



ADMINISTRATION REPORT PLAN AMENDMENT, TEXT AMENDMENT & REZONING ROSSDALE



Recommendation: That Bylaw 19717 to amend the Rosssdale Area Redevelopment Plan; Charter Bylaw 19718 to amend the Edmonton Zoning Bylaw to create a new appendix to the (AN) River Valley Activity Node Zone; and Charter Bylaw 19719 to amend the Zoning Bylaw be APPROVED.

Administration is in **SUPPORT** of this application because it:

- aligns the Rosssdale Area Redevelopment Plan with the River Crossing Business Plan and the River Crossing Heritage Interpretive Plan;
- establishes appropriate zoning for the preservation and enjoyment of key cultural and historic sites; and
- recognizes Government of Alberta ownership of land west of 105 Street.

Report Summary

On September 3, 2019 City Council's Urban Planning Committee endorsed Administration's recommendation to prepare amendments to the Rossdale Area Redevelopment Plan in order to implement the River Crossing Business Plan. The intent of the River Crossing Business Plan was to redevelop West Rossdale into a signature community and a City-wide gathering area that honours its true sense of place.

The River Crossing Business Plan established a development concept which addressed the objectives and outcomes of previous policy work undertaken in the area, as well as a supporting business case for this plan. This land use application represents part of the first phase of implementation of this development concept through amendments and proposes to:

- amend the Rossdale Area Redevelopment Plan to reflect the development concept of the River Crossing Business Plan;
- amend the Edmonton Zoning Bylaw to create a new appendix for the (AN) River Valley Activity Node Zone to allow for expanded operation and use of the RE/MAX Field, the Rossdale Power Plant, and the Touch the Water Promenade; and
- rezone municipally owned and provincially owned properties south of 96 Avenue and West of 101 Street.

This application is supported by The City Plan which designates Rossdale as part of the Centre City node. Centre City is intended to be the critical mass of housing, employment and civic activities supported by comfortable, animated and beautiful public spaces.

The Application

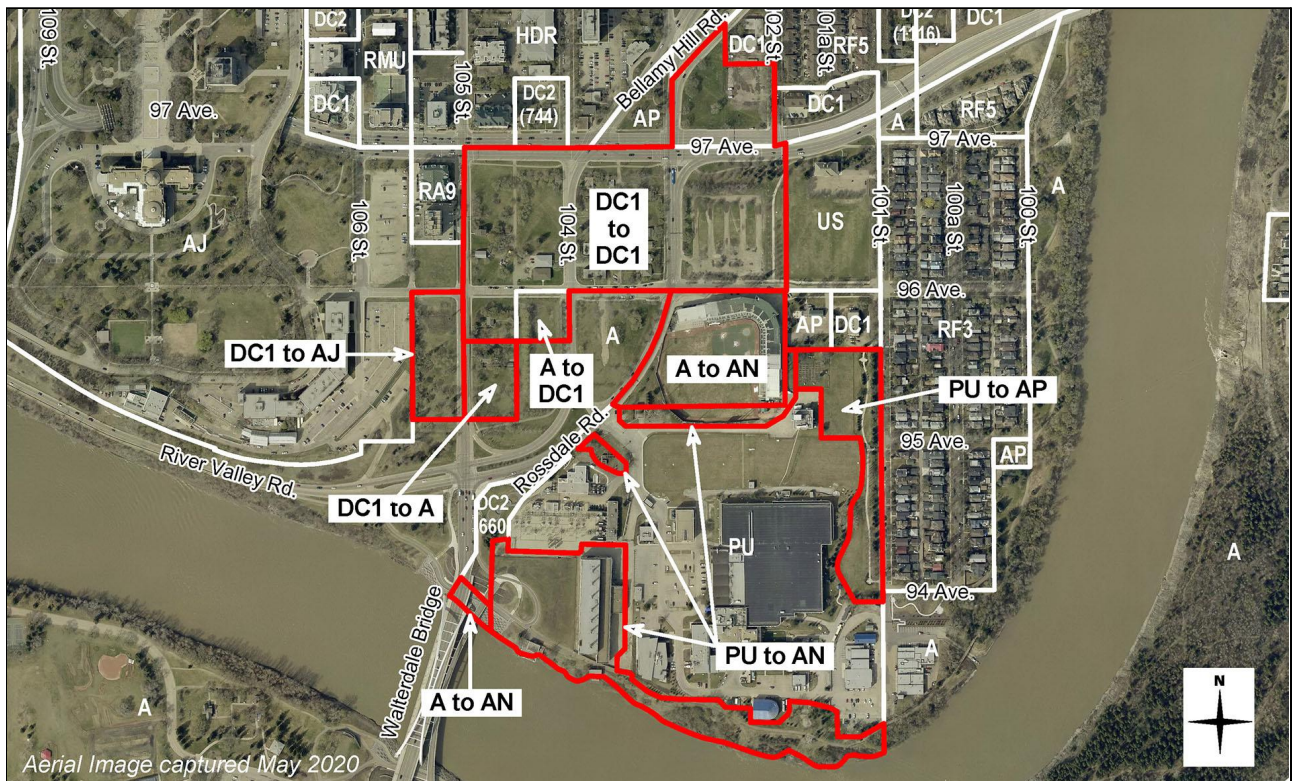
1. BYLAW 19717 to amend the Rossdale Area Redevelopment Plan (ARP) to support the implementation of the River Crossing Business Plan. The River Crossing Building Plan describes the redevelopment concept for this historical and culturally significant part of Edmonton.
2. CHARTER BYLAW 19718 to amend Edmonton Zoning Bylaw 12800 to create a new appendix to the (AN) River Valley Activity Node Zone to add development regulations specific to the properties within the Rossdale neighbourhood.
3. CHARTER BYLAW 19719 to amend the Zoning Bylaw from (A) Metropolitan Recreation Zone, (DC1) Direct Development Control Provision & (PU) Public Utility Zone to (A) Metropolitan Recreation Zone, (AJ) Alternative Jurisdiction Zone, (AN) River Valley Activity Node Zone, (AP) Public Parks Zone & (DC1) Direct Development Control Provision.

Site and Surrounding Area

The plan area for the Rossdale Area Redevelopment Plan consists of the neighbourhood of Rossdale located in the core of Edmonton. The neighbourhood borders Downtown and the

Provincial Legislature grounds with the Strathcona neighbourhood across the North Saskatchewan River Valley to the south.

The River Crossing Area represents approximately a 20 hectare portion of the Rossdale neighbourhood primarily located between Rossdale Road NW, 101 Street NW and the Saskatchewan River. This area is home to historically significant locations such as the Traditional Burial Grounds/Fort Edmonton Cemetery, the Rossdale Power Plant, and the Ortona Armory. Additionally, the Donald Ross School, Little Flower School, the Rossdale Community League, and RE/MAX Field are also located within this sub-area of the Rossdale neighbourhood. The City, and municipally-owned EPCOR Utilities Inc., own a majority of land in the River Crossing area, but Edmonton Public Schools and private entities also own land.



AERIAL VIEW OF REZONING AREA

Planning Analysis

In 2015 Council directed Administration to work towards a new vision for West Rossdale through the preparation of a Heritage Interpretive Plan and an associated Business Plan for the area. The River Crossing Heritage Interpretive Plan was intended to guide how heritage and culture will be reflected and communicated throughout the area as it evolves over time, and the River Crossing Business Plan established a framework for how West Rossdale will redevelop over the next generation. Together these plans are key steps towards advancing the vision for River Crossing to transform Rossdale into a vibrant community and a special place for all Edmontonians.

