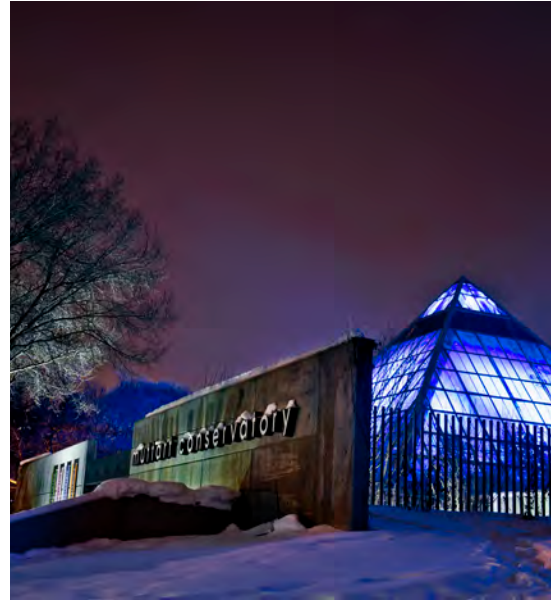


GALLAGHER PARK CONCEPT PLAN DESIGN REPORT

APRIL 2021



SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton



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Indigenous Acknowledgement

The lands on which Edmonton sits and the North Saskatchewan River that runs through it have been the sites of natural abundance, ceremony and culture, travel and rest, relationship building, making and trading for Indigenous peoples since time immemorial.

Edmonton is located within Treaty 6 Territory and within the Métis homelands and Métis Nation of Alberta Region 4. We acknowledge this land as the traditional territories of many First Nations such as the Nehiyaw (Cree), Denesuliné (Dene), Nakota Sioux (Stoney), Anishinabae (Saulteaux) and Niitsitapi (Blackfoot).

The City of Edmonton owes its strength and vibrancy to these lands and the diverse Indigenous peoples whose ancestors' footsteps have marked this territory as well as settlers from around the world who continue to be welcomed here and call Edmonton home.

Together we call upon all our collective honoured traditions and spirits to work in building a great city for today and future generations.

Executive Summary

City parks, like Gallagher Park, contribute to the quality of life, health and wellness for all the citizens of Edmonton.

Gallagher Park is an integral part of the City's river valley park system and supports City-wide attractions including the Muttart Conservatory and the Edmonton Ski Club. It also supports the annual Edmonton Folk Music Festival event which hosts Canadian and international artists. Unlike other city level parks in the river valley, like Hawrelak Park or Rundle Park, Gallagher Park also accommodates the local recreation needs of the Cloverdale community.

Unlike most other large parks in the river valley, Gallagher Park is not accessed primarily by private automobiles for everyday use. Being at the junction of Mill Creek Ravine and the south bank of the North Saskatchewan River, it is a hub for pedestrian and cyclist activity. The park is also within walking distance of the downtown core and will soon also be serviced by the City's Light Rail Transit (LRT) system with a station on the park's west boundary. This is expected to increase visitation and change the way the park is used.

In 2017, *Breathe – Edmonton's Green Network Strategy*, identified that Parks continue to be places where we value ecology, celebration and wellness.

City parks in the river valley should accommodate a number of community needs identified in City Council approved plans and strategies including *Breathe*, the Recreation Facility Master Plan, Ribbon of Green Master Plan, Edmonton Event Strategy, and the Winter City Strategy. There is also a requirement to develop, preserve and renew facilities and park amenities and ensure that current park and facility development, maintenance and environmental standards are in keeping with the City Plan.

Mature neighbourhoods built prior to 1970 face the challenge of keeping communities liveable, lively, and vibrant when confronted with historical and demographic changes and aging infrastructure. Parks and recreation facilities are valued assets in these communities. Gallagher Park is within the mature neighbourhood of Cloverdale, which has infrastructure beyond its expected life cycle. At the same time, some park components such as mature trees and naturalized tree groves have a significant value and are important to preserve.

This document serves as the Concept Plan for Gallagher Park; it is supported by a design program that reflects site partner and community needs identified through public and stakeholder engagement. Should aspects of the plan be funded to advance into preliminary and detailed design, further public consultation will take place followed by construction and ultimately, the realization of the Gallagher Park Concept Plan.

Preparation of the Concept Plan was composed of three phases of investigation and public engagement.

The role of the public in Phases 1 and 2 of engagement was to work with the City to Refine – involving the public to adapt and adjust the approach to the Concept Plan and the resulting services to be provided.

The role of the public in Phase 3 was to work with the City to Advise on the further refinement of the draft preferred Concept Plan as we moved towards a final draft Concept Plan.

Throughout the project input was obtained from site partners including Cloverdale Community League, Edmonton Folk Music Festival, Edmonton Ski Club, Muttart Conservatory and other external stakeholders such as the Bennett Centre.

A Vision Statement and Guiding Principles were created for the project based on public and stakeholder input.

Gallagher Park, the only river valley park that will be accessible by LRT, is a hub for distinctive year round recreational experiences and is integrated into the thriving city core and river valley system.

The Guiding Principles are to:

- Facilitate enhanced access to both active and passive recreational activities.
- Enhance the ecological values of the park.
- Provide facilities and infrastructure that support and enhance existing recreation and complimentary uses.
- Encourage LRT and active transportation access to the park and its activities.

Five major themes arose from public and stakeholder engagement and these were used to guide the preparation of design alternatives and informed the preparation of the final Concept Plan.

In addition to support for the proposed guiding principles, participants in Phase 1 engagement also identified the following as important considerations in the development of the concept plan alternatives for Gallagher Park:

- Amenities (e.g. washrooms, seating).
- Safety and security (e.g. park lighting, control of vehicle access).
- Access and accessibility (e.g. pathways, enhanced pedestrian entrances).
- Recreational activities (e.g. walkways, picnicking).
- Environment and heritage (e.g. planting).

Conclusions & Recommendations of this Concept Plan include:

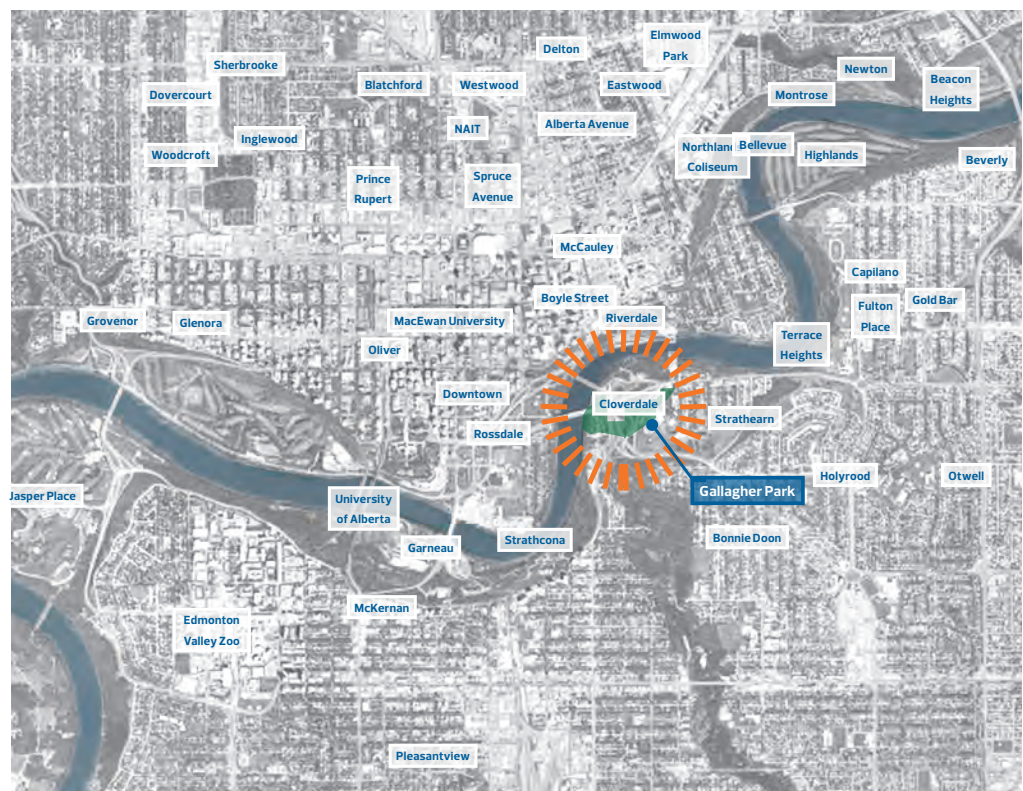
1. Enhancements to support festivals and events – park enhancements to include improved infrastructure (drainage and power) for organized and spontaneous recreation, and community events.
2. Provide pathways and trails for improved community connections – new shared use paths and sidewalk linkages are to be developed to improve connections through and along the edges of the park.

3. Enhanced landscape and amenities – the site will be enhanced by site furnishings, lighting and landscape improvements.
4. Establish sense of place – Revitalized park amenities, improved safety, and interpretation of site history and ecology will assist in establishing the sense of place that is defined by the programs, events and experiences that take place in the park.
5. Phased development – implement the proposed enhancements in three phases: as identified in Chapter 8.
6. Formalize Capital and Operational Partnerships – exploration of partnership opportunities with other levels of government, the community league and site partners.

1. Introduction

Today, Gallagher Park is home to several amenities including the significant **Muttart Conservatory**, an indoor botanical garden that is housed within four glass pyramids; the **Edmonton Ski Club (ESC)**, which includes a clubhouse building, ski hill facilities, and a parking lot; the **Cloverdale Community League**, which includes a building, ice rink and rink-shack; and a City-operated playground and spray park. The park also includes a public toboggan hill and skiing during the winter months and is home to the **Edmonton Folk Music Festival (EFMF)** and passive recreation activities during the summer.

The project area also includes the treed slope commonly referred to as the 'Camel Humps' east of Cloverdale Hill Road. In addition to its environmental value, some industrial remains of a brick factory in this area have potential heritage and interpretive value.



Other park amenities include a multi-use trail that crosses a portion of the park, connecting Mill Creek Ravine to the south and the future LRT/footbridge that leads across the river to Louise McKinney Riverfront Park to the north. Trails through this area are important for commuters and recreational users.

In 2021, the park will be serviced by the new Valley Line LRT, with a stop located near Muttart Conservatory in the northwest corner of the park.

The Park had not previously had an overall Concept Plan for its management and development. A Master Plan was prepared for a portion of the site by the ESC in 2015, with some input from the Cloverdale Community League, however, broad consultation was not conducted, and the Edmonton Ski Club Master Plan was not adopted by the City of Edmonton.

1.1 Project Goals and Objectives

The purpose of this project is to ensure a long-term strategic approach for the development, use and management of Gallagher Park through the development of a 20-year Concept Plan.

A concept plan builds on existing plans, policies and initiatives while identifying public needs and priorities for the park. The plan also provides direction for environmental protection and recommends civic, cultural and recreational uses that are appropriate to the area.

The plan will help to facilitate potential enhancements funded by the City, other levels of government, existing site partners or community groups.

This concept planning project aimed to ensure infrastructure, circulation and access, amenities and all-season programming are planned in a coordinated manner and that the internal and public engagement followed the City's process and protocols.

To support this outcome, it is recognized that all the groups who partner with the City to offer programs and services in Gallagher Park have a role to play in the planning of the park and collaborate on developing a plan that works for the site as a whole.

The outcome of the Concept Plan is to ensure that Gallagher Park remains a celebrated and cherished public space:

- to provide quality park space;
- offer an enhanced public realm to host events;
- optimize all-season use of the park; and
- ensure integration of land use and programs in a manner that meets City-wide, partner and community needs.

The Concept Plan for Gallagher Park will provide direction for implementation of investments through the City's Capital Budget and/or site partner initiatives.

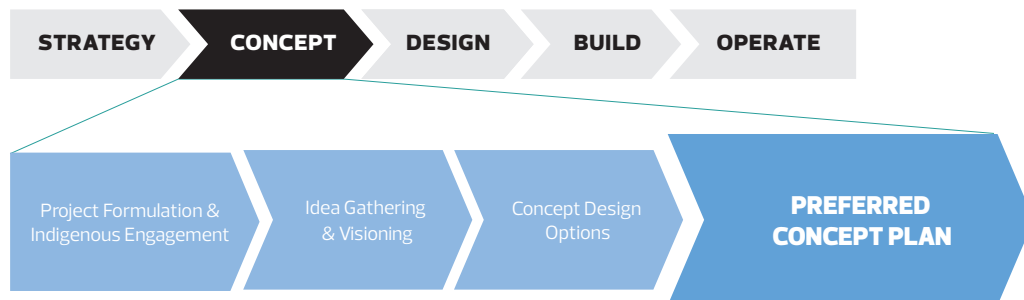
Project Goals and Objectives

PROJECT GOALS AND OBJECTIVES	
	<p>Goal: To ensure a long-term strategic approach for the development and use of Gallagher Park, and all its partner’s attractions and programming, through the development of a 20 year master plan based on public, partner and stakeholder needs, and which supports Edmonton’s strategic goals</p>
1	<p>Objective 1: Align with and incorporate innovative planning and design that support key <u>strategic initiatives</u>, including:</p> <ul style="list-style-type: none"> · City Plan · Connect Edmonton · The North Saskatchewan River Valley Area Redevelopment Plan (Bylaw 7188), · The Ribbon of Green: North Saskatchewan River Valley and Ravine System Master Plan, · Urban Parks Management Plan (UPMP), Recreation Facilities Master Plan, · Winter City Strategy, · Great Neighbourhood Framework, · The Urban Forest Management Plan, · The Corporate Tree Management Policy, · Parkland Bylaw C2202, · Breathe (Green Network Strategy), etc.
2	<p>Objective 2: Develop and implement an inclusive and transparent communication plan (as per City of Edmonton’s Public Engagement Policy C593) to guide public, partner and stakeholder engagement process that includes a vision and guiding principles to direct the development of the park.</p>
3	<p>Objective 3: Complete a detailed opportunity/constraints analysis that assesses current park uses, amenities, social / community profiles, ecologically connectivity and sensitive areas, multi-modal connectivity, etc.</p>
4	<p>Objective 4: Explore, document and assist on-site partners to develop coordinated and strategic development, programming and future on-site partnerships partnership opportunities.</p>
5	<p>Objective 5: Seek coordinated development opportunities within the City and other partner organizations to maximize investments and minimize disruptions. (i.e. Valley Line LRT Muttart Stop).</p>
6	<p>Objective 6: Develop a Concept Plan that responds to current and future park uses, which address the needs of Edmontonians, key stakeholders, park users and adjacent communities</p>

1.2 Concept Plan Process

The Gallagher Park Concept Plan considered the history and existing inventory and use of the study area, the goals of all partners invested in the site, the priorities identified by the public, applicable standards and regulations, and strategic goals of the City.

The Concept Plan was delivered in 4 phases.



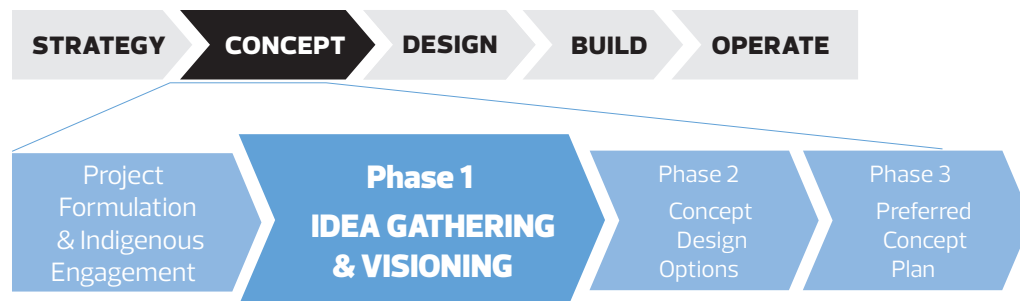
1.2.1 ENGAGEMENT PLAN OVERVIEW

Stakeholders were involved in the first phase of the project in 2016 – 2017 with the planning of the Project Charter and Project Team Terms of Reference for the direction and success of this Concept Plan. During the summer of 2017, Indigenous Engagement took place for Gallagher Park in conjunction with the Dawson and Oleskiw Park Master Plan projects.

Preparation of the Concept Plan included three subsequent phases of investigation and public engagement.

The role of the public in the engagement was to work with the City to **Refine** or **Advise** the concept designs by providing suggestions for adjustments as the concept plan evolved.

PHASE 1	
Vision Statement and Guiding Principles and Idea Gathering.	
OBJECTIVES	To gather ideas on the breadth of public uses, stakeholder objectives, site opportunities and constraints, and response to a proposed vision and guiding principles for development of the Concept Plan.
PHASE 2	
Concept Plan Development.	
OBJECTIVES	To develop alternative park enhancement options for consideration, including summer and winter overlays, and recommendations for all-season programming and site improvement.
PHASE 3	
Preferred Concept Plan.	
OBJECTIVES	To present a draft concept plan for public review.



1.2.2 ENGAGEMENT WITH THE PUBLIC & STAKEHOLDERS

The level of public engagement that was applied to the first two phases of the project was to “Refine” (Involve), in which the public was involved by the City to adapt and adjust approaches to policies, programs projects or services. The engagement for Phase 3 of the project was at the “Advise” level.

Engagement in Phases 1 and 2 included open houses and online questionnaires. Due to the Covid 19 pandemic, only online engagement was possible for Phase 3.

The purpose of this engagement was to develop a Concept Plan for Gallagher Park that has broad acceptance from key stakeholders and the public on the vision and guiding principles for the Park, land use concepts, programming and site improvements, and an implementation plan.

The input of key stakeholders and the public was used to inform decisions about the direction and content of the plan, and to build a collaborative relationship among all stakeholders to support future decisions.

The current site partners including the Cloverdale Community League, EFMF, ESC, and the Muttart Conservatory were key stakeholders that worked together to share future plans and aspirations, and to develop a proposed Vision and Guiding Principles for the Concept Plan. All of the site partners had representation at the Project Team and Steering Committee levels for the project.

Detail regarding the engagement results is described in the Appendices to this report.

1.3 Project Background

This Gallagher Park Concept Plan project was preceded by a “master plan” submitted to the City by the ESC in 2015, however the plan was never approved. This Edmonton Ski Club Master Plan included recommendations to improve programming and services with the objective to improve usership and revenues for the Club. The content of the plan was exclusive to the ESC’s operations and included plans for land outside their current license areas.

The scope of work and public engagement opportunities conducted as part of this master plan were not as extensive as a City-led concept plan. For these reasons, as well as to ensure the needs of all site partners as well as consider opportunities associated with the new Valley Line LRT stop, it was determined to consider the site as a whole.

1.3.1 EXISTING STUDIES RELATED TO THE SITE

Tier 2 Risk Assessment: Muttart Conservatory/Gallagher Park (AECOM, 2017)

This investigation was related primarily to the area immediately south of the Muttart Conservatory as a result of the sites former use as a landfill.

The Muttart Conservatory is located on the land that was formerly occupied by the City of Edmonton's Cloverdale Incinerator. The incinerator burned what is presumed to be municipal waste between the early 1930s through 1971. Evidence in aerial photographs suggests that ash and other debris were likely removed from the incinerator and deposited as 'fill' south and southwest of the incinerator.

The risk management plan contains five key requirements or recommendations, as follows:

1. Remedial action to create a physical barrier over the localized zone of elevated lead soil concentrations (i.e. capping)
2. Soil management plans, including worker health & safety, to address all future ground disturbance activities
3. Park maintenance and landscaping measures and controls designed to maintain the exposure control barrier
4. Recommendations for additional groundwater monitoring points between the plume and North Saskatchewan River
5. Administrative controls restricting access and use of the groundwater for domestic or other purposes
6. Recommendations for future groundwater monitoring

Investigations undertaken by the EFMF

The EFMF has conducted a study of accessibility for visitors during the festival. They are also currently investigating their power needs for the festival and potential required upgrades of power infrastructure. This investigation may consider possible sharing of infrastructure with the ESC.

Investigations undertaken by the ESC

A number of infrastructure investigations were conducted in the ESC license area in 2018 and 2019 to determine required upgrades to enable reopening of

ESC operations in November 2019. These investigations included reviews of the day lodge and electrical and lift infrastructure.

Valley Line Light Rail Transit (LRT) Project

A number of works are planned, or have already been completed, in the park as part of the Valley Line LRT project. More information about this is included in section 4.1.5.

2. Strategic Alignment

The following outlines the government strategies that provide a framework for the Concept Plan.

2.1 Relevant Federal & Provincial Policies

GOVERNMENT OF CANADA

Canadian Sport Policy 2012 (CSP 2012)

The Policy's framework draws on the full spectrum of sport practice in Canada.

Why is it important?

CSP 2012 contributes to:

- Excellence
- Enhanced education and skill development
- Improved health and wellness
- Increased civic pride, engagement and cohesion
- Increased economic development and prosperity

Who's it for?

CSP 2012 sets direction for the period 2012–2022 for all governments, institutions and organizations that are committed to realizing the positive impacts of sport on individuals, communities and society. CSP 2012 encourages the development of new partnerships with local and national, domestic and international, sport and non-sport partners as seen in the framework graphic.

What type of sport is impacted?

CSP 2012 impacts the practice and provision of sport in all its forms and contexts, including organized and unorganized, in schools, colleges and universities, parks, and public and private sport centers.

Goals:

INTRODUCTION TO SPORT: Canadians have the fundamental skills, knowledge and attitudes to participate in organized and unorganized sport.

RECREATIONAL SPORT: Canadians have the opportunity to participate in sport for fun, health, social interaction and relaxation.

COMPETITIVE SPORT: Canadians have the opportunity to systematically improve and measure their performance against others in competition in a safe and ethical manner.

HIGH PERFORMANCE SPORT: Canadians are systematically achieving world-class results at the highest levels of international competition through fair and ethical means.

SPORT FOR DEVELOPMENT: Sport is used as a tool for social and economic development, and the promotion of positive values at home and abroad.

Core Principles:

Values-based: All sport programs are values-based, designed to increase ethical conduct and reduce unethical behaviour.

Inclusive: Sport programs are accessible and equitable and reflect the full breadth of interests, motivations, objectives, abilities, and the diversity of Canadian society.

Technically sound: Principles of long-term participant development inform sport programs in all contexts of sport participation, recognizing that different participant pathway models exist across jurisdictions.

Collaborative: Sport is built on partnerships with other sectors – most importantly with Education and Recreation – and is fostered through linkages with community organizations, service providers, and the private sector.

Intentional: Sport programs are based on clear objectives in order to achieve their desired outcomes.

Effective: Monitoring and evaluation of programs and policies support improvement, innovation and accountability. A research agenda supports the identification of conditions under which programs and policies have the strongest potential to deliver on their objectives.

Sustainable: Organizational capacity, partnerships, innovative funding, sharing and economizing of resources, exist to achieve system objectives.

A desired outcome of the Policy is that both the number and diversity of Canadians participating in sport will increase over the timeframe of 2012–2022.

GOVERNMENT OF ALBERTA

The Active Alberta policy sets out the following vision for recreation, active living and sport:

Albertans enjoy a high quality of life, improved health and wellness, strong communities, through recreation, active living and sport.

1. More Albertans are more active, more often.
2. Alberta communities are more active, creative, safe and inclusive.
3. Albertans are connected to nature and able to explore the outdoors.
4. Albertans are engaged in activity and in their communities.

5. All partners involved in providing recreation, active living and sport opportunities to Albertans work together in a coordinated system.
6. Albertans have opportunities to achieve athletic excellence.

Under each of these outcomes, a set of strategic priorities are identified.

Implementation of this strategy will require coordination and collaboration among all government ministries involved in the sector, and with partners including other governments, educational institutions, non-profit agencies and the private sector.

2.2 Relevant City of Edmonton Policies & Initiatives

The following is a summary of existing City policies, strategies and plans that are relevant to this project. They are explained in more detail in this section.

Relevant City-Wide Plans & Policies include:

- The City Plan
- Capital City Recreation Park Concept Plan (CCRPCP), 1975
- Connect Edmonton
- Parkland Bylaw (C2202), Consolidated 2003
- Breathe: Edmonton's Green Network Strategy
- Urban Parks Master Plan
- Live Active
- Edmonton Event Strategy
- Approach To Community And Recreation Planning In Edmonton
- Bicycle Transportation Plan, 1992, Updated In 2009
- Winter City Strategy, 2013
- Ribbon Of Green
- North Saskatchewan River Valley Area Redevelopment Plan (Bylaw 7188), 1985, Consolidated 2014
- River Access Guiding Principles Policy C586, 2015
- Development Setbacks From River Valley/Ravine Crests (Top Of Bank Policy C542), 2010
- Cloverdale ARP
- Access Design Guide
- Crime Prevention through Environmental Design (CPTED)
- Child Friendly Edmonton

- Citywide Natural Area Management Plan
- North Saskatchewan River Valley And Ravine Environmental Review System
- Biodiversity Action Plan
- Natural Connections Strategic Plan

THE CITY PLAN

The City Plan sets strategic direction for the way Edmonton grows, its mobility systems, open spaces, employment and social networks, generally touching on most aspects of life in Edmonton. It does this in two different but complementary ways.

- **Essential City:** Not everything in The City Plan is about making something new. Much of our work is about keeping things the same.
- **Future City:** Cities are constantly evolving and responding to a changing world. Expressing and igniting transformative change is necessary to allow the city to respond to emerging opportunities and deliberately shape the place we want to live in.

The City's system of parks, open spaces and natural areas support celebration, ecology and wellness and is addressed in the Plan as the Green and Blue Network.

The Green and Blue Network sustains us and provides places to recreate, celebrate and recharge. It is integrated with our built environment through parks, waterways and water bodies, greenways and urban trees. Our Green and Blue Network traverses both urban and natural areas, and provides habitat that connects well beyond our boundaries. It supports biodiversity and provides physical and mental benefits we appreciate and enjoy.

River Valley and Ravine System is the biggest and most important feature of our city. This environmentally protected area surrounds the North Saskatchewan River (our regional water corridor) and the creeks that drain into it. These waters are replenished by rain and snow melt, and urban impacts like the storm water from our streets. This system runs the length of the city and includes 20 major parks and our extensive, coordinated network of pathways and wildlife corridors. It is a major part of our civic identity and is used for nature conservation, open space, cultural and recreational uses. We value its restoration and enhancement as it speaks to Edmonton's unique geography, climate, history, culture and provides ecological functions that support a thriving city. Improved access to the River Valley and Ravine System reinforces Edmonton's sense of place, its people and their connection to this place.

Major Recreation Parks are designed with multifunctional amenities and unique features that serve residents at the regional, city-wide and district levels. They provide value to residents and visitors throughout Edmonton and the region through a variety of functions and uses which often contain features and amenities not available elsewhere in the City. Examples include Terwillegar Park and Rundle Park. They also serve to meet the needs of multiple neighbourhoods balancing park size and programming in response to the broader community. Major Recreation Parks are welcoming and safe places, relevant and authentic in their design, and integrate a host of recreation, cultural, educational and commercial activities that make them popular and accessible for all.

CAPITAL CITY RECREATION PARK CONCEPT PLAN (CCRPCP), 1975

The idea of uniting the parks of the river valley into one parks system dates back to at least the 1970s. In 1974, Alberta Premier Peter Lougheed announced the creation of the Capital City Recreation Park (CCRP), consisting of a 14.5-kilometre (9.0 mi) stretch of parks from the Legislature grounds east to the Beverly Bridge. The CCRP program probably did not affect the development of Gallagher Park but would have included a portion of what is now Henrietta Louise Edwards Park.

CONNECT EDMONTON

CONNECTEDMONTON is Edmonton's Strategic Plan for 2019 – 2028,

The four strategic goals of CONNECTEDMONTON are the focus areas that require transformational change in the next ten years:

- **Healthy City**
Goal: Edmonton is a neighbourly city with community and personal wellness that embodies and promotes equity for all Edmontonians.,
- **Urban Places,**
Goal: Edmonton neighbourhoods are more vibrant as density increases, where people and businesses thrive and where housing and mobility options are plentiful
- **Regional Prosperity**
Goal: Edmonton grows prosperity for our Metro Region by driving innovation, competitiveness and relevance for our businesses at the local and global level.
- **Climate Resilience.**
Goal: Edmonton is a city transitioning to a low-carbon future, has clean air and water and is adapting to a changing climate.

PARKLAND BYLAW (C2202), CONSOLIDATED 2003

The purpose of this bylaw is to regulate the conduct and activities of people on Parkland in order to promote the safe, enjoyable and reasonable use of such property and to protect and preserve natural DEFINITIONS 2 ecosystems for the benefit of all citizens of the City.

The Bylaw was last updated on 16, 2019.

BREATHE: EDMONTON'S GREEN NETWORK STRATEGY

Breathe is a transformative strategy to make sure that as the city grows, each neighbourhood will be supported by a network of open space as Edmonton continues to grow. The main goal of the Green Network Strategy is to plan and sustain a healthy city by encouraging connection and integration of open space at the site, neighbourhood, city and regional levels.

Breathe aligns with strategic goals for the City, in particular improving Edmonton's livability, preserving and sustaining the environment, transforming urban form and encouraging use of public transit, walking and cycling.

The three primary themes of Breathe are outlined below.

	WELLNESS	Promotes healthy living. Fosters wellbeing through diverse kinds of recreation and mobility.
	ECOLOGY	Supports and enhances the environment. Sustains healthy and resilient ecosystems by providing and enhancing ecological services.
	CELEBRATION	Connects people to each other and builds a sense of place. Places for communities to thrive, gather, and celebrate.

