nearby. The arrangement accentuates a pre-existing problem: the park had inadequate space to accommodate expanded staff and functions. The *Fort Edmonton Land Use Master Plan Update* (2001) identified the need for a replacement of the administration building with a new facility with sufficient space to house the park's current staff, support their work activities (e.g., park programs, staff meetings) and provide for future growth. Further, it identified the need for such a building to be located outside the main programming areas of the park, to avoid conflict with the historical zones within the park. The selected location addressed the requirements of the *Master Plan Update* (2001), by selecting a site northeast of the existing train station, outside the main park and the main park entrance area.

The original proposal for the new administration building would have accommodated future growth of staff, and allowed all administrative personnel to be grouped in one location. Staff are currently housed in a variety of locations across the park (which formerly included the old administration building), an inefficient means of operation. Lastly, the new building was to provide space for the Fort Edmonton Foundation staff, a larger gift store and bookings area, and an outdoor courtyard space all intended to improve services and functional support of the park.

Two optional designs were reviewed by Asset Management and the administration of the park. These original designs were provided by Anthony K. Eng Architect Ltd. The preferred design had a building footprint of 1123 m² and was a single storey structure with a partial basement. The buildings were to be constructed on foundations of grade beams and foundation walls on cast-in-place piles (about 7.5 to 10 m below the basement floor level). Basement floors were to be slab on-grade concrete. All walls were to have a masonry surface finish over the exterior steel stud walls, steel roofing on sloped roofs, and SBS membrane on flat roof areas. Two 'green-roof' sections were to be added to the structure. The building was to be constructed to LEED standards, incorporating thermal and moisture protection, energy efficient windows, and other energy efficient operating elements. Surface water drainage was to be directed overland to the surrounding landscape, collected in stormceptor drains or on the green roof. Parking was to be provided in the existing gravel lot off the West Access Road. Utilities could be provided by existing servicing with construction of short connection segments.

The revised design was developed by Croy D. Yee Architect Ltd. who were retained by City of Edmonton Capital Construction Department. The new building will still be built to LEED Silver level, in accordance with City Policy, but it will be smaller than that originally proposed (632 m²). The building will be constructed on grade (no basement or buried portions to the building) with grade beam and pile foundation and structural steel walls. The roof will meet LEED standards, but will not have any green roof components. Other energy efficiencies of the original proposal have been retained, except for the

photovoltaic (solar) panels originally considered as a secondary energy source. Surface water drainage, parking and utilities servicing will remain as proposed originally, although all roof drainage will now be directed overland (rather than using some runoff for the green roof).

The revised design will accommodate existing administration staff, and to some extent, future growth in staff, but the gift shop, courtyard and new admission gates have been deleted from the design. A gift shop has been identified as a potential future addition to the new building, but as yet, no firm plans are in place for it. Similarly, the location for new admission booths has been identified, but no plans or timing for their construction have been determined.

Impact Assessment

The building components of the revised project are very similar to the original proposal. The exterior design and LEED standards to be incorporated into the facility remain consistent and help minimize short-term and long-term impact of the building on the environment. The project location has shifted slightly, to north, but the site is still off the northeast corner of the train station, within an area of manicured vegetation and gravel access road and parking area. In effect, the only significant changes are the reduction in the size of the building (from 1123 m² to 632 m²) and the elimination of the basement level of the building.

In the original ESR, no adverse, major residual impacts were predicted to result from the original proposal. Most impacts could be reduced to a negligible level through design or mitigation. The only two adverse residual impacts were minor in magnitude: the loss of manicured lawn and the associated recreational space (adverse, permanent, minor and predictable impacts).

From the standpoint of these minor environmental impacts, the changes in the revised project should reduce the overall magnitude of lost lawn and recreational space. The overall footprint of the building has been reduced and shifted slightly westward from the original site (see attached figures) and in fact, the building now overlaps more of the existing hard landscaping around the train station. The two residual impacts would remain adverse, minor, permanent and predictable, but the overall reduction in loss of these resources will be an improvement over the original design.

Closure

As with the original proposal, no significant concerns appear likely to arise from the revised project. In addition, the changes are relatively small with respect to environmental impacts, and in fact, may be an improvement over the original proposal. We can see no reason for this project not to proceed, provided the mitigative measures recommended in the original ESR report are implemented. Follow-up consultation with Parks Branch should be undertaken to continue dialogue on this project, so that the final design addresses that department's concerns with regard to landscaping, signage and coordination with other park planning initiatives. Monitoring, as recommended in the

original ESR, will remain important for the project and should continue until no longer deemed necessary.