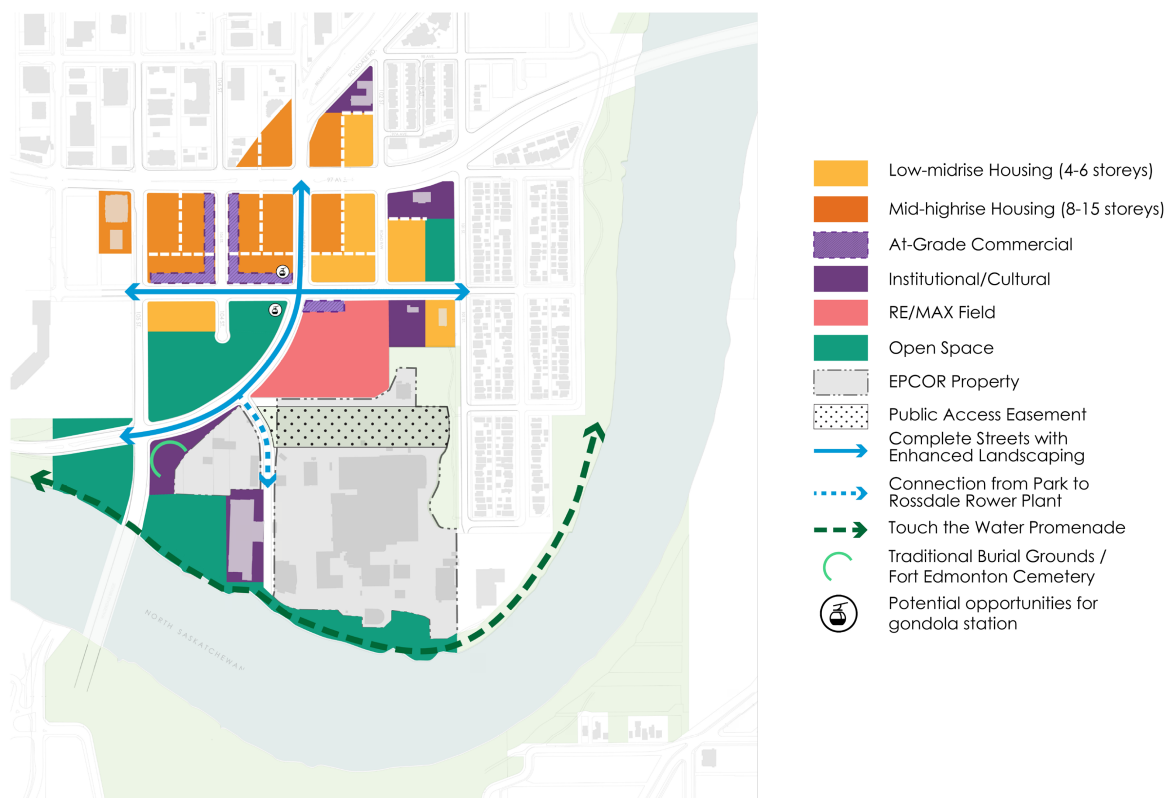


FIGURE 22 - LAND USE FROM THE RIVER CROSSING BUSINESS PLAN

The development concept presented in the River Crossing Business Plan (RCBP) is intended to address key considerations for the area, while meeting the overarching objectives of the plan. Key goals of the redevelopment concept were:

- Creating a critical mass of open space amenities which connect to, or enhance, other existing park infrastructure including:
 - Establishing the Touch the Water Promenade from the Walterdale Bridge to the east to create series of connected public spaces with direct access to the North Saskatchewan River (light purple on Open Space figure below);

- Creation of an interpretive park and urban plaza north of Rossdale Road and south of 95 Avenue (teal on the Open Space figure below); and
 - reinvisoning RE/MAX Field as a year round facility including cultural, entertainment and community events.
- Supporting new, higher-density residential and mixed-use development which connects Downtown with the established development in the neighbourhood while remaining sensitive to the surrounding context.
 - Creating public access to the Rossdale Power Plant which is intended to be repurposed for a variety of cultural, institutional, commercial, and entertainment uses.

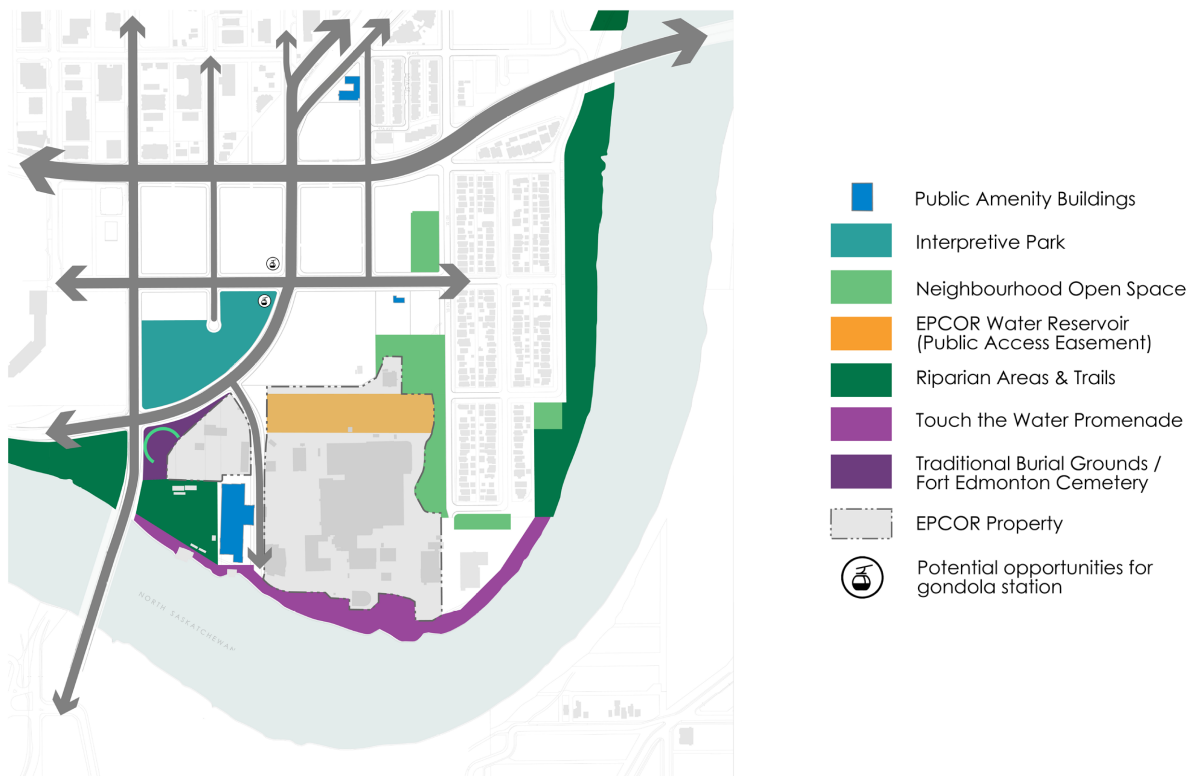


FIGURE 17 - OPEN SPACE FROM THE RIVER CROSSING BUSINESS PLAN

As part of the RCBP’s implementation strategy, it was understood that amendments to the Rossdale ARP, as well as rezoning of key sites, was to be completed as part of the first phase of the plan and would set the stage for future civic initiatives in the area. This application represents the next steps for implementation of the development concept and will:

- Update the Rossdale Area Redevelopment Plan to reflect the endorsed River Crossing development concept;
- Rezone properties to allow for future open space amenities to be developed within the neighbourhood; and

- Expand development opportunities for the existing RE/MAX Field and the Rossdale Power Plant.

AMENDMENT TO THE ROSSDALE AREA REDEVELOPMENT PLAN

In general, the proposed amendments to the Rossdale ARP are taken directly from the development concept outlined in the RCBP. While the majority of proposed changes are found in Sections 3.4 to 3.9 of the Rossdale ARP, numerous amendments are proposed throughout the bylaw which are intended to update the plan to reflect the cultural significance of this area to Indigenous peoples, municipal initiatives specific to West Rossdale, and changes to overarching City policies since this plan was originally approved. These amendments are intended to build on the existing framework and policy direction of the existing plan, rather than replace the plan in its entirety, in order to maintain the history and context in which the plan was originally adopted.

A comprehensive summary of changes is included in Appendix 1 of this report with the substantive amendments to implement the development concept summarized below:

3.4 West Rossdale Concept

Policies from the 2010 West Rossdale Urban Design Plan which relate to future residential development, future parks/plazas, and provincially owned lands are proposed to be replaced with new policies which are reflective of the RCBP development concept as follows:

- a new policy for the “Mid-Highrise Area” which would allow for development up to 15 storeys in tower-podium configurations with street oriented uses and slim towers that protect key view corridors to the Legislature, the Rossdale Power Plant, and the Walterdale Bridge. These policies are derived from the “Development Opportunity” section of the RCBP and are reflective of the associated conceptual block development site plans. At-grade commercial space is encouraged fronting 104 Street and 96 Avenue in this area through a new “At-Grade Commercial” policy.
- a new policy for “Low-Midrise Housing Area” which would enable development of 4 to 6 storey street-oriented residential buildings with appropriate transitions from the existing low density residential character of the established neighbourhood to the east and the Mid-Highrise Area to the west.
- new policies related to the “River Crossing Interpretive Park” to guide future development of both the interpretive park and urban plaza. This policy incorporates the proposed interpretive park and urban plan into the ARP and creates a framework for the collaborative design of this new open space with Indigenous communities and others to create an open space which is dedicated to cultural connection and understanding.
- creating a new policy for the Donald Ross School field which would allow the western half of this land to be developed and the eastern half maintained as open space and future flood mitigation if necessary.

3.6 Transportation Policies

Transportation policies will be amended to reflect the RCBP direction focusing on alternative modes of transportation such as transit and active modes throughout the area and the conversion of Rossdale Road into a two-way street. Policy changes to specific roadways and corridors have also been made to reflect the prioritization of pedestrians and active modes of transportation through Rossdale.

3.7 Public Area Improvements Policies

Two major changes have been made to this section as follows:

- Additional direction is provided regarding pedestrian and cycling connections which are intended to align with the RCBP and current city standards. Direction regarding the widening of trails and improvements to specific street crossings has also been included.
- Added additional policies related to the Touch the Water Promenade to require it to improve access to the river and require that it be appropriately integrated with the Rossdale Power Plant complex.