Green Network Strategy's guiding principles:

1. **Recognizable and Unique:** Edmonton's signature open space network highlights its unique cultural and ecological character, and celebrates the relationship between Indigenous peoples and Edmontonians in meeting the needs of a culturally diverse, rapidly-growing, thriving Metro Region – now and for future generations.
2. **Integrated and Multifunctional:** Edmonton's open space network integrates and layers multiple open space types and functions to form a complete system.
3. **Equitable and Accessible:** Edmonton's open space network is inclusive and equitably accessible.

4. Connected and Coherent: Edmonton's open space network facilitates connections for people and wildlife throughout the Metro Region.
5. High Quality Public Realm: Edmonton's high-quality public realm celebrates and connects people to our unique natural and cultural heritage.
6. Community Capacity: Edmontonians understand the value of recreation and open space, and are empowered to be active participants in the creation, stewardship, programming, and use of Edmonton's open space network.
7. Ecological Integrity and Conservation: Edmonton's open space network sustains healthy and resilient ecosystems.
8. Safety: Edmonton's open space network is safe to access and use.
9. Wellness: Edmonton's open space network promotes the health and wellness of Edmontonians through active living, access to the natural environment and connection to a vibrant, inclusive and caring community.
10. Financial Resilience: Edmonton's open space network is flexible and financially sustainable in delivering open space services in changing and growing communities.

The following plan shows how the three primary themes of Breathe are applicable to the study area.



URBAN PARKS MASTER PLAN (UPMP)

The Urban Parks Management Plan: 2006–2016 (UPMP) provides strategic direction for the acquisition, design, construction, maintenance, preservation and animation (or use) of parks, including all City parks, river valley and natural areas. The Plan spans ten years and provides direction for community, City and school facility land planning. The strategic direction also outlines parkland management principles for the City and its development partners. It has to some degree been replaced by the City's Breathe Strategy.

LIVE ACTIVE – A COLLABORATIVE STRATEGY FOR ACTIVE LIVING, ACTIVE RECREATION, AND SPORT IN EDMONTON 2016–2026

Live Active is a celebration of active living, recreation and sport in Edmonton. Across every season, it supports and encourages Edmontonians of all ages, abilities and interest to make being physically active the easy choice in their everyday lives – creating positive social and cultural change through increasing health and wellness.

This Strategy is about shifting attitudes and behaviours about active living, active recreation and sport in our community, encouraging and supporting people of all ages, abilities and interests to become more physically active.

EDMONTON EVENT STRATEGY

Events are important to Edmonton as they provide the opportunity for citizens to gather, celebrate, participate and view a variety of sporting, cultural, and festival events. Edmonton has made a strong commitment to supporting, attracting, and hosting sporting and cultural events that offer economic vitality, social cohesion, and image-building opportunities for the community. The policy, strategy, and action plans in this report acknowledge that events are a strategic investment in Edmonton that offer significant benefits. As well they demonstrate the care given to hosting, selecting, supporting, and delivering events that are the “right fit” for Edmonton. Edmonton has grown its reputation as a vibrant, creative, and innovative city because of how the City, organizing committees and local event producers have partnered to stage global, national, provincial, and local events in distinctive ways that provide a uniquely Edmonton experience, while simultaneously fostering increased civic pride and inclusiveness.

The strategy includes:

- an Events Policy
- an Event Growth and Attraction Strategy
- an Edmonton Events Sport and Cultural Attraction Plan and
- a Festivals and Events Delivery Action Plan

APPROACH TO COMMUNITY AND RECREATION PLANNING IN EDMONTON

The information contained in this report provides insight into the current state of City provided recreation services in Edmonton as well as the broader recreational landscape in the city, region, and beyond.

This document also provides context on previous planning that has been undertaken by the City and identifies a number of broader planning influences, trends and leading practices that will be important to consider in the development of the 2020–2040 CRFMP (Community and Recreation Facility Master Plan).

BICYCLE TRANSPORTATION PLAN, 1992 (UPDATED IN 2009) AND EDMONTON BIKE PLAN

The Bicycle Transportation Plan Update in 2009 had a goal of more people cycling more often. An essential element of the Bicycle Transportation Plan Update was the implementation of a proposed network to provide a year-round functional bicycle transportation network appealing to a broad range of users with cross city routes and neighbourhood level connections. The following areas were intended to further support and encourage cycling in Edmonton:

- Coordinating planning
- End-of-trip facilities
- Bicycles and public transit
- Construction accommodation
- Signage
- Maintenance
- Education and promotion
- Partnering
- Workplace initiatives
- Tourism

Implementing the Bicycle Transportation Plan Update aimed to make Edmonton more bike friendly and will improve the quality of life for Edmontonians. The Bicycle Transportation Plan is currently being replaced by the Edmonton Bike Plan.

The Bike Plan will lay the foundation for a network that is accessible and predictable for experienced and inexperienced riders alike. It supports active transportation and safe and direct routes for people commuting to work, running errands, accessing the river valley for recreational trips and improved neighbourhood networks to connect people to local destinations.

The Bike Plan provides strategic direction for how the City plans, designs, implements, operates and maintains bike infrastructure and programs.

The Bike Plan will be based on learnings from the past 10 years, including recent changes to Edmonton's bike network and the rapid evolution of bike planning best practices.

WINTER CITY STRATEGY IMPLEMENTATION PLAN (2013)

This Implementation Plan is a detailed map for transforming Edmonton into a more inviting, vibrant and prosperous place for residents, business, industry and tourists throughout the winter months.

RIBBON OF GREEN CONCEPT PLAN AND RIBBON OF GREEN MASTER PLAN

The Ribbon of Green Concept Plan (1990) established the initial vision for the North Saskatchewan River Valley and established publicly accepted goals for its development and management.

The Ribbon of Green Master Plan (1992) expanded on the Concept Plan and established guidelines for the long-term development, use and care of the entire river valley, and identified Land Management Units including: extensive use, conservation and preservation areas.

NORTH SASKATCHEWAN RIVER VALLEY AREA REDEVELOPMENT PLAN

North Saskatchewan River Valley Area Redevelopment Plan (1985) protects the river valley and ravine system as part of Edmonton's valuable open space heritage. Major goals include preservation of the natural character and environment while establishing opportunities for recreational, aesthetic and cultural activities.

RIVER ACCESS STRATEGY – GUIDING PRINCIPLES & STRATEGIES (2015)

The River Access Strategy informs future programming, operations and infrastructure improvements that support access to the river and activities associated with the river. It will define locations and use guidelines for development of river-based amenities, in addition to their maintenance and programming. It will also balance environmental stewardship while encouraging a broader appreciation for activities on the river. All of this will enhance enjoyment of the North Saskatchewan River for existing and future users, as well as provide direction and assurances to partners.

Gallagher Park does not adjoin the river, however, facilities in the park could support activities that use the river.

DEVELOPMENT SETBACKS FROM RIVER VALLEY/RAVINE CRESTS

The City requires that design of development in all new or redeveloping areas abutting the River Valley and Ravine System provide for the separation of development from the river valley or ravine. This separation shall be created through establishment of a scientifically-derived Urban Development Line demarcating the boundary between developable upland area (urban development) and non-developable upland area or Environmental Reserve. Further, this separation shall be accomplished by such other legal, planning and technical measures necessary to achieve the purpose of this Policy. The only exception shall be in the Downtown and existing river valley communities where development has already occurred either on the slope or in the floodplain of the River Valley and Ravine System.

CLOVERDALE AREA REDEVELOPMENT PLAN (ARP)

The Cloverdale ARP sets out the objectives for the Plan Area and the policies and program commitments required to implement these objectives. The Plan consists of five sections, the first gives background information on the area and describes the legislative framework for the Plan. The second section describes the existing conditions and identifies the issues, the Plan objectives and the overall development concept for Cloverdale. Section 3 contains Council policies which will regulate and guide development activity in the area. These policies affect such things as residential and commercial land uses; transportation; recreation, open space and community facilities; utilities services and the disposal/acquisition of city-owned property. The fourth section identifies implementation strategies, authority and timing. The fifth section contains land use regulations and redevelopment guidelines to be implemented through the Edmonton Land Use Bylaw and this Area Redevelopment Plan.

ACCESS DESIGN GUIDE

The Access Design Guide is intended for use when planning, designing, building and maintaining City-owned facilities, parks and spaces leased by the City of Edmonton. This includes facilities owned and operated by the City, as well as those built on City-owned land but operated by another organization subject to lease agreement terms. These guidelines shall be incorporated into the planning of all exterior spaces starting from neighborhood design. The Guide aims to address two goals:

- Parks, outdoor spaces, communities and buildings are designed to be age-friendly;
- Parks, outdoor spaces, communities, walkways and buildings are maintained to ensure ongoing access by seniors.

CPTED (CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN)

Crime Prevention Through Environmental Design or “CPTED” is the science around the design and effective use of physical space to lead to a reduction in both the incidence and fear of crime. CPTED seeks to reduce both opportunity and the number of targets for criminals. Legitimate users of a space are actively encouraged, opportunities for observation are increased, and potential offenders are made to feel uncomfortable.

There are four basic strategies in “CPTED”:

- access control
- surveillance
- territorial reinforcement
- maintenance

CPTED practitioners seek to “harden” or reduce the attractiveness of potential crime targets. Aspects such as locks, windows, doors, fencing, cameras, lighting, and vegetation are just some of the tools in the CPTED toolkit. The practice of CPTED ensures that all spaces are defined, properly designed, and have a designated use. Altogether these strategies and tools seek to deflect and deter crime within and around properties and communities.

2.3 Role of Gallagher Park in the River Valley and City Context

Edmonton's North Saskatchewan River Valley is known as the largest urban park in Canada, with more than 160km of maintained pathways and 20 major parks.

The City of Edmonton takes a specific approach in planning and maintaining parks in the River Valley. Development is restricted and recreational activities and uses are balanced with the protection of the natural ecosystem.

The recognition of the natural value of the River Valley was first noted in 1915 when the City of Edmonton adopted a report by Frederick G. Todd, a Landscape Architect from Montreal, to protect the River Valley for recreation. Sixty years later, the North Saskatchewan River Valley Area Redevelopment Plan (ARP), Bylaw 7188, was passed and reinforced the value of the River Valley landscape in City policy. The ARP seeks to protect the North Saskatchewan River Valley and ravine system as part of Edmonton's valuable open space heritage and establishes the principles for future implementation plans and programs for development and management of parks.

Gallagher Park is located in the heart of the river valley within the Cloverdale community and also within walking distance of downtown. It will also soon be the only city river valley park serviced by an LRT station.

2.3.1 ROLE OF CITY LEVEL PARKS

As stated in the City's Urban Parks Master Plan (UPMP), City Level Parks attract people from across, and outside of, the City by offering unique, one-of-a-kind park experiences. Within the river valley, major parks such as Hawrelak Park, Rundle Park and Goldbar Park accommodate a diverse range of active and passive recreation areas. Each City Level Park's development and management program is designed to address specific needs that have been identified by the public through a needs assessment process. Roles and responsibilities in park development and operation will vary accordingly.

2.3.2 ANALYSIS OF GALLAGHER PARK IN RELATION TO SIMILAR CITY-LEVEL PARKS

An analysis of the character and role of Gallagher Park in relation to other City level parks located in the river valley is summarized in the table below.

The criteria used for selecting parks to include in the comparison were:

- is located in the River Valley
- is a District or City level park
- accommodates Similar 'City level' activities

PARK NAME	SLEDDING	DOWNHILL SKIING	MAJOR MUSIC EVENTS	SOME NATURAL ENVIRONMENT	ON-SITE PARKING	ON-SITE ROADS	MAJOR CITY FACILITY	COMMUNITY LEAGUE	MULTI-PURPOSE BUILDING/WASHROOM
EMILY MURPHY PARK	No	No	No	Yes	Yes	Yes	No	No	Yes
GOVERNMENT HOUSE PARK	Yes	No	No	Yes	Yes	Yes	No	No	Yes
RUNDLE PARK – ACT HILL/WALTON'S MOUNTAIN	Yes	No	No	Yes	Yes	Yes	Yes	No	Yes
WHITEMUD PARK NORTH	Yes	No	No	Yes	Yes	Yes	No	No	No
HAWRELAK PARK	No	No	Yes	Yes	Yes	Yes	No	No	Yes
GOLDBAR PARK	No	No	No	Yes	Yes	Yes	No	No	Yes
GALLAGHER PARK	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	No

Some of the differences between Gallagher Park and other similar sized parks in the River Valley include:

- Gallagher park includes a major City cultural facility – the Muttart Conservatory
- The park also includes a community league area that is more typical of a neighbourhood level park
- The site currently only has a small amount of on-site parking for the ESC and the Muttart Conservatory

- The park will have an LRT station adjacent to it in the near future
- The park is used annually for one of the largest music festivals in the City – the EFMF
- It is home to the ESC
- It also includes one of the best toboggan/sledding hills in the City
- Gallagher Park has no internal roadways and is therefore not a 'car-based' park/recreation area, unlike most other large parks in the river valley.
- Although Gallagher Park has 3 buildings that include public washrooms, non of them are open to the public, unlike most other comparable parks which have multi-purpose buildings with washrooms or stand-alone public washrooms.
- The park has 4 long term site partners: the Muttart Conservatory, the ESC, the EFMF, and the Cloverdale Community League



3. Understanding the Site/Park Context

3.1 History of the Park and Cloverdale

Gallagher Park has always been a cherished and well-used river valley park. This location has been traditionally used as a gathering spot and place of commerce by Indigenous people and new settlers.

Prior to colonization, the area was an important travel corridor for First Nations who resided and traded in the area and later the river would serve as an important corridor for travel during the Fur Trade for traders and trappers headed to Fort Edmonton. Later during early European settlement, the study area supported agricultural ventures due to the fertile soils on the riparian terraces along the North Saskatchewan River. The area later became a center for industry, including businesses such as brick yards, coal mines, and lumber yards. The 1915 flood ravaged industry in Cloverdale, and as a result the area became a blue-collar residential district. During the Great Depression, the Mill Creek Incinerator was erected where the Muttart Conservatory stands today. The incinerator operated from the 1930s to 1971. The surrounding area, encompassing much of Gallagher Park, was used to store refuse that was to be incinerated.

The eastern extent of the study area shows physical evidence of past industrial activities. The “Camel Humps”, hilly terrain within the eastern treed extent of the study area are thought to be remnant clay and sand piles of a once prosperous brick yard.

The park, previously called Grassy Hill, was renamed to honour Mayor Gallagher of Edmonton after the incinerator and dump were closed, forming Gallagher Park. The ESC has operated on Connors Hill within Gallagher Park since 1911.

The closure of the dump and incinerator in 1971 allowed for conversion of the site to a recreational land use. Following the closures and cleanup of the incinerator infrastructure, the Muttart Conservatory was erected in 1976, roughly on the same location where the incinerator stood. Later, the EFMF would begin hosting their annual music event within Gallagher Park in 1981. The music festival, Conservatory and ski club continue to operate within Gallagher Park.



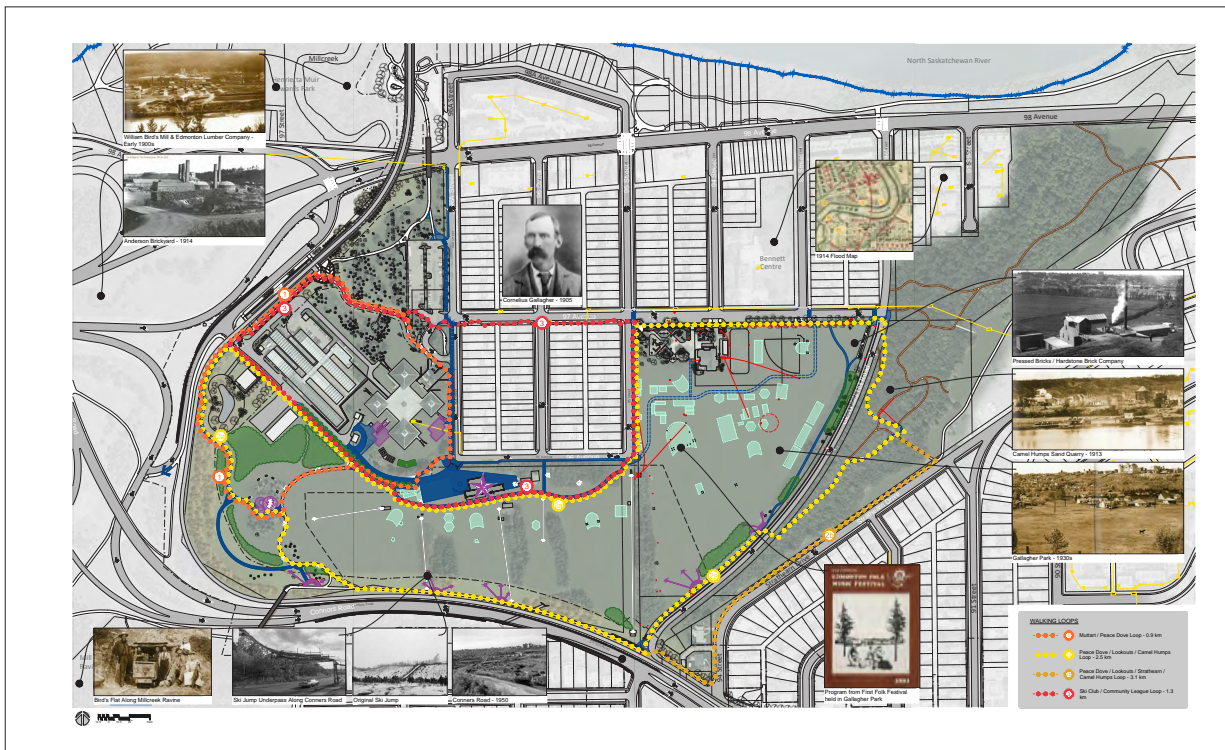
3.1.1 INDUSTRIAL ACTIVITIES IN THE AREA

The neighbourhood now known as Cloverdale was previously referred to as Ross Acreage.

Early industrial development in the area included Anderson Brickyard, Edmonton Lumber Company, Gallagher–Hull Meat Packers, Edmonton City Dairy Company, Vogels Meats, and the Hardstone Brick Company that provided work for the small population. In 1929 the City rezoned Ross Acreage to parkland. New construction in the area was no longer allowed in the hopes that the community would eventually die out.

In 1950 the City began work on Connors Hill Road. It was re-routed to avoid dangerous curves near the Low Level Bridge, and widened to ease commuting from Bonnie Doon to downtown. In June, 1950 the families living in the affected area of Ross Acreage were given 30 days notice to vacate.

(Source – www.edmonton.ca/city_government/edmonton_archives/ross-acreage)



Some industrial activities that occurred within the defined study area included the Pressed Brick Ltd./Hardstone Brick Company and the Mill Creek Incinerator.

PRESSED BRICK LTD. & HARDSTONE BRICK COMPANY

The Pressed Brick Ltd. (1907–1911), and then by the Hardstone Brick Company (1912–1915) operated on the east side of the site.

The owners of the brick company noticed that the location was perfect for making sand–lime bricks, which were stronger than regular clay bricks. They drew sand from pits directly on their site, and fired the bricks in kilns, powered by coal mined near the riverbanks. Unlike some of their competitors, including the Anderson Brick Company just east of Mill Creek, Hardstone even had electricity, automatic machines, and could operate year round—not simply in the summer months.

They advertised production rates of 30,000 bricks in a ten-hour day. By December of 1915, however, the company had stopped production and was liquidating its assets. Hardstone Bricks was only in business for three years.

For many decades after, you could still see traces of where the sand was mined in and around the Camel Humps, and carted over to the brickworks. In 1986, the Camel Humps was designated a nature preserve, based on its use by groups for nature interpretation programming and as an environmentally sensitive area.

(Source – Strathearn Community League)

MILL CREEK INCINERATOR

An original incinerator operated on the west side of the study area from the 1930's.

In 1950, the City decided to build Edmonton's second incinerator on land purchased from Thomas Rist at the bottom of Connors Road. The "five-storey, shiny, aluminum-sided incinerator" costing close to one million dollars was completed in 1955. The building was even aesthetically pleasing: "bright hues such as yellows and blues for the interior and equipment give the structure an attractive appearance." The sight of the massive structure burning tons of garbage was in full view of south-facing rooms in the elegant Hotel MacDonald.

With the unprecedented capacity to burn 290 tons of garbage a day, the Mill Creek Incinerator was to be the final answer to the problem of the city's garbage dumps. The problem with the Mill Creek incinerator was that it wasn't big enough to absorb the post Second World War economic boom. Its furnaces could not keep pace with a booming city and a post-war plastic culture. The incinerator couldn't burn it all fast enough.

By 1971, the City united against the incinerator. Only fifteen years after its auspicious opening, the incinerator was destroyed to make way for the Muttart Conservatory.

(Source – <https://citymuseumedmonton.ca/2016/07/19/world-class-dump-part-two/>)

3.1.2 CORNELIUS GALLAGHER

Cornelius Gallagher (1854 – 1932) served as a municipal councillor and briefly as the third mayor of Edmonton. Gallagher was born in New Brunswick and moved west to Winnipeg with his family.

In 1891, Gallagher relocated to Edmonton and established the Gallagher-Hull Meat Company, a wholesale and retail butcher that became the town's largest meat packing business. He would operate the establishment until his retirement in 1911. He also had interests in the brick industry, founding and serving as president of a local brick company.

Gallagher first sought public office in 1893, when he was elected to Edmonton Town Council. He was re-elected in 1894 and nominated to fill the mayor's position. During his brief term as mayor, Gallagher oversaw the town during a time when many prospectors heading to the Klondike Gold Rush saw Edmonton as a stopover point.

He also owned land referred to as Gallagher's Flats, later renamed Cloverdale. Gallagher Park (formerly named Grassy Hill), was named in his honour.

Gallagher died at Edmonton on October 27, 1932. He was 77 years old.

3.1.3 EDMONTON SKI CLUB HISTORY

The ESC has been a landmark facility in the Edmonton urban area for over 100 years. Alpine skiing at the Club has endured since it all began in 1911, when the Club began construction on their first ski jump. The ESC was established by a group of 11 Norwegian immigrants who saw potential for ski jumping and skiing facilities in Edmonton's river valley similar to those in Norway.

Even though the iconic ski jump over Connors Road was dismantled in 1978, the alpine skiing at the Club carried on.

By the late 2000s the facility had evolved into an operation that was perceived by the community as a private club for alpine skiing. The direction of the ESC subsequently changed to a learning facility complemented by a training facility for freestyle and alpine skiing.

Many notable Edmontonians, in sport and business, have their skiing roots at the ESC.

(Source – ESC Master Plan)



3.1.4 THE BENNETT SCHOOL

The Bennett School is not in the study area but is a user of the park.

The school had its beginning in the year 1912. Edmonton was booming with rapid growth and the changes brought about by amalgamation with Strathcona. Students from Gallagher Flats were attending Riverside school. A new school was badly needed and the residents of the flats south of the river probably made their views known.

Plans for a new school were soon underway and completed by July 11, 1912. Although the new school was at first intended to be a two-room brick structure, the first tenders were recalled and plans were made to build a four-classroom school.

Bennett School was named in honor of Strathcona's first mayor and early school trustee Thomas Bennett.

A residence wing was added to the existing 1912 building. In 1981, the school was reopened as the Bennett Environmental Education Centre.

Today, students, teachers, and parents from across Alberta visit the Bennett Centre to participate in overnight school programs, day programs, environmental lessons, and outdoor activities.

3.1.5 CLOVERDALE – A SMALL COMMUNITY WITH A LARGE HISTORY

Cloverdale is one of Edmonton's oldest neighbourhoods.

The founding of Cloverdale can be traced back to 1870 when two settlers, David Daigneault and William Bird, staked out farms on the river flats. The Daigneault farm was west of Mill Creek Ravine and Bird's farm east of the same creek. These farms were to be subdivided in later years to accommodate a variety of residential, commercial and industrial functions.

Transportation facilities appeared in Cloverdale with the construction of the Edmonton, Yukon and Pacific Railway (EYPR) in 1901, using Mill Creek Ravine as its right-of-way. The EYPR crossed the Low Level bridge, which was built in 1900, connecting Strathcona with Edmonton.

Cloverdale was a fully established community in 1914, with schools, stores, local industries and churches. In 1915, the largest recorded flood in the city destroyed and damaged many homes and industries in Cloverdale. Today, the only surviving large building from this era is the Bennett School, constructed of brick in 1912.

The Cloverdale Community League, originally called the Bennett School Community League, was formed in 1915 to organize recreational activities for the area. Now in its 105th year, it is one of the City's first community organizations.

3.2 Description of the Park Today

Gallagher Park today is a walking and cycling junction for access to Mill Creek ravine, the adjacent neighbourhoods, the downtown core, and the river valley edge. As a river valley park, its environmental assets are protected and, with careful planning, enhanced for the enjoyment of both Edmontonians and visitors to the City. The park offers some of the best viewpoints the City has to offer, and attracts photographers and those who simply want to enjoy the panorama.

The overall study area including the Camel Humps is a total of 31.1 hectares. Gallagher Park is 23.2 hectares.

Figures 1 and 2 on the following pages show the existing conditions and activities for both summer and winter.

The following are some of the main features of the park.

3.2.1 MUTTART CONSERVATORY

The Muttart Conservatory is located on the west side of Gallagher Park. It is Edmonton's premier horticultural attraction, featuring more than 700 species of plants in 3 climate-regulated display pyramids – arid, tropical and a feature biome, located within framed glass pyramids.

Plants are grown in six adjoining greenhouses for the display pyramids and also to supply the gift shop, civic contracts, and the bedding plants for civic parks. The conservatory is the major visitor attraction in the park and its pyramids are architectural features of the City

The Muttart Conservatory offers a year round escape into the beauty of the world's plant life. Since it opened in 1976, the Muttart's pyramid display gardens have been a welcome oasis for visitors.

The Muttart Conservatory was designed by award-winning Canadian architect Peter Hemingway. The Muttart Conservatory offers a wide variety of courses and programs for children, adults, and families in art and plant care.

(Source: https://www.edmonton.ca/attractions_events/muttart-conservatory.aspx)

3.2.2 THE DOVE OF PEACE

The Dove of Peace Project was completed in 1988. The original Dove structure was designed and constructed four years earlier in honour of Pope John Paul II's visit to Alberta.

"The Dove of Peace was designed and built to stand over the dais where Pope John Paul II stood to deliver his greetings and blessings during his visit in September of 1984," says Helen Scarlett, archives coordinator at Edmonton Catholic Schools.



FIGURE 1 – EXISTING SITE CONDITIONS AND ACTIVITIES – SUMMER

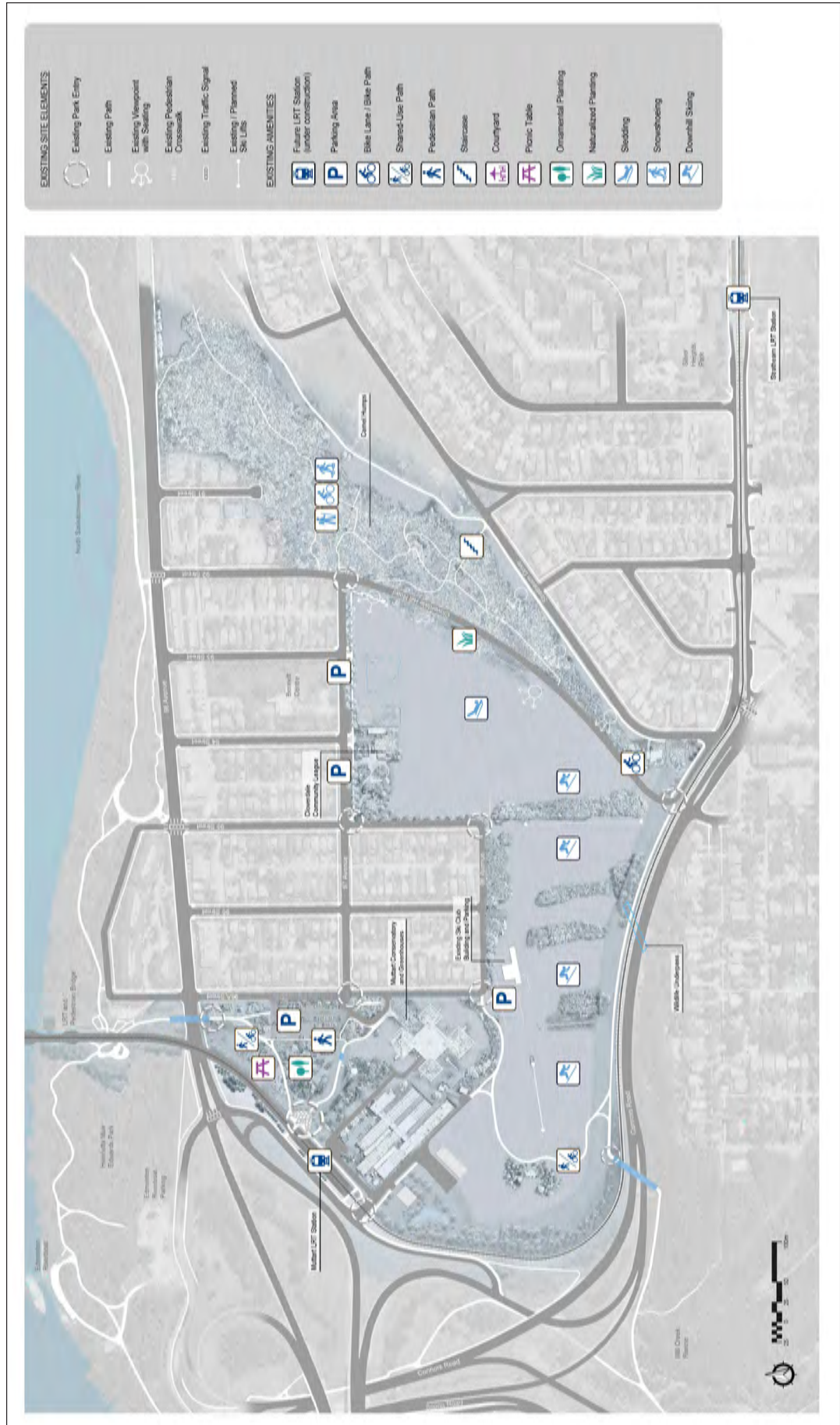


FIGURE 2 – EXISTING SITE CONDITIONS AND ACTIVITIES - WINTER

The structure was erected on a farm site north of Edmonton. The frame of the structure originally included a white canvas tarpaulin that covered the wings, to provide protection from potential heat or rain during the Pope's address. The structure no longer has the canvas covering, and sits open to the elements.