Sincerely,

**Spencer Environmental
Management Services Ltd.**

A handwritten signature in blue ink, consisting of a stylized, elongated shape that tapers to the right.

D.L. (Dee) Patriquin, M.Sc., P.Biol.
Senior Environmental Scientist

A handwritten signature in blue ink, featuring a circular scribble followed by a horizontal line that ends in a small hook.

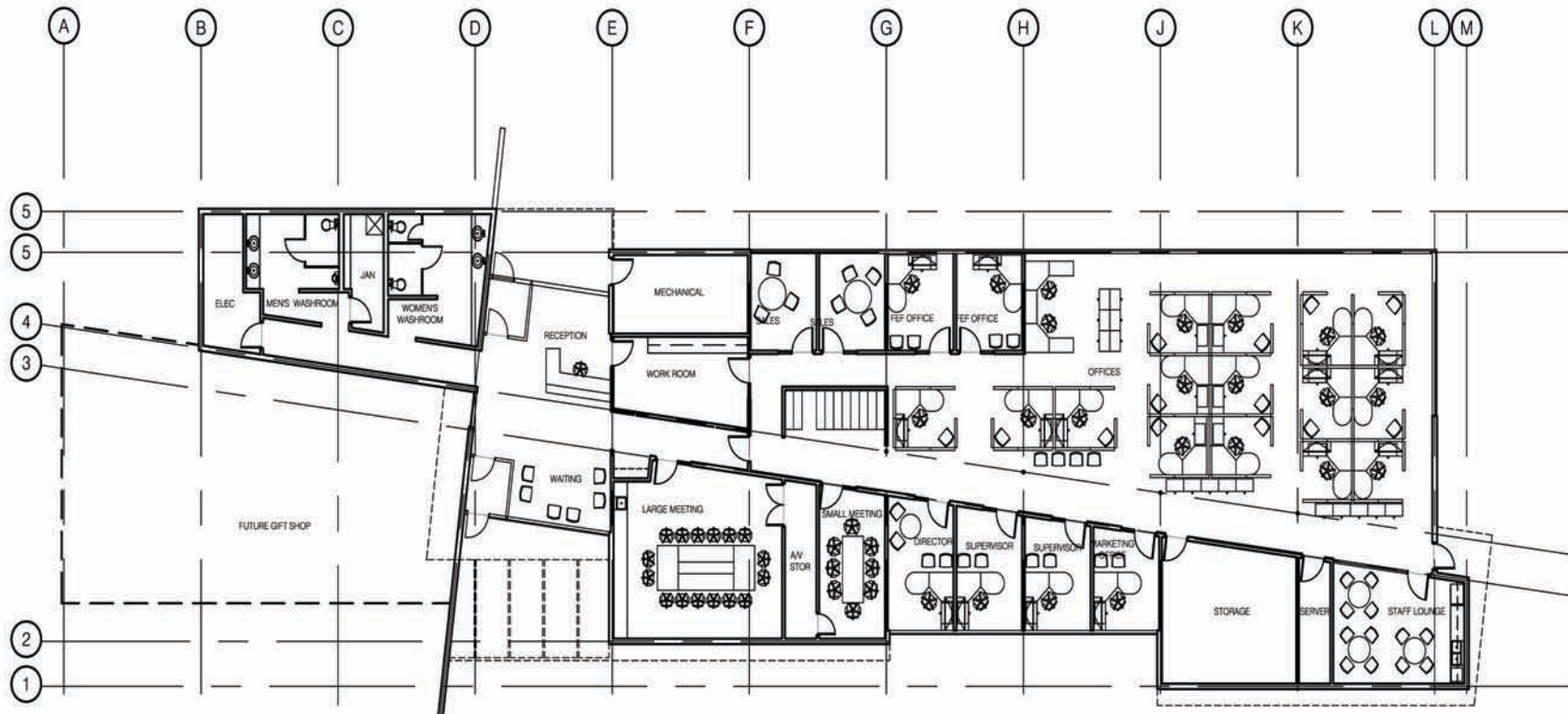
Richard B. Spencer, M.Sc.
President



Figure 1. Fort Edmonton Administration Building REVISED SITE PLAN

4 February 2009

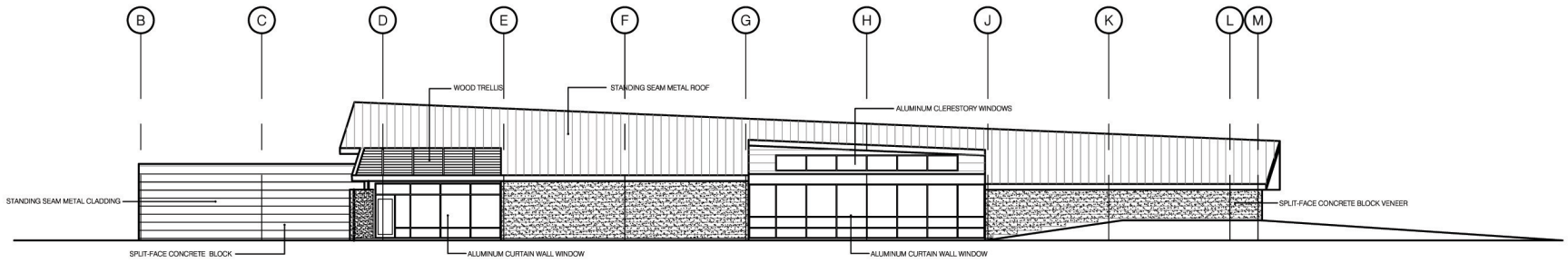
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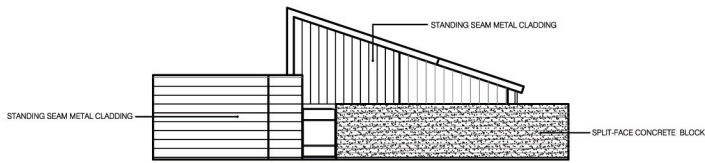
MAIN FLOOR PLAN 664 M2 SCALE 1:200

**Figure 2. Fort Edmonton
Administration Building
REVISED FLOOR PLAN
MAIN FLOOR**

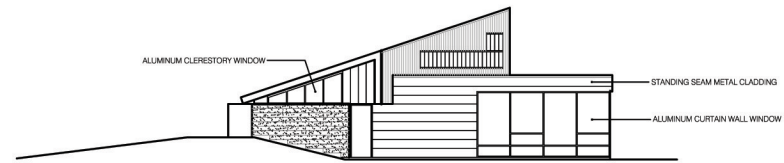
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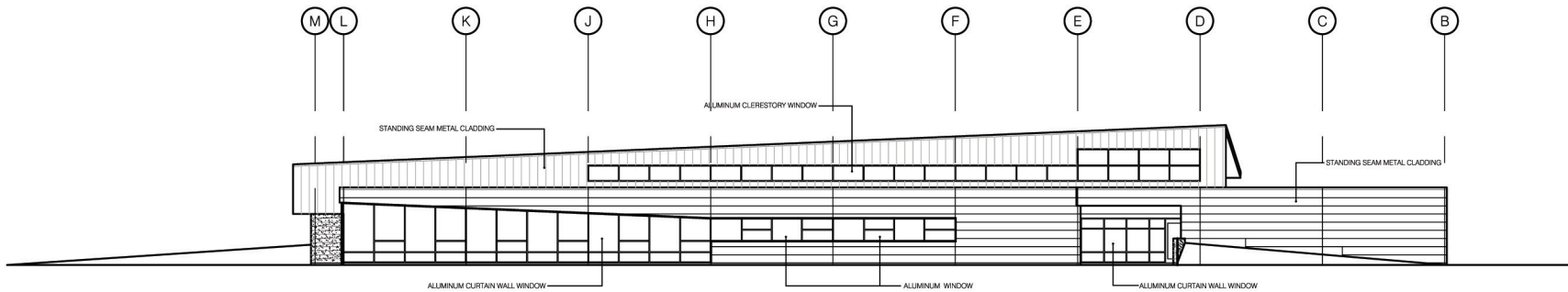
SOUTH ELEVATION SCALE 1:200



WEST ELEVATION SCALE 1:200



EAST ELEVATION SCALE 1:200



NORTH ELEVATION SCALE 1:200

**Figure 3. Fort Edmonton Administration Building
REVISED ELEVATIONS**

4 February 2009