

10.0 MCSB REPLACEMENT

10.1 Context

The location of the replacement Muttart Conservatory Storage Building (MCSB) has shifted approximately 40 m to the southeast of its previously approved location (Figure 10.1). The new building, ancillary facilities (parking and access) plus the necessary site re-grading will disturb an additional area totaling 6,353 m² (0.64 ha). Lands to be disturbed consist entirely of manicured lawn and one SUP situated along the existing west margin of the Muttart working greenhouses. Minor realignment of the SUP will be required. Construction activities associated with this project component are planned to be undertaken by the City in summer and autumn of 2015.

10.2 Assessment Methods

Table 10.1 lists the VECs selected for this project component. For some VECs, this study area was expanded - these instances are noted in VEC-specific sections. The spatial boundaries, or study area, for this assessment are shown in Figure 2.1d and encompasses all land supporting new infrastructure and all lands expected to be temporarily disturbed by construction. Field investigations undertaken specifically for this project component were limited to reconnaissance-level site inspections on 20 June and 15 September 2014.

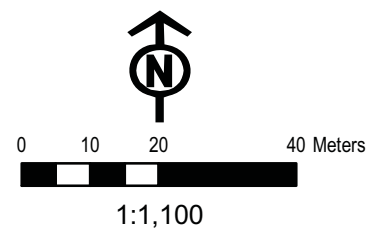
Previous studies relied on for site-specific information includes the following:

- A Phase I Environmental Site Assessment (ESA) covering all Valley Line river valley lands (ConnectEd Transit Partnership 2013a).
- A Phase II ESA covering all Valley Line river valley lands (ConnectEd Transit Partnership 2013b).
- A preliminary draft of a Phase II ESA undertaken specifically for the MCSB replacement project (ConnectEd Transit Partnership 2014).



- 2013 Project Area
- Replacement Muttart Storage Building (as shown in 2013 EISA)
- Valley Line LRT Alignment (Reference Design)

- Project Area
- Construction Footprint
- Existing Contours
- Valley Line LRT Alignment (Reference Design)



**Potential for some additional landscaping features near new building

Figure 10.1 Muttart Storage Building Replacement Site Plan

City of Edmonton LRT Valley Line - Stage 1 EISA Update

Aerial Photograph Date: May 2012
Date Map Created: 10 February 2015

Table 10.1. Justification for the selection of VECs – MCSB replacement

Valued Environmental Components	Potential for Additional or Unique Issues ¹	Relative Abundance or Status	Public Concern	Professional Concern	Economic Importance	Regulatory Concern	Relevant Legislation/Bylaw/Policy
Valued Ecosystem Components							
Geology/Geomorphology	Yes			✓		✓	• Bylaw 7188
Soils	Yes			✓		✓	• Bylaw 7188
Hydrology Surface Water/ Groundwater	Yes			✓		✓	• Bylaw 7188 • <i>Alberta Water Act</i>
Fish and Fish Habitat	No						
Vegetation	Yes		✓	✓		✓	• Bylaw 7188 • <i>Alberta Weed Control Act</i>
Wildlife and Habitat Connectivity	Yes		✓	✓		✓	• Bylaw 7188 • <i>Federal Species at Risk Act</i> • <i>Federal Migratory Birds Convention Act</i> • <i>Alberta Wildlife Act</i>
Valued Socio-economic Components							
Land Disposition and Land Use Zoning	No						
Residential Land Use	No						
Recreational Land Use	Yes		✓	✓		✓	• Bylaw 7188
Utilities	Yes		✓	✓	✓	✓	• Bylaw 7188
Worker and Public Safety	No						
Visual Resources	Yes		✓	✓		✓	• Bylaw 7188
Valued Historic Components							
Historical Resources	No						

¹ In instances where it was determined that no potential existed for additional or unique issues to arise, no further consideration to that VEC was given

10.3 Key Issues

Key issues were identified by considering the project component location, known conditions, potential project activities, concerns raised by the public and city services departments and applying professional judgement. The following are the *key* VEC issues identified for exploration in this assessment:

- **Will re-grading activities adversely affect slope stability?**
- **Do contaminated soils occur within the project component area? Could the project result in mobilization of contaminated soils?**
- **Does contaminated groundwater occur within the project component area? Could the project result in mobilization of contaminated groundwater?**
- **Will the project adversely impact the local trail network?**
- **Will the project adversely impact recreational opportunities in the local area?**
- **Will the project adversely impact the Edmonton Folk Music Festival?**
- **Will the project adversely impact the operation of the Edmonton Ski Club?**
- **Will the presence of the new MCSB adversely affect views of the area?**

10.4 Existing Conditions by VEC

10.4.1 Geology/Geomorphology and Soils

The new MCSB site is situated on an existing bench and extends south into a shallow slope situated in Gallagher Park (Plate 10.1). The area has experienced a variety of former land uses and the grades and soils are not native. Thurber Engineering (2012) documented historical land uses as including the Cloverdale Incinerator, which was situated on lands, within the footprint of the new MCSB site. The incinerator was active on this site from the 1930s to 1971. Following that, in the 1970s, the local area was used to stockpile silt and clay materials from building excavations in the downtown area and construction of the James MacDonald Bridge Limited grading and park landscaping were undertaken in the local area in the 1980s.