3.8 Parks and Recreation Improvements Policies

This section is being updated to both align with the RCBP and Breathe, Edmonton's Green Network Strategy. Policies relating to previous open space proposals (the Street Entrance Gardens Plaza and Rossdale Park) are being removed and new policies for the Interpretive Park and Urban Plaza are being added as follows:

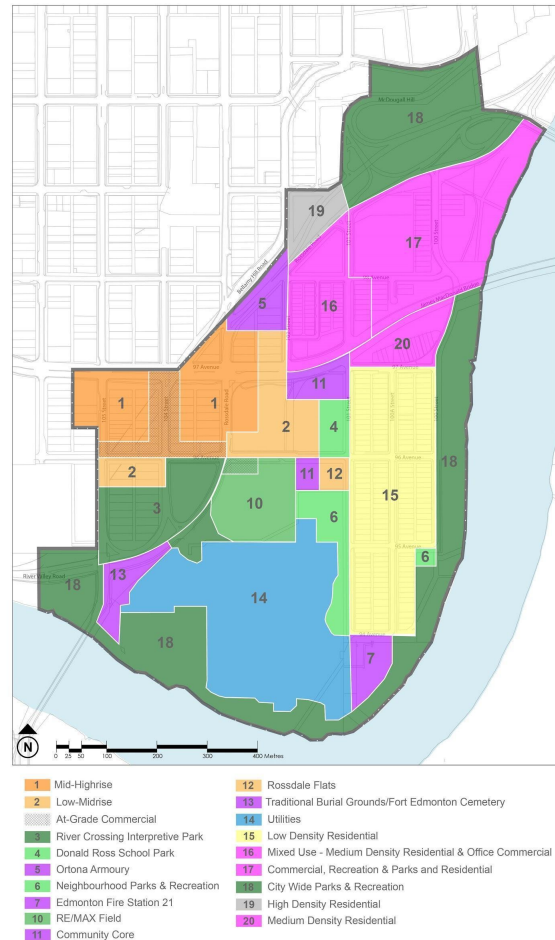
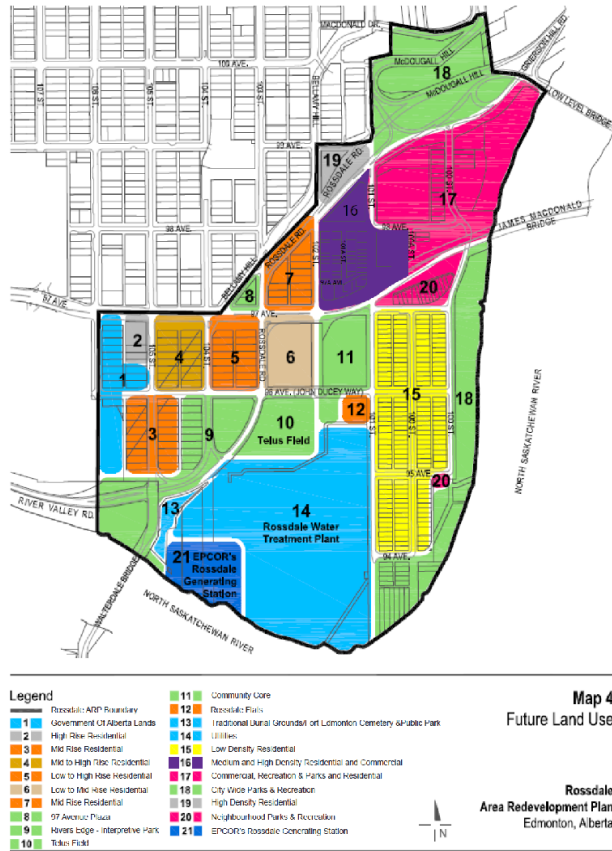
- new policies related to the "River Crossing Interpretive Park" to guide future development of both the interpretive park and urban plaza. This policy incorporates the proposed interpretive park and urban plan into the ARP and creates a framework for the collaborative design of this new open space with Indigenous communities and others to create an open space which is dedicated to cultural connection and understanding.
- direction to allow for additional opportunities for year round use of RE/MAX Field including sports, cultural, entertainment and community events and opportunities for future residential redevelopment should the facility not be viable in the future.
- Recognizing the EPCOR water reservoir as a potential public open space.
- creating a new policy for the Donald Ross School field which would allow the western half of this land to be developed and the eastern half maintained as open space and future flood mitigation if necessary.

3.9 City Wide Facilities Policies

Create new policies regarding the long term vision for the Rossdale Power Plant as follows:

- Add new direction regarding the intent to retain and repurpose the Rossdale Power Plant for a mix of publicly-oriented uses including cultural, institutional, commercial and entertainment purposes.

In addition to the above text changes, all maps within the ARP have been updated to match the RCBP development concept and to reflect a new plan boundary following the removal of provincially owned lands from the plan area. Maps 5 (Interim Land Uses) and Map 10 (Land Disposal & Acquisition) are both being removed as these maps and their related initiatives are no longer valid.



EXISTING LAND USE MAP (LEFT) AND PROPOSED LAND USE MAP (RIGHT) WHICH SHOW PROPOSED CHANGES TO THE PLAN'S WESTERN BOUNDARY AND MODIFICATIONS TO LAND USES

PROPOSED ZONING CHANGES & LAND USE COMPATIBILITY

To implement the above changes to the Rossdale ARP, an associated rezoning application proposes to rezone a number of City and provincially owned properties. While many properties are proposed to have zoning changed across a large area, this component of this application can be summarized as four related initiatives:

- Rezoning the RE/MAX Field, Rossdale Power Plant, and the riparian area east of the Walterdale Bridge to allow for more flexible operation of these existing facilities and development of the Touch the Water Promenade (yellow on zoning figure below);

- Creating future opportunities for neighbourhood open spaces (dark green on zoning figure below);
- Rezoning land recently added to the Provincial Legislature grounds to zoning intended for sites outside municipal planning jurisdiction (purple on zoning figure below); and
- Rezoning properties north of Rossdale Road to consolidate land for a future public space and for future residential development to the north (light green and grey on zoning figure below).

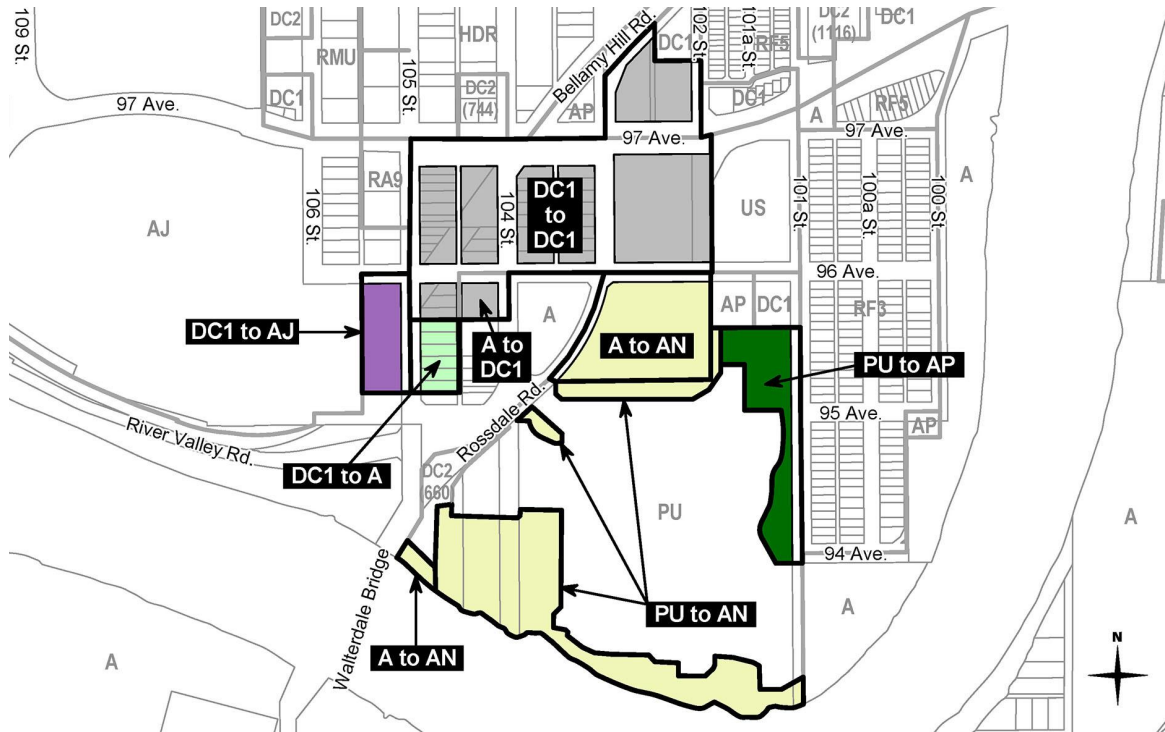


FIGURE SHOWING THE PROPOSED REZONING

As the Rossdale DC1 (Areas C to G) is a single zone, all properties with this zoning are required to be amended in order to add and remove properties from Area C. Due to changes to use classes, definitions and procedures since this DC1 was approved in 2011, minor administrative amendments are required to all the sub-areas. These amendments are administrative and are not intended to change the development rights of these properties.

RE/MAX Field, the Rossdale Power Plant, and the Touch the Water Promenade

The AN Zone is intended for unique activity nodes within park areas around the rivers and ravines of Edmonton with associated appendices for four special sites: Fort Edmonton Park, the Muttart Conservatory, Louise McKinney Park, and the Edmonton Valley Zoo. Each of these sites follow the overarching regulations of the AN Zone, with site specific uses and regulations found within the appendix written specifically for that area.

To facilitate the transformative changes in the RCBP, a new appendix to the AN is proposed to create zoning which allows for a combination of community, commercial, recreational, sporting and entertainment uses. This appendix is required to create a zoning framework to:

- create opportunities for RE/MAX Field to evolve into a year round sports, cultural, entertainment, and community facility;
- repurposing the Rosedale Power Plant buildings for a variety of cultural, institutional, commercial and entertainment uses; and
- activate the riverfront through the future Touch the Water Promenade.

As such, the list of discretionary uses allowed within this new appendix includes both a variety of Urban Services Uses as well as various commercial uses to allow for flexible and creative use of both the RE/MAX Field and the Rosedale Power Plant. Additionally, limited commercial uses would be deemed to be Permitted Uses when located within the existing RE/MAX Field facility or the Rosedale Power Plant building to ensure these sites can reasonably obtain permits from the City.

Regulations for the appendix are intended to ensure that both appropriate archaeological work is undertaken in the area prior to development, as well as ensure that the Rosedale Power Plant, a Provincial Registered Historic Resource, is appropriately preserved.

A markup of the proposed Appendix to the AN Zone is included in Appendix 2 of this report.

Neighbourhood Open Spaces

The RCBP designated land west of 101 Street NW and south of the Rosedale Community League building as “a neighbourhood level community open space to provide residents surrounding this area with access to outdoor space.” While this area currently acts as open space, with a community garden currently operating in the north of the site adjacent to the Community League building, it is currently zoned (PU) Public Utility Zone in line with EPCOR owned lands to the west.

This application will rezone these properties to the (AP) Public Parks zone which is intended to provide areas of public land for passive and active recreation uses. This is consistent with the zoning currently applied to the Rosedale Community League building and is suitable to be located adjacent to the established residential neighbourhood.

Provincial Land

This property, which represents the eastern edge of the Legislature Grounds, was originally envisioned as mid-rise development as part of previous plans for West Rosedale and is currently zoned DC1 - Rosedale Area C. The Government of Alberta purchased these properties City in 2017 with the intent that zoning designation of these properties would be changed in the future.

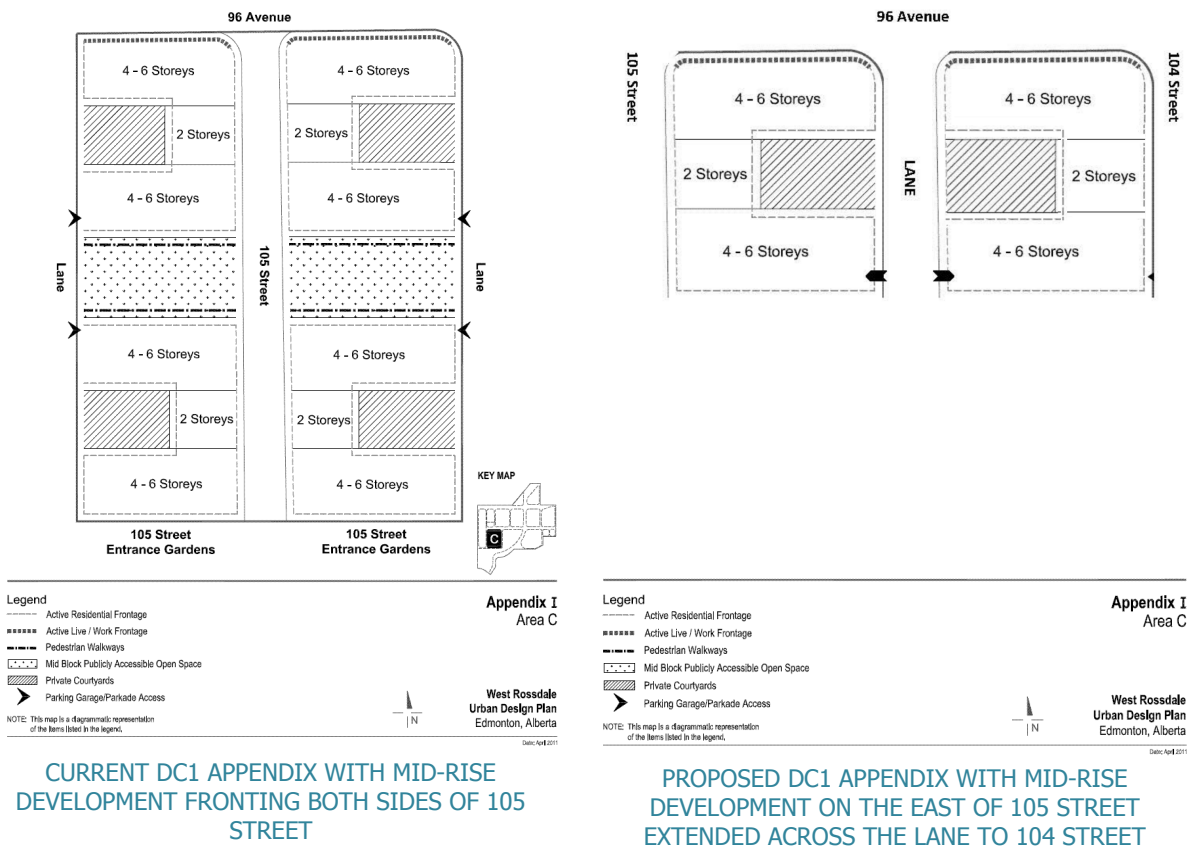
The (AJ) Alternative Jurisdiction Zone is being proposed for this property as this zone is intended to provide for lands that operate under the jurisdiction of superior legislation. The AJ zone allows for any use that is prescribed in that legislation or any use listed in the most restrictive zone adjacent to that site.

This zoning change would represent an expansion of the existing AJ zoned lands which are applied to the Legislature Grounds to the west. The master plan for the Legislature Grounds is proposed to be developed as open space and this use would complement the future interpretive park east of 105 Street. Additionally, as these sites are now owned by the Government of Alberta, they will be removed from the boundaries of the Rosssdale ARP.

Consolidation for Interpretive Park and Future Residential Development

Most of the land located between Rosssdale Road and 105 Street is the home of the future Interpretive Park which is intended to pay homage to Edmonton’s Indigenous and settler past, present and future. The RCBP calls for low-midrise residential development on the northern boundary of this future park space between 105 and 104 Streets.

To implement this, six lots are proposed to be rezoned from the Rosssdale Area C (DC1) Direct Development Control Provision to the (A) Metropolitan Recreation Zone in order to consolidate zoning across the future park site.



An amendment to the Rosssdale Area C (DC1) Direct Development Control Provision is also required in order to:

- remove from this DC1 lands identified for the interpretive park which are proposed to be rezoned to the A zone (light green on zoning figure above);

- add properties west of 104 Street NW, which will be outside the boundary of the interpretive park, to this DC1 to allow for mid-rise development (grey on zoning figure above); and
- remove from this DC1 provincially owned lands which are proposed to be rezoned to the AJ zone (purple on zoning figure above).

As part of the amendment to the DC1, administrative amendments are proposed to align all sub-areas of the provision with the current use classes and regulations of the current Zoning Bylaw. These changes will not alter the development opportunities beyond their current rights.

A markup of proposed changes to the Rossdale Area C (DC1) is included in Appendix 3 of this report.

PLANS IN EFFECT

Rossdale Area Redevelopment Plan (ARP)

While there are substantial amendments to the Rossdale ARP proposed, these changes are limited to West Rossdale and are in alignment with the overall vision for the plan. Proposed amendments are intended to encourage redevelopment within West Rossdale, create an appropriate height transition towards high density to the north, and facilitate the expansion of recreational opportunities in the area. All of which are objectives of the ARP.

City Plan Alignment

While the River Crossing Business Plan was endorsed prior to the approval of the City Plan, it was written to align with the draft "Big City Moves" of the future Municipal Development Plan. The RCBP aligns with the overall objectives of the City Plan by creating opportunities for new park space, cultural nodes and residential development opportunities within close proximity to the Downtown.

As this application is the implementation of the RCBP, the proposed changes to zoning and the Rossdale Area Redevelopment Plan are supported by the objectives and overarching vision of the City Plan.

Technical Review

All other comments from affected City Departments and utility agencies have been addressed.

Community Engagement

ADVANCE NOTICE February 3, 2021	<ul style="list-style-type: none">• Number of recipients: 334
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	<ul style="list-style-type: none">• Number of responses requesting more information on the proposal: 4
WEBPAGE	www.edmonton.ca/residential_neighbourhoods/neighbourhoods/rossdale-arp-amendment-and-rezoning.aspx

Conclusion

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Summary of Proposed Amendments to the Rossdale Area Redevelopment Plan
- 2 Markup of (AN) River Valley Activity Node Zone and Proposed Appendix V: River Crossing Area
- 3 Markup of (DC1) Direct Development Control Provision: Rossdale (Area C)
- 4 Application Summary

SUMMARY OF PROPOSED AMENDMENTS TO THE ROSSDALE AREA REDEVELOPMENT PLAN

Administrative			
No.	ARP Section	Summary of Change	
1	Rosedale Area Boundary Map	Replace Map	Delete existing Map 1 and replace it with new Map 1 (Rosedale Plan Location).
2	Table of Content - Section 3, Plan Concepts and Policies	Add	Add new subsection 3.14 Renewable Energy & Alternative Energy Systems to be consistent with the River Crossing Business Plan (2019) and the City's commitment to reducing community Greenhouse Gas (GHG) emissions.
3	Table of Contents - List of Maps	Delete	Delete Map 5 (Interim Land Uses) as this map is no longer valid due to implementation of plan. This map is not being replaced.
4	Table of Contents - List of Maps	Delete	Delete Map 10 (Land Disposal and Acquisition) as this map is no longer valid due to implementation of plan.