After the Pope's visit, the Edmonton Catholic School district came forward with a plan to provide a permanent home for the symbol of world peace.

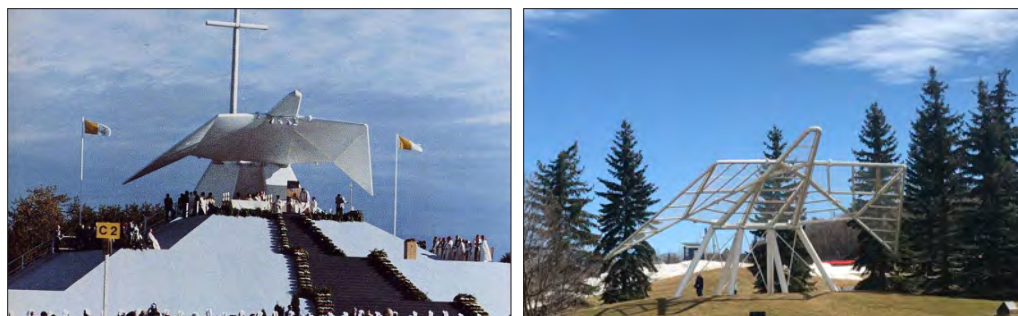
The Dove of Peace Committee spearheaded the project to acquire the sculpture and orchestrate its move, which involved the transportation and reestablishment of the structure in its permanent location at 9560 Connors Road in Gallagher Park.

Many schools in the district participated by offering mementoes of 1988, with the intention of opening the time capsule at the district's bicentennial in 2088. The public was invited to participate in the project, and contribute to the time capsule and have their names inscribed on a plaque at the site.

Although Gallagher Hill now represents a fitting home for the hallowed sculpture, the park was not always the grassy knoll we see today. Prior to 1971 the area was a city landfill that housed Edmonton's largest garbage incinerators. After 40 years of constant use, the landfill was re-zoned into parkland, as piles of ash and half-burned rubbish were bulldozed into the sloping hills that currently make up the landscape of Gallagher Park.

Today the location provides an ideal setting for The Dove of Peace, as its impressive 17-metre (56-foot) wingspan stretches out to welcome visitors. Symbolically, Gallagher Park is a fitting location for the structure.

(Source – <https://edmontonjournal.com/life/homes/landmarks-the-dove-of-peace-stands-as-reminder-of-pope-john-paul-ii-1984-visit>)



3.2.3 CLOVERDALE & COMMUNITY LEAGUE

The primarily residential neighbourhood of Cloverdale adjoins Gallagher Park. Other adjoining neighbourhoods overlooking Cloverdale include Bonnie Doon and Strathearn. Other nearby neighbourhoods to the east include Holyrood and Forest Heights.

Early residential development in the area consisted of working-class homes for the workers at the numerous commercial and industrial sites in Gallagher

Flats in the early 1900s. A new, two-classroom school, Bennett School, was built in the neighbourhood in 1912.

Redevelopment of the neighbourhood since 1984 has seen the replacement of much of the early housing with much larger and more modern homes. The Cloverdale Community League (CCL) occupies a portion of the park leased from the City of Edmonton. The community league was established in 1921. The CLC will mark it's centenary in 2021.



3.2.4 THE EDMONTON SKI CLUB

The ESC occupies a portion of the park licensed from the City of Edmonton.

The base area at the ESC is made up of the Day Lodge, a maintenance building, snowmaking building and parking lot. The existing day lodge is in poor condition and in need of replacement. The T-Bar has also reached its end of life. Electrical infrastructure was upgraded in 2019 to meet City requirements and to facilitate the Club's re-opening for the 2019/2020 winter season. The current parking lot has a capacity of about 40 cars and 2 buses.

The club's lift inventory is composed of one T-Bar, two handle tows, one rope tow and a carpet lift servicing approximately 2.9 hectares (7.1 acres) of developed ski trails. The ESC is used by residents and visitors from the City and surrounding communities seeking training and outdoor winter adventure.



3.2.4.1 Edmonton Ski Club Vision & Master Plan

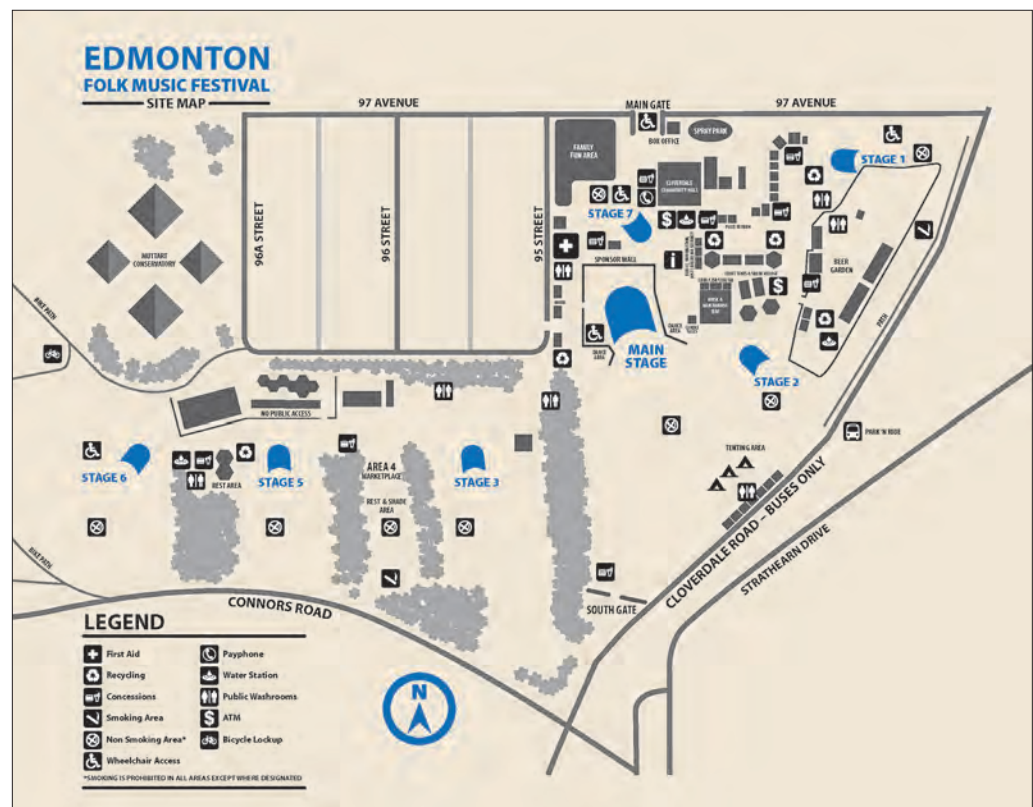
The ESC commissioned a Master Plan for their license area and some other portions of Gallagher Park in 2015. It included consultation and support from the

Cloverdale Community League but did not include broad consultation with the City or other stakeholders. The Master Plan identified the following vision for the site:

“To provide for current and future generations within the Inner City River Valley recreational opportunities. To contribute to the City of Edmonton’s recreation opportunities and assist in sustaining the River Valley’s natural resources by providing affordable fun, community integration and delivering the highest quality skiing/snowboarding recreation and leisure services possible.”

3.2.5 EDMONTON FOLK MUSIC FESTIVAL

The annual four-day **EFMF** is an outdoor music event held in Gallagher Park each August. During the daytime hours of the festival, there are six active stages hosting workshops and concerts. In the evening, performances are held on a main stage with a substantial audience space on ‘Cloverdale Hill’. The festival is supported by dozens of food vendors and craftspeople. A substantial number of portapotties are required for the event as there are no public washrooms in the park. In addition to stages, the festival has a large beer garden and support infrastructure for media and up to 2300 volunteers over the length of the festival. The main entry into the festival is through the community league area. A secondary entry is from the top of Cloverdale Hill.



Transportation to the site has mostly been on foot or bicycle from adjoining areas as parking on, or immediately adjoining the site is very limited. Volunteers and performers typically access the site via shuttle buses. The opening of the Muttart LRT station in 2021 will increase the access options.

Some of the infrastructure for the festival, such as utilities and footings for the tent structures are permanent, however, the majority of the facilities are temporary, much like a circus. The various tents, fencing and other temporary infrastructure take a number of weeks to erect and a similar amount of time to take down. Damage to the turf in the park is typically considerable due to the intensive pedestrian traffic as well as the wear and tear from vehicles used for 'set-up and tear-down' of the temporary infrastructure.

The festival has a high need for electrical services, especially for the main stage. One side stage has recently been powered by electricity generated by temporary solar panels.



4. Planning Context, and Site Inventory & Assessment

4.1 Park Context – Land Use & Demographics

A City policy was adopted in the 1930's which established the North Saskatchewan River Valley as a unique parkland resource for leisure and recreation. The City began to acquire land that was offered for sale or through tax default with a view to furthering this parkland concept.

The concept of a River Valley park system was reaffirmed by the Bland, Spence Sales Report in 1949. This report reconfirmed the need for a system of development controls and a long-term land acquisition plan for the River Valley property including in Cloverdale. This Policy continued until it was reversed by City Council on December 14, 1983. The residential lots were then sold back to private residents.

Cloverdale today is one of the smallest neighbourhoods in Edmonton with a 2019 population of 868 residents in 472 dwelling units in low and medium density residential buildings.

98 Avenue is an important arterial roadway running through the northern part of the neighbourhood. No public or separate schools are currently located in Cloverdale. Children must travel to schools in adjacent neighbourhoods or to private schools elsewhere in the City. The Bennett Environmental Education Centre, which was a previous public school, is a special Public School Board facility offering environmental and nature related programs to students on a city-wide basis.

4.1.1 AREA REDEVELOPMENT PLAN

The Cloverdale Area Redevelopment Plan (ARP) regulates long range land use planning of the Cloverdale community, in relation to the North Saskatchewan River valley and Gallagher Park. The aim of the ARP is to ensure that Cloverdale is rehabilitated and redeveloped in an economic and orderly fashion and in a way which is sympathetic to existing development. The Plan policies were developed through the reflection of the unique historic and geographic nature of this Community – a “Village in the Park”. The ARP covers approximately 80 hectares of land, most of which is park and open space.

4.1.2 LAND USE ZONING SUMMARY

Classified as a Mature Neighbourhood, the Cloverdale community and Gallagher Park are regulated under numerous zoning and planning controls. They include residential, commercial, institutional and direct control zones to

manage infill development that is sympathetic to the existing neighbourhood and protect unique institutions such as the Bennett Centre.

Gallagher Park is covered under three (3) zones that support the current range of uses, including the Muttart Conservatory, public park, ski club and community league.

There are several overlays applied to the community, and some of Gallagher Park, related to flood-protection, setbacks from the North Saskatchewan River valley, parking reductions and mature neighbourhood protection. Figure

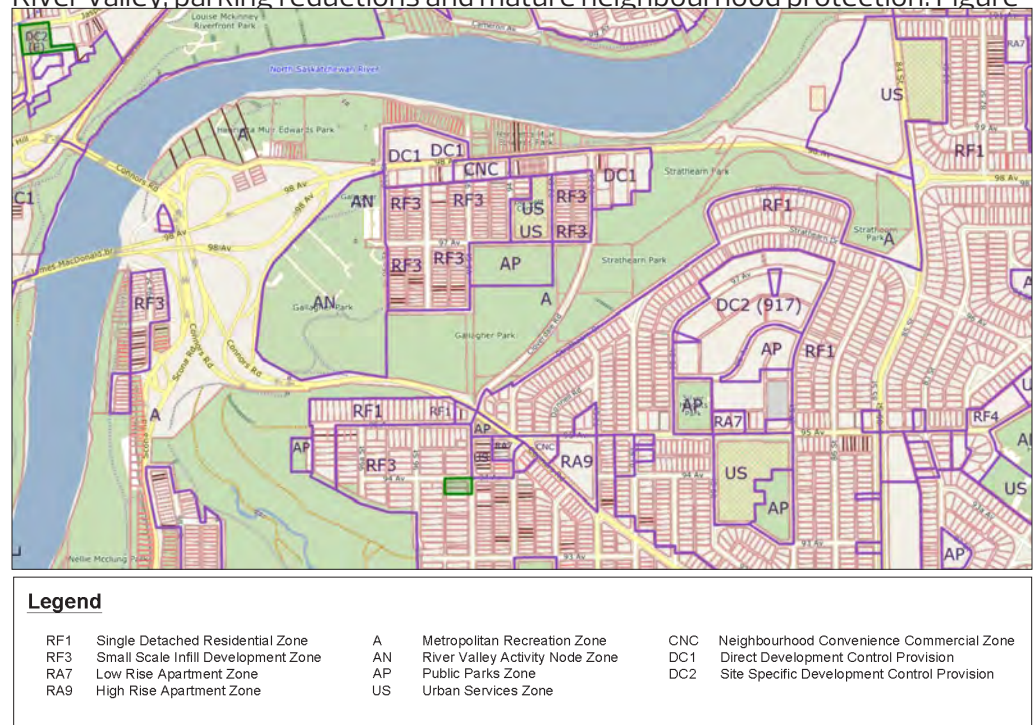


FIGURE 3 – CLOVERDALE AREA REDEVELOPMENT PLAN BOUNDARY

3 – Cloverdale Area Redevelopment Plan Boundary, identifies the land use zones within the Cloverdale neighbourhood.

Residential

The RF3 (Small Scale Infill Development) Zone covers the majority of the existing residential development in Cloverdale. It's purpose is to provide for a mix of small scale housing to preserve the low-density housing character in the neighbourhood, while allowing for small-scale infill development that is sensitive to existing development. It permits, single-detached, semi-detached and multi-unit housing forms, in addition to secondary suites, garage suites and garden suites.

Direct Control Provision (DC1)

A DC1, approved in March 2000 under Bylaw 12157, designates two areas within Cloverdale to accommodate medium density residential infill,

supporting an increase in population and allows for a variety of housing forms as defined in the Cloverdale ARP. The two areas are located on the northern edges of the residential portion of the community.

The DC1 provisions are primarily concerned with developments being sensitive towards the existing scale and character of the neighbourhood, encouraging buildings to “front” public roadways and usable open spaces within the developments and being sensitive towards recognition of the site's prominent location along the North Saskatchewan River.

Commercial

A Neighbourhood Convenience Commercial Zone (CNC) along 98 Avenue, covers approximately one and half blocks between 94 Street, mid-block between 95 and 96 Streets. The purpose of this Zone is to provide for convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents within residential neighbourhoods. Existing uses in this zone include ground floor neighbourhood commercial-retail and personal service shops along 98 Avenue.

Institutional

An Urban Services Zone (US) covers the Bennett Environmental Education Centre.

Park

All open space in the Cloverdale community, with Gallagher Park making up most of that space, is covered under 3 different park zones:

AP (Public Parks Zone) includes the Cloverdale neighbourhood park, spray park, community league building and ice rink on the corner of 95 Street and 97 Avenue. The zone provides an area of public land for active and passive recreational uses, and allow for an opportunity for public schools.

The Metropolitan Recreation Zone (A) covers the south and east portions of the park, including most of the ESC lease area and the Camel Humps. The purpose of this Zone is to preserve natural areas and parkland along the river, creeks, ravines and other designated areas for active and passive recreational uses and environment protection in conformance with the Plan Edmonton, the Ribbon of Green Master Plan, and the North Saskatchewan River Valley Area Redevelopment Plan.

Uses within this zone that enable the operation of the EFMF are either Special Event or Public Park. Both are permitted uses in this zone.

Uses within this zone that enable the operation of the ESC is Outdoor Participant Recreation Services. This is a discretionary use.

A possible future chalet/day use building for the ESC could be accommodated under the Community Recreation Services Use.

River Valley Activity Node Zone (AN) includes the west end of the Park from 98 Avenue, south. It contains the Muttart Conservatory, and Dove of Peace Memorial. The purpose of this Zone is to allow for limited commercial development within activity nodes in designated areas of parkland along the river, creeks and ravines, for active and passive recreational uses, tourism uses, and environmental protection in conformance with Plan Edmonton, the Ribbon of Green Master Plan, and the North Saskatchewan River Valley Area Redevelopment Plan.

The same uses that enable the operation of the EFMF (Public Park or Special Event) and the ESC (Outdoor Participant Recreation Services) in the (A) Zone are also present here as permitted uses.

The lots that are included in the study area are described in the following plan and table.



FIGURE 4 – LOTTING FOR GALLAGHER PARK AND THE CAMEL HUMPS

LOT #	BLOCK #	PLAN #	TITLE #	AREA ON TITLE	DESCRIPTION	ENCUMBRANCES
1	7	152 2550		16.1 ha	Whole of park west of extension of 95 Street	ATCO Gas URW, EPCOR Dist. & Trans URW x2
P	-	3053HW			Area either side of top of Cloverdale road	-
21	-	EDMONTON	912094118+1	4.65 ha	Areas to either side of Cloverdale Hill Rd including main sledding hill and areas west of Strathearn Park	Builders Lien from National Solar Distribution Inc.
21	-	EDMONTON	912094118+2	8.69 ha		City of Edmonton Easement, EPCOR Dist. & Trans URW
21	-	EDMONTON	912094118+3	2.32 ha		-
OT	-	4497R		1.94 ha	Road Closure	-
A	-	892 2564		3.872 ha	Camel Humps Area	-

4.1.3 OVERLAYS

There are a number of additional regulations applied to the Cloverdale neighbourhood and Gallagher Park. These additional regulations, referred to as Overlays, over-rule the land use zone. The overlays include:

Residential – Mature Neighbourhood Overlay

The purpose of this Overlay is to regulate residential development in Edmonton's mature residential neighbourhoods, while responding to the context of surrounding development, and maintaining the pedestrian-oriented design of the streetscape. The Overlay applies to the RF3 Small Scale Infill Zone and provides the City the opportunity for consultation by gathering input from affected parties on the impact of a proposed variance to the Overlay regulations.

Residential Parking Reductions

This overlay allows the reduction of parking requirements for new residential units located close to transit.

It applies to new residential development, or adding a secondary or garden suite to a residential property within 600 m of a Council approved Transit Centre, or Light Rail Transit (LRT) Station, or within 150 m of a Transit Avenue. With the construction of the Muttart Conservatory stop on the Valley Line LRT, these parking reductions apply to Cloverdale. The parking reductions could include:

- No additional parking space required for a secondary or garden suite;
- 25–30% reduction in parking requirements for apartments or row housing in newer neighbourhoods;
- 50% reduction in parking requirements for apartments or row housing in core or mature neighbourhoods.

Floodplain Protection Overlay

Development within the Cloverdale Neighbourhood must address the issue of floodplain management. Almost 20% of Cloverdale (35 of 179 lots) is within the 1:100 year flood line of the North Saskatchewan River. This floodline was estimated by Alberta Environment at an elevation of approximately 622.0 meters, and may be subject to change. The 1:100 year flood line is the level waters would reach in a flood which would occur once in 100 years at a certain location, taking into consideration the nature of the watercourse and the man made or natural obstructions on its banks.

The purpose of this Overlay is to provide for the safe and efficient use of lands which may be within the defined floodplains of the North Saskatchewan River and its tributaries within the City of Edmonton. The Overlay regulates building height, the location and geodetic elevation of openings into buildings, the use in portions of buildings, the design grade of the site, and landscaping, to mitigate the potential negative effects of a flood event. Any development application submitted within this Overlay area requires a certificate from a Professional Engineer or Architect acknowledging that the guidelines of the Floodplain Management Policies within the Cloverdale ARP are adhered to. The flood protection overlay is to regulate development but also require the applicant/owner/developer to acknowledge it is their responsibility to minimize the potential for flood damage.

Figure 5 below, Floodplain Overlay, identifies the extent of the floodplain overlay in Cloverdale and Gallagher Park. It is coloured in blue, covering the northern portion of the plan area along the North Saskatchewan River.

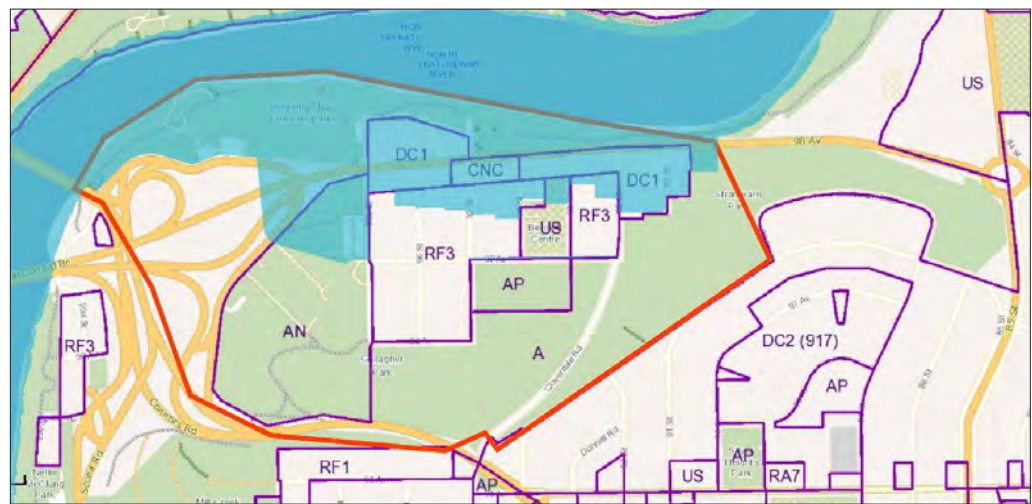


FIGURE 5 – FLOOD PLAN OVERLAY FOR GALLAGHER PARK AND CLOVERDALE

North Saskatchewan River Valley and Ravine System Protection Overlay

The purpose of this Overlay is to provide a development Setback from the North Saskatchewan River Valley and Ravine System. The entirety of the Cloverdale neighbourhood and Gallagher Park is included in this overlay but does not apply to development within Gallagher Park or lots in Cloverdale south of 98 Avenue.

The intent of the land use planning regulations on Cloverdale and Gallagher Park are to preserve the low-density character of the neighbourhood, while allowing for small-scale infill and medium density development in select areas of the neighbourhood. This provides for a range of housing options in the neighbourhood. The provision for neighbourhood commercial uses complements the community, by allowing convenience and personal service uses for its residents. The prominence of park and open space makes this neighbourhood so unique. Moreover, the park and open space are not only community amenities but also City-wide amenities. The Bennett Centre, Muttart Conservatory, and Gallagher Park that is home to the ESC and EFMF draw large numbers of visitors to the neighbourhood annually. The land use regulations applied to Gallagher Park accommodate the many uses through split zoning of three different park land use zones. The zones will also support the proposed changes to the Gallagher Park Concept Plan, including a possible future facility for the ESC.

The plan below depicts the zoning for the park.



FIGURE 6 – ZONINGS FOR GALLAGHER PARK AND CLOVERDALE

4.1.4 NEIGHBOURHOODS ADJOINING THE PARK

Strathearn Neighbourhood

Strathearn adjoins the east side of the park, east of the Camel Humps.

Most of the development in Strathearn dates to the 1940s and 1950s, however, there has been redevelopment in the area in recent years.

Part of the area of Strathearn was annexed by the City of Strathcona in 1907, and became part of the City of Edmonton when Strathcona amalgamated with Edmonton in 1912.

In the City of Edmonton's 2012 municipal census, Strathearn had a population of 2,622 living in 1,587 dwellings, a -0.9% change from its 2009 population of 2,645. With a land area of 0.79 km² (0.31 sq mi), it had a population density of 3,319 people/km² in 2012. In the City of Edmonton's 2019 municipal census, Strathearn recorded a population of 2580.

Note: according to the 2019 municipal census, Cloverdale had a population of 868.

Bonnie Doon Neighbourhood

Bonnie Doon adjoins the south edge of the park, south of Connors Road. Some residences within this neighbourhood overlook the park.

The western part of Bonnie Doon was also a part of the City of Strathcona, until 1912. The rest of the land in the neighbourhood was annexed by Edmonton the following year.

Bonnie Doon is the heart of Edmonton's Franco-Albertan community and hosts the only francophone university west of Manitoba, the University of Alberta's Campus Saint-Jean and the only Francophone high school west of Winnipeg, École Maurice-Lavallée.

The neighbourhood also includes a Shopping Centre which would be a destination for Cloverdale residents.

In the City of Edmonton's 2019 municipal census, Bonnie Doon had a population of 4,726 living in 2,431 dwellings, an 11.17% change from its 2009 population of 4,198. With a land area of 1.5 km² (0.58 sq mi), it had a population density of 3,150.67 people/km² in 2012.

Strathcona

The neighbourhood of Strathcona is southeast of Gallagher Park. It is separated from the park by the 98 Ave and Connors Road interchange and Mill Creek. The Mill Creek Ravine includes a shared use path link from Strathcona to the park via a footbridge over Connors Rd. A portion of the neighbourhood immediately west of the park adjoining the river used to be physically part of Cloverdale before the interchange was built.

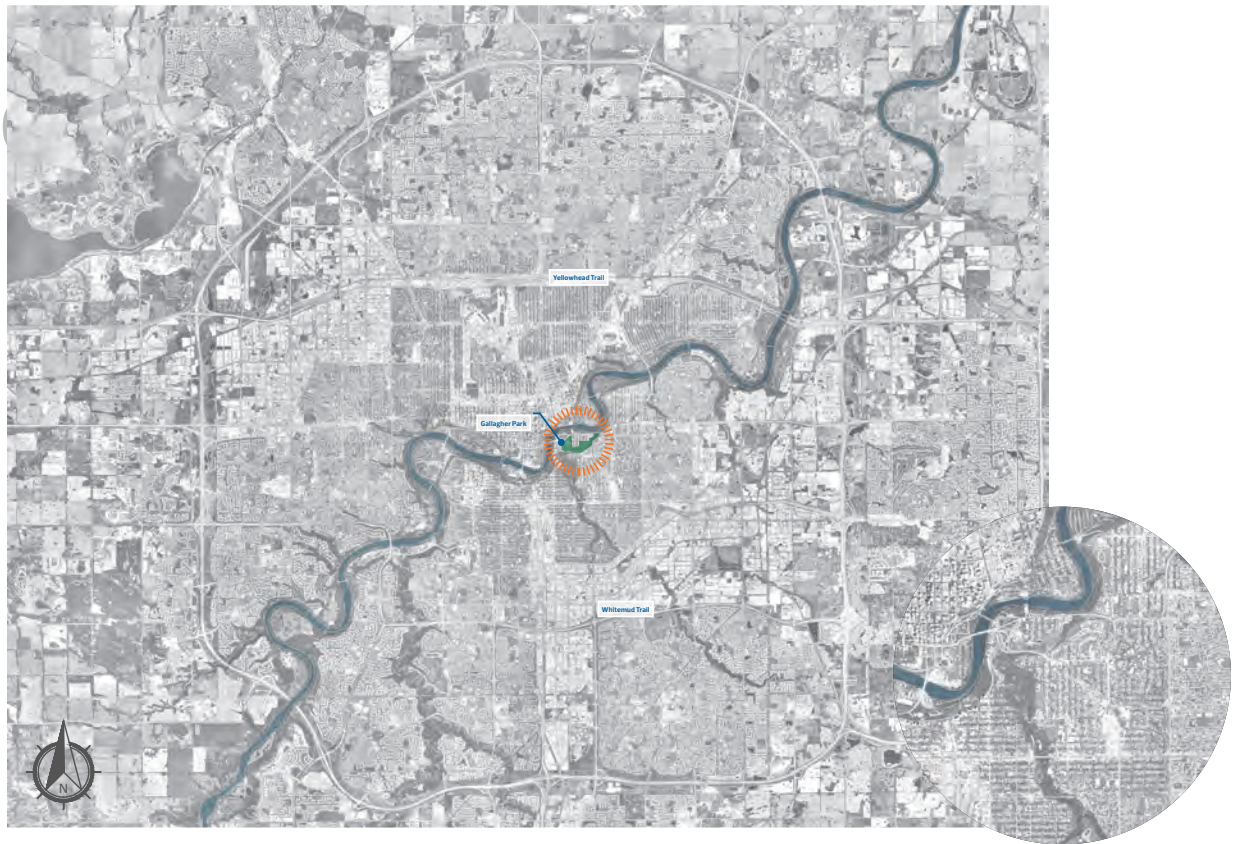
In the City of Edmonton's 2012 municipal census, Strathcona had a population of 8,984 living in 5,921 dwellings,[7] a 0.7% change from its 2009 population of 8,923.[11] With a land area of 1.57 km² (0.61 sq mi), it had a population density of 5,722.3 people/km² in 2012.

Almost half of the residences (44%) in the neighbourhood are apartments in low-rise buildings with fewer than five stories. The population in Strathcona is highly mobile. According to the 2005 municipal census, almost three out of every ten residents (28.2%) had moved within the previous 12 months. Another three in ten (27.4%) had moved within the previous one to three years. Only three out of every ten (30.2%) had lived at the same address for five years or more.[17] The high student population in the area, due to the close proximity to the University of Alberta, may account for much of this mobility.

4.1.5 ADJACENCIES

Parks and City projects that adjoin the site include the following:

- Valley Line Light Rail Transit (LRT) & Station
- Mill Creek Daylighting
- The Bennett Centre
- Wildlife crossing under Connors Road
- Strathean Park
- Mill Creek Ravine



Valley Line LRT & Station

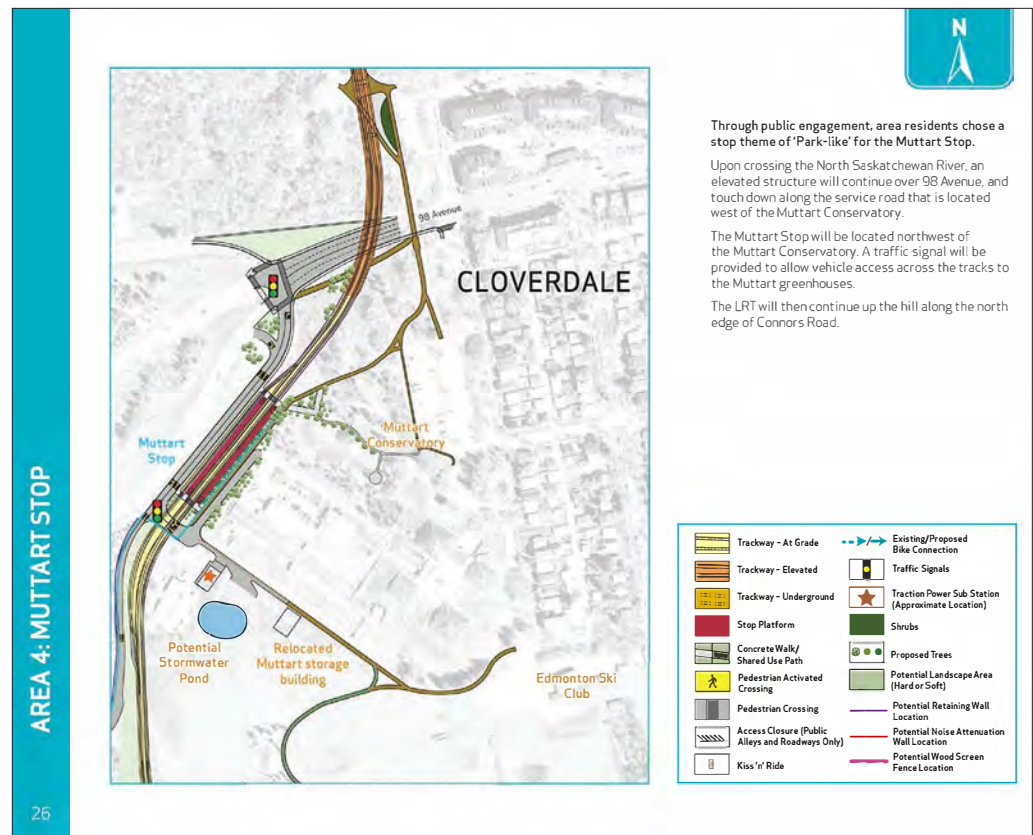
The Valley Line LRT project is currently being constructed along the west and south edges of Gallagher Park. The project includes providing a transit stop on the west edge of Gallagher Park adjoining Muttart Conservatory. The stop will be called Muttart Station and is scheduled to open in 2021. Through public engagement, area residents chose a stop theme of 'Park-like' for the Muttart stop.

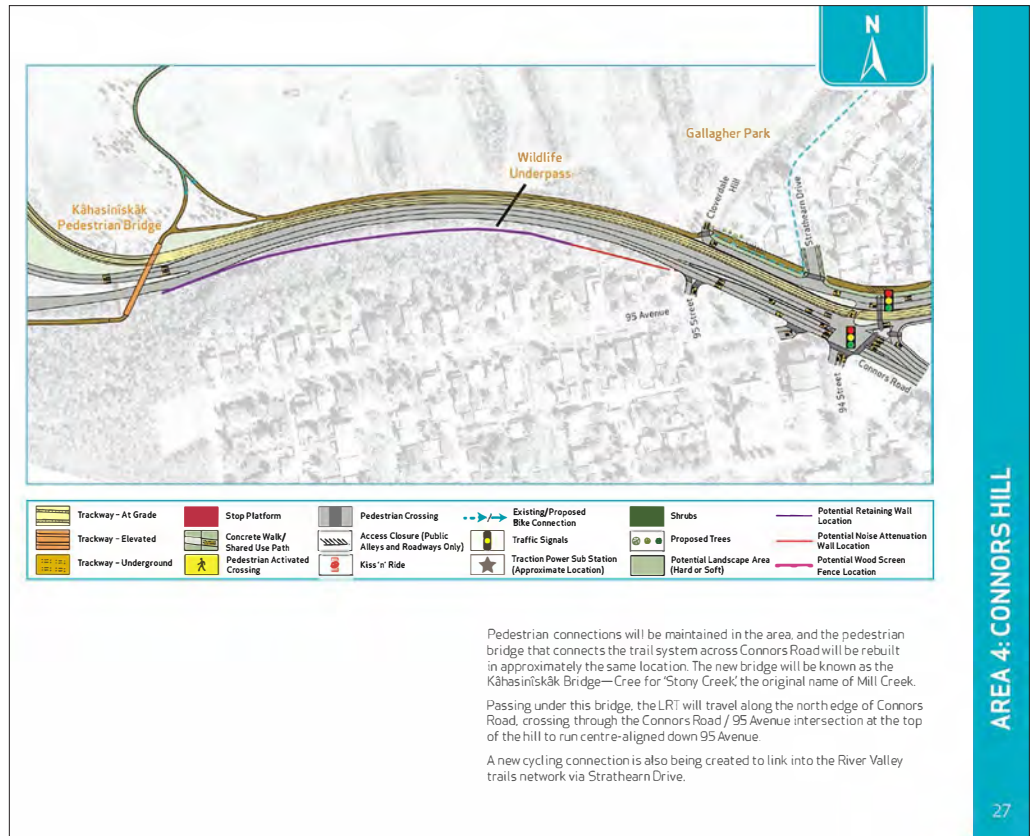
The station will be the first stop on the line south of the North Saskatchewan River. Upon crossing the North Saskatchewan River, an elevated structure will continue over 98 Avenue, and touch down along the service road that is located west of the Muttart Conservatory.

A traffic signal will be provided to allow vehicle access across the tracks to the Muttart greenhouses and storage buildings. The LRT will then continue up the hill along Connors Road, adjoining Gallagher Park.

After significant public consultation and engineering review, the City selected an option that shifted Connors Road approximately ten metres to the south. This option avoided encroachment into Gallagher Park allowing the current uses, including the EFMF and the ESC, with minor modifications. Specific commitments were made to stakeholders in Gallagher Park to minimize impacts on their operations.

Pedestrian connections will be maintained in the area, and the pedestrian bridge that connects the trail system across Connors Road will be rebuilt in approximately the same location. The new bridge will be known as the Kahasin'i'skask Bridge–Cree for 'Stony Creek' (the original name of Mill Creek). Passing under this bridge, the LRT will travel along the north edge of Connors Road, crossing through the Connors Road/ 95 Avenue intersection at the top of the hill to run centre-aligned down 95 Avenue. A new cycling connection is also being created to link into the River Valley trails network via Strathearn Drive. (Source: City of Edmonton Valley Line LRT booklet)





Pedestrian connections will be maintained in the area, and the pedestrian bridge that connects the trail system across Connors Road will be rebuilt in approximately the same location. The new bridge will be known as the Káhasiniskák Bridge—Cree for 'Stony Creek', the original name of Mill Creek.

Passing under this bridge, the LRT will travel along the north edge of Connors Road, crossing through the Connors Road / 95 Avenue intersection at the top of the hill to run centre-aligned down 95 Avenue.

A new cycling connection is also being created to link into the River Valley trails network via Strathearn Drive.

CONNORS ROAD



AREA 4: CONNORS ROAD

How was the alignment of the LRT determined along Connors Road?
 Throughout the Concept Planning and Preliminary Engineering phases, the alignment of the Valley Line along Connors Road has been a challenge, requiring a balance of technical issues, community and stakeholder concerns, and costs.

After significant public consultation and engineering review, the City selected an option that will see Connors Road shifted approximately ten metres to the south. This option avoids encroachment into Gallagher Park, the Edmonton Folk Music Festival and the Edmonton Ski Club, allowing the current uses with minor modifications. This option provides the best balance of community impacts, technical impacts, and risk.

What will happen to organizations that use Gallagher Park?
 Part of the purpose of building the Valley Line is to provide greater access for all Edmontonians to River Valley facilities and activities, and throughout the development of the Valley Line, the City has actively engaged citizens, businesses, and events that use the Gallagher Park area. Specific commitments have been made to stakeholders in Gallagher Park to minimize impacts on their operations; these commitments are enshrined in the final Valley Line Project Agreement.

Mill Creek Daylighting

The City of Edmonton is considering a new initiative that would re-establish the natural, surface flow of the downstream reach of Mill Creek (94 Avenue to North Saskatchewan River) through a process known as “daylighting.” In the 1960s and 1970s, this portion of Mill Creek was diverted to a tunnel and concrete outfall structure several meters above the North Saskatchewan River.

Human alterations to the creek have resulted in the loss of a number of environmental and recreational benefits previously provided by the creek. Potential benefits of daylighting Mill Creek include:

- Restoration of fish and wildlife habitat
- New access to spawning and rearing habitat in Mill Creek for fish species using the North Saskatchewan River
- Improved air and water quality
- Better pedestrian, cycling, and public transit (LRT) connections in the River Valley and between key destinations in the city
- Enhanced recreational, educational, and cultural opportunities

In March 2017, the City of Edmonton completed a Technical Feasibility Study that examined the technical opportunities and constraints associated with daylighting Mill Creek. The City is evaluating the opportunities, constraints, and costs associated with daylighting before making decisions about whether this work should be undertaken.

(Source – https://www.edmonton.ca/city_government/documents/PDF/MillCreekStudy_ProjectOverview.pdf)



The Bennett Centre

The Bennett Centre, formerly Bennett School, is a part of Edmonton Public Schools' system.

The Centre focuses on education related to environmental topics, field studies and outdoor pursuits: students have the opportunity for social skill instruction and development.

The open space areas nearby the Bennett Centre, including Gallagher Park and the Camel Humps, provide a natural 'island' within the middle of Edmonton for students to explore and learn more about 'built' and natural environments as well as Edmonton's river valley history, riverbank geology and seasonal changes.

Students from the Centre use portions of Gallagher Park for play and other recreation activities. They also use the trails in the Camel Humps area for orientation and nature studies.

Wildlife crossing under Connors Rd

A wildlife crossing has been provided under Connors road as part of the Valley line LRT project. This is described in the Environmental Overview in Appendix A.

Strathearn Park

Strathearn Park is a linear 'top of bank' park located east of Gallagher Park. It is bordered by the Camel Humps to the west and Strathearn Drive to the east. It is a mostly ornamental park with mown grass and specimen trees. It includes a shared use path and some benches and viewpoints. A timber staircase from the park provides access into the Camel Humps and a granular trail link to Gallagher Park.



Mill Creek Ravine

Mill Creek is named after a flour mill that was established by William Bird in 1878.[1] The creek flows northward to an outfall near 92 Avenue between the neighborhoods of Strathcona and Bonnie Doon. Large segments of the creek were diverted into culverts during the 1960s and 1970s and diverted to a tunnel and concrete outfall structure several metres above the North Saskatchewan River. The City of Edmonton has prepared a concept plan for re-establishing the natural, surface flow ("daylighting") the downstream reach of Mill Creek just west of Gallagher Park

The ravine was once home to part of the Edmonton, Yukon & Pacific Railway line. The line ran from the Canadian Pacific line at about 67 Avenue, across 99 Street, and down into Mill Creek Ravine. It went down through the ravine and out across the Low Level Bridge.

In 1954 most of the railway through the ravine was abandoned. In the early 1980s the City of Edmonton converted the railway right of way into a bicycle and walking path extending from one end of the ravine to the other.

Connors Road Interchange

Connors Hill Road was rebuilt in 1950 to provide easier commuting from Bonnie Doon to downtown. The interchange that it joins to connect to 98 Ave and Scona Road with the Low Level Bridge and the 98 Ave bridge separates the west side of the park from the River. The construction of the interchange also resulted in the demolition of the Ross Acreage settlement.



Henrietta Muir Edwards Park

The Henrietta Muir Edwards Park is a forested 14 hectare park located north of the Muttart Conservatory and 98 Ave. It adjoins the North Saskatchewan River. The park and the trails are popular for activities like walking, biking and jogging.

Throughout the forested park are picnic tables and a shelter.

4.2 Existing Conditions

4.2.1 LANDFORM AND TOPOGRAPHY

The landform of Gallagher Park can broadly be divided into 2 categories:

- Floodplains of the North Saskatchewan River. This is a relatively flat area where all of the development in Cloverdale as well as the Muttart

Conservatory and the Cloverdale Community League is located. It is broadly the northern portion of the park and the neighbourhood.

- The escarpment to the river valley. This area has steep slopes that form the transition landscape between the floodplains and the ‘top of bank’ area of the river valley. In Gallagher Park, these slopes are used for skiing and sledding in the winter and for audience sitting during the EFMF. In the Camel Humps, these slopes are forested. The relief in this area is approximately 35m. For example, the CCL building is at an elevation of about 625m. Strathearn Park is at an elevation of about 660m.

4.2.2 ENVIRONMENTAL CONTEXT AND CONDITIONS WITHIN THE STUDY AREA

The Environmental Overview for this project has investigated local environmental conditions including:

- Surface and groundwater, soils and terrain stability
- Past contamination
- Vegetation communities, weeds, and rare plants
- Wildlife species, connectivity, and species at risk
- Historical resources



Surface Water

The study area does not have any notable surface water present within the boundary. However, the North Saskatchewan River lies within 250 m of the northern study area boundary. The study area is also near the old creek channel of Mill Creek, which was isolated when 98th Avenue and the associated bridges were constructed and the section of the creek channel within the study area was infilled. The isolated channel of Mill Creek is approximately 100 m north of the study area boundary, in Henrietta Muir Edwards Park. The Alberta

Government's Flood Hazard online tool (GoA 2019) delineates the northern part of the study area as a flood fringe area.

Geomorphology

The study area lies in the North Saskatchewan floodplain, which is comprised of lower-lying ground with deposits of river sediments deposited from intermittent flooding. This part of the river valley has steep valley walls delineating the floodplain extent, achieving a terraced formation created by past deposition and erosion events (Spencer Environmental 2013). Generally, the study area has steep slopes to the south and east with level ground near the base of the steep slopes that slopes gradually down nearer the river. The study area, and Gallagher Park in particular, has been subject to large scale surface disturbances and filling events, altering the natural landforms of the area. Buried waste associated with the former incinerator site located near the current Muttart Conservatory lies under parts of this slope (AECOM 2017). The "Camel Humps", a landform anomaly on the eastern extent of the study area is hilly terrain created from abandoned stockpiles of sand and other debris within a historic brick yard. Ground water seepage has also been evident within the slopes of Gallagher Park, in particular on the southeast side (Spencer Environmental 2013).

Soils

Gallagher Park is highly disturbed and previous environmental reporting has recorded contamination within the study boundary. Soil investigations have found buried wastes, ash, and coal (AECOM 2017). Deeper contamination was found on the steeper hillsides adjacent to Connor's Road and was believed to be linked to significant surface disturbance. Other areas within Gallagher Park were found to have more surficial contamination, suggesting less disturbance. Metal exceedances located near the Muttart Conservatory, and PAHs, located near the old incinerator site, were the main parameters of concern within the soil of Gallagher Park (Spencer Environmental 2013, AECOM 2017). Remediation and risk assessments recommended capping these contaminated areas with an impermeable clay layer, and avoiding future ground disturbance to minimize risk of human exposure.

Vegetation

The study area is dominated by manicured lawns but also contains various wooded stands, including aspen, aspen/balsam poplar, aspen/white spruce/other deciduous, balsam poplar/aspen/birch and Manitoba maple. Aspen stands border Connor's Road and had high proportions of native species. These stands supported a shrub understory of native species (e.g., buffaloberry, beaked hazelnut, western blue clematis, high bush cranberry, twining honeysuckle, choke cherry, and prickly rose) and native forbs (e.g., wild vetch and wild sarsaparilla). Weeds, such as smooth brome and quack grass, were also present in many areas.

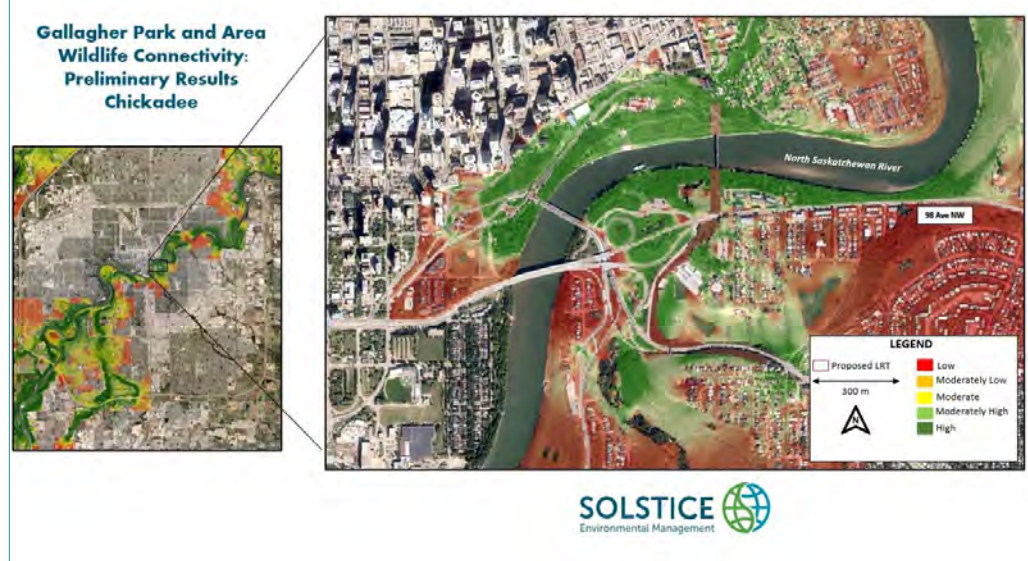
Three S3 ranked rare species were also detected within the aspen forest areas: tall anemone (*Anemone riparia*), yellow lady's slipper (*Cypripedium parviflorum*), and high-bush cranberry (*Viburnum opulus*). Of these species, the lady's slipper was found in one of the larger aspen stands bordering the ski runs in Gallagher Park. The others were found on the south side of Connor's Road, but could potentially be present in other areas of the park (Spencer Environmental 2013).

A search of the Alberta Conservation Information Management System (ACIMS) found three results within 33-052-24-W4M. The three observations were primarily to the north of the study area. These species included one invertebrate, creeping ancyloid (*Ferrissia rivularis*), and one plant, smooth sweet cicely (*Osmorhiza longistylis*). Creeping ancyloid was last observed in 2001 and smooth sweet cicely was last observed in 2013, and previously in 1946. None of the species listed within ACIMS were recorded within the study area during the assessment carried out by Spencer Environmental (2013). However, Spencer Environmental did record the smooth sweet cicely within Henrietta Muir Edwards Park in 2013. Smooth sweet cicely prefers moist forests in Parkland and Grassland natural regions and may find suitable conditions within the forested stands within the Gallagher Park area.

Wildlife

Due to Gallagher Park's connection to the adjacent river valley, wildlife movement, especially of avian and large mammalian species, was thought possible prior to development of the LRT. Deer and coyote (large bodied mammals) were noted to periodically traverse Connor's Road from the Mill Creek Ravine area to Gallagher Park (Spencer Environmental 2013). Movement was potentially possible either throughout the park or in adjacent forested lands (Spencer Environmental 2013). Permeability was especially notable in the northeast area of Gallagher Park, and as a mitigation for construction of the LRT, a wildlife passage was installed in this area (near the top of Connor's Road).

Wildlife connectivity analyses completed by the City of Edmonton for the Environmental Sensitivities mapping project (Solstice 2017) included an assessment of general landscape permeability and an analysis of terrestrial and arboreal connectivity. This analysis differed from previous analyses in that it considered all vegetation in the city, in private yards as well as on public lands. As with previous studies, this mapping found connective links in Gallagher Park through the wooded areas of the park. An updated landscape permeability assessment was conducted as part of this report. Not unexpectedly, the updated assessment found increased resistance due to the inclusion of the Valley Line LRT currently being constructed through the area.



The environmental overview for this project is included in Appendix A.

The Phase 1 Environmental Impact Assessment (EIA) is included in Appendix B.

4.2.3 EDGES TO THE PARK

The park's edges are primarily defined by public roads. No private development immediately adjoins the park.

- The south boundary of the park is defined by Connors Road; an arterial road. The Valley Line LRT which is under construction, will reinforce this edge.
- Cloverdale Hill Road forms the east edge of Gallagher Park and separates it from the Camel Humps.
- The west portion of the park adjoins the substantial 98 Avenue and Connors Road interchange. Again, the LRT line will reinforce this edge and only provide one vehicular access point into the park from the west.
- The northwest corner of Gallagher Park, north of the Muttart Conservatory, is defined by 98th Avenue; an arterial road.
- The remainder of the north portion of the park is bounded by the relatively quiet residential streets of Cloverdale.

4.2.4 VEHICULAR ACCESS, PARKING & CIRCULATION

Access and Parking for the Muttart Conservatory

The largest parking area in Gallagher park is located north of the Muttart Conservatory and is accessed from 96A Street. The parking area accommodates approximately 104 cars.

There is also a passenger drop-off/pick-up area in the front of the conservatory. This parking area is also used as a staging area for other activities after Muttart regular hours and is also shared with the EFMF during the 4 day event.

This parking area is not intended for use by future LRT users.

Services access to the Muttart Conservatory and greenhouses is from the west side of the park from the 98 Ave/Connors Road interchange.

Once the LRT line is complete there will be one vehicular link from the west to service the conservatory.

Access and parking for the Edmonton Ski Club

The existing parking area adjoining the ESC is primarily used by ski club visitors in the winter. It accommodates approximately 30 cars. It is also used by the EFMF as a set up area and for the Festival kitchen during parts of July and August. At those times it is not available for public use

Parking for the Cloverdale Community League

Parking for the community league is primarily accommodated by angled on-street parking spaces on 97 Ave. The League area has no off street parking.

Parking for general park visitors

Parking for general visitors to the park is primarily accommodated by on street spaces on 96 Ave, 97 Ave and 95 Street. There is also some on-street parking along Cloverdale Hill Road which allows one way vehicular traffic from south to north.

Transit access to the park has previously been by bus along 98 Ave or Connors Rd. The catchment for potential users of the park will be affected by the availability of the LRT from 2021 as a means to access the park. This will change the number and needs of visitors coming to Gallagher Park.

4.2.5 PEDESTRIAN AND CYCLIST LINKAGES TO THE PARK

The park is a junction for trail access to Mill Creek ravine, the river valley, neighbouring communities and downtown Edmonton.

The plans below show the 500m and 1km walking catchments from the Muttart Conservatory

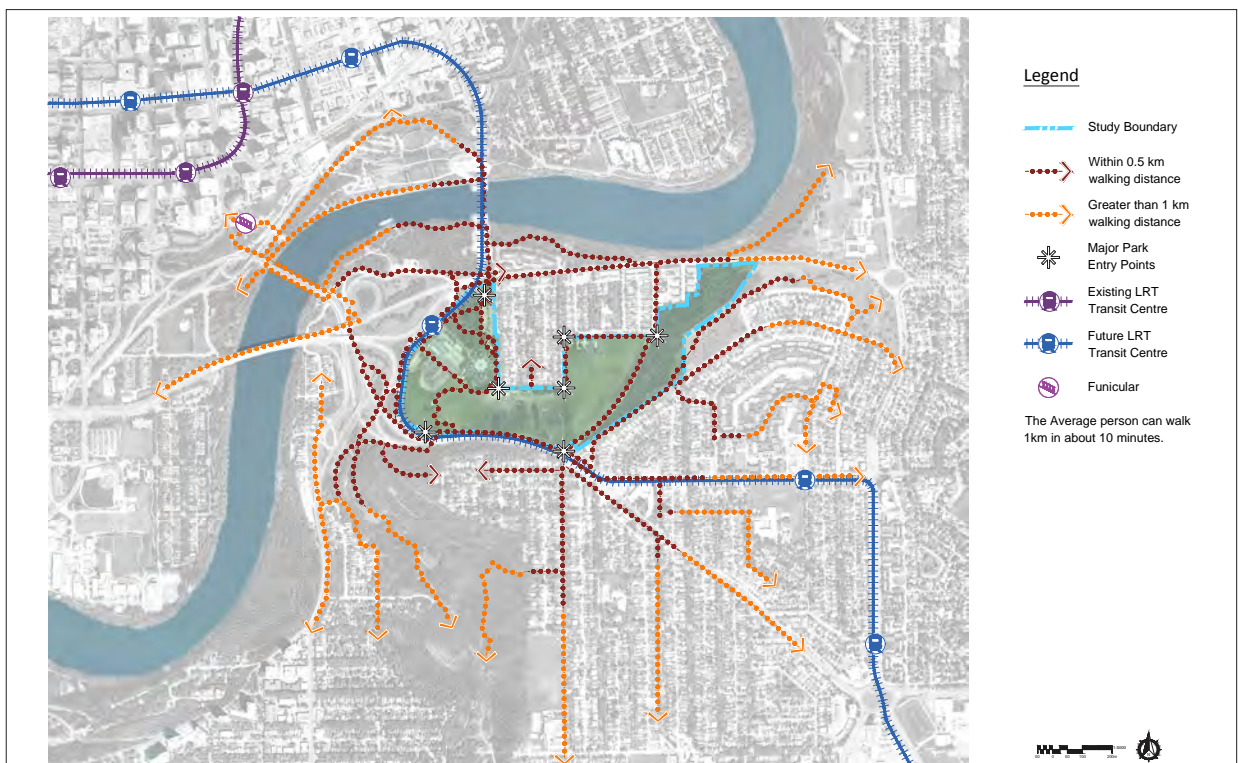


FIGURE 7 – ACCESS AND CIRCULATION: WALKING DISTANCES

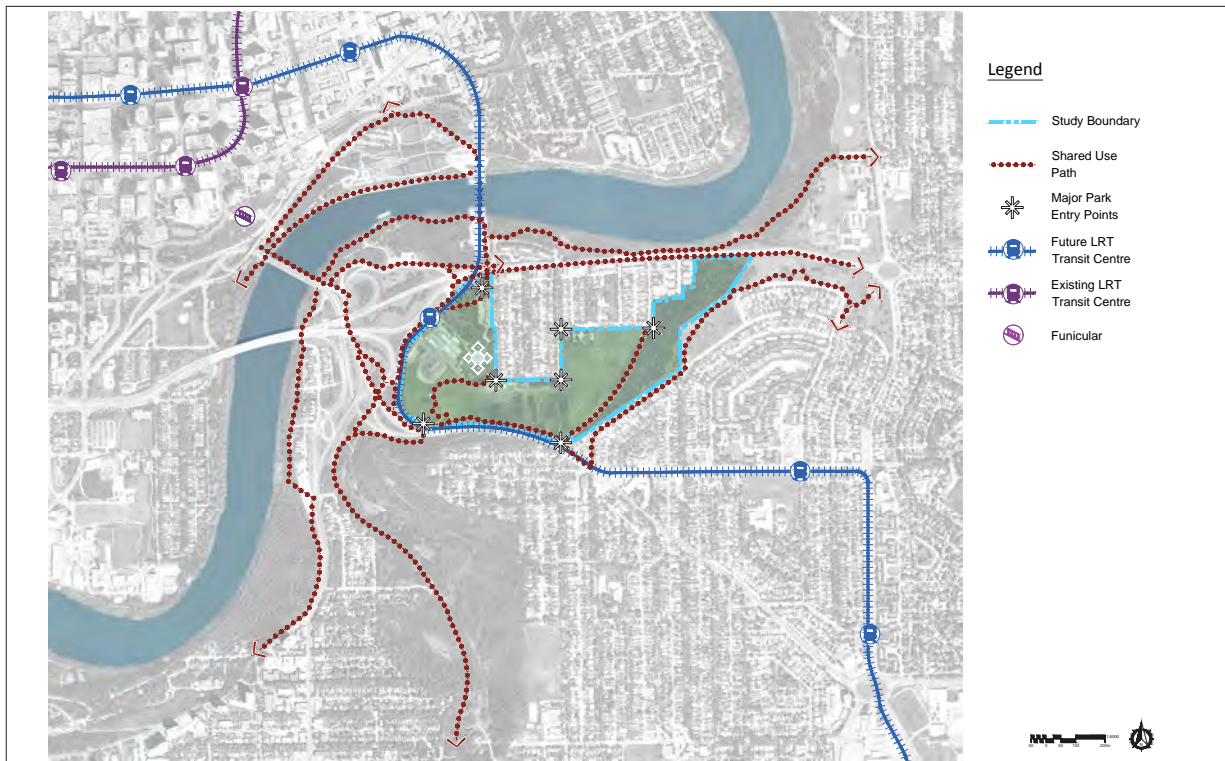


FIGURE 8 – ACCESS AND CIRCULATION: MAJOR SHARED USE PATHWAYS

There are 3 shared use (pedestrian and cyclist) footbridges that provide important links between the park and adjoining areas.

Footbridge over Connor's Rd to Mill Creek

The current bridge, located near the bottom of Connors Road was built in the early 1980s as part of the Capital City Recreation Park program. The bridge was planned to connect the Mill Creek Ravine to the Muttart Conservatory grounds, Gallagher Park and beyond. The bridge had to be replaced due to changes to Connors Road for the LRT project.



Its replacement (depicted on the following page) will be called Kâhasinîskâk (historical Cree reference to "Mill Creek").



Footbridge over 98 Ave to the River's edge

The footbridge over 98 Ave north of the conservatory is an important access connecting Gallagher Park to the river edge trails in Henrietta Muir Edwards Park.

Footbridge over the River to Louise McKinney Park and downtown

The Cloverdale footbridge which crosses the North Saskatchewan River connects Henrietta Muir Edwards Park in Cloverdale with Louise McKinney Park in Riverdale and the south edge of downtown. It is part of the Trans Canada Trail, the world's longest recreational trail network. The Cloverdale footbridge was also one of the features of the of the Capital City Recreation Park program. The footbridge was constructed between October 1976 and June 1978. It was officially opened on July 9, 1978.



This bridge is being replaced as part of the LRT project. The new pedestrian bridge, depicted below, over the North Saskatchewan River will be called the Tawatinâ, which translates in Cree to "valley".



4.2.6 STRUCTURES & LICENSED AREAS IN THE PARK

The park includes 3 main areas of development including buildings and associated infrastructure as outlined below.

Cloverdale Community League (CCL)

The CCL Hall is located on 97 Ave and has a 150 person capacity. It caters to events and regular community or club activities. The hall includes a function room, meeting rooms, a kitchen and washrooms. The community league area also includes a boarded rink and a rink-shack.

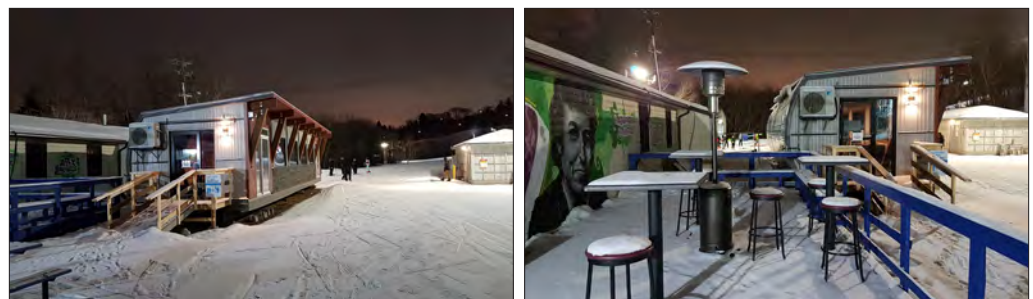
The Community League facilities are in a licensed area depicted below.



Edmonton Ski Club (ESC)

The ESC day lodge building is located on 96 Ave within the club's license area. It caters primarily to club activities but has also historically been used by the EFMF on a temporary basis before, during and after the festival. The building is in a poor condition. A condition assessment report was conducted in 2019 and some portions of the building have been closed to use.

The building currently includes a kitchen and washrooms. It also has a large south facing deck for spectator viewing of the ski slopes. The ESC's license area is depicted on the following plan. Some new temporary buildings were added around the day lodge in late 2020 to facilitate the 2020/2021 ski season.





Muttart Conservatory

The conservatory includes display pyramids, a restaurant, meeting and function rooms, offices and washrooms. The main access to the building is from the parking area to the north. Another entry/exit to the south is not used on a regular basis but has potential to access potential south facing outdoor courtyards.

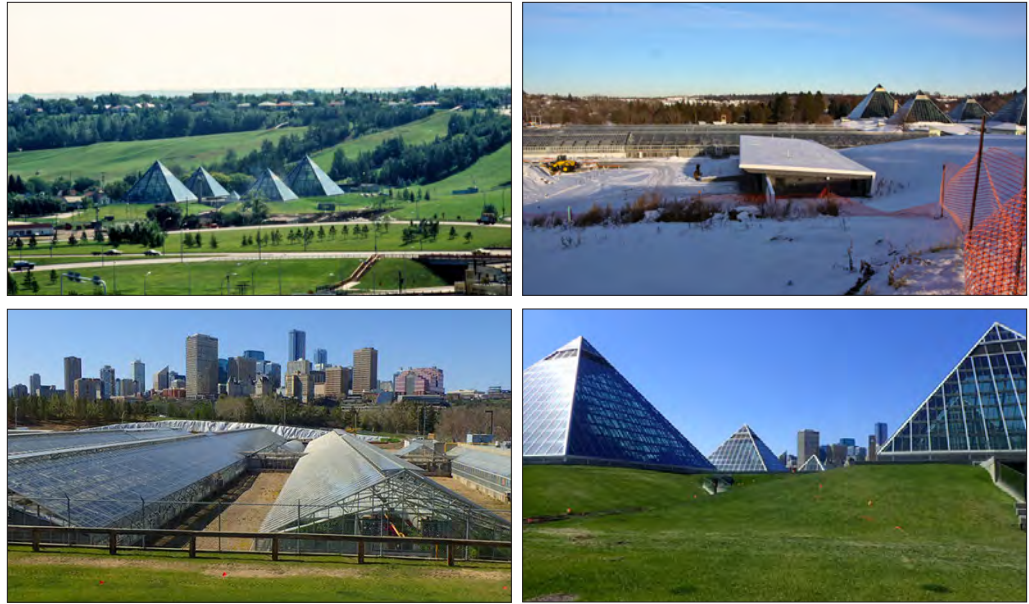
The conservatory building is currently under rehabilitation including required replacement and repair of the mechanical, electrical and structural systems

The Muttart Conservatory is temporarily closed to the public from July 2019 to allow this rehabilitation. The closure includes the Culina restaurant, bookings, rentals, programs and the horticultural pyramids.

Most of this rehabilitation work will be 'back of house' such as upgrading boilers, replacing the underground pipes, replacing the heating systems and upgrading the air quality. Once complete, users can expect to see visible changes to some interior finishes and lighting fixtures, but the majority of work will be to keep the building operational.

The facility is anticipated to reopen to the public in early 2021.

A storage building was recently added south of the conservatory and greenhouses.



4.2.7 EXISTING LANDSCAPE AND CHARACTER AREAS

The park includes 2 main landscape types as described below:

- An ornamental landscape with specimen tree planting west of 96A Street in both the area north of the conservatory and around the Dove of Peace
- Grassed slopes separated by naturalized groves of trees and shrubs east of 96A Street. The grassed areas are used for skiing and sledding in the winter and for the EFMF in the summer. Due to these activities the potential for additional tree or shrub planting is limited to street edges and park entries. The naturalized groves provide habitat.



One of the four character areas we identified in the study area, the 'Parkland' area has the least infrastructure or environmental constraints and therefore the most flexibility for change.

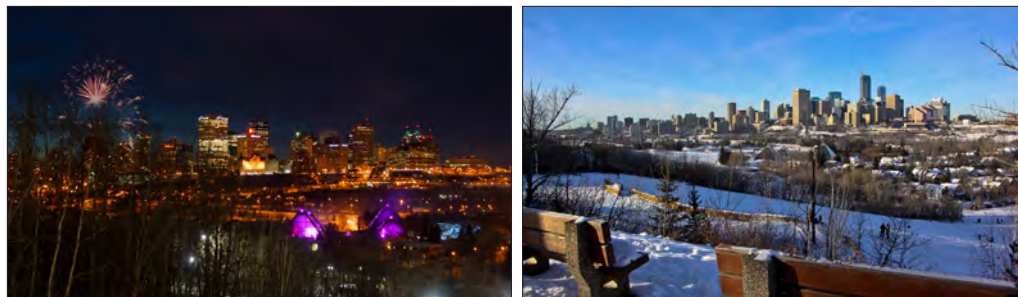


FIGURE 9 – LANDSCAPE CHARACTER AREAS IN THE STUDY AREA

4.2.8 VIEWPOINTS

The higher points of the park along Cloverdale Hill Road and Connors Road, offer views of the Muttart Conservatory, the river valley, the downtown and even the Legislature Building, however, there are a few benches and no interpretive signage. There are some benches in developed viewpoints in Strathearn Park above the Camel Humps.

The area around the Dove of Peace, also offers views of the city skyline.



4.2.9 SITE FURNISHINGS

There is a variety of site furnishings on the site, however, the provision of site furniture is generally deficient for a park of this size. The majority of site furniture is located around the Community League building and adjacent play area. There are also commemorative benches around the Peace Dove and near Cloverdale Hill Road. There is also some site furniture, including a bike rack, near the entry to the Muttart Conservatory.



4.2.10 EXISTING LIGHTING

There is generally a lack of lighting in the park.

Existing lighting near the community league and play area consists of 'Glenora'-style post-top fixtures installed in the 1990s. Other lighting is limited to some security area lighting in the ski club area. New area lighting has been installed at the top of the ski slopes as part of the LRT development.

4.2.11 UTILITIES & SITE SERVICING

The utilities in and around the park are identified in Figure 10 for:

- water, drainage and sewer;
- electrical and lighting.

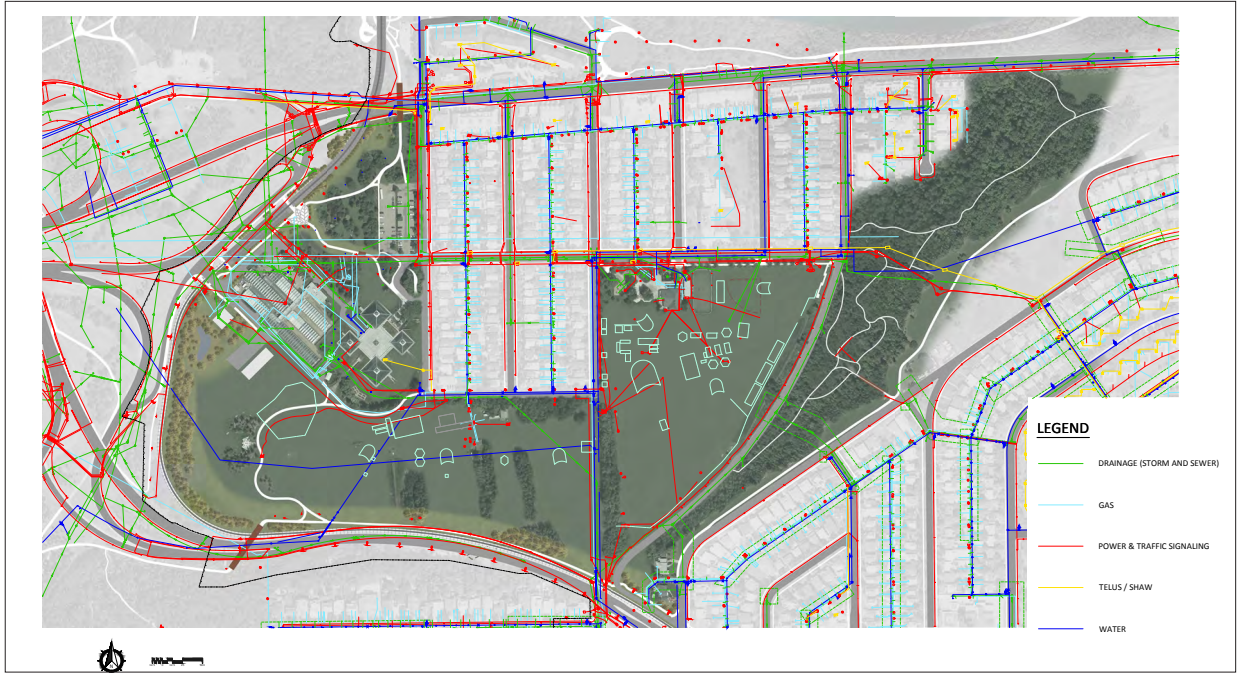


FIGURE 10 – UTILITIES IN THE STUDY AREA AND CONTEXT

Water and Sewer Service Information (from City/EPCOR April 7, 2020)

9325 – 97 AVENUE NW

- 1–40mm water service, 1–150mm sanitary service exist in common trench on 97th Avenue at 18.0m west of the west property line of 94th Street.
- 1–150mm storm service exists on 97th Avenue at 120.6m east of the east property line of 95th Street.

Water and Sewer Servicing Conditions (from City/EPCOR April 7, 2020)

It is required under the EPCOR Drainage Service Bylaw 18100 and EPCOR Water Standards that each separately titled parcel must be independently serviced with water and sewer services directly off public mains. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.

4.2.12 SITE DRAINAGE

There are also a number of areas at the bottom of the sledding, and ski hills where surface run-off cannot drain adequately

An area near the base of the sledding hill has experienced groundwater seeping from the slope face. This area of seepage is approximately 100 metres at its widest in the east–west direction, approximately 60 m at its longest in

the north–south direction. It covers an area of approximately 2,680 square metres (m²). The elevation of the area of seepage ranges from approximately 622.7 m to 628.3 m.

The grass in this area has been allowed to grow unmown as it is considered too wet / soft to maintain. Ponded water of varying depths is dispersed throughout the area, and it is unclear whether the seepage is coming from one location and saturating the entire area or from various locations throughout the identified area.

4.2.13 SAFETY & SECURITY

Application of Crime Prevention through Environmental Design (CPTED) principles to the park design will actively encourage legitimate users of the park, increase opportunities for observation, and make potential offenders feel uncomfortable.

A CPTED assessment was prepared by the Edmonton Police Service (EPS) for the ESC portion of the site in October 2019. A copy of this report is included in Appendix F. A summary of the issues and related recommendations from the assessment is listed below:

- Limited site signage – the ski club area currently lacks sufficient identification and regulatory signage. There is also no indication that this is part of Gallagher Park: even the EPS assessment refers to this area as private land. The recommendation is to add identification and regulatory signage so that the EPS can enforce potential infractions.
- Tree/shrub groves south of 96 Ave – these naturalized groves block views into the park from the adjoining street and adjacent residences. A number off the ESC's buildings are therefore relatively hidden from view. The recommendation is to trim vegetation in this groves to allow views into the park from adjoining areas including 96 Ave.
- Uncontrolled vehicle access – it is currently relatively easy for vehicles to access the site 'around' existing gates or barriers, especially at the corner of 95 Street and 96 Ave. The recommendation is to provide suitable fencing and other vehicle barriers or controls to supplement the gates which need to remain for service access.
- Lack of lighting – the majority of the ESC's buildings have no exterior lighting. The recommendation is to add exterior LED lighting including consideration of sensor activation.
- Lack of security cameras – there are currently no security cameras around the ESC buildings.
- Lack of vehicle barriers to prevent ram raids of buildings – vehicles could currently ram all of the entries etc.

4.3 Opportunities & Constraints

The following are opportunities and constraints, as depicted in Figure 11, arising from the analysis of existing conditions.

- Possible paved roadway access from west to parking area adjoining ESC
- Potential for shared use path (SUP) link to Peace Dove area and to existing SUP network
- Potential exists to develop formal viewpoints complete with seating, planting and possible shelter to augment existing benches.
- An existing entry/exit in the south facade of the Conservatory building is not used on a regular basis but has potential to access potential south facing outdoor courtyards.
- An enhanced ornamental landscape with specimen tree planting west of 96A Street in the area north of the conservatory and the area around the Dove of Peace.
- Due to skiing and sledding in the winter and the EFMF activities in the summer, the potential for additional tree or shrub planting in the park is limited to street edges and park entries.
- The catchment for potential users of the park will be affected by the availability of the LRT from 2021 as a means to access the park. This will change the number and needs of visitors coming to Gallagher Park.
- Need for better pedestrian links to Camel Humps area
- There is a need for more site furnishings throughout the park.
- The park has very little identification or directional signage. The only identification signage for Gallagher Park is at the corner of the neighbourhood play area.
- Potential to develop a formal entrance area to the park (at the parking area adjoining the ESC)
- Potential for a shared use path to link the west and east portions of the park.
- Potential exists to develop formal park entrance area with park identification and possible shelter/viewing facility at the corner of Connors Road and Cloverdale Hill Road.
- Potential to refurbish the existing Camel Humps entry and add interpretive facilities
- Poor drainage in some areas needs to be rectified
- Inadequate lighting
- Inadequate electrical infrastructure for festivals and events

- There is an opportunity for naturalized planting outside the Peace Dove ceremonial plantings. More planting could be included at the entry points into the park.

4.3.1 EMERGING OPPORTUNITIES

The following emerging opportunities may affect how the site is used and managed in the future:

- Access from new Muttart LRT station – opening in 2021
- Interpretive and directional signage to reflect City's signage strategy.
- Nature studies – potential partnership with Bennet Centre
- Possible increase in renewable energy sources: solar power.
- Connection with Mill Creek daylighting project
- Incorporate components of City's winter chalet program
- Smart park infrastructure

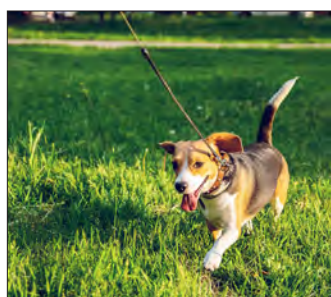
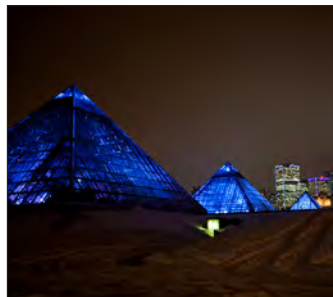
4.4 Site Uses & Recreational Activities

Gallagher Park is a destination for City wide and even regional visitors for activities associated with the Muttart Conservatory, the ski club, and the EFMF. It is also a recreational destination for residents of Cloverdale and the other neighbourhoods adjoining the park.

4.4.1 CURRENT USES OF THE SITE

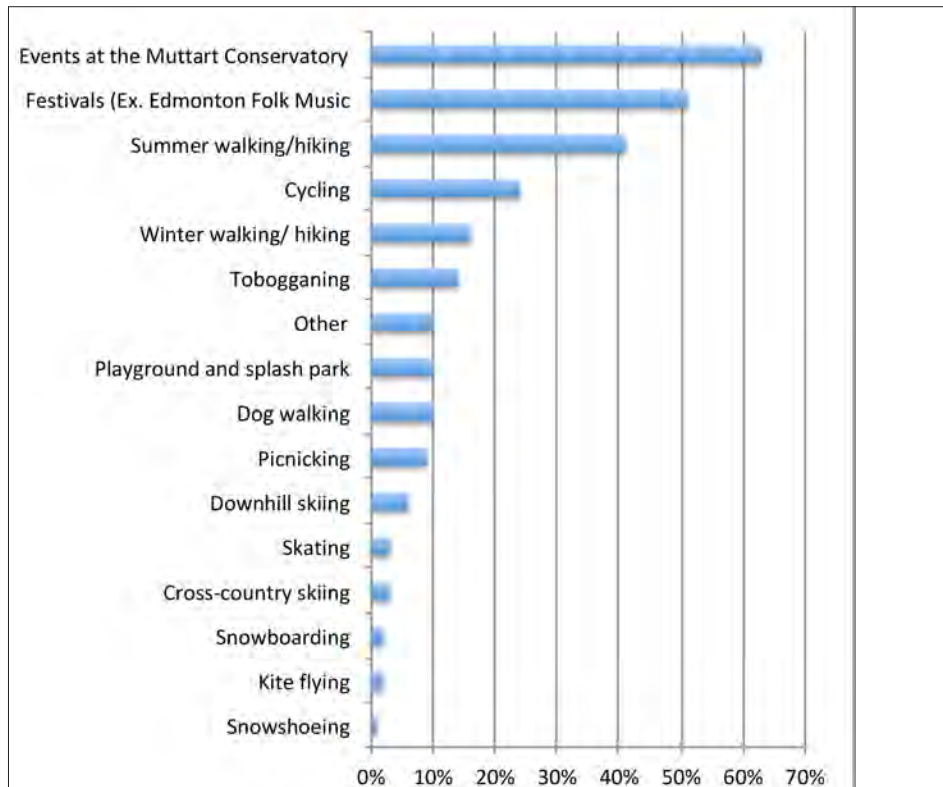
Current uses of the site, as identified through engagement surveys, include:

- Attending the Muttart Conservatory
- Summer walking/hiking
- Attending the EFMF
- Cycling
- Dog walking
- Winter walking/hiking
- Tobogganing
- Playground & splash park
- Attending Community League activities
- Picnicking
- Downhill skiing
- Skating
- Attending the Bennett Centre
- Winter Cycling
- Cross-country skiing
- Snowboarding
- Snowshoeing



How do participants currently use Gallagher Park?

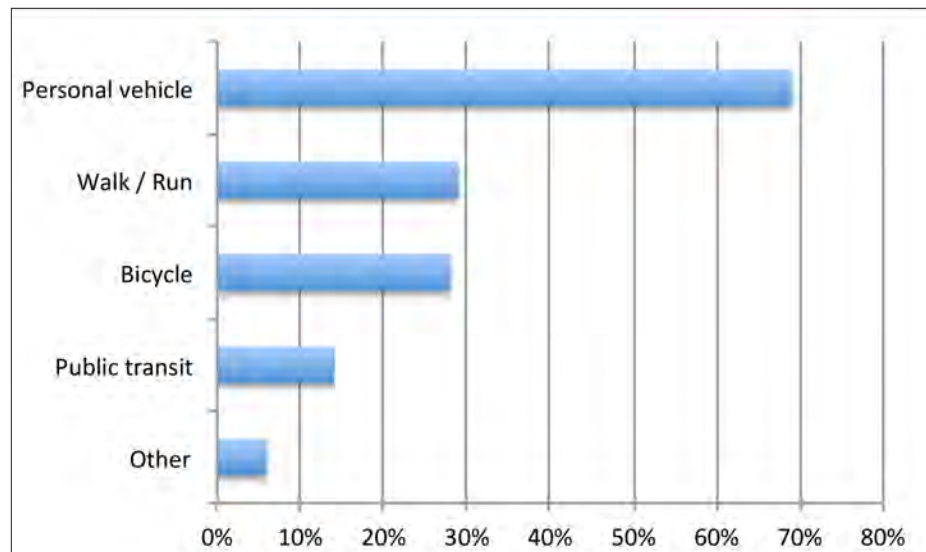
As part of the engagement conducted in Phase 1 of the project, participants provided information on how they currently use Gallagher Park. The chart below identifies the percentage of survey participants who identified engaging in various activities in the park.



4.4.2 CURRENT METHODS OF ACCESSING THE SITE

How do participants currently get to Gallagher Park?

Participants in Phase 1 engagement also identified how they currently access Gallagher Park. The number of people identifying their personal vehicle as their primary form of transportation may be linked to visitation to the Muttart Conservatory.



4.4.3 WINTER SPORT REGIONAL ANALYSIS

This report prepared by SE Group as a part of this Concept Plan project analyzed the winter sport opportunities and market of the Edmonton region. The report intended to provide perspective on the potential for Gallagher Park as a viable winter recreation area. Sources of information for this analysis include reports from the Canadian Ski Council, Statistics Canada, Alberta Culture and Tourism, Nichols Applied Management, City of Edmonton and ESC. Secondary research was conducted on activities and attractions in the region around Edmonton.

Key Observations & Opportunities

This section presents a brief overview of some of the findings of the Winter Sport Regional Analysis. Please see the body of the report in Appendix E for more detail on these and other topics.

- While the country's population is aging, downhill skiing and snowboarding are most popular amongst younger age groups. Cross country skiing is relatively popular amongst older and younger populations.
- Total Canadian skier visits have declined very slightly in recent years, and participation rates have seen a greater decline. Visits and participation rates in Alberta have also followed that trend. In Edmonton specifically, participation rates are lower than across the province or in other Alberta cities. Most Edmonton residents are infrequent skiers (i.e., once a month)
- Alberta residents are showing little interest in trying downhill skiing and snowboarding. They have expressed more interest in trying cross country skiing.
- Edmonton residents have found costs and proximity to be major barriers to participate in recreational activities and are interested in more trails and machine groomed cross country skiing trails.

- ESC is located very close to downtown Edmonton but sees few annual skier visits compared to nearby ski areas. It does not have an aerial chairlift and offers fewer programs and activities.
- With its terrain, ESC could provide a ski product on par with that of nearby ski areas. It must match the nearby ski areas in programs and activities and differentiate itself to attract skier visits.
- Snow Valley Ski Club offers discounts for season passholders to Alberta and British Columbia ski resorts, including Rabbit Hill and Sunridge.
- Sunridge offers the only snowtubing in the metropolitan area and the activity is very busy and frequently sold out.
- The City of Edmonton markets itself as a “Winter City” and there are many events, festivals, and opportunities for winter recreation (and warming up), in the river valley.
- Skating, fat biking, and cross country skiing are popular, free activities for Alberta. Programs and clubs exist for those looking to learn or compete.

The City of Edmonton last gathered skiing participation rates in 2010 and 2008. These surveys found a slight decline in skiing (downhill, cross country and snowboarding) participation, from 12% in 2008 to 11% in 2010. Participation rates were highest with residents between 18 and 24 and 25 to 34. Of those under 18 years of age, a target market for the small learning hills and racing programs in and around Edmonton, 10% participating in skiing in 2010, a slight decline from 11% in 2008. The 2008 report recorded the frequency in which Edmontonian skiers participate: 52% participated less than once a month, 25% participated 2–3 times a month, 18% participated 1–2 time/week, and 3% participated 3 or more times per week. For the most part, Edmontonian skiers participate on a limited basis (i.e., one ski outing per month to the mountains rather than frequent night skiing after work).

Ice Skating

There are many opportunities for indoor and outdoor ice skating in Edmonton.

There are 23 indoor ice arenas around the city, seven of which are within five kilometers of Gallagher Park. All areas have public skating hours when admission is free and reserved times for hockey, figure skating, and member skating. However, given the popularity of hockey and skating in Edmonton, the arenas can be crowded and ice time is in high demand.

When Donnan Arena, near Gallagher Park, was undergoing renovations in 2016, there was significant competition for ice time around the city. At the time, the Executive director of Hockey Edmonton commented that the city has a “desperate need for more arenas.”

The City of Edmonton maintains eight outdoor skating rinks through the winter that are free and open to the public. Community leagues manager and additional 100+ outdoor rinks through the area as well. The community league rinks are typically for community league members, but many are open to the general public. They typically have few facilities and are used primarily by the local neighbourhood.

The city rinks are larger and many are attached to warming pavilions with washrooms. Only the Hawrelak Park rink offers rentals. In recent years, the city has developed and maintained two IceWay Skating Trails at city parks. The Victoria Park IceWay skating Trail, the first one in the city, is an ice path through the forest with rainbow lighting. The Rundle Park IceWay Skating Trail, added in 2017 after the popularity of the Victoria Park trail, connects small rinks and ponds, warming huts, and picnic pavillions in the park.

Winter Chalet Network

The City of Edmonton has developed and promoted a Winter Chalet Network along the North Saskatchewan River. The network encourages people to explore the river valley in the winter. The network map shows winter activity areas, attractions and recreation centres, warm up areas, and washrooms. When people toboggan, skate, cross country ski, or snowshoe along the river, the map directs them towards location to pause and warm up. Currently, the Muttart Conservatory is listed as an attraction on the map and Gallagher Park is not included.

Tobogganing

The City of Edmonton maintains six toboggan hills. A city-maintained hill has a safe run-out, safety signage, and reduced hazards. A few of the toboggan hills are at the city's Winter Chalets. Most of the city hills lack washrooms and other amenities and toboggan rentals are not available anywhere. Gallagher Park is a designated toboggan hill. Children will also toboggan on many other hills and the City estimated there are approximately 35 toboggan hills throughout.

Snow Tubing

In the immediate Edmonton area, snow tubing was only available at Sunridge Ski Area until the 2020/2021 season when it was made available at the Edmonton Ski Club. Sunridge has a magic carpet dedicated to tubing and three groomed tubing chutes. The tubing park is very popular and sells out frequently.

Tubing is also available well outside the city at Tawatinaw Valley and Canyon Resort (see Downhill skiing section for more about those areas).

Cross Country Skiing

Edmonton has a robust network of groomed cross country skiing trails. Groomed trails are located throughout the city but most of the network is concentrated along the river valley park system. Trails are groomed by the

Edmonton Nordic Ski Club and the city. The city grooms trails at Victoria Golf Course, Hawrelak Park, Riverside Golf Course, and Kinsmen Park. The Nordic Ski Club grooms the trails at Gold Bar, Gold Stick, and Capilano parks – three connected parks on the eastern side of the city. The club recently added a snowmaking system at Gold Bar Park and lights for night skiing are available at Kinsmen Park and the Edmonton Nordic Ski Club–groomed trails. There is no user fee but the ski club does charge membership fees for those within to participate in its programs, lessons, and many events.

The Edmonton Nordic Ski Club is one of the largest cross country skiing clubs in the country. In recent years, membership has been stagnant at about 650 members. The club offers lessons, youth and adult racing programs, biathlon programs, and development and training groups. A separate Biathlon Centre is located at Strathcona Science Park. In the 2015 Edmonton Live Active Survey, residents requested additional groomed cross country skiing trails.

People also cross country ski on other parks and trails in Edmonton when there is ample snow. There are a few larger, scenic cross country ski trail systems within an hour of Edmonton as well. The Canadian Birkebeiner, Western Canada's premier cross country skiing event, takes place 50 km east of Edmonton.

Fat Biking

Fat biking or Winter Cycling is growing in popularity in Edmonton. Their primary use is as a commuting tool – many Edmonton residents ride fat bikes through the winter to commute to work. Residents and tourists also ride fat bikes recreationally along the River Valley and a few bike shops and outdoor adventure outfitters rent fat bikes as well. In previous years, local bike shops and the city have sponsored races, although none are occurring this year. Downhill fat biking is not available in the region.

Snowshoeing

Many people snowshoe in Edmonton. There are a few recommended areas, but in general, the city encourages residents to walk through untracked areas in its parks for the best experience. Snowshoe tours and rentals are offered by the River Valley Adventure Company.

Winter Segways

River Valley Adventure also offers winter segway tours through Fort Edmonton and the River Valley.

Snowmobiling

Those interested in snowmobiling near Alberta must head outside the city. Snowmobile tours are available in Sylvan Lake, an hour and forty-five minutes outside of the City. Ministik is a large trail system open to snowmobilers, near South Cooking Lake.

Sleigh Rides

Sleigh rides are offered by Dick Laurin's Hay & Sleigh Rides about 45 minutes outside the City of Edmonton. In the winter, the interactive sleigh rides end at a warming bonfire. They also offer horse drawn wagon tours of the Candy Cane Lane attraction and will bring the horses and sleighs to the city for private events.

Ice Castles

The Ice Castles are a popular winter attraction in Hawrelak Park. The castle is constructed each winter and draws large crowds to the river valley. It is made up of about 25 million pounds of ice and has ice carved tunnels, fountains, and slides.

Additional Winter Recreation Activities

Ice Climbing

An ice climbing facility was added to the ESC in 2021 in a partnership with Alpine Club of Canada Edmonton section.

Ski Jumping

Despite the ESC's history with ski jumping, there are no ski jump hills in the city. The nearest ski jump hill is in Calgary at the Olympic Park



5. Use Analysis & Design Program

5.1 Visioning

As part of Phase 1 of the project, a vision was developed with input from the site partners and was endorsed by the public as part of the first public engagement session.

OUR VISION

Gallagher Park, the only river valley park that will be accessible by LRT is a hub for distinctive year round recreational experiences that is integrated into the thriving city core and river valley system.

The **Guiding Principles** are:

- Facilitate enhanced access to both active and passive recreational activities
- Enhance the ecological values of the park
- Provide facilities and infrastructure that support and enhance existing recreation and complimentary uses
- Encourage LRT and active transportation access to the Park and its activities

5.2 Needs Assessment and User Analysis

As outlined in Section 4.4, the current visitation to the park is dominated by the Muttart Conservatory and attendance at the EFMF as well as the ESC and use by local residents.

Unlike most City level parks, Gallagher Park is not intended to be a car-based recreation area. As described in the guiding principles for the park, the aim is to cater for park visitors arriving primarily via the LRT, bicycle or on foot, as well as local residents. Some visitation to the Muttart Conservatory and ESC is expected to remain car-based.

5.2.1. ANALYSIS OF EXISTING AND POTENTIAL RECREATION ACTIVITIES

The first public engagement event for the project asked participants to identify how they would like to use the park. The major topics that arose from feedback were analyzed and grouped under the central themes of Breathe which are identified below.

WELLNESS	Promotes healthy living. Fosters wellbeing through diverse kinds of recreation and mobility.
ECOLOGY	Supports and enhances the environment. Sustains healthy and resilient ecosystems by providing and enhancing ecological services.
CELEBRATION	Connects people to each other and builds a sense of place. Places for communities to thrive, gather, and celebrate.

Major topics related to the needs assessment from the Phase 1 Engagement are outlined below.

5.2.1.1 Wellness

Access & Accessibility

By far the most frequent theme mentioned by participants during engagement was access to, and accessibility within, Gallagher Park. Most frequent within this category was support for the unique concept of accessing Gallagher Park by LRT and improving connections for cyclists, skiers and pedestrians and the opportunity for access to the Park by persons with disabilities and seniors with mobility impairment. Participants were also very supportive of improving access to the Park by active transportation modes, such as walking and cycling. Issues and alternatives regarding parking were also discussed.

LRT

Participants were generally very supportive of access to Gallagher Park by LRT and the opportunities it creates. LRT access should enable a broader proportion of Edmontonians to enjoy the river valley, access the EFMF, ski/ toboggan hills and visit the Muttart Conservatory. LRT access makes the park a central location for everyday outdoor activities as well as event activities. While recognizing that facilities will be necessary to support increased use, participants noted that the park has a limited capacity and should not be overcrowded, and that impact on surrounding communities must be considered.



Parking

Participants raised parking as a critical issue but differ on how to address the problem. Some participants requested adequate parking to meet the needs of enhanced activities.

Some suggested that not everyone will access the park by LRT or as pedestrian or cyclists, nor would this be suitable for seniors, persons with disabilities or those requiring bulky equipment. The needs of community residents should be respected suggesting a permanent restricted parking program. Parking for people with disabilities will be necessary.

Others were concerned that providing more parking will be at the expense of recreational and green space. A range of parking management options are necessary to ensure that additional parking is not required.

Recreational Activities

Skiing & Snowboarding

Participants indicated a long history and connection to downhill skiing, cross-country skiing and snowboarding in Gallagher Park and identified these sports as preferred future uses of the park with modernized facilities and amenities. Generally, participants indicated that any changes should take into consideration the impact on the EMFM, and that additional snow sports should be considered such as free style, skiing, fat biking, tubing, ice climbing, and ski jumping.

Participants viewed the ESC as a valued resource for the City, an important part of the local and City history, and a unique location for a learning facility for skiers, but also in need of revitalization and new facilities.





Cycling

Participants identified cycling as a popular traditional use of the park. Those discussing this topic generally felt that trails and pathways for walking and biking should be a priority for in the park in the future. Suggestions included ensuring connectivity of trails to the river valley and ravine network with year round cycling opportunities. Enhanced mountain bike and single track trails specifically in the Camel Humps, appropriate bike racks, secure storage and signage were also requested. Some participants also identified the Camel Humps as good terrain for mountain biking.



Trails

Participants identified improvement of walking, biking, and ski trails as an important component of planning for the park. Connections to the river valley trails, adjacent neighbourhoods, and Mill Creek Ravine were identified as critical. Existing trails and pathways do not currently provide adequate access through the park and often end abruptly.

Many participants indicated that current trails need repair or improvement before new trails are established. Trails should enable access by persons with disabilities. Paved trails suitable for use by the EFMF could connect the key features of the park. Stairs would facilitate access from communities adjacent to the river valley and create easier access between the top and bottom of the hill.

Children & Play

Most references to children and play were in relation to their current use of the park or how they have used the park in the past. Participants referred to learning to ski or their children learning to ski, picnics or general enjoyment of the park.

Some suggestions for future child-friendly design included continuation of ski facilities and programs, and child-friendly activities adjacent to existing facilities such as the Muttart. This theme could also be incorporated into public art for the site.

Skating

Skating was frequently mentioned as an existing and potential winter use of the park along with other sports such as downhill and cross-country skiing, snowboarding, snowshoeing, tobogganing/sledding, and ice climbing. A very popular reference within this theme was to a possible skating path in the park. Participants identified the need for new or renovated change room facilities to support these activities.



Viewpoints

Participants recognized the unique views of the downtown skyline and river valley available from the upper areas of Gallagher Park and the Camel Humps, and that facilitation of viewing should be enhanced as park of park upgrades. Participants indicated that these views should not be obstructed or reduced.

Tobogganing & Sledding

Those who use Gallagher Park for sledding and tobogganing would like this activity to remain as the hill, with an ideal orientation to the north, is viewed as safe, open and accessible, with an adequate run-out. LRT access for this activity may not be useful, as users would be carrying bulky equipment, so parking for participants is a consideration. Some facilities to support this activity are recommended such as washrooms, warming shelters and refreshments. Sled rental, either at the Muttart Conservatory or community league area, might be feasible.

5.2.1.2 Ecology

Participants were in support of the proposed principle of enhancing the ecological values of the park. Ensuring and maintaining the natural state of the river valley and availability of green space continue to be priorities in planning the future of the park.

Opinions varied from ensuring the preservation of existing natural areas, to protecting and enhancing green space as a key component, through to increased restoration and naturalizing of the Park's landscape.

5.2.1.3 Celebration

Muttart Conservatory

The Muttart conservatory is the primary reason why participants currently visit Gallagher Park and participants showed considerable pride and support for these facilities. Many participants suggested that visits by both residents and visitors would be increased with access to LRT.

Edmonton Folk Music Festival

As the second most common current use of the Park, participants showed strong support for continuing to locate the EFMF in Gallagher Park. Again there was encouragement for accessing the EFMF by LRT. As long standing users of the Park, some noted the need for permanent facilities including drainage, electrical and facilities, others were concerned about increased development in the Park for a short-term use. There are also concerns regarding the impact resulting from the Festival on the landscape of the park, and neighbourhood residents. As a natural amphitheatre and convenient gathering space, some participants suggested that other music, cultural and recreational festivals could also make use of the Park.

Indigenous Peoples

Participants recognized the significance of Indigenous Peoples' traditional use of these lands as gathering places. They indicated a preference for honouring the importance of Indigenous heritage through the incorporation of educational or interpretive features in the Park.

Amenities

Participants identified that new or renovated facilities would need to be considered to support activities. Participants offered a range of views on expanded amenities and commercial development in the concept plan, equally divided between limited development, balanced development, and development of appropriate facilities.

Safety & Security

Some participants identified increased access, particularly by LRT, would require increased security to protect park users and community residents. Increased access to the river valley could result in drug use, illegal camping, and littering, and create issues for personal safety and damage to the environment, residences and facilities.

Lighting

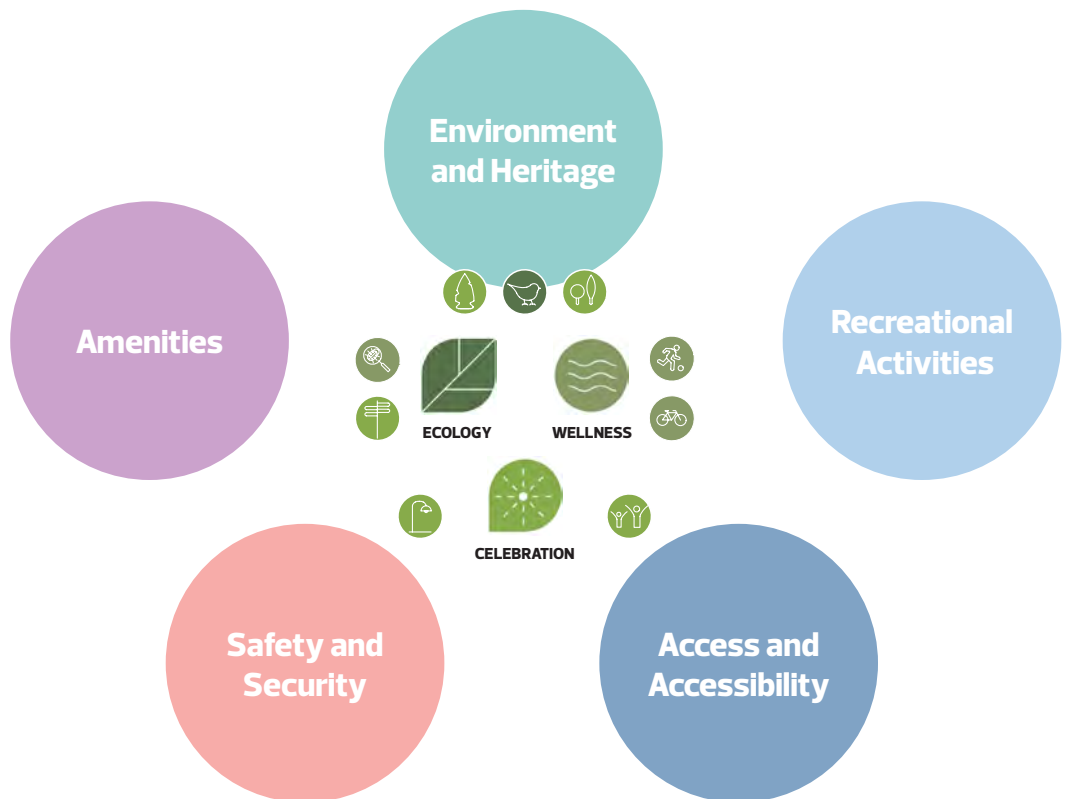
Participants also discussed the need for enhanced lighting in the park to promote year around and evening activities, ensure safety and security, and enable safe pedestrian access.

5.3 Design Program Components

The user needs that were identified by the various external stakeholders and were considered for inclusion in the design and layout of the park are illustrated in the diagram below. This diagram depicts the 5 main themes that arose from the engagement and illustrates how they related to the 3 categories of Breathe.

Overall, the visitation and use of the park is expected to change as a result of the availability of LRT access.

Phase 2 of the Concept Planning process will include a quantitative analysis of support for proposed park enhancements.



The following table summarizes the design program derived from the user analysis and the needs expressed by participants from Phase 1 and Phase 2 engagement.

The 'rating' indicated in the table below indicates the 'level of support' from respondents who participated in the Phase 2 engagement. Participants were asked to rate their level of support for each of the 21 proposed park enhancements. The ratings are therefore from 1 to 21. In some cases, proposed enhancements fell into more than one category and therefore have more than one rating.

A	PROPOSED ENHANCEMENTS				
1.0	ACCESS & ACCESSIBILITY	OBJECTIVE	PRIMARY USER GROUP/ JUSTIFICATION	PRIORITY	RATING FROM PHASE 2 ENGAGEMENT
1.1	ENHANCED PARK ENTRIES	Enhance and identify the major entries into the park.			5
	North Overpass Entry – 98 Avenue and 96A Street Shared Use Path		General public.	Medium	
	Muttart Conservatory Parking Entry – 97 Avenue and 96A Street		General public.	Medium	
	Parking area adjoining ESC– 96 Avenue and 96A Street		General public.	Medium	
	96 Avenue and 95 Street Entry		General public.	Medium	
	South Overpass Entry– Connors Road Shared Use Path		General public.	Medium	
	Camel Humps Entry (and Improved Access) – 97 Avenue and 92 Street		General public and Bennet Centre uses.	Medium	
	Connors Road and Cloverdale Hill Road Entry		General public.	Medium	

A	PROPOSED ENHANCEMENTS				
1.1	TRAIL LINKAGES, SHARED USE PATHWAYS (SUPS)				3
	SUP Connection from Muttart Storage Area to Existing Shared Use Path Near ESC Building	Provide pedestrian/bike access from LRT station into park.	General public – especially people arriving/ departing via LRT.	High	
	SUP Connection from Muttart LRT Station to Peace Dove and Connors Road Overpass	Provide pedestrian/bike access from LRT station into park and Mill Creek Ravine.	General public – especially people arriving/ departing via LRT and wanting to access Mill Creek.	Medium	
	Variable Width SUP from ESC Building to 96 Avenue and 95 Street Intersection (Pete’s Corner)	Provide seasonal pedestrian/bike access to east portion of park.	General public – especially people accessing park from LRT or Muttart Conservatory. May also help accessibility during EFMF.	Medium	
	If staircase is not feasible in short term, could provide a walkway parallel to Cloverdale Hill Road. Could be extension of existing walkway from corner of 97 Ave and 92 Street.	Provides access from bottom of hill to top of hill, but not as directly as possible staircase	General public.	Medium	
	SIDEWALKS/BIKE LANES				3 & 15
	Sidewalk and Bike Lane from 98 Avenue to ESC Entry	Provide pedestrian/ bike access from Muttart Conservatory main entry into park.	General public – especially people accessing park from LRT or Muttart Conservatory. There is currently no sidewalk on this side of the street.	High	

A	PROPOSED ENHANCEMENTS				
	Sidewalk Along 96 Avenue	Provide winter alternative for link from 96A Street to 95 Street.	General public – especially people accessing park from LRT or Muttart Conservatory. There is currently no sidewalk on either side of this avenue. Could also be used by EFMF pedestrians to access site gates.	High	
	SIGNAGE Wayfinding/ Directional Signage	Provide recognition of Gallagher Park. Provide directions for visitors to explore park and surrounding areas.	General public – anybody arriving as pedestrian or cycling. There is currently no directional signage on site.	High	4
	Park Uses Signage	Identify appropriate uses for park to allow better management.	General public and Bylaw enforcement– there is currently very little regulatory signage on site.	High	5
2.0	AMENITIES	OBJECTIVE	PRIMARY USER GROUP/ JUSTIFICATION	PRIORITY	RATING FROM PHASE 2 ENGAGEMENT
	PUBLIC WASHROOMS Standalone Washroom Building	Provide washroom facilities for general park users. Existing washroom facilities (Muttart, Community League and ESC) are all in buildings that are not generally accessible to the public. Events such as the EFMF use porta-potties.	General public and Cloverdale residents – expect that this facility would be mostly used by people visiting the park for sledding and picnicking. May also be used by residents using the playground area if Community League building is not open.	High	1

A	PROPOSED ENHANCEMENTS				
	<p>ADDITIONAL COURTYARDS/ SEATING NEAR MUTTART CONSERVATORY</p>	<p>Link the Muttart Conservatory with the park. Provide access to south facing seating areas for possible winter activities/ events.</p>	<p>General public and visitors to the Muttart. Access to the courtyard could be controlled from either the building or external.</p>		<p>12</p>
	<p>Southeast Entrance / Courtyard</p>			<p>Low</p>	
	<p>Southwest Entrance / Courtyard</p>			<p>Low</p>	
	<p>VIEWPOINTS/ LOOKOUT PLAZAS</p>	<p>Provide better opportunity for people to take advantage of the significant views of the Muttart, river valley and downtown.</p>	<p>General public.</p>		<p>7 & 14</p>
	<p>Cloverdale Hill Road overlooking the Community League</p>			<p>Medium</p>	
	<p>Connors Road Overlooking the ESC Building</p>			<p>Medium</p>	
	<p>WARMING HUTS</p>				<p>7</p>
	<p>Warming Hut c/w Paving, Access, Fire Pit and Seating</p>	<p>Provide opportunities for visitors to stay warm for a short period during winter activities.</p>	<p>General public</p>	<p>Low</p>	
	<p>ADDITIONAL SITE FURNISHINGS</p>	<p>Provide basic park amenities for everyday use.</p>	<p>General public</p>		<p>7</p>
	<p>Benches</p>			<p>Medium</p>	
	<p>Bike racks</p>			<p>Medium</p>	

A	PROPOSED ENHANCEMENTS				
3.0	ENVIRONMENT & HERITAGE	OBJECTIVE	PRIMARY USER GROUP/ JUSTIFICATION	PRIORITY	RATING FROM PHASE 2 ENGAGEMENT
	Heritage Interpretation	Interpret the cultural heritage of the study area.	General public and residents of local and adjoining communities.	Low	13
	Nature Interpretation	Interpret the environmental characteristics of the study area.	General public and visitors who are particularly interested in nature	Low	
4.0	RECREATION & HERITAGE	OBJECTIVE	PRIMARY USER GROUP/ JUSTIFICATION	PRIORITY	RATING FROM PHASE 2 ENGAGEMENT
	CROSS-COUNTRY SKIING TRACK				11
	Setting of Ski Track during winter	A cross-country skiing trail would add to the winter activities on the site.	General public, especially visitors accessing the site via LRT.	Medium	
	PICNIC SITES	Provide infrastructure for passive recreation activities			10
	Picnic Area - Picnic Tables and an Adjoining Garbage Receptacle, on Concrete Pad	Provides a potentially popular "non-winter" activity that is popular in other river valley parks	General public, especially visitors accessing the site via LRT.	Medium	
	Accessible Walking Path to Picnic Tables	Make infrastructure accessible.			
5.0	SAFETY & SECURITY	OBJECTIVE	PRIMARY USER GROUP/ JUSTIFICATION	PRIORITY	RATING FROM PHASE 2 ENGAGEMENT
	VEHICLE BARRIERS AND VEHICLE ACCESS CONTROLS	To restrict vehicular access in to the park.	General public and local residents.		6
	Along 95 Street			High	
	Along 97 Avenue			High	

A	PROPOSED ENHANCEMENTS				
	PARK LIGHTING				2
	Lighting Along SUP Connection from Muttart Storage Area to Existing Shared Use Path (SW of Conservatory)	Provide lighting for major entries and primary SUP and walkway linkages to improve safety.	General public and local residents.	High	
	Lighting Along SUP Connection from Muttart LRT Station to Peace Dove and Connors Road Overpass	Provide lighting for major entries and primary SUP and walkway linkages to improve safety.	General public and local residents.	Medium	
	Lighting for Picnic Areas North of Variable Width Shared Use Path	Provide lighting for use areas.	General public and local residents.	Medium	
6.0	OTHER	OBJECTIVE	PRIMARY USER GROUP/ JUSTIFICATION	PRIORITY	RATING FROM PHASE 2 ENGAGEMENT
	DRAINAGE				
	Geotechnical Investigation of Boggy Area	Investigate and determine solutions to the current boggy area that affects the EFMF and other summer uses.		High	
	Drainage Remediation of Boggy Area		All users of this portion of the park.	High	
	ELECTRICAL				
	Upgrades	To provide adequate power supply for events and everyday use.	Primarily EFMF and ESC who are high power users.	High	

A	OPTIONAL ENHANCEMENTS				
1.0	ACCESS & ACCESSIBILITY	OBJECTIVE	PRIMARY USER GROUP/ JUSTIFICATION	PRIORITY	RATING FROM PHASE 2 ENGAGEMENT
	PATHWAYS	Provide a link from Pete's Corner through east side of park	General public		
	Sidewalk Along 95 Street				
	Variable Width Shared Use Path Through Park				
	VEHICLE ACCESS TO PARKING AREA ADJOINING ESC	Provide an option to existing situation to reduce visitor traffic in Cloverdale	ESC and local residents		21
	From 96A Street				
	From West				
2.0	AMENITIES	OBJECTIVE	PRIMARY USER GROUP/ JUSTIFICATION	PRIORITY	RATING FROM PHASE 2 ENGAGEMENT
3.0	ENVIRONMENT & HERITAGE	OBJECTIVE	PRIMARY USER GROUP/ JUSTIFICATION	PRIORITY	RATING FROM PHASE 2 ENGAGEMENT
	LANDSCAPING				
	Ornamental Planting	Provide a landscape theme for the park	All visitors and the environment		
	Naturalized Landscape including Wildlife Habitat and Possible Wildlife Corridor				8
	LANDSCAPE BEAUTIFICATION				
	Enhanced Planting				8
4.0	RECREATIONAL ACTIVITIES	OBJECTIVE	PRIMARY USER GROUP/ JUSTIFICATION	PRIORITY	RATING FROM PHASE 2 ENGAGEMENT
	SKIING UPGRADES VS. LARGER SLEDDING AREA & STAIRCASE				
	Skiing Upgrades	Enhance skiing opportunity and viability of ski club	ESC users		

A	OPTIONAL ENHANCEMENTS				
	Larger Sledding Area & Staircase	Facilitate pedestrian access from bottom to top of the hill. Provide a larger sledding area	General public		4
5.0	SAFETY & SECURITY	OBJECTIVE	PRIMARY USER GROUP/ JUSTIFICATION	PRIORITY	RATING FROM PHASE 2 ENGAGEMENT
	Improved Visibility into Park (Tree Removal to Improve Viewpoints and Sightlines?)				2

Activities that were not supported by internal stakeholders include:

- a skating pathway – provided elsewhere in the City and too expensive to create & maintain
- ice climbing – too expensive to create and maintain
- a climbing wall – provided elsewhere in the City
- a tube run – would impact tobogganing area

6. Concept Development

6.1 Conceptual Design Options

Concept design options, based on the needs assessment and resulting design program, were explored with input from site partners and internal City stakeholders.

6.1.1 CONCEPT PLAN PREPARATION

Four site planning/concept design options were investigated, ranging from substantial change to minor change to the park. The four options are summarized below.

General Enhancements

There was general agreement that no matter which site planning option was preferred, that the park is in need of some basic infrastructure enhancements as described below.

- Enhanced trail linkages/walkways & park entries
- New picnic areas
- Improved lighting
- Staircase from the top of the hill near Connors Road towards 96 Avenue
- Directional signage
- Interpretation of indigenous history, site history, and environment
- 'SMART Park' initiatives
- Drainage and electrical enhancements
- Provide public washrooms



FIGURE 12 – PLAN OF GENERAL ENHANCEMENTS FOR THE PARK

The need for public washrooms in the park is primarily associated with sledding in the winter and use of the play area that adjoins the Community League building. A number of alternatives were considered for providing access for the public to washrooms, including:

- Existing washroom facilities in the Muttart Conservatory. The constraint is that these washrooms are located inside the 'paid visitor' area of the conservatory and it is difficult to allow access for non-paying visitors.
- Existing washroom facilities in the ESC building. The constraint is that this building is typically only open during limited hours in the winter. The building is also within the ESC lease area and not managed by the City.
- Existing washroom facilities in the CCL building. The constraint to public access is that this building is only open at certain times for events run by the CCL or when rented for private events. This building is also within the CCL lease area and is not managed by the City.
- A stand-alone washroom building that is not in a leased area could be managed and maintained by the City to be available to the public when required. A location near the play area and main sledding hill with good visibility from the street was considered a preferred option.

Option 1A (Winter)

The site planning and enhancements described in Option 1 are similar to what was proposed in the ESC Master Plan.

- Relocate ESC building further west and add magic carpet and lifts for skiing and snowboarding
- Added winter activities: tubing, skating trail, ice climbing, and Nordic ski loop
- Sledding relocated to northeast portion of site near Community League
- Upgrade existing parking area adjoining ESC.
- Some clearing of native tree/shrub regrowth



FIGURE 13 – OPTION 1A CONCEPT DESIGN

Option 1B (Summer)

- Relocate Peace Dove (to accommodate summer activities area)
- Added summer activities: climbing wall, bike skills park and pump track, aerial park, and new spray park.
- Upgrade existing parking area.



FIGURE 14 – OPTION 1B CONCEPT DESIGN

Option 2

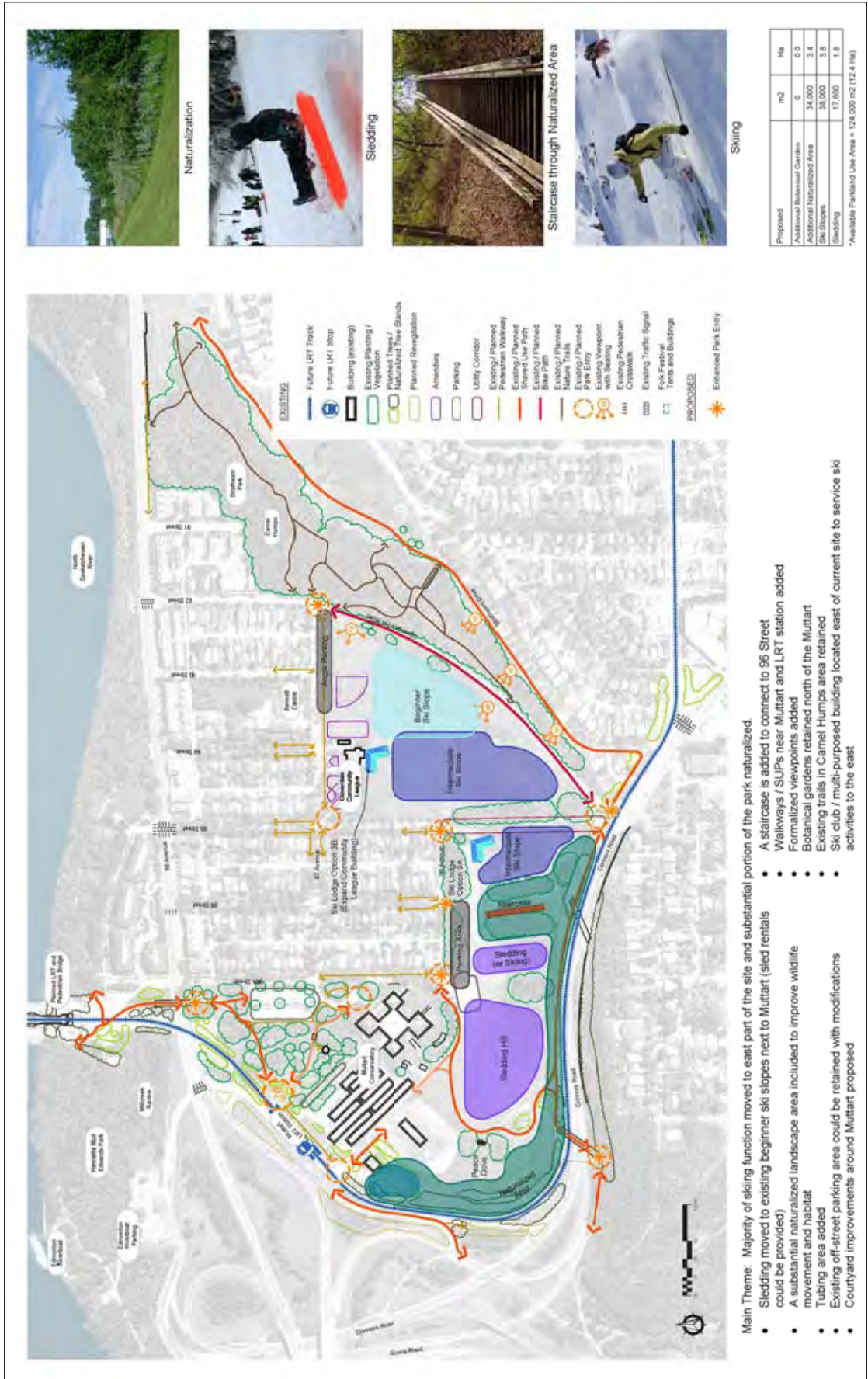
This option proposed an expansion of the ornamental landscape associated with the Muttart Conservatory, as well as moving the focal point for skiing to the east side of the site where the terrain is more suitable. Sledding would be moved to the west side of the site.

- Expand botanic garden landscape south of the Muttart Conservatory, near Peace Dove
- Encourage passive activities and recreation: photography, fitness classes, yoga, picnics...
- Art feature, vertical design elements and enhanced landscaping
- Multi-purpose building located east side of site, near CCL. Could include a greenhouse on top of building.
- Relocated winter activity areas and tubing added
- Modified parking near ESC

Option 3 (Expanded Naturalized Landscape)

This option proposed an expansion of the naturalized landscape on the site and moving the focal point for skiing to the east side of the site. Sledding would be moved to the west side of the site.

- New naturalized area connects wildlife underpass to east and expands existing native tree/shrub regrowth
- Ski area mostly relocated to east side of site
- Multi-purpose building located east side of site or next to EFMF stage
- On street parking added near Community League
- Public parking area modified



Naturalization



Sledding



Staircase through Naturalized Area



Skiing

Proposed	m ²	Ha
Additional Naturalized Corridor	0	0.0
Additional Naturalized Area	34,000	3.4
Ski Slopes	38,000	3.8
Sledding	17,500	1.8
*Available Parkland Use Area = 124,000 m ² (12.4 Ha)		

- Main Theme:** Majority of skiing function moved to east part of the site and substantial portion of the park naturalized.
- Sledding moved to existing beginner ski slopes next to Muttart (sled rentals could be provided)
 - A substantial naturalized landscape area included to improve wildlife movement and habitat
 - Tubing area added
 - Existing off-street parking area could be retained with modifications
 - Courtyard improvements around Muttart proposed
 - A staircase is added to connect to 96 Street
 - Walkways / SUPs near Muttart and LRT station added
 - Formalized viewpoints added
 - Botanical gardens retained north of the Muttart
 - Existing trails in Camel Humps area retained
 - Ski club / multi-purposed building located east of current site to service ski activities to the east

FIGURE 16 – OPTION 3 CONCEPT DESIGN

Option 4 (Minimum change to site planning)

This option proposed minimal changes to site planning; essentially leaving all existing major winter activities where they are currently located but generally enhancing the park's landscape and infrastructure.

- Focus on enhancing existing site amenity
- Existing ESC building replaced with multi-purpose building and existing parking area upgraded.
- Staircase with built in seating accommodates EFMF and other activities.
- Enhance and connect existing trails
- Add art features and heritage interpretation, enhanced park entries and viewpoints.
- Add lighting and directional signage

The original goal was to formulate two alternative options for presentation to the public. It was determined that one basic enhancement plan for the park, with options for some proposed enhancements, was the best approach to obtain input on the design for the park.

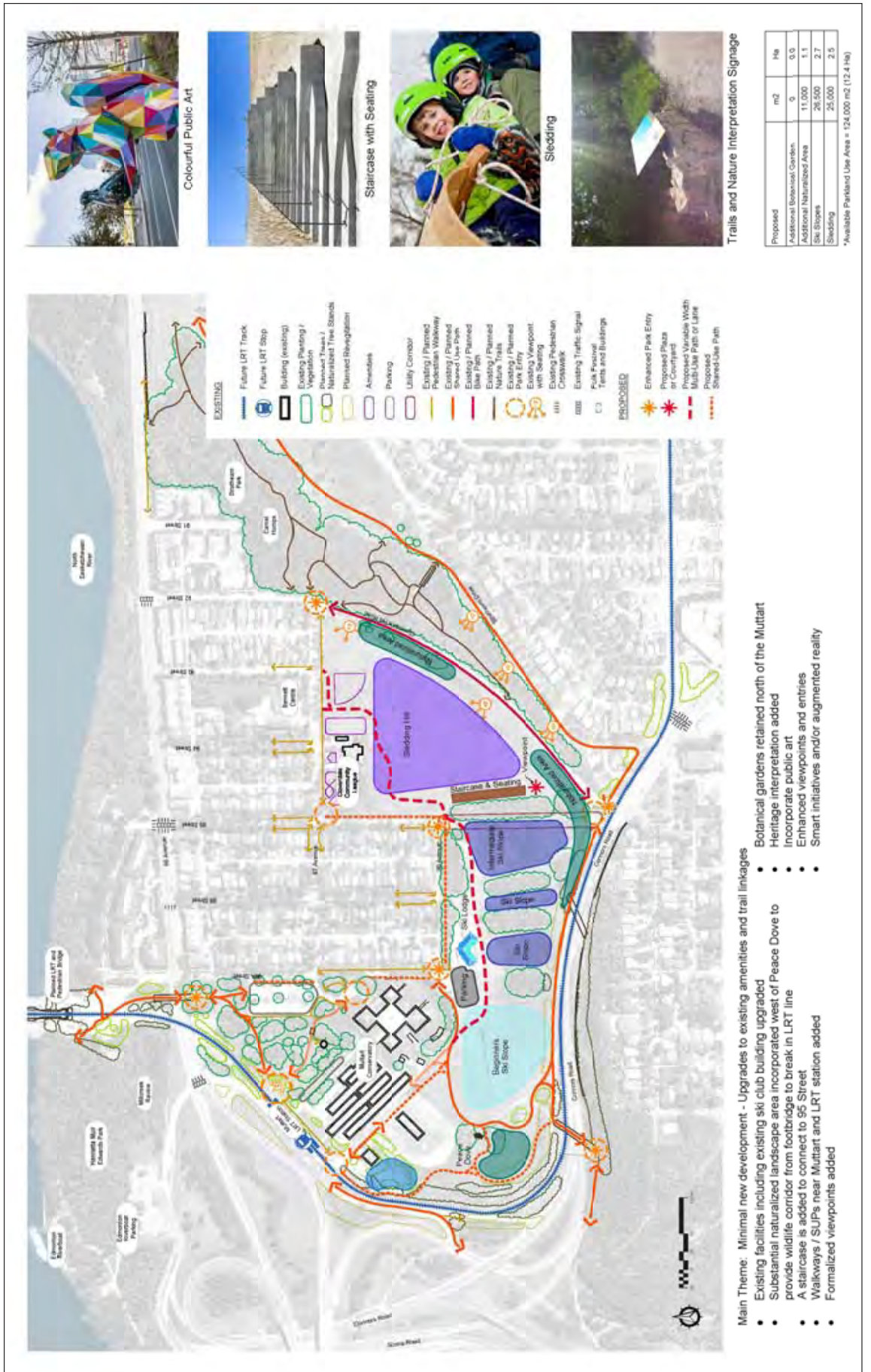


FIGURE 17 – OPTION 4 CONCEPT DESIGN

6.1.2 PROPOSED PARK ENHANCEMENTS AND OPTIONS

The following images show proposed basic park enhancements that could be funded by the City. These were displayed in the Phase 2 engagement of the project.

Amenities



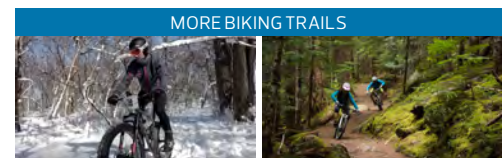
Safety and Security



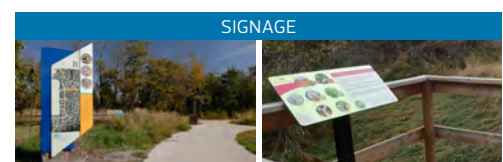
Access and Accessibility



Recreational Activities



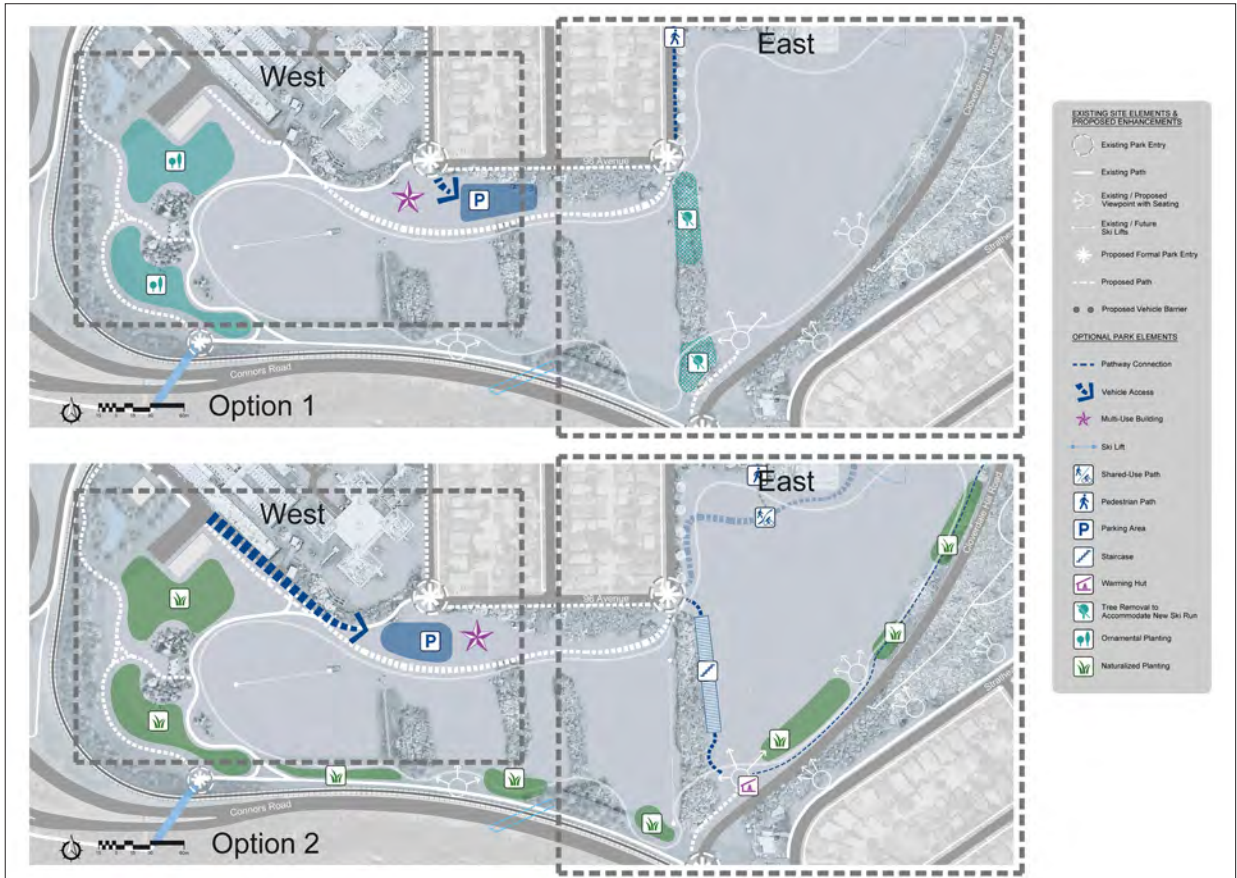
Environment and Heritage



The following plans depict the proposed overall summer and winter enhancements to the park.

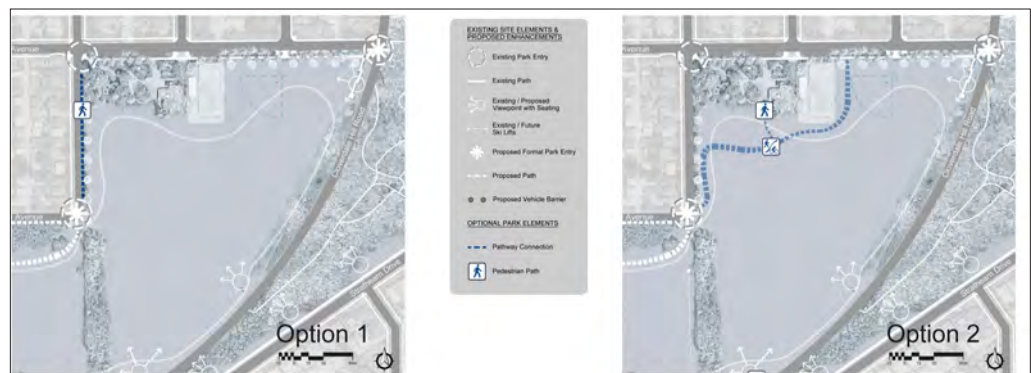
Optional Enhancements – Landscaping

Landscaping options included either a primarily naturalized or primarily ornamental landscape for the park.



Optional Enhancement – Pathways

Options for pathways through the park included either a sidewalk along the east side of 95 street or a shared use pathway through the park.



Optional Enhancement – Skiing Upgrades vs. Larger Sledding Area & Staircase

Options for winter use of the east side of the park included a larger sledding area or a reduced sledding area and a downhill skiing area.



Optional Enhancement – Vehicle Access

Options for vehicle access to the existing parking area adjoining ESC included maintaining access from 96 A Street or providing a new access from the LRT crossing from the West.

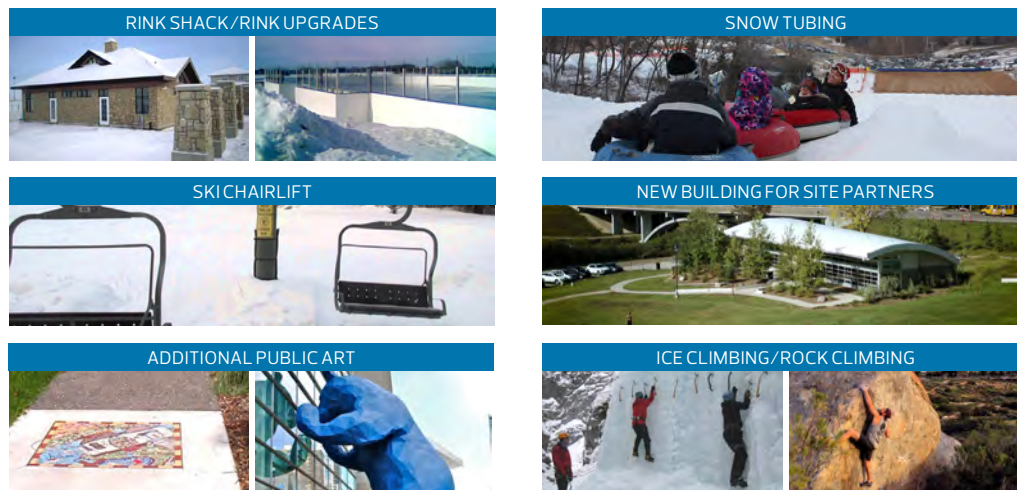


6.1.3 POSSIBLE PARTNERSHIP OPPORTUNITIES

Possible Partnership Opportunities

Some park development or enhancement options could possibly be funded by site partners. They would not be initiated, or solely funded, by the City.

The following possible developments or enhancements were displayed during phase 2 of public engagement.



6.2 Internal, Stakeholder & Public Engagement Activities

6.2.1 COMMUNITY STAKEHOLDERS/SITE PARTNERS

Community Stakeholders and site partners that have been involved in the project include:

The current site partners including the Cloverdale Community League, EFMF, ESC, and the Muttart Conservatory have worked together to share future plans and aspirations, and to develop a proposed Vision and Guiding Principles for the Concept Plan.

During Phase 1 of the project, site partners provided input into the draft vision and guiding principles for the park. Site partners were also interviewed individually to provide input into the user and site analysis for the project.

During Phase 2 of the project, site partners collectively provided input into the park enhancement concepts. They were also individually interviewed regarding the preferred plan.

6.2.2 INTERNAL STAKEHOLDERS – CITY DEPARTMENTS

A presentation of the site and user analysis was made to a group of internal stakeholder on June 5, 2019. Feedback was obtained at this event and subsequently via written comments.

During Phase 2 of the project, the draft park enhancement concepts were circulated to City staff and stakeholders. Comments were summarized and considered for refinement of the concepts.

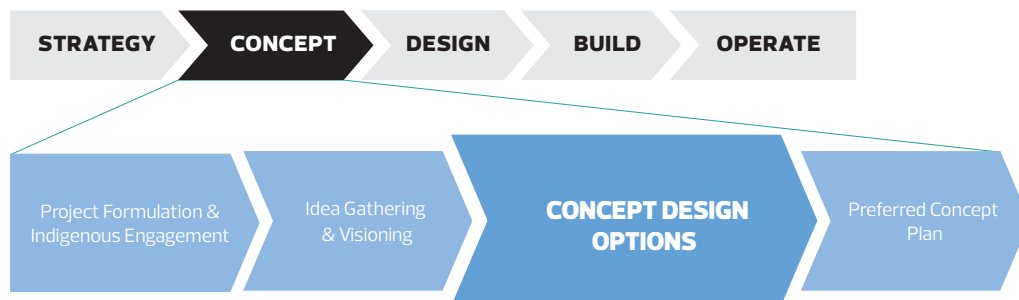
6.2.3 PUBLIC ENGAGEMENT

Preparation of the Concept Plan was composed of three phases of investigation and public engagement.

The role of the public in the first two phases of the engagement was to work with the city to **Refine** ideas and concepts by providing suggestions for adjustments as the planning evolved.

PHASE 1	
Vision and Guiding Principles.	
OBJECTIVES	To gather ideas on the breadth of public uses, stakeholder objectives, site opportunities and constraints, and response to a proposed vision and guiding principles for development of the Concept Plan.
PHASE 2	
Concept Plan Development.	
OBJECTIVES	To develop concept plan options for consideration, including summer and winter overlays, and recommendations for all-season programming and site improvement.
PHASE 3	
Draft Preferred Concept Plan.	
OBJECTIVES	To present a draft concept plan for public review.

The image below identifies the phase of this project that this report addresses.



6.2.3.1 Phase 1 of Project – Open House and Surveys

The public engagement for Phase 1 of the project commenced with an open house held on March 6, 2019.

Participants contributed to the planning process in four ways:

1. A comment form at the public engagement event
2. Sticky notes posted on display boards at the engagement event
3. Feedback through the online survey
4. A similar survey was offered to the City of Edmonton's Insight Community for broader input

Participation

Individuals attending the Engagement Event	91
Submitting comment forms on site	30
Responses to the Open Link online survey	177
Responses from the Insight Community	2,328
TOTAL RESPONSES	2,626

In addition, the Steering Committee and Project Team composed of the site partners, City, and design team met on a total of nine occasions along with individual focused interviews with each site partner.

The Phase 1 engagement results are in Appendix D.

6.2.3.2 Phase 2 of Project – Open House and Surveys

In support of citizen engagement in the second phase of development of this concept plan, the City of Edmonton hosted an engagement event on September 18, 2019 at the Cloverdale Community Hall from 4:30–7:30 PM.

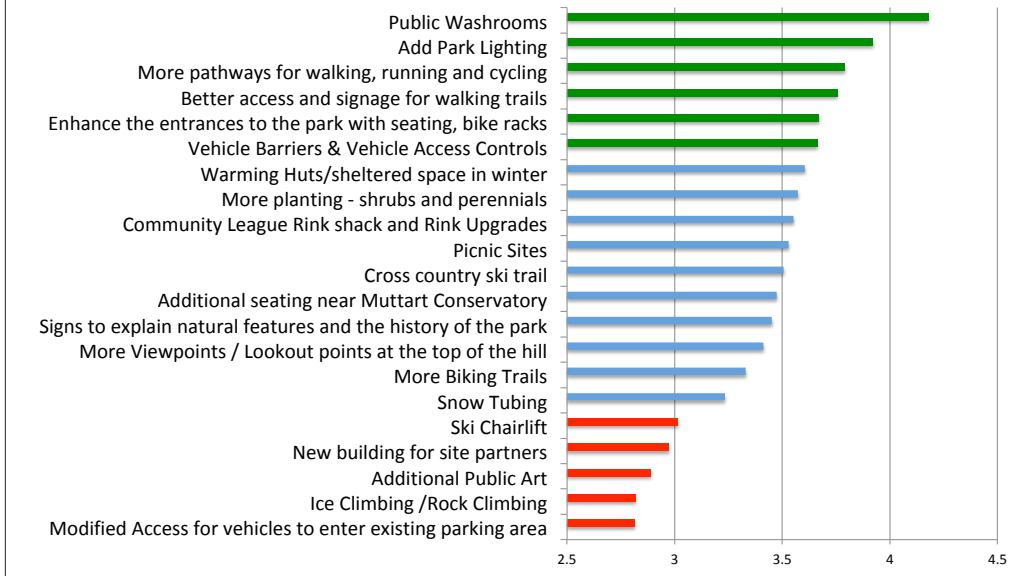
The focus of this event was to secure input from the public on a series of proposed enhancements to the park addressing access, amenities, safety, activities, environment and partner opportunities, and some optional enhancements in relation to landscaping, pathways, vehicle access, and winter sports.

Participants at the event were offered three alternatives for contributing to the planning process:

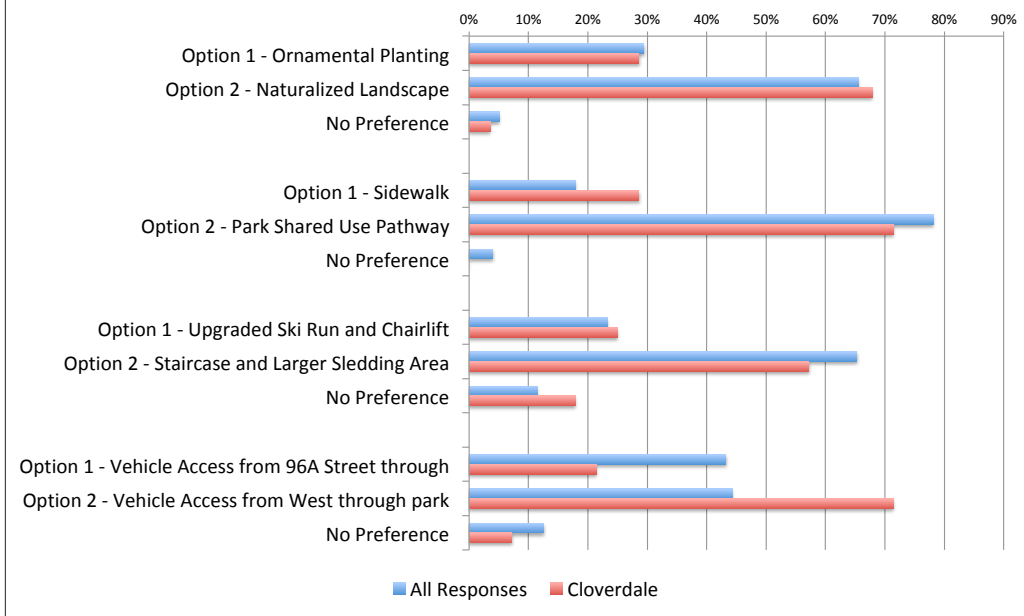
1. A survey and comment form was available at the engagement event for participants to record their preferences
2. Panels were available at each station of the engagement event to record ideas and comments on the alternatives and options
3. Participants at the engagement event (and site partners) were directed to an online Open Link survey to identify how important each proposed enhancement was to them and which options they supported.

In addition to the engagement event, a similar survey was offered to the City of Edmonton's Insight Community as an opt-in survey for broader input.

Overall Response to Proposed Park Enhancements



Optional Enhancements



Participation

The following summarizes the number of participants involved in the engagement opportunities outlined above.

Individuals attending the Engagement Event	82
Comment forms from individuals attending the engagement event	41
Responses to the Open Link online survey	86
Responses from the Insight Community	477
TOTAL RESPONSES	686

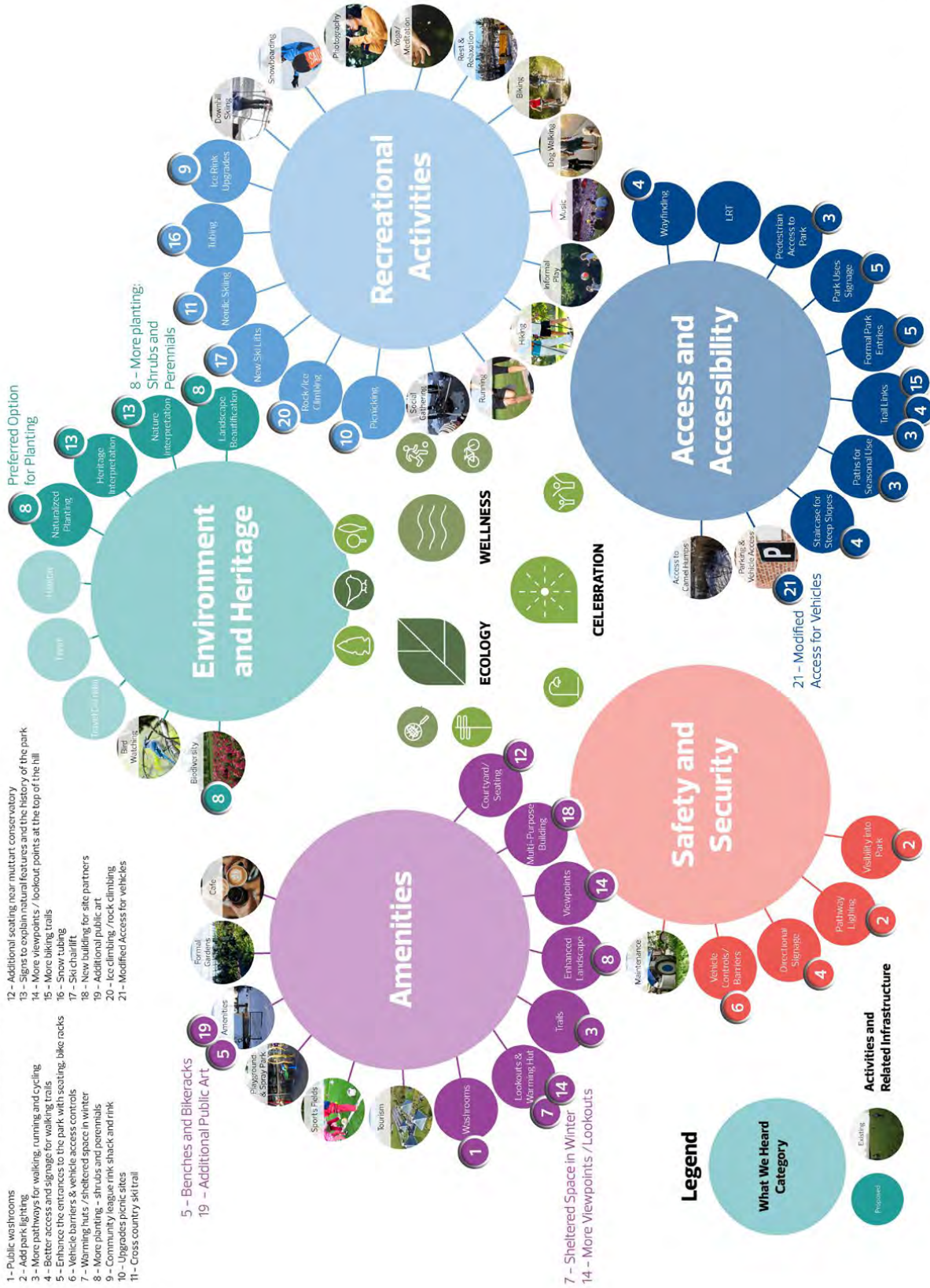
The Phase 2 engagement results are in Appendix D.

6.2.3.3 Summary of Feedback on Concept Design Options

The feedback obtained from engagement identified the enhancements that were supported and their priority. The diagram on the following page identifies these enhancements and the priority assigned to them. The items are ranked, from 1 to 21, according to the feedback obtained in the Phase 2 engagement.

Overall Response to Proposed Park Enhancements

- 1- Public washrooms
- 2- Add park lighting
- 3- More paths for walking, running and cycling
- 4- Better access and signage for walking trails
- 5- Enhance the entrances to the park with seating, bike racks
- 6- Vehicle barriers & vehicle access controls
- 7- Warming huts / sheltered space in winter
- 8- More planting - shrubs and perennials
- 9- Community picnic sites
- 10- Upgrade picnic sites
- 11- Cross country skitral
- 12- Additional seating near mutant conservatory
- 13- Signs to explain natural features and the history of the park
- 14- More picnic tables / lookout points at the top of the hill
- 15- More biking trails
- 16- Snow tubing
- 17- Ski chalet
- 18- New building for site partners
- 19- Additional public art
- 20- Ice climbing / rock climbing
- 21- Modified Access for vehicles



7. Preferred Concept Plan

A preferred Concept Plan was developed based on input received from site partners, internal stakeholders, and the public during Phase 2 of the project.

The following sections provide an overview of the preferred concept plan and proposed park enhancements.

7.1 Overview

The Concept Plan incorporates enhancements that cover the 5 main themes raised as part of the project's engagement. These themes are:

- Amenities (e.g. washrooms, seating)
- Safety and security (e.g. park lighting, control of vehicle access)
- Access and accessibility (e.g. pathways, enhanced pedestrian entrances)
- Recreational activities (e.g. existing activities like sledding plus picnicking)
- Environment and heritage (e.g. protection of natural areas, planting, interpretation, etc.)

In addition, the project will address basic park infrastructure needs such as drainage and servicing, especially power supply for the recreational activities and events that occur in the park.

The preferred Concept Plan is depicted on the following page.



FIGURE 18 – PREFERRED CONCEPT PLAN

7.2 Amenities

Except for the Community League area, the park lacks standard amenities. The following new park amenities are proposed.

7.2.1 PUBLIC WASHROOMS

A stand-alone public washroom is proposed south of the existing play area and outside the Community League lease boundary.



Alternatively, a public washroom could be part of a rink shack upgrade, however, this would be complicated to manage as it would be in the Community League lease area. It makes more sense for the City to manage a stand-alone building, not as part of any partner-owned facility.

7.2.2 A WARMING HUT

A seasonal winter warming hut could be provided, primarily for people visiting the park for sledding. The intent is for it to be seasonal, not permanent. This would be in alignment with the city's Winter City strategy. A seasonal warming hut is currently provided by the City in Hawrelak Park.



7.2.3 PICNIC SITES AND SEATING AREAS

Picnic sites are proposed for the park to facilitate this popular passive recreation activity. Seating areas are also proposed adjoining the south side of the Muttart. These could be integrated into Muttart activities, including outdoor eateries and could be developed as part of future upgrades to the conservatory.

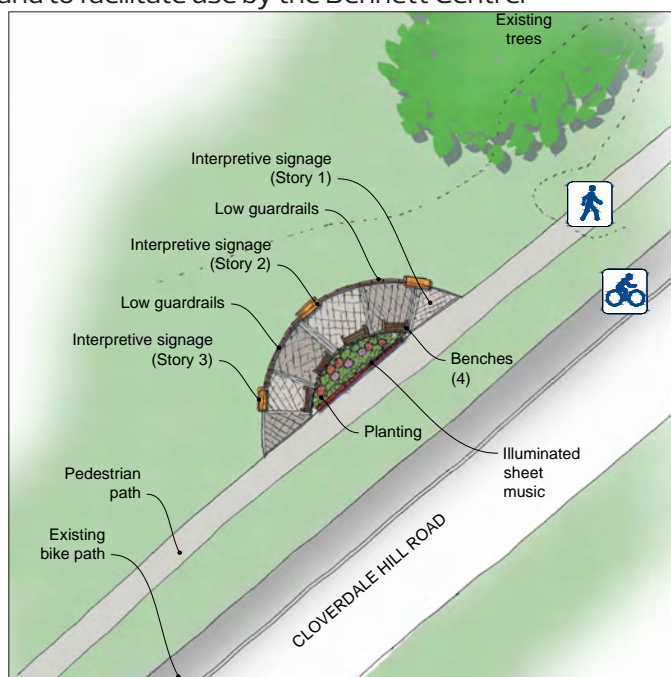


7.2.4 VIEWPOINTS

The park provides several opportunities for viewpoints and lookouts with views over-looking the park, the Muttart and to downtown. The Legislature building is also visible from some vantage points.

Lookouts with seating are proposed along both Connors Road and Cloverdale Hill Road. Lookouts along Connors Road will need to be located to minimize effects on ski traverse between lifts; space has already been lost due to LRT construction.

The proposed lookouts along Cloverdale Hill Road are located to minimize impacts on the EFMF and to facilitate use by the Bennett Centre.



7.4 Access & Accessibility

7.4.1 VEHICULAR PARKING AREAS & ACCESS POINTS

By far the most frequent theme mentioned by participants during the project's engagement was access to and accessibility within Gallagher Park. Most frequent within this category were support for the unique concept of accessing Gallagher Park by LRT and improving connections for cyclists, skiers and pedestrians.

No new car parking areas are proposed for the park because the focus for access to this park is by active transportation or via the new LRT station.

Muttart Conservatory Parking Area

The existing visitor parking area north of the Muttart Conservatory is proposed to remain and generally be in the same configuration with just a few minor changes to improve pedestrian circulation. This parking area is not intended for use by LRT users.

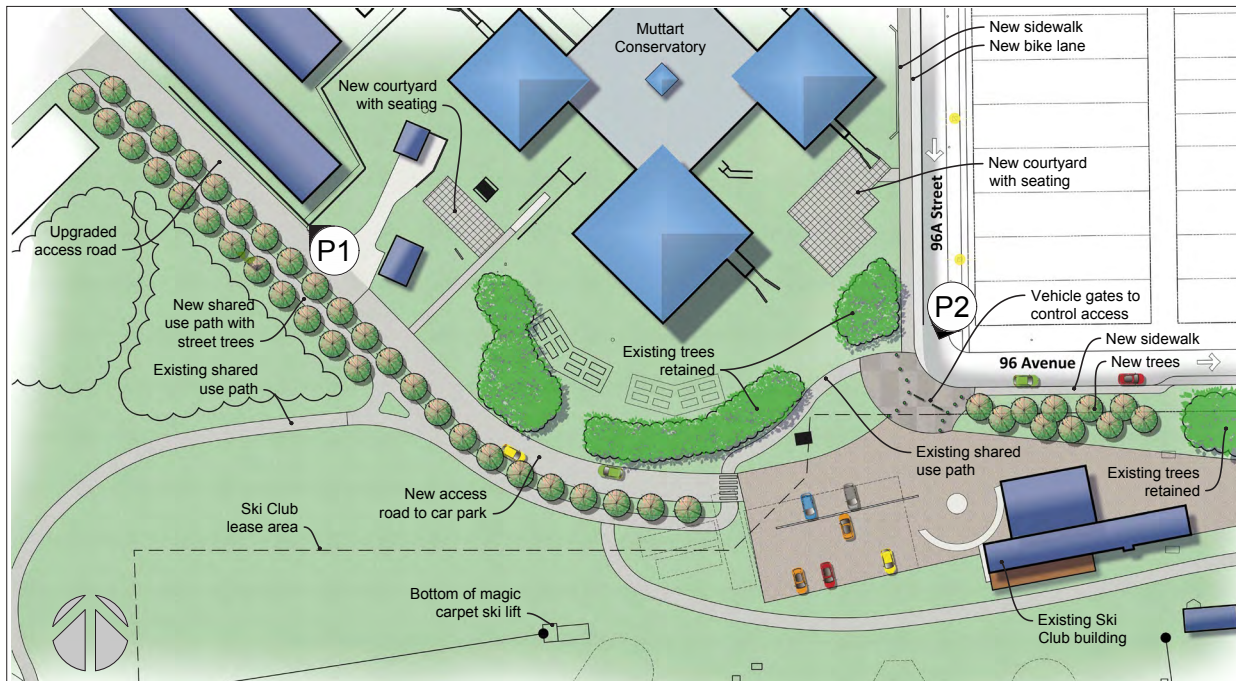
Parking Area Adjoining ESC

The existing parking area adjoining the ESC building will be slightly reconfigured to accommodate the proposed access road from the west. The parking area will be approximately the same size.

Access to Muttart Conservatory Operations Area from 98 Avenue Interchange (LRT Crossing)

The proposed vehicle connection into the park from the west to the parking area adjoining ESC is not intended for through traffic from the Cloverdale neighbourhood. The current parking area access from 96A Street will be gated for emergency access/egress only. Consideration will need to be given about how the parking will be managed to control use by LRT commuters.

A plan showing the modified access and images are below.



Gate at intersection of 96 Ave and 95 Street

The existing park access gate at this location will be retained.

Gate at intersection of 97 Ave and 93 Street

The existing park access gate at this location will be retained.

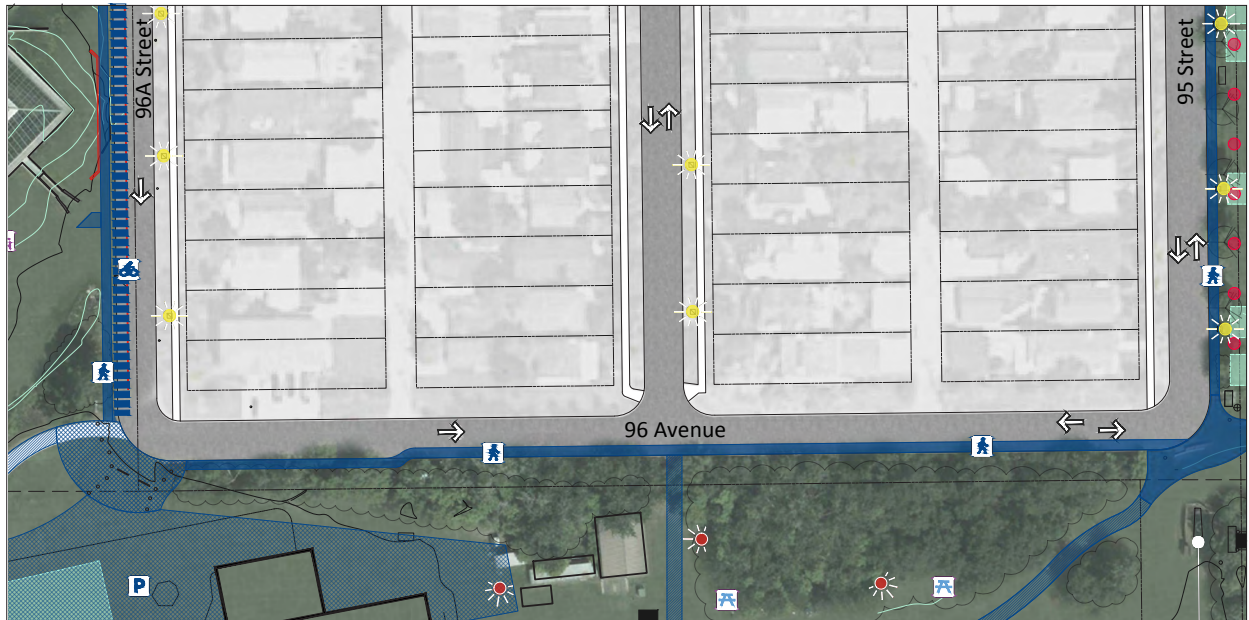
7.4.2 PEDESTRIAN & CYCLIST CIRCULATION

Due to the park's lack of pathways for pedestrians and cyclists, as well as a need to connect visitors arriving at the future LRT station with the park, there is an emphasis in the Concept Plan on providing access through, and along the edge of, the park.

96 Avenue (96 A Street to 95 Street)

96 Avenue between 96 A Street and 95 Street currently has no sidewalks. A monolithic sidewalk will be added to the south side of 96 Avenue. This would require a minimum 0.5 m horizontal clearance to the adjoining tree stand. This will result in some tree/shrub removal from the existing naturalized grove.

The road carriageway will vary in width, accommodate parking on the north side of the avenue and part of the south side of the avenue as well as travel lanes. Parking along the avenue is used by residents and their visitors, for EFMF set-up and by ski club visitors, especially during events.



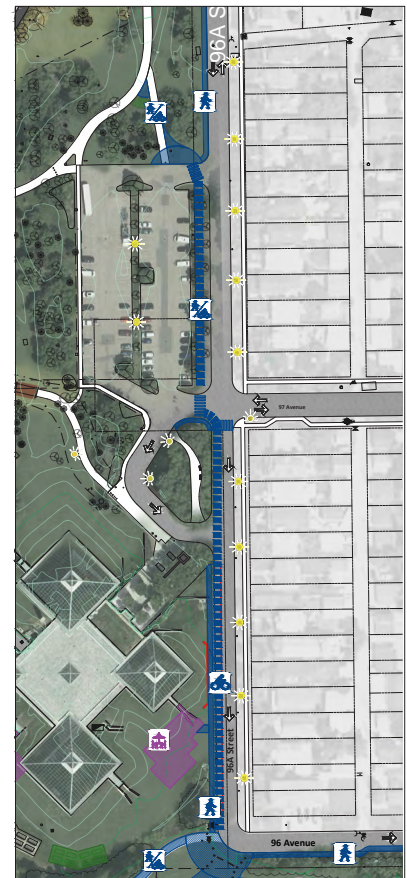
96 A Street (95 Ave to 98 Ave)

A sidewalk and bicycle lane are proposed on the west side of 96A Street between 96 Avenue and the Muttart Conservatory entry/97 Avenue to keep pedestrians and cyclists separated on this connection.

A shared use path is proposed on the west side of 96A Street between 97 Avenue and the 98 Avenue overpass. The shared use path will be located in the median between 96A Street and the Muttart parking area.

A sidewalk is proposed on the west side of the street from the north end of the parking lot to 98 Ave.

Existing on street parking and travel lanes along 96A Street will remain unaffected.



95 Street (96 Ave to 97 Ave)

A 1.8m wide monolithic sidewalk is proposed along the east side of 95 Street from 96 Ave to the existing play area. Enhancements along the sidewalk will include benches, interpretive signage and upgraded light fixtures. These, along with some panels of decorative fencing, will prevent vehicles from accessing the park.

The sidewalk will be aligned to minimize impact on tent configuration for the EFMF.

97 Avenue (95 Street to 92 Street)

This avenue will remain relatively unchanged except for possible removal of steps on the south side between 93 and 92 Street that make the sidewalk less accessible. The entry into the Camel Humps at the east end of 97 Avenue will be modified on either side of Cloverdale Hill Road.

Cloverdale Hill Road (97 Ave to Connors Road)

This road will remain one way north (downhill) for vehicular traffic with no parking on either side of the roadway.

The bicyclist and pedestrian lane will remain on the west side of the road.

The guard rail on the west side of the road will need to be modified to provide pedestrian access from the park to the proposed Camel Humps trail.

Connors Road

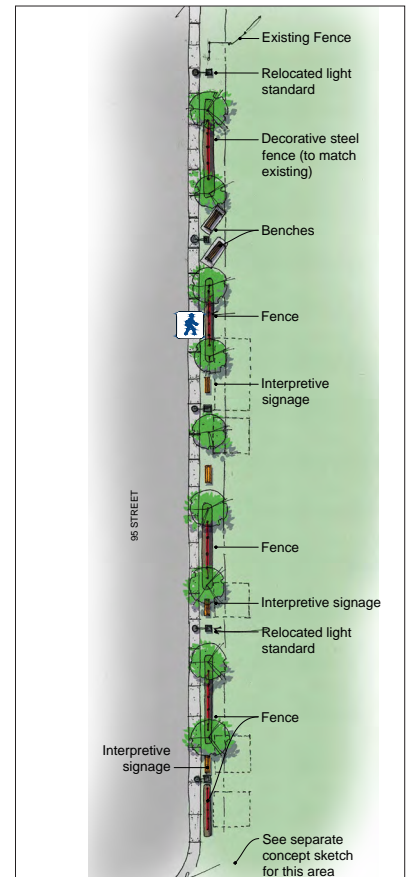
A shared use path will be built along the north side of Connors Road as part of the Valley Line LRT project.

98 Avenue Interchange

The interchange will remain unaffected by this project but will continue to facilitate pedestrian access from Gallagher Park to Millcreek Ravine. The possible future Millcreek daylighting project may also be a destination from the park.

Pathways through the Park

Pathways through the park area north of the Muttart will be built and lit as part of the LRT project.



A concrete shared use path is proposed south of the ESC building between 96 A Street and 95 Street for “non-winter” use. During winter, this path will be closed due to conflicts with skiing. The sidewalk proposed for the south side of 96 Avenue will become the ‘all season’ link between 96 A Street and 95 Street.

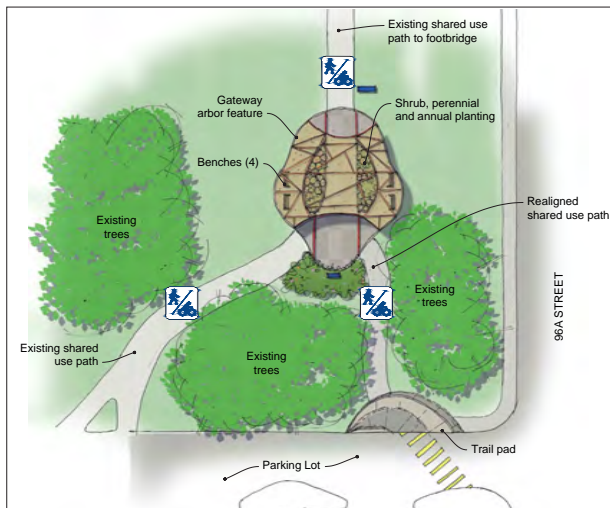
Since the staircase between 96 Avenue and the top of the hill proposed in Phase 2 of this project is not currently possible, an alternate connection to the top of Cloverdale Hill Road could include upgrading the current grass track into a concrete path from 97 Avenue to the intersection of Cloverdale Hill Road and Connors Road.

Trails in the Camel Humps are not currently maintained by the City. Some trails for pedestrians could be upgraded to minimum City standard. The City could then put them into their trail maintenance inventory. The main trail between the existing staircase from Strathearn Drive and 97 Avenue could be upgraded, as well as a connection south to the proposed lookout adjoining Cloverdale Hill Road.



7.4.3 PARK ENTRIES

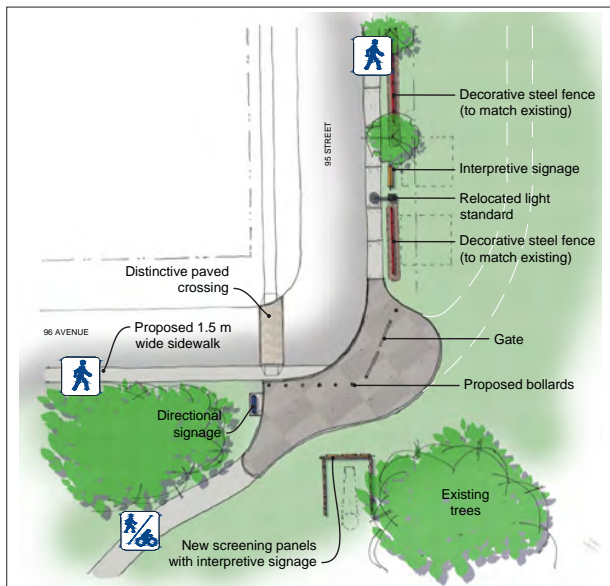
Enhancements are proposed for the major park entries including the north entrance (96 A Street and Muttart parking lot north entry) and the Cloverdale Hill Road entry (near south gate of EFMF). This will include park identification signage, directional signage, interpretive signage, seating and bike racks.



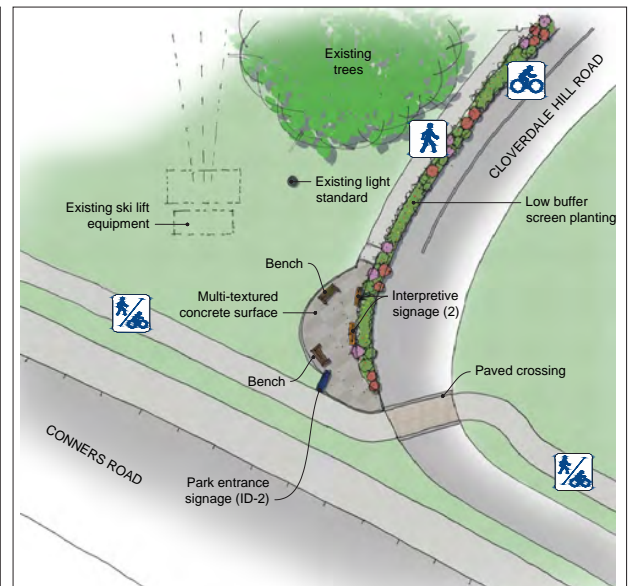
North Entrance from 98 Avenue Overpass



Entry into Camel Humps from 97 Avenue



Corner of 96 Avenue and 95 Street



Entry from Corner of Connors Road and Cloverdale Hill Road



View of park entry from shared use path/98 Ave overpass – North Entrance (see plan on previous page)

7.5 Recreational Activities

7.5.1 WINTER/SUMMER USE

The summer activities in the park are dominated by the EFMF including its set-up and tear down periods in July and August. Summer use of the park will be improved by offering gathering spaces such as new picnic areas and improved park entries.

Winter use of the park is currently dominated by sledding and skiing. Winter use will be enhanced by possible new activities managed by the ESC as well as providing ancillary facilities (washrooms and warming hut) for existing popular winter activities like sledding. Cross-country skiing tracks could also be set in portions of the park where this activity would not affect existing winter activities including downhill skiing.

Visitation to the Muttart Conservatory is year-round as are activities in the Cloverdale Community League lease area. It is anticipated that the opening of the Muttart LRT station will increase visitation to the park. Year-round use of the park, including access for people with disabilities, will be generally encouraged by the provision of new pathways, seating areas and lookouts. Walking loops with directional and interpretive signage will facilitate year-round use of the park and their connection to both the new LRT station and other ravine and river valley trails will re-inforce the park's role as a 'hub' in the river valley.

7.5.2 PARK PROGRAMMING

Programmed activities in the park will continue to include those run by the Bennett Centre. It is expected that the ESC will continue their skiing programming. There is an opportunity for programming by the Muttart to support the conservatory's activities.

7.5.3 FESTIVALS & EVENTS

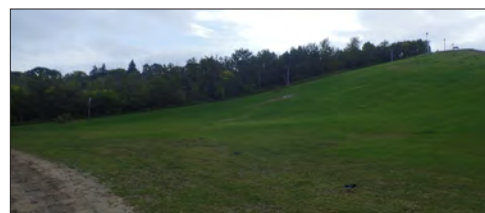
It is expected that events facilitated by the Cloverdale Community League (CLC) and ESC will continue. It is also expected that the EFMF will continue to use the park for its major annual event in August. The availability of the LRT could positively impact the festivals and events in the park and in the Muttart by making the park more accessible from other parts of the City.

Components of the Concept Plan that will facilitate festivals and events include improved parkentries, pathways and directional signage to enable easier and safer access to the park. Access to the site will also be enhanced by the new LRT station and proposed pathway connections to the station. Proposed upgrades to electrical infrastructure and addressing drainage issues will support the staging of festivals and events.

7.6 Environment & Heritage

7.6.1 ECOLOGICAL PROTECTION & ENHANCEMENT

The primary area of ecological significance within the park includes the Camel Humps east of Cloverdale Hill Road and the remnant tree groves between the ski slopes. The plan proposes to protect all of the treed areas. The only impacts to treed areas will be along 96 Avenue due to proposed sidewalk construction and through a portion of the Camel Humps due to trail construction. The ecological assets of the park will be enhanced through naturalizing of portions of the landscape.





7.6.2 PLANTING & VEGETATION MANAGEMENT

The plan proposes protection of existing native tree stands. Trees and planting beds north of the Muttart and around the Peace Dove are also to be retained.

The proposed landscape character for the south portion of the park is predominantly naturalized. This will reinforce the character created by the existing native tree groves and the landscape proposed along the north edge of the LRT line. Expanded naturalized landscape areas will also provide more habitat and assist wildlife movement. Naturalized areas at the top of the downhill ski runs should only be naturalized grass that can be slashed intermittently if necessary. They should not be planted with trees or shrubs.

The landscape north of the Muttart conservatory should remain primarily ornamental to reflect the existing landscape character in this area and to allow for activities associated with the conservatory.

Interpretation of the planting in this area and south of the conservatory would complement the Muttart Conservatory's botanical function.

7.6.3 INTERPRETIVE ELEMENTS

The draft interpretation strategy for the park would incorporate the two following themes: history and geomorphology/natural environment.

For the history theme, the following topics would be addressed:

- Indigenous life in the North Saskatchewan River Valley in Edmonton;
- Early European contact with indigenous people in the area;
- Early settlers;
- The North Saskatchewan River flood;
- Industries, such as the brickyards, in the Cloverdale neighbourhood;
- Early residents in the neighbourhood;
- The ESC;
- Cornelius Gallagher;
- The Cloverdale community league;
- The EFMF;
- The Muttart;
- The Peace Dove and commemorative trees.

For the geomorphology/natural environment theme, the following topics would be addressed:

- local geology and geomorphology associated with the formation of the park landform: river floodplain, embankments, Mill Creek, etc.
- river valley vegetation and possibly how indigenous peoples (and early settlers) used local plants for food and other uses.
- regrowth of the Camel Humps area into a native woodland after disturbance by brick factory, etc.

7.7 Park Infrastructure and Operations

7.7.1 PARK OPERATIONS

Maintenance operations in the park will increase due to the addition of pathways and park amenities.

7.7.2 PUBLIC ART

There is an opportunity to incorporate public art that reflects the history of the site and its context, as well as the activities the park is well known for, particularly music, sledding and skiing. Natural characteristics of the park, such as landform, could also be themes for public art.

Public art would be incorporated through the percent for art policy if this project moves through design development to construction. This would be reviewed and developed in the next phase of design.

7.7.3 SITE SERVICING/UTILITIES

There are a number of drainage and site servicing problems in the park that need to be addressed. These include:

- Investigation of the cause of the boggy area (locally known as Lake Gallagher) that is located south of the Community League skating rink. The boggy area seems to be a result of groundwater seepage. A geotechnical analysis including piezometers is required. Subsequent solutions could include creation of infiltration areas and additional mechanical drainage infrastructure.
- Some regrading, possibly supplemented by infiltration and/or mechanical drainage infrastructure, is needed for the toe of the sledding area and the toe of the ski slopes.
- The addition of a public washroom will require modification to the existing sanitary service in the vicinity of the Community League.
- The EFMF has identified a need for improved electrical infrastructure. They are initiating an assessment to determine the scope of required upgrades. Some of this infrastructure is shared with the ESC, as per the images below.



The EFMF has a temporary solar panel array during the festival. The CCL also has solar panels on the roof of its building. There may be potential for more permanent or temporary solar panels in the park, especially in the vicinity of the Muttart.



8. Implementation Plan

The following sections define the key benefits of the enhancement and renewal of Gallagher Park, as well as a recommended implementation strategy and the capital and operating impacts.

1. Benefits

The following are the key tangible and intangible benefits that can be achieved through implementation of the Concept Plan:

- Wellness – Proposed improvements, including additional walkways, improved park entries, picnic areas and seating areas will encourage activity and passive recreation in the park. Improved security measures such as lighting and signage will make the park safer.
- Ecology – Protection of the native tree groves in the study area will support the environmental quality of the park. Additional naturalized landscape areas will enhance ecological services.
- Celebration – Gathering events and celebration including festivals will be supported by park enhancements and restricting development that could disrupt their current use of the park. Proposed interpretation of the areas history and environmental characteristics will strengthen the parks sense of place while also encouraging use of the park as a destination.

2. Implementation Plan

The following is the recommended implementation plan, including three phases of implementation representing high, medium and low priority items.

PHASE 1 – HIGH PRIORITY ITEMS

Phase 1 includes the highest priority items to improve access and safety and to upgrade basic park infrastructure:

- sidewalks at edges of park and lit shared use path link south of Muttart
- primary park entry upgrades including site furnishings
- wayfinding/directional and regulatory signage
- public washrooms
- vehicle barriers
- modifications to drainage and electrical infrastructure
- additional naturalized landscape

PHASE 2: MEDIUM PRIORITY ITEMS

Phase 2 focuses on additional shared use pathways through the park and general enhancements to the features and amenities in the park as follows:

- shared use path link south of the ESC and near the Dove of Peace
- upgrades to secondary park entries
- trail upgrades in Camel Humps area
- Viewing points/lookouts
- Interpretive signage
- picnic areas

PHASE 3: LOW PRIORITY ITEMS

Phase 3 includes the remainder of proposed park enhancements including:

- seating courtyards adjoining the Muttart Conservatory

9. Conclusion & Recommendations

The phased redevelopment of Gallagher Park will result in an enhanced recreation and event space, as well as an enhanced environment that meets the long term needs of site partners, local residents and park visitors.

The following is a summary of the key recommendations:

1. **Enhancements to support festivals and events** – park enhancements to include improved infrastructure (drainage and power) for organized and spontaneous recreation, and community events.
2. **Provide pathways and trails for improved community connections** – new shared use paths and sidewalk linkages are to be developed to improve connections through and along the edges of the park.
3. **Enhanced landscape and amenities** – the site will be enhanced by site furnishings, lighting and landscape improvements.
4. **Establish sense of place** – Revitalized park amenities, improved safety, and interpretation of site history and ecology will assist in establishing the sense of place that is defined by the programs, events and experiences that take place in the park.
5. **Phased development** – develop the concept plan program in three phases: as identified in Chapter 8.
6. **Formalize Capital and Operational Partnerships** – exploration of partnership opportunities with other levels of government, the community league and site partners.

Proposed actions related to the recommendations include:

- Park Management – establish a park management committee, including representatives from the 4 current site partners.
- Restricted parking program for the existing car parking areas and adjoining residential streets.
- Undertake a study to determine best way of dealing with the boggy area
- Future master planning for the Muttart Conservatory should consider connections on the site from the building to the park area to the south so it is better integrated with the park and also takes advantage of this south aspect space.
- Any grading works in the vicinity of the Dove of Peace will require an earthworks management plan as per the Tier 2 Risk Assessment (AECOM, 2017) due to the possible contamination of the sub soils.

- Lot consolidation – City to consider consolidating some of the lots on the east side of the park and the Camel Humps in the vicinity of Cloverdale Hill Road.