Historical land uses led to concerns that soil contamination may be present in the area and, as recommended by a Phase I ESA completed for the Valley Line (ConnectEd Transit Partnership 2013a), in 2013, Phase II drilling was conducted along the LRT alignment, curving around the Muttart Conservatory to provide additional delineation of the former incinerator footprint. Drilling results documented the presence of buried waste material in all holes, with ash, traces of coal and wet coal seams observed in some locations (ConnectEd Transit Partnership 2013b). These Phase II drilling sites were, however, outside the footprint of the proposed new MCSB, thus in support of this project and others at the Muttart grounds, 14 additional soil test holes were drilled in October 2014, two of which were within the footprint of the proposed replacement MCSB. Both of those test holes showed exceedances of metals including selenium, copper, lead, molybdenum, tin and zinc (ConnectEd Transit Partnership 2014). It was also noted that the composition of soils within those test holes largely consisted of incinerator waste (ConnectEd Transit Partnership 2014).



Plate 10.1. MCSB replacement lands are situated on an existing bench and extend south into a shallow hill situated in Gallagher Park, looking southeast (July 2014).

Slope Stability

The proposed building site has a history of surface and subsurface disturbance, fill placement, and on a larger scale and to the south, slope instability. Site-specific geotechnical drilling is underway for this project component, focusing on local slope stability and building integrity. In addition, Thurber Engineering is preparing a statement regarding the potential effects of this proposed project component on global slope stability. The statement will be available in the near future.

10.4.2 Hydrology – Surface Water/Groundwater

The MCSB replacement project component is situated on the south river terrace, approximately 475 m south of the NSR and outside of City of Edmonton mapped floodplain limits (City of Edmonton 2013). There are no surface water features within the component study area. As noted above, lands within the project component area are situated within the boundaries of the former Cloverdale Incinerator site (ConnectEd Transit Partnership 2013b). In 2013, groundwater sampling conducted along the LRT alignment at Muttart Conservatory indicated groundwater exceedances of metals and PAH (ConnectEd Transit Partnership 2013b). As these sampling sites were outside the footprint of the proposed MCSB replacement one additional groundwater sampling hole was drilled in October 2014, within the footprint of the proposed new MCSB. That test hole yielded exceedances of PAH, and some other routine water chemistry parameters (ConnectEd Transit Partnership 2014). Groundwater levels were also measured in both testholes: one well had a groundwater depth of approximately 8.5 m while the other well was dry (ConnectEd Transit Partnership 2014). It was also noted that groundwater flow

is likely northeast, towards the North Saskatchewan River (ConnectEd Transit Partnership 2014).

10.4.3 *Vegetation, Wildlife Habitat and Connectivity*

Vegetation

Vegetation within the study area consists entirely of manicured lawn (Plate 10.1 and 10.2). No trees or planted beds are situated within the project component area.

Wildlife & Habitat Connectivity

The manicured lawn at the site provides minimal wildlife habitat. Ground-squirrels, mice and voles may reside in the area from on occasion and some highly urban-adapted species of birds (e.g., black-billed magpie, American robin and American crow) likely forage in the grass, however, the lack of nearby perching sites limits even this use, but all other wildlife use of this area is likely to be transient. Habitat connectivity through this area is considered moderately high because it is a greenspace with relatively few barriers to wildlife passage; however, the complete lack of vegetative cover likely limits the use of this area to highly urban-adapted species and nocturnal use. Coyote movement through here has been documented but less frequently than in areas supporting security cover (Murray and Cassidy St Clair unpublished data). The connectivity this area provides between the NSR and Mill Creek Ravine may increase the likelihood of its use by species such as white-tailed deer and skunk, but there are several vegetated corridors that are likely used more often for wildlife passage by most mammalian species.



Plate 10.2. Vegetation in the MCSB replacement site consists entirely of manicured lawn, looking north (09 July 2014).

10.4.4 *Recreational Land Use*

One SUP is situated within the study area, directly adjacent to the existing working greenhouses, connecting SUPs running along the front and the back of the Muttart grounds. There are no other recreational facilities in the study area and no programmed uses. The eastern portion of the component area overlaps with lands that have recently been the site of a temporary bike compound serving Edmonton Folk Music Festival patrons. Is it possible that the hill within the project component area provides for passive recreation activities including sightseeing, photography, picnicking and tobogganing but these are undocumented uses (Plate 10.3). One informal trail is situated along the slope, from the northwest to southeast suggesting use of the area as a shortcut between formal trails (Plate 10.2). This area is not situated within lands leased by the Edmonton Ski Club.

10.4.5 *Visual Resources*

The project component is situated in a manicured lawn area, with rolling terrain that provides a vantage point within Gallagher Park, with a view of the Muttart Conservatory and downtown Edmonton. The site is visible to nearby recreationists at the Edmonton Ski Club, those using the upslope SUP path, and motorists on the Muttart Access Road. Current views from the hill include the existing storage building, which is slightly dilapidated, and grounds around the building, which are unpaved and only thinly graveled. Neither are considered aesthetically appealing (Plates 10.3 and 10.4).



Plate 10.3. View of MCSB Replacement site (in foreground) looking northwest; the existing slope provides passive recreation and one informal trail. Views from the site currently include the existing building (July 2014).



Plate 10.4. Alternative view of existing storage building and surrounding grounds (July 2014).

10.4.6 *Utilities*

One gas line and several water main lines are situated adjacent to the south boundary of the working greenhouses. The gas line travels in parallel line to the greenhouses and is partially situated within the project component footprint. Water main lines intersect with the project component boundary in three locations and include three manholes, also within the boundaries of the project component.

10.5 *Potential Impacts and Mitigation Measures*

10.5.1 *Geology/Geomorphology and Soils*

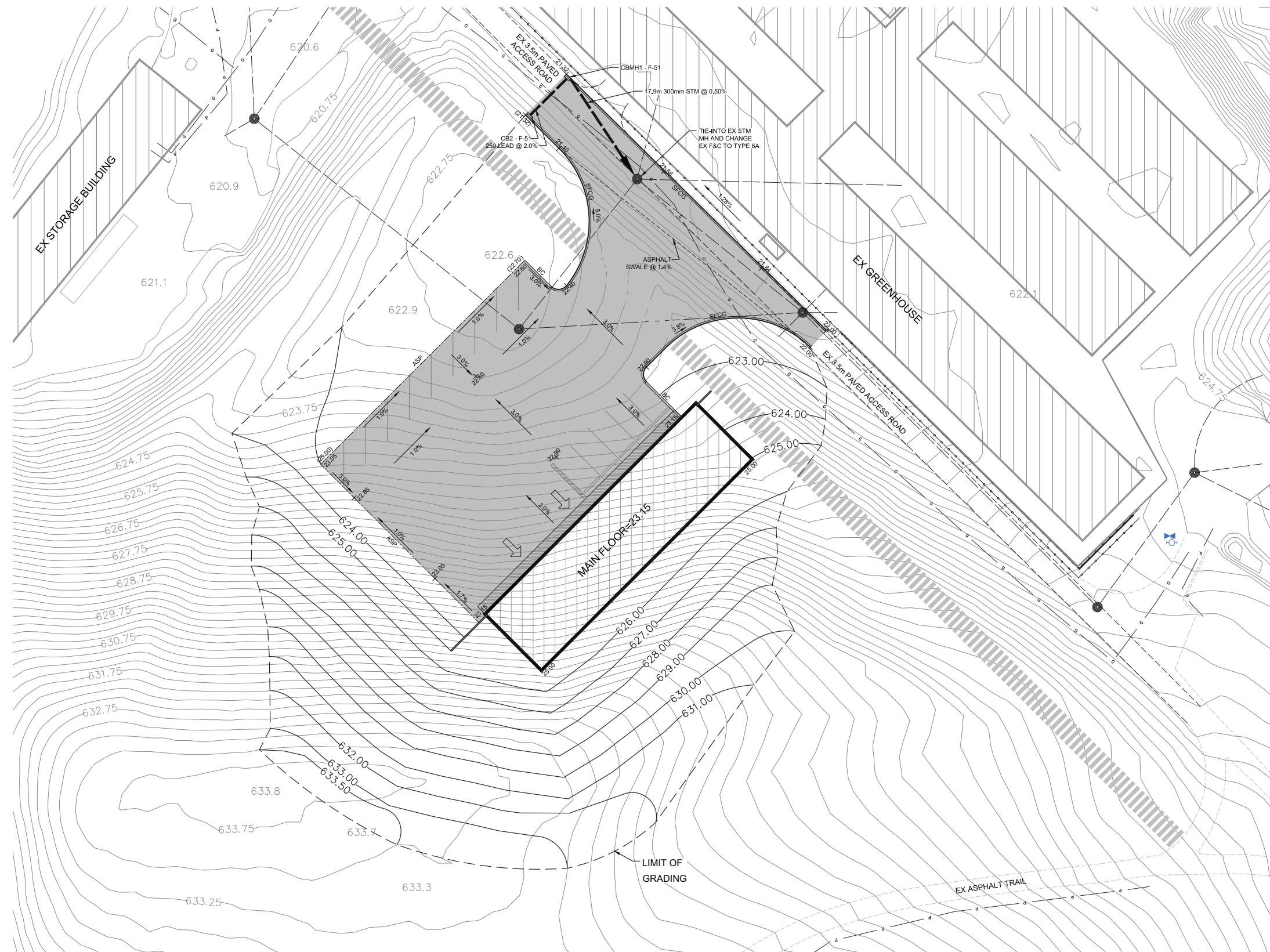
Slope stability and local geotechnical conditions were not known at the time of this report; however, investigations are currently underway. The City has commissioned a desktop analysis of the potential for this project component to affect global slope stability in Gallagher Park. Community Services, as the project proponent and contract manager, will be required to ensure that project design and construction complies with the global study's findings and recommendations and also the local study findings and recommendations. Community Services will be responsible for ensuring local geotechnical stability.

10.5.1.1 *Soil Loss and Poor Handling during Construction*

Impacts and Mitigation Measures

This project component will involve soil stripping and grading, including cutting into a hill and the project therefore has potential to adversely affect soils (Figure 10.2).

Figure 10.2



LEGEND:

PROPOSED	EXISTING
BC	BARRIER CURB
SFCG	STRAIGHT FACE CURB AND GUTTER
ASP	EDGE OF ASPHALT
---	PROPERTY LINE
⊕	WATER VALVE
⊕	FIRE HYDRANT
○	MANHOLE
□	CATCH BASIN
---	SAN
---	STM
---	WM
1.5%	MINOR DRAINAGE
+74.80	DESIGN ELEVATION
←	MAJOR DRAINAGE
g	GAS
373.75	GROUND CONTOURS
	POWER

SCALE 1:500

SUBSTRUCTURE TABLE

AREA	MATERIAL	DEPTH	COMPACTION
HEAVY DUTY PAVEMENT	Asphalt Concrete Pavement (ACF-HT)	100mm	97% M.D
	Crushed Gravel Base Course (20 mm)	300mm	100% S.P.D
	Subgrade with 10kg/m ² cement	150mm	100% S.P.D

GRADING & UNDERGROUND SERVICES PLAN

Mitigation measures designed to minimize erosion, subsoil compaction, contamination from spills or other degradation to soil resources will be developed as part of the contractor's site-specific ECO Plan and TESCP, to be prepared in compliance with City bylaws and guidelines. Considering there will be cuts into the hill, implementation of effective erosion control will be important.

10.5.1.2 Mobilization of Contaminated Soils

Impacts

Borehole drilling results indicated that topsoils and subsoils on site are contaminated (ConnectEd Transit Partnership 2014). The re-use or redistribution of contaminated soils on site could adversely affect reclamation and may, over time, lead to further mobilization of contamination. If realized, this would be an adverse, minor, long-term, and predictable impact.

Mitigation Measures and Residual Impacts

The following mitigation measures will be implemented:

- All contaminated topsoils and subsoils excavated within the project area will be hauled off site and disposed of at a Class II landfill, following all applicable environmental laws.
- Following excavation, any remaining underlying or adjacent soils will be capped or otherwise lined with a non-permeable layer to prevent further exposure or migration of contamination.
- The City will present this approach to contaminated soils to Alberta Environmental and Sustainable Resource Development (AESRD) for any regulatory approvals that may be necessary.

With such mitigation measures in place, the presence of contaminated soils in the local area will be reduced and the residual effect will be positive, minor, permanent and predictable. It is minor because of the relatively small area involved.

10.5.2 Hydrology – Surface Water/Groundwater

10.5.2.1 Alteration of Surface Drainage

Impacts

This project component includes construction of a new storage building and associated paved surfaces for parking and maintenance/delivery vehicle access. The footprint of this project component, although small, will be impermeable and surface runoff must therefore be managed. Project design has included stormwater management during operation. Minor drainage (stormwater events below approximately a 1:5 storm event) will be intercepted through a newly installed catch basin. A sump design to capture grit will be included in the catch basin. Major drainage (stormwater events at or exceeding approximately a 1:5 storm event) will ultimately flow overland towards a planned stormwater facility that will be constructed in the vicinity of the existing storage building,

as part of the Valley Line LRT project. Prior to the commissioning of the Valley Line stormwater facility, any major drainage from the new site will flow overland to that area, where it will percolate into the ground. Based on the above, the long-term impact of surface drainage is considered to be negligible as runoff can be accommodated into existing and planned conditions.

The project must also consider stormwater management during construction of this project component. The project cuts into a hill that will funnel runoff onto the site and potentially off the site. There is some potential here for minor, adverse, short-term impacts to off-site lands.

The project must also consider stormwater management for the period between completion of this project and completion of the Project Co Valley Line work on adjacent receiving lands. The adjacent lands will be under construction for a period of one to four years and, for that period, that site may not be an acceptable receiving area. Uncontrolled surface runoff to that site during major events could lead to adverse, minor, long-term, predictable impacts on vegetation and aesthetics.

Mitigation Measures and Residual Impacts

The following mitigation measures will be implemented:

- The City will ensure that the contractor develops a temporary erosion and sediment control plan that specifically addresses site runoff during construction, in order to avoid affecting downslopes lands and facilities.
- The City will also make provision to appropriately manage runoff associated with major events until such time as the Valley Line LRT stormwater management facility can accept these flows.

With the above mitigation measures in place, residual impacts associated with surface drainage should be negligible.

10.5.2.2 Mobilization of Contaminated Groundwater

Impacts

Groundwater at the project component area is documented as contaminated. Although groundwater at this site may be deep, interception during excavation activities could result in migration of contaminated groundwater off the project area, and potentially into the stormwater system and then then NSR. These potential effects are rated as adverse, minor, long-term and predictable.

Mitigation Measures and Residual Impacts

The following mitigation measures will be implemented:

- The City will require the contractor to develop an appropriate dewatering plan. That plan will include provisions to contain exposed groundwater or surface water

that enters excavated areas having exposed contaminants, and to dewater such that there is no further mobilization of contaminants.

- Following excavation, any remaining contaminated soils will be capped or lined with a non-permeable layer to prevent further collection of contaminated groundwater.
- The City will ensure that no buried utilities are situated within the water table, creating potential migration pathways.

With these measures in place, the project should not result in exacerbation of contaminated groundwater conditions.

10.5.3 *Vegetation, Wildlife and Habitat Connectivity*

10.5.3.1 *Loss of Manicured Vegetation/Habitat*

Impacts and Mitigation Measures

Work associated with the MCSB replacement will result in the removal of approximately 8,206 m² of manicured lawn, 2,211 m² of which was considered in the 2013 EISA. Post-construction, approximately 5,966 m² (68%) of the disturbed footprint will be restored to turf. Other landscaping features (i.e. planted beds) may be installed near the new building. The new storage building has roughly the same dimensions as the existing building so does not represent a net loss of green space. The new paved parking lot is approximately one fifth larger than the existing unpaved parking lot, and therefore does represent a slight net loss of green space. Within Gallagher Park, manicured lawn is abundant, even dominant. This slight loss is therefore, not considered significant. Manicured lawn provides low quality wildlife habitat. The proposed new site also represents a slight decrease in site permeability for wildlife but the area is not currently a high quality corridor. Based on these considerations, the impacts to vegetation, wildlife habitat and habitat connectivity, are considered to be negligible.

10.5.4 *Recreational Land Use*

10.5.4.1 *Impacts to the Trail Network*

Impacts

Construction activities will require temporary closure of the on-site SUP. Such a closure would reduce trail connectivity between the north Muttart Conservatory and the pathway network south and along Connors Road. The closure will last approximately 18 months. This will reduce options available to local pedestrians, cyclists etc. and some patrons of the Edmonton Folk Music Festival (EFMF). Nearby alternative routes are, however, available to the immediate east of the Muttart Conservatory that connects with Gallagher Park, Edmonton Ski Club and EFMF grounds. Cloverdale Hill Road will also be available as a detour link. Impacts of the SUPs temporary inaccessibility are rated as adverse, minor, short-term and predictable.

Post-construction approximately 110 m of the existing SUP will be replaced with a paved maintenance/delivery vehicle access, along the existing alignment. That access will become a link in the SUP, connecting to the existing path at both ends. Since the paved

maintenance/delivery vehicle access will not provide public vehicle access, it is anticipated that vehicular traffic will be minimal and will not disrupt recreational passage.

Mitigation Measures

To minimize impacts to trail users, temporary detours and closures will be implemented in compliance with the City's River Valley Trail Closure protocols. Warning signs will be posted in advance of trail closures and detours. Those signs will provide park trail users with adequate notification of the timing and duration of the closures and advise them of detours and alternate trails. For safety reasons, temporary fencing will be installed at key locations at the construction site to prevent public access into active construction areas and the trail detour signs will assist with alerting the public to the temporary construction activities. Implementation of these measures will reduce the residual impacts to negligible.

10.5.4.2 Loss of Recreational Opportunities

Impacts and Mitigation Measures

Construction of the new MCSB facilities will require re-grading into the adjacent hill. Such activities will permanently alter the grades to a 3:1 slope towards the building and result in the removal of approximately 8,206 m² of manicured lawn that may be used for unprogrammed recreation. Re-grading will occupy only part of the hill and the west half of the hill's peak will remain unaffected. Based on these considerations, and the presence of other similar hills and slopes in the local area, and the large area of manicured lawn throughout adjacent lands and no programmed use, it is not anticipated that re-grading activities will have a significant impact on recreational opportunities in the local area. Impacts to recreation are, thus, considered to be negligible.

In addition, as noted above, temporary fencing will be installed at key locations to prevent public access into active construction areas and the trail detour signs will assist with alerting the public to the temporary construction activities.

10.5.4.3 Temporary Bike Storage during the Edmonton Folk Music Festival (EFMF)

Impacts and Mitigation

Construction will require the EFMF to move or reconfigure their secure bike storage area as the project area overlaps with roughly half of the bike compound used last year. This represents an inconvenience but is not anticipated to render festival organizers without options as the bike storage location has varied over time, thus appears not to be the only available choice. Nearby alternative locations may be available within Gallagher Park or Cloverdale Neighbourhood. Based on these considerations, impacts to temporary bike storage during the EFMF are considered to be minor and short-term. Mitigation will comprise informing festival organizers, as soon as possible, which lands will be unavailable to them. The residual impacts should be negligible.

10.5.5 *Visual Resources*

Impacts and Mitigation

The potential impacts to visual resources consist of the visibility of construction activities such as site grading, material stockpiling and building erection from several vantage points. During construction activities, impacts are expected to be adverse and minor, but short-term and predictable.

Permanent adverse effects to visual resources are not anticipated, for the following reasons. Post-construction, replacement of turf will be undertaken in all disturbed areas and some other landscaping features (i.e. planted beds) may be installed. In addition, the replacement building has been designed to be compatible with the surroundings including the look of other Muttart Conservatory structures the building will be integrated into the hill, through grading and backfill placement (Figure 10.3) and the new building will have a largely flat roof, reducing its visibility from a distance. In comparison to the existing storage building, the new building is anticipated to be an aesthetic improvement or, at least. The above effects are predicted to result in no adverse, long-term visual impacts.

10.5.6 *Utilities*

Construction of the MCSB replacement will not require the removal or realignment of any existing utilities, but may require some on-site utility protection. New power and gas utilities will be installed, connecting to nearby existing services. Based on these considerations, no impacts to utilities have been identified and impacts to other park resources are not expected.

10.6 *Summary Assessment*

10.6.1 *Summary of Residual Impacts*

This assessment identified no adverse residual impacts. One positive residual impact was noted associated with the removal and appropriate disposal of contaminated soils during excavation activities, resulting in a reduction of contamination in the local area.

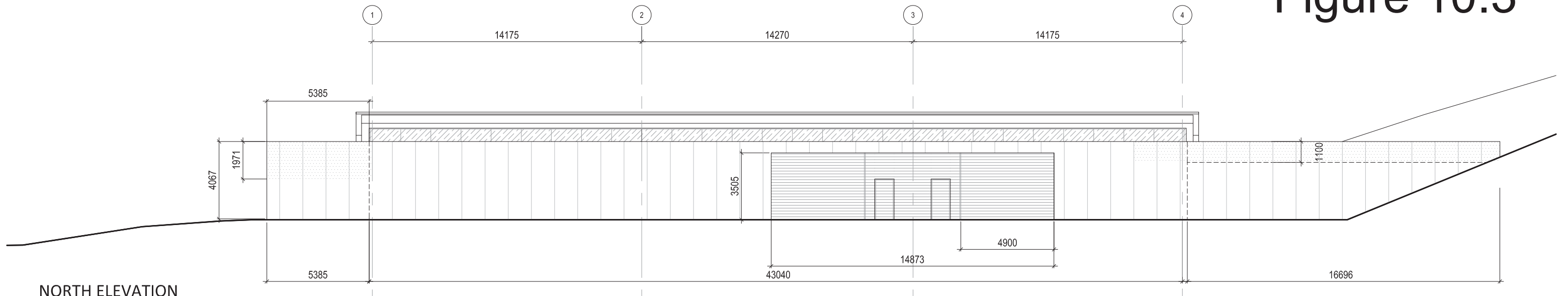
10.6.2 *Resolution of Key Environmental Issues*

Following are brief answers to the questions initially posed for this project component.

Will re-grading activities adversely affect slope stability?

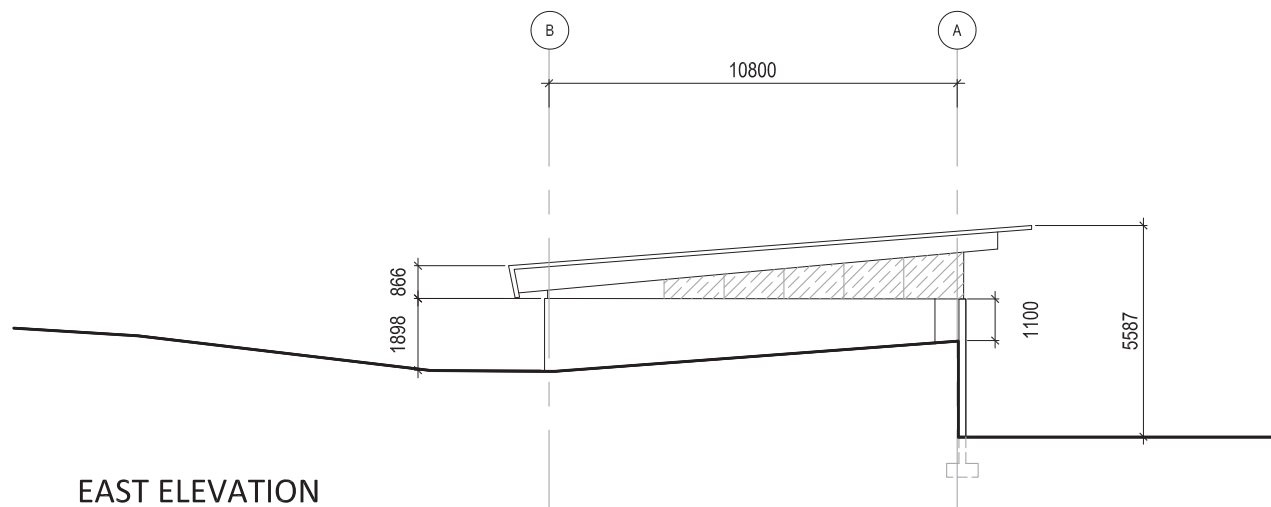
Slope stability conditions were not known at the time of this report; however, global and local investigations are currently underway. The project proponent will be required to adhere to any findings and recommendations of such geotechnical assessments and this will ensure slope stability.

Figure 10.3



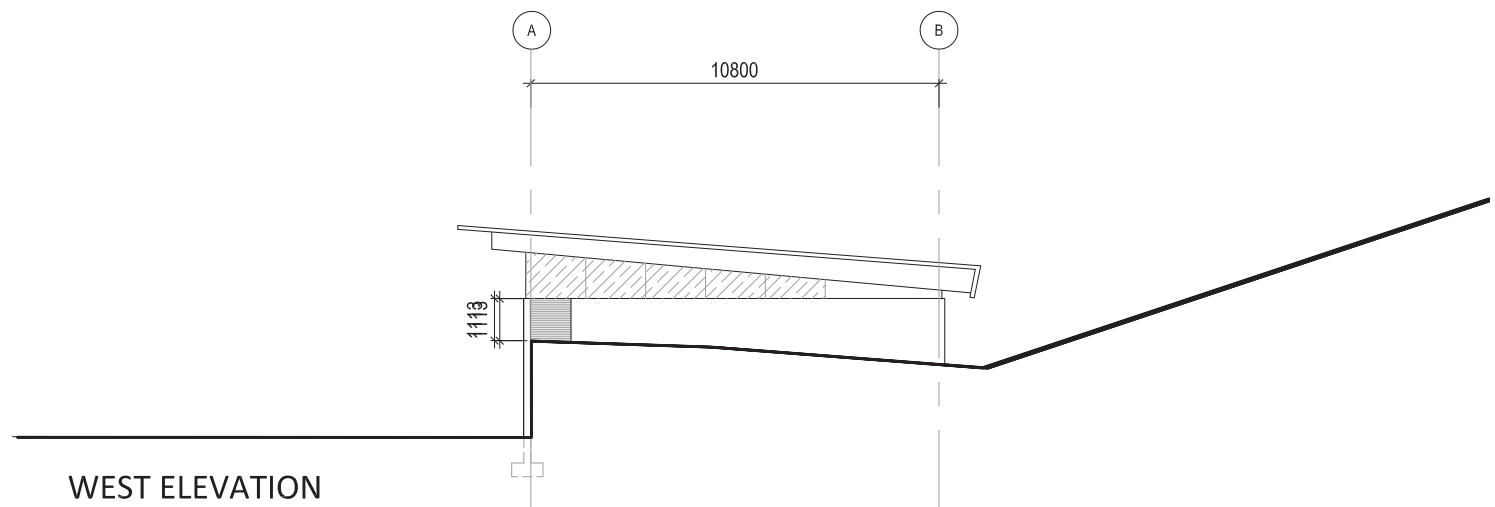
NORTH ELEVATION

SCALE 1:200



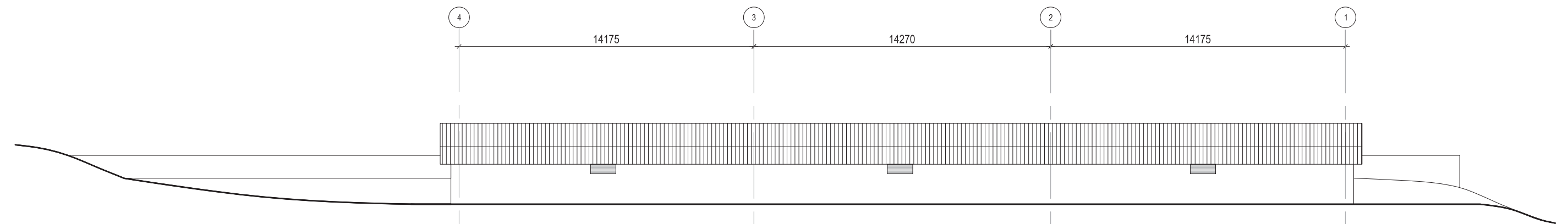
EAST ELEVATION

SCALE 1:200



WEST ELEVATION

SCALE 1:200



SOUTH ELEVATION

SCALE 1:200

Do contaminated soils occur within the project component area?

Yes.

Could the project result in mobilization of contaminated soils?

Unlikely. All contaminated soil excavated within the project area will be hauled off site and disposed of at a Class II landfill, following all applicable environmental laws. During construction activities, provisions will be made to contain seepage into, and drainage from, excavated areas and to dewater appropriately to minimize contaminants being released off-site into the stormwater system. Following excavation any remaining contaminated soils will be capped with clean clay material to prevent further exposure. Furthermore, the City will investigate the need to have the aforementioned approach to contamination approved by the Province.

Does contaminated groundwater occur within the project component area?

Yes.

Could the project result in mobilization of contaminated groundwater?

No. During construction activities, provisions will be made to contain seepage into, and drainage from, excavated areas and to dewater appropriately to minimize contaminants being released off-site into the stormwater system.

Will additional manicured vegetation be removed?

Yes. Construction of the MCSB replacement will require the removal of approximately 8,206 m² of manicured lawn, 2,211 m² of which was considered in the 2013 EISA. Within Gallagher Park, manicured lawn is abundant, even dominant. Post-construction, approximately 5,966 m² (68%) of the disturbed footprint will be restored to turf and possibly other landscaping features (i.e. planted beds). The slight loss is not, therefore considered significant.

Will the project adversely impact the local trail network?

Construction activities will require temporary closure of the SUP in the project area, lasting approximately 18 months. Nearby alternative routes are, however, available to the immediate east of the Muttart Conservatory that connects with Gallagher Park, Edmonton Ski Club and EFMF grounds. Cloverdale Hill Road will also be available as a detour link. Post-construction approximately 110 m of affected paved SUP will be replaced with a paved maintenance/delivery vehicle access, along the existing alignment. That access will become a link in the SUP, connecting to the existing path at both ends. To minimize impacts to trail users, temporary detours and closures will be implemented.

Will the project adversely impact passive recreational opportunities in the local area?

No. Construction of the MCSB Replacement will require re-grading of an existing hill adjacent to the planned structure. Such activities will permanently alter the grade of a section of this hill to a 3:1 slope towards the building and result in the removal of approximately 8,206 m² of manicured lawn that may be used for unprogrammed recreation. Re-grading will, however, occupy only part of the slope and the west half of the hill's peak will remain unaffected.

Will the project adversely impact the Edmonton Folk Music Festival?

Construction will require the EFMF to move or reconfigure their secure bike storage area as the project area overlaps with roughly half of the bike compound used last year. This represents an inconvenience but is not anticipated to render festival organizers without options as the bike storage location has varied over time, thus appears not to be the only available choice.

Will the project adversely impact the existing or future operation of the Edmonton Ski Club?

No. Lands within the project component area are situated outside the lease boundaries for the Edmonton Ski Club.

Will shifting of the MCSB replacement location adversely affect visual resources?

The replacement building has been designed to be compatible with the surroundings including look of other Muttart Conservatory structures. The building is concrete like other Muttart structures and the dominant cladding will be polished aluminum, enhancing its aesthetic appeal. In comparison to the existing storage building, the new building is anticipated to be an improvement.