Section 1 - Introduction			
No.	ARP Section	Summary of Change	
5	1.3 Plan Format	Replace Text	Revise sentences to read in past tense.
6	1.3 Plan Format	Delete	Delete text "Section 4" and "Section 5" from description of the West Rosedale Urban Design Plan.
7	1.3 Plan Format	Add	Add text related to the 2011 Area Redevelopment Plan amendments" to better describe the public realm improvements in the West

			Rossdale Urban Design Plan.
8	1.3 Plan Format	Add	Add #10 and #11 to describe the two documents the current amendment builds upon (River Crossing Business Plan and River Crossing Heritage Interpretive Plan).
9	1.4 Legal Conformity with Superior Legislation	Add	Add a sentence that indicates that the guidelines established in the North Saskatchewan River Valley Area Redevelopment Plan Bylaw No. 7188 when planning for Rossdale are consistent with the current MDP, MGA, River Valley Master Plan (1990) and the Breathe Strategic Plan (2017).

Section 2 - Neighbourhood Development			
No.	ARP Section	Summary of Change	
10	Map 2 - Rossdale Plan Area Boundary	Replace	Edit by replacing with NEW Map 2 to amend exclude provincial land from the plan area boundary.
11	2.1 Neighbourhood Context, 2.1.1 History of Development	Add	Add paragraphs that discuss the historical and cultural significance of the River Crossing and Rossdale area to First Nations, historical information about the fur trading forts that were located in this area, and information about the Rossdale Generating Station, also known as the Power Plant which no longer serves as a public utility.
12	2.1 Neighbourhood Context, 2.1.1 History of Development	Replace Text	<i>Delete word "Telus" and add description of Telus field being changed to "RE/MAX" field in May 2020 after the real estate company signed a three-year contract as the naming sponsor.</i>
13	2.1.2 Population	Add and Revise	Add and revise text to reflect current population and future population target in Rossdale according to the 2019 River Crossing Business Plan.

14	2.1.3 Land Use	Replace Text	<i>Delete word “Telus” and add description of Telus field being changed to “RE/MAX” field in May 2020 after the real estate company signed a three-year contract as the naming sponsor.</i>
15	2.1.3 Land Use	Add	Add text to reflect current land use description in Rossdale according to the 2019 River Crossing Business Plan
16	2.2 Public Participation Activities	Add	Add text to reflect public participation activities conducted as part of the preparation of the West Rossdale Urban Design Plan (2010), the Heritage Interpretive Plan (2017) and the River Crossing Business Plan (2019).
17	2.3 Issues 2.3.3 Land Use Issues in North Rossdale	Add	Add text to reflect land use issues as described in the River Crossing Business Plan (2019).
18	2.3 Issues 2.3.5 Transportation, Parking, Pedestrian/Bicycle Circulation	Replace Text	<i>Delete word “Telus” and add description of Telus field being changed to “RE/MAX” field in May 2020 after the real estate company signed a three-year contract as the naming sponsor.</i>
19	2.3 Issues 2.3.8 Transportation, Parking, Pedestrian/Bicycle Circulation	Replace Text	<i>Delete word “Telus” and add description of Telus field being changed to “RE/MAX” field in May 2020 after the real estate company signed a three-year contract as the naming sponsor.</i>
20	2.3 Issues 2.3.9 Floodplain Issues	Replace Text	Delete existing Map 3 and replace with NEW Map 3 to revise plan boundary
21	2.3 Issues 2.3.12 Fiscal Issues	Add	Add the number “2” to the numbering of the subsection “3.12” to make it read “2.3.12” as it was missing from the originally approved plan and past consolidation.
22	2.3 Issues	Add	Add text to reflect issues that arose as part of the preparation of the Heritage Interpretive Plan (2017) and the River Crossing Business Plan (2019).

	2.3.14 Land Use Issues in the Traditional Burial Grounds/Fort Edmonton Cemetery		
23	2.3 Issues 2.3.8 Major City Facility Issues	Replace Text	<i>Delete word “Telus” and add description of Telus field being changed to “RE/MAX” field in May 2020 after the real estate company signed a three-year contract as the naming sponsor.</i>
24	2.4 Plan Objectives, objective #5	Replace Text	Delete existing text and update with new text to reflect consistency with the River Crossing Business Plan (2019).
25	2.4 Plan Objectives, objective #9	Delete	Delete existing text to reflect consistency with the River Crossing Business Plan (2019).
26	2.4 Plan Objectives, objective #11	Delete	Delete existing text to reflect consistency with the River Crossing Business Plan (2019).
27	2.4 Plan Objectives, objective #16	Replace Text	Delete existing text and update with new text to reflect consistency with the River Crossing Business Plan (2019).
28	2.4 Plan Objectives, objective #22	Delete	Delete empty space before objective #21 and #22
29	2.4 Plan Objectives, objective #26	Replace Text	Delete existing text “West Rosedale Urban Design Plan” and replace it with the words “River Crossing Business Plan” as the 2019 Business Plan lays out an updated framework for how the West Rosedale area can redevelop over the next generation.
30	2.4 Plan Objectives, objective #31	Replace Text	<i>Delete word “Telus” and add description of Telus field being changed to “RE/MAX” field in May 2020 after the real estate company signed a three-year contract as the naming sponsor.</i>
31	2.4 Plan Objectives, objective #35	Replace Text	Delete existing text “West Rosedale Urban Design Plan” and replace it with the words “River Crossing Business Plan” as the 2019

			Business Plan lays out an updated framework for how the West Rossdale area can redevelop over the next generation.
32	2.4 Plan Objectives, objective #40	Add	Add a new objective to recognize and interpret the intangible history of Rossdale, including archaeological resources and oral histories as per the River Crossing Heritage Interpretive Plan.
33	2.4 Plan Objectives, Map 4	Replace Text	Delete existing Map 4 and replace with NEW Map 4 to amend boundary, delete and replace west rossdale area with new policy areas as reflected in the River Crossing Business Plan.

Section 3 - Plan Concept and Policies			
No.	ARP Section	Summary of Change	
34	3.2 Plan Concept	Add	Add a new paragraph that supports Rossdale to be a destination place for all Edmontonians as per the River Crossing Business Plan, and add a new paragraph that supports the Plan to be a meaningful interpretation and celebration of the area's complex and layered heritage as per the River Crossing Heritage Interpretive Plan
35	3.2 Plan Concept	Add	Add text to reflect current population and future population target in Rossdale according to the 2019 River Crossing Business Plan.
36	3.3 South Rossdale Concept	Add	Add the word "is" to this sentence to make it grammatically correct.
37	3.3 South Rossdale Concept	Delete	Delete empty space between the paragraphs discussing South Rossdale and the Capital City Recreation Park.
38	3.3.1 South Rossdale Land Use Current Policy c	Replace Text	Delete the words "design, guidelines" and replace them with "design guidelines" to make the sentence grammatically correct.

39	3.3.A Traditional Burial Grounds/Fort Edmonton Cemetery Concept	Replace Text	Delete the words “over a 150 year period” and replace it with “in the 19th century” to accurately reflect the 2004 Historical Land Use Study which references the 2003 Lifeways study to state “It can be concluded that the first burial here could conceivably have occurred as early as 1799-1801, when the HBC and NWC established their posts in Rossdale Flats, but the first certain use of a burial ground was in 1823.”
40	3.4 West Rossdale Concept	Replace Text	Delete existing text “West Rossdale Urban Design Plan” and replace it with the words “River Crossing Business Plan” as the 2019 Business Plan lays out an updated framework for how the West Rossdale area can redevelop over the next generation.
41	3.4 West Rossdale Concept	Replace Text	Delete word “Telus” and add description of Telus field being changed to “RE/MAX” field in May 2020 after the real estate company signed a three-year contract as the naming sponsor.
42	3.4 West Rossdale Concept	Add	Add paragraphs to describe the mix of urban densities, the Ortona Armoury, and alternative transportation options as described in the River Crossing Business Plan.
43	3.4.1 West Rossdale Land Use Policies	Delete	Delete policies 1 through 9 that come from the West Rossdale Urban Design Plan and replace with updated directions from the 2019 River Crossing Business Plan. The Business Plan lays out an updated framework for how the West Rossdale area can redevelop over the next generation.
44	3.4.1 West Rossdale Land Use Policies Current Policies j and k	Replace Text	Delete references to the West Rossdale Urban Design Plan and replace with updated directions from the 2019 River Crossing Business Plan. The Business Plan lays out an updated framework for how the West Rossdale area can redevelop over the next generation.

45	3.4.1 West Rossdale Land Use Policies Current Policy f	Replace Text	Delete word “Telus” and add description of Telus field being changed to “RE/MAX” field in May 2020 after the real estate company signed a three-year contract as the naming sponsor.
46	3.4.1 West Rossdale Land Use Policies, Map 5	Delete	Delete Map 5 (Interim Land Uses) as this map is no longer valid due to implementation of plan.
47	3.5 North Rossdale Concept	Replace Text	Delete Map 6 (Roads and Circulation) with new Map 6 to be consistent with the River Crossing Business Plan.
48	3.5 North Rossdale Concept	Replace Text	Delete Map 7 (Future Streetscape Improvements) with new Map 7 to be consistent with the River Crossing Business Plan.
49	3.6.1 Roadways and Pedestrian Circulation	Delete	Delete italicized section in the first paragraph to be consistent with directions in the River Crossing Business Plan (2019).
50	3.6.1 Roadways and Pedestrian Circulation	Add	Add paragraph about the road network redesign to be consistent with directions in the River Crossing Business Plan (2019).
51	3.6.1 Roadways and Pedestrian Circulation Policy 1: Arterial Roadways and Truck Routes	Delete	Delete references to 104 street to be consistent with directions in the 2019 River Crossing Business Plan.
52	3.6.1 Roadways and Pedestrian Circulation Policy 2: 97 Avenue Grand Boulevard Treatment	Replace Text	Delete references to the West Rossdale Urban Design Plan and replace with updated directions from the 2019 River Crossing Business Plan. The Business Plan lays out an updated framework for how the West Rossdale area can redevelop over the next generation.
53	3.6.1 Roadways and Pedestrian Circulation Policy 2: 97 Avenue Grand Boulevard Treatment	Add	Add paragraph about opportunities to improve pedestrian and active transportation integration with 97Avenue during arterial road renewal as directed in the 2019 River Crossing Business Plan.

54	3.6.1 Roadways and Pedestrian Circulation Policy 3: 96 Avenue Community Street Treatment	Replace Text	Delete references to the West Rosedale Urban Design Plan and replace with updated directions from the 2019 River Crossing Business Plan. The Business Plan lays out an updated framework for how the West Rosedale area can redevelop over the next generation.
55	3.6.1 Roadways and Pedestrian Circulation Policy 3: 96 Avenue Community Street Treatment	Add	Add paragraph about changes to 96 Avenue as directed in the 2019 River Crossing Business Plan.
56	3.6.1 Roadways and Pedestrian Circulation Policy 4: 105 Street Treatment	Replace Text	Delete references to the West Rosedale Urban Design Plan and replace with updated directions from the 2019 River Crossing Business Plan. The Business Plan lays out an updated framework for how the West Rosedale area can redevelop over the next generation.
57	3.6.1 Roadways and Pedestrian Circulation Policy 4: 105 Street Treatment	Add	Add paragraph discussing details about 105 street as directed in the 2019 River Crossing Business Plan.
58	3.6.1 Roadways and Pedestrian Circulation Policy 5: 104 Street and 102 Street Treatment	Replace Text	Delete references to the West Rosedale Urban Design Plan and replace with updated directions from the 2019 River Crossing Business Plan. The Business Plan lays out an updated framework for how the West Rosedale area can redevelop over the next generation.
59	3.6.1 Roadways and Pedestrian Circulation Policy 5: 104 Street and 102 Street Treatment	Add	Add paragraph discussing details about 104 street as directed in the 2019 River Crossing Business Plan.
60	3.6.1 Roadways and Pedestrian Circulation	Replace Text	Delete references to the West Rosedale Urban Design Plan and replace with updated directions from the 2019 River Crossing

	Policy 6: Rosedale Road as a two-way road		Business Plan. The Business Plan lays out an updated framework for how the West Rosedale area can redevelop over the next generation.
61	3.6.1 Roadways and Pedestrian Circulation Policy 6: Rosedale Road as a two-way road	Add	Add paragraph discussing details about how Rosedale Road is proposed to be converted to a two-way street as directed in the 2019 River Crossing Business Plan.
62	3.6.1 Roadways and Pedestrian Circulation Policy 7: Downtown Pedestrian Access	Delete	Add reference to Map 6 - Roads and Circulation as it does not apply to this policy any longer.
63	3.6.2 Parking Strategies	Delete	Delete references to Edmonton Trappers as they are no longer an active basement team in Edmonton. Delete references to parking for baseball games.
64	3.6.2 Parking Strategies	Delete	Add paragraph discussing the redevelopment of surface parking in areas north and west of RE/MAX Field as directed in the 2019 River Crossing Business Plan.
65	3.6.2 Parking Strategies Policy 8: Parking Control Measures for RE/MAX Field	Replace Text	Delete the word "Telus" and replace it with "RE/MAX."
66	3.6.2 Parking Strategies Policy 9: Parking for RE/MAX Field	Replace Text	Delete references to the parking strategy for Telus Field. Delete the word "Telus" and replace it with "RE/MAX."
67	3.6.2 Parking Strategies Policy 9: Parking for RE/MAX Field	Add	Add paragraph about the need for the development of a parking management strategy as directed in the 2019 River Crossing Business Plan.

			Add a new bullet regarding the fact that the City will work with partners to explore alternative transportation strategies to replace the need for surface parking, including transit and active transportation options as directed in the 2019 River Crossing Business Plan.
68	3.6.2 Parking Strategies Policy 9: Parking in West Rossdale	Replace Text	Delete certain text and replace it with more active words relating to off-peak on-street parking on Rossdale Road.
69	3.6.2 Parking Strategies	Replace Text	Delete Map 8 (Publicly Accessible Open Space Improvements) with new Map 8 to be consistent with the River Crossing Business Plan.
70	3.6.3 Connectivity	Add	Add a new section (section 3.6.3) regarding connectivity in Rossdale to be consistent with the River Crossing Business Plan.
71	3.7 Public Area Improvements Policies	Replace Text	Delete the word "Telus" and replace it with "RE/MAX."
72	3.7 Public Area Improvements Policies Policy 1: Streetscaping Upgrading of 96 Avenue, 97 Avenue, 105 Street, 106 Street, 104 Street, 102 Street, and Rossdale Road	Delete	Delete references to 97 Avenue, 105 Street, 106 Street, and 104 Street to be consistent with the River Crossing Business Plan. Delete grammatical errors.
73	3.7 Public Area Improvements Policies Policy 1: Streetscaping Upgrading of 96 Avenue, 97 Avenue, 105 Street, 106 Street, 104 Street, 102 Street, and Rossdale Road	Replace Text	Delete references to the West Rossdale Urban Design Plan and replace it with the 2019 River Crossing Business Plan.
74	3.7 Public Area Improvements Policies	Add	Add low impact development to street improvements to be consistent with the directions of the River Crossing Business Plan.

	Policy 1: Streetscaping Upgrading of 96 Avenue, 97 Avenue, 105 Street, 106 Street, 104 Street, 102 Street, and Rossdale Road		
75	3.7 Public Area Improvements Policies Policy 2: Street and Sidewalk Repairs	Delete	Delete the fifth bullet as there is no text in the original Plan to support it.
76	3.7 Public Area Improvements Policies f) Policy 6: Protection of Traditional Burial Grounds/Fort Edmonton Cemetery	Replace Text	Delete 9 spelling errors in this section found in the original Rossdale Plan and replace with correct spelling of words.
77	3.7 Public Area Improvements Policies a) Policy 7: Heritage Interpretation	Delete	Delete references to maps 7(Future Streetscape Improvements) and 8 (Publicly Accessible Open Space Improvements) as they do not apply to this policy.
78	3.7 Public Area Improvements Policies g) Policy 7: Heritage Interpretation	Replace Text	Delete references to the West Rossdale Urban Design Plan and replace it with the 2019 River Crossing Business Plan and the River Crossing Heritage Interpretive Plan.
79	3.7 Public Area Improvements Policies h) Policy 8: Pedestrian and Cycling Connections	Replace Text	Delete existing pedestrian and connections policy and replace with the policies that stemmed from the existing condition assessment from the River Crossing Business Plan. This assessment identified gaps in the pedestrian and cycling networks and provided recommendations to improve pedestrian and cyclist accommodations within the Rossdale neighbourhood.
80	3.7 Public Area Improvements Policies	Delete	Delete reference to map 8 (Publicly Accessible Open Space Improvements) as it does not apply to this policy.

	i) Policy 9: New Walterdale Bridge		
81	3.7 Public Area Improvements Policies i) Policy 9: New Walterdale Bridge	Delete	Delete references to the West Rossdale Urban Design Plan.
82	3.7 Public Area Improvements Policies j) Policy 10: Touch the Water Promenade	Replace Text	<p>Delete the word “River” and replace it with “Touch the Water” to be consistent with the River Crossing Business Plan.</p> <p>Delete the grammatical error and replace it with correct grammar for the word “developments.”</p> <p>Delete reference to Touch the Water as a “continuation” of the Louise McKinney Riverfront Park promenade because this is not correct. The two areas are disconnected and will not have matching aesthetics. Replace certain words in this sentence for accuracy.</p> <p>Delete the second bullet in this policy regarding the integration of a dock west of the bridge along the promenade that would facilitate the use of the river for recreation activities such as canoeing and kayaking.</p> <p>Replace the second bullet with wording that states that the Touch the Water’s development will integrate with the repurposed Rossdale Power Plant complex and respects the complex’s access requirements.</p>
83	3.7 Public Area Improvements Policies j) Policy 10: Touch the Water Promenade	Add	<p>Add a sentence and three discussion points to the Touch the Water policy as per the River Crossing Business Plan.</p> <p>Replace second bullet with “Ensure that Touch the Water’s development considers and integrates with the repurposed Rossdale</p>

			Power Plant complex and respects the complex's access requirements.”
84	3.8 Parks and Recreation Improvements Policies	Replace Text	Delete park categories in original Plan and replace them with new open space categories as per the Breathe (2017) Plan.
85	3.8 Parks and Recreation Improvements Policies	Add	Add paragraphs about the outdoor amenity and open spaces that are and will be available in the Rossdale area as per the River Crossing Business Plan.
86	3.8.1 Capital City Recreation Park (CCRP)	Delete	Delete the first sentence in this section because the CCRP no longer exists and is therefore not valid.
87	3.8.1 Capital City Recreation Park (CCRP)	Delete	Delete the comma beside the word “design.”
88	3.8.1 Capital City Recreation Park (CCRP) Policy 1: Capital City Recreation Park Viewpoints	Replace Text	Delete text “Map 9 - Parks and Recreation Improvements” and replace it with the correct map, map 8 (Publicly Accessible Open Space Improvements) because Map 9 refers to the Floodplain Protection Area.
89	3.8.1 Capital City Recreation Park (CCRP) Policy 2: Capital City Recreation Park Viewpoints	Replace Text	Delete text “Map 9 - Parks and Recreation Improvements” and replace it with the correct map, map 8 (Publicly Accessible Open Space Improvements) because Map 9 refers to the Floodplain Protection Area
90	3.8.1 Capital City Recreation Park (CCRP) Policy 2: Diamond Park Improvements	Delete	Delete Map 4 and Map 5 as they are not applicable to this policy.

91	3.8.1 Capital City Recreation Park (CCRP) Policy 4 (d): 105 Street Entrance Gardens Plaza	Delete	Delete this policy in its entirety as it is no longer applicable.
92	3.8.1 Capital City Recreation Park (CCRP) Policy 4 (e): Interpretive Park	Replace Text	Delete the policy number associated with this policy ("5") and replace with policy number "4" because the original policy 4 was deleted (105 Street Entrance Gardens Plaza).
93	3.8.1 Capital City Recreation Park (CCRP) Policy 4 (e): Interpretive Park	Replace Text	Delete the word "Rossdale Park" with "Interpretive Park" as per the River Crossing Business Plan.
94	3.8.1 Capital City Recreation Park (CCRP) Policy 4 (e): Interpretive Park	Delete	Delete first and fourth bullet as they are no longer applicable to this policy.
95	3.8.1 Capital City Recreation Park (CCRP) Policy 4 (e): Interpretive Park	Replace Text	Delete existing paragraph under the heading of this section (policy 5, e) and replace with descriptions of the Interpretive Park as per the River Crossing Business Plan.
96	3.8.1 Capital City Recreation Park (CCRP) Policy 5 (f): Urban Plaza	Add	Add policy describing the Urban Plaza as per the directions in the River Crossing Business Plan.
97	3.8.1 Capital City Recreation Park (CCRP) Policy 6 (g): RE/MAX Field	Add	Add policy describing the RE/MAX field as per the directions in the River Crossing Business Plan.

98	3.8.1 Capital City Recreation Park (CCRP) Policy 7 (h): Community Core	Add	Add policy describing the Community Core as per the directions in the River Crossing Business Plan.
99	3.8.1 Capital City Recreation Park (CCRP) Policy 8 (i): Water Reservoir	Add	Add policy describing the Water Reservoir as per the directions in the River Crossing Business Plan.
100	3.8.1 Capital City Recreation Park (CCRP) Policy 9 (j): Neighbourhood Level Open Space	Add	Add policy describing the Neighbourhood Level Open Space as per the directions in the River Crossing Business Plan.
101	3.8.2 Neighbourhood Parks and Recreation Facilities	Replace Text	Delete the word “Telus” and replace it with “RE/MAX.”
102	3.8.2 Neighbourhood Parks and Recreation Facilities Policy 6 (f): Donal Ross School Grounds	Add	Add the word “partially” to this sentence to reflect the future use of the Donal Ross School Grounds as per the River Crossing Business Plan.
103	3.8.2 Neighbourhood Parks and Recreation Facilities Policy 6 (f): Donal Ross School Grounds	Add	Add two new bullets to this section to reference an additional map (Map 8 - Publicly Accessible Open Space Improvements) and more information about the use of this area.
104	3.8.2 Neighbourhood Parks and Recreation Facilities Policy 7 (g): Existing Community League Facility	Add	Add a new bullet to this section to reference Map 8 - Publicly Accessible Open Space Improvements.

105	3.8.2 Neighbourhood Parks and Recreation Facilities Policy 8 (h): Existing Children's Playground	Delete	Delete reference to Map 9 - Parks and Recreation Improvements.
106	3.9 City-Wide Facilities Policies Policy 1 (a): Future of Existing Facilities	Replace Text	Delete future tense in the sentence that the EPCOR's Rossdale Generating Station will be decommissioned and write this as past tense because it has been decommissioned.
107	3.9 City-Wide Facilities Policies Policy 1 (a): Future of Existing Facilities	Add	Add a sentence and a bullet to the existing list of bullets in this section to describe the repurposing of the Rossdale Generating Station.
108	3.9 City-Wide Facilities Policies	Replace Text	Delete old Map 9 (Floodplain Protection Area) and replace with new Map 9 (Floodplain Protection Area).
109	3.10 Floodplain Management Policies	Delete	Delete Map 10 (Land Disposal and Acquisition) as this map is no longer valid. This map is not being replaced.
110	3.11 Land Disposal Policies Policy 1 (a): Development Proposals	Replace Text	Delete reference to Map 10 as this map is no longer valid, and replace it with the words "within the plan area."
111	3.13 Fiscal Policies Policy 1 (b): Funding Capital Works	Replace Text	Delete references to the West Rossdale Urban Design Plan and replace it with the 2019 River Crossing Business Plan.
112	3.14 Renewable Energy & Alternative Energy Systems	Add	Add a new sub-section with a new policy that describes redevelopment in Rossdale considering and adopting advancements in technology and policy toward climate resilience and energy efficiency.

Section 4 - Implementation			
No.	ARP Section	Summary of Change	
113	Section 4: Implementation Program Phase II – Short Term (3-6 years) 2013-2018, Action #11	Delete	Delete Action 11 from this list as it references the update of the Rosedale Urban Design Plan and more update direction can be found in the River Crossing Business Plan.

Section 5 - Land Use Regulations and Redevelopment Guidelines			
No.	ARP Section	Summary of Change	
114	5.11 A – Metropolitan Recreation District	Replace Text	Delete the word “Telus” and replace it with “RE/MAX” as per the River Crossing Business Plan.

MARKUP OF (AN) RIVER VALLEY ACTIVITY NODE ZONE AND PROPOSED APPENDIX V: RIVER CROSSING AREA

541 (AN) River Valley Activity Node Zone

541.1 General Purpose

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.

541.2 Permitted Uses

1. Community Recreation Services
2. Exhibition and Convention Facilities
4. Greenhouses, Plant Nurseries and Garden Centres
5. Natural Science Exhibits
6. Outdoor Participant Recreation Services
7. Public Libraries and Cultural Exhibits
8. Public Park
9. Special Event
10. Urban Gardens
11. Fascia On-premises Signs
12. Projecting On-premises Signs
13. Temporary On-premises Signs

541.3 Discretionary Uses

Discretionary Uses are listed in the Appendices.

541.4 Development Regulations for Permitted and Discretionary Uses

1. No development, except essential sewer utility crossings, shall be allowed in the Environmental Protection Sector as shown on the Maps in the Appendices.
2. The maximum building Height shall be 10.0 m unless otherwise approved by the Development Officer, where deemed appropriate for the Use.
3. The Development Officer shall require the submission of an environmental review for all major facility permits, as defined by the North Saskatchewan River Valley Area Redevelopment Plan Bylaw, and all major Development Permits, and recommendations contained within the review shall be met as a condition of the issuance of a Development Permit, to the satisfaction of the Development Officer.
4. The Development Officer may require the submission of an environmental review for other Uses, and recommendations contained within the review shall be met as

a condition of the issuance of a Development Permit, to the satisfaction of the Development Officer.

5. A parking impact assessment shall be required for all major facility and major Development Permit applications, and recommendations for the provision of parking facilities contained within the review shall be met as a condition of the issuance of a Development Permit, to the satisfaction of the Development Officer.
6. Development Permits for signs shall be reviewed both independently and as a component of the general streetscape of the applicable portion of the park to ensure that the sign is compatible with the general intent of the Master Plan, to the satisfaction of the Development Officer.
7. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.
8. Urban Gardens shall comply with Section 98 of this Bylaw.

541.5 Development Regulations for Discretionary Uses

1. As listed on the individual attached Appendices.

Appendix V

RIVER CROSSING AREA

1. Area of Application

The River Crossing Area is a unique recreational and cultural attraction located in the North Saskatchewan River Valley as shown on the attached map. This area includes: RE/MAX Field, located south of 96 Avenue NW and east of Rossdale Road; the riparian area (including the former power plant building) along the north shore of the North Saskatchewan River, east of the Walterdale bridge and west of 101 Street.

The Rossdale Power Plant made up of three separate structures: The Low Pressure Plant, Pumphouse No. 1 and Pumphouse No. 2. The Low Pressure Plant and Pumphouse No. 1 are designated as Provincial Historic Resources; the Low Pressure Plant, Pumphouse No. 1 and Pumphouse No. 2 are listed on the Inventory of Historic Resources in Edmonton.

The River Crossing area is a unique historical, cultural and community area nestled in the North Saskatchewan River Valley in Edmonton. The sites can accommodate a mix of community, commercial, recreational, sporting and entertainment uses including a multi-purpose sports and entertainment venue that will strengthen this area of Rossdale as a destination.

2. Discretionary Uses

- a. Bars and Neighbourhood Pubs
- b. Breweries, Wineries and Distilleries
- c. Business Support Services

- d. Carnivals
- e. Child Care Services
- f. Commercial Schools
- g. Convenience Retail Stores
- h. Creation and Production Establishments
- i. Equipment Rentals
- j. General Retail Stores
- k. Government Services
- l. Health Services
- m. Hotels
- n. Household Repair Services
- o. Indoor Participant Recreation Services
- p. Liquor Stores
- q. Market
- r. Major Amusement Establishments
- s. Media Studios
- t. Minor Amusement Establishments
- u. Minor Impact Utility Services
- v. Mobile Catering Food Services
- w. Multi-unit housing
- x. Outdoor Amusement Establishments
- y. Personal Service Shops, not including Body Rub Centres
- z. Private Clubs
- aa. Private Education Services
- bb. Professional, Financial and Office Support Services
- cc. Public Education Services
- dd. Restaurants
- ee. Secondhand Stores
- ff. Special Industrial Uses
- gg. Spectator Entertainment Establishments
- hh. Spectator Sports Establishments
- ii. Specialty Foods Services
- jj. Urban Indoor Farms
- kk. Freestanding On-premises Signs
- ll. Freestanding Off-premises Signs
- mm. Major Digital Signs
- nn. Minor Digital On-premises Off-premises Signs
- oo. Projecting On-premises Signs
- pp. Temporary On Premise Signs

3. Additional Development Regulations for Uses

- a. The following Uses shall be Permitted Uses for a Development Permit for a change of Use, where that use is located within an existing building:
 - i. Bars and Neighbourhood Pubs;
 - ii. Breweries, Wineries and Distilleries;
 - iii. Commercial Schools;
 - iv. Convenience Retail Stores;

- v. Creation and Production Establishments;
 - vi. General Retail Stores;
 - vii. Government Services;
 - viii. Health Services;
 - ix. Indoor Participant Recreation Services;
 - x. Market;
 - xi. Media Studios;
 - xii. Personal Service Shops;
 - xiii. Private Clubs;
 - xiv. Professional, Financial and Office Support Services;
 - xv. Restaurants; and
 - xvi. Specialty Food Services.
- b. Accessory uses required for the operation, administration, maintenance, customer information and service, temporary storage, and visitor amenities for the park, shall be permitted to the satisfaction of the Development Officer
- c. As a condition of the Development Permit for any development involving a new or expanded structure, the Development Officer shall require that development be preceded by a topsoil stripping program that must be the subject of a Historic Resources Monitoring Program for archaeology. The Historic Resources Monitoring Program and any work resulting from this monitoring program is to be conducted by an archaeologist qualified to hold an Archaeological Research Permit within the Province of Alberta. In order to conduct the Historic Resources Monitoring Program, the archaeological consultant must submit "An Application for an Archaeological Research Permit – Mitigative Research Project" in accordance with the following regulations and to the satisfaction of the Development Officer in consultation with the Municipal Heritage Officer and Alberta Culture, Multiculturalism and Status of Women.
- i. The Historic Resources Monitoring Program is to be carried out under snow-free, unfrozen ground conditions.
 - ii. The Historic Resources Monitoring Program shall include the entire subject site. Topsoil stripping must be taken to a depth where undisturbed subsoils are clearly visible in order to expose any burial vaults that may exist. The archaeological consultant must confirm any such features identified.
 - iii. Depending upon the archaeological results of the Historic Resources Monitoring Program, additional salvage, protection or preservation measures may be required.
- d. The Site includes the Rosedale Power Plant and associated lands on which the plant buildings are located, and are designated as a Provincial Registered Historic Resource as per the Alberta *Historical Resources Act*. All future



development in or adjacent to the Rossdale Power Plant complex shall conform to the "Guidelines for Rehabilitation" published by Alberta Culture, Multiculturalism and Status of Women. Development Permit Applications within or adjacent to buildings in the Rossdale Power Plant complex shall be reviewed by the Development Officer in consultation with the Municipal Heritage Officer and requires the approval by the Minister of Alberta Culture, Multiculturalism and Status of Women.

- e. Signs shall comply with the regulations found in Schedule 59E of the Zoning Bylaw, except that:
 - i. With the exception of Fascia On-Premises signs, no other Signs shall be permitted on the Rossdale Power Plant complex.
 - ii. Sign applications pertaining to the Rossdale Power Plant complex shall be in accordance with the following regulations and to the satisfaction of the Development Officer in consultation with the Municipal Heritage Officer and Alberta Culture Multiculturalism and Status of Women for how the signs reference the historic nature of the buildings and in context with the surrounding development, such as, but not limited to, the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; and any streetscape improvements. The Development Officer may require revisions to the application to mitigate the impact of a proposed Sign, and may refuse an application for a Development Permit that adversely impacts the Rossdale Power Plant complex.

River Crossing

Map for Appendix V to Section 541



-  (AN) River Valley Activity Node Zone
-  Activity Sector

MARKUP OF (DC1) DIRECT DEVELOPMENT CONTROL PROVISION: Rossdale (Area C)

1. Area of Application

The lands east ~~and west~~ of 105 Street and west of 104 Street south of 96 Avenue, designated as Area C and shown on Appendix I and on Schedule "C" - Map.

2. Rationale

To accommodate predominately high density residential mixed use development including Live Work uses located at the ground level that supports that creation of a liveable "urban village" environment.

3. Uses

- ~~a. Apartment Housing~~
- b. ~~Boarding and~~ Lodging Houses
- c. Live Work Unit
- d. Minor Home Based Business
- e. Multi-unit Housing
- f. Residential Sales Centre, ~~limited to the sale of onsite residential dwelling units and leasing of commercial premises~~
- g. Fascia On-premises Signs
- h. ~~Temporary Freestanding On premises Signs, limited to project identification, building construction identification and real estate advertising signs during construction and initial sale excluding portable signs~~
- i. Projecting On-premises Signs

4. Development Regulations

4.1 General

- a. The overall Site development shall be in general accordance with the urban design regulations of this Provision and the West Rossdale Urban Design Plan for Area Precinct C.
- b. The maximum Floor Area Ratio ~~of Area C~~ shall be 3.0.
- c. The maximum Density shall be 445 Dwellings/ha.
- d. Buildings fronting onto 105 Street and 104 Street shall not be less than 2 storeys, nor 8.0 metres in Height and shall not exceed 6 storeys nor 24.0 metres in Height.
- e. Buildings fronting on 96 Avenue shall not be less than 4 storeys nor 18.0 metres in Height and shall not exceed 6 storeys nor 26.0 metres in Height.
- f. Front building Setbacks from the property line shall be as specified in Table 1: Front Building Setbacks.

Table 1: Front Building Setbacks

Location of Front Building Face	Building Setback (m)
105 Street	5.0 m
104 Street	5.0 m
96 Avenue	0.0 m (no setback)
Lane East of 105 Street	3.0 m
Lane West of 105 Street	3.0 m

- g. Rear and Side building Setbacks shall be 3.0 m.
- h. ~~Notwithstanding Section 46, a~~ A minimum Amenity Area of 7.5 m² per Dwelling shall be provided ~~as per Section 46~~ and may be located on balconies or aggregated to courtyards, balconies, roof top patios/gardens, grade level display gardens and terraces.
- i. There shall be no exterior display or advertisement for Live Work Units other than an identification plaque or sign a maximum of 20 cm x 30.5 cm in size located on the ground floor building face, where appropriate.
- j. All mechanical equipment, including roof mechanical units, shall be screened in a manner compatible with the architectural character of the building or concealed by incorporating it within the building and is not included in building height.
- k. The owner shall provide funds for landscaping and streetscape improvements to the portion(s) of road right(s)-of-way for 96 Avenue and 105 Street and 96 Avenue and 104 Street and the lane right(s)-of-way for the lanes located directly to the ~~west and~~ east of 105 Street abutting the Site (from private property line to the new curb) that are identified by the West Rosedale Urban Design Plan to the satisfaction of the Development Officer in consultation with ~~Infrastructure Services and Transportation Services~~ Subdivision and Development Coordination (Transportation). These funds shall be paid to the City of Edmonton to undertake required streetscape improvements as a condition of the approval of a Development Permit.
- l. As a condition of the Development Permit the Development Officer shall require that any development be preceded by a topsoil stripping program that must be the subject of a Historic Resources Monitoring Program for archaeology. The Historic Resources Monitoring Program and any work resulting from this monitoring program is to be conducted by an archaeologist qualified to hold an Archaeological Research Permit within the Province of Alberta. In order to conduct the Historic Resources Impact Assessment, the archaeological consultant must submit "An Application for an Archaeological Research Permit – Mitigative Research Project: to the Historic Resources Management Branch.
- m. The monitoring program is to be carried out under snow-free, unfrozen ground conditions.
- n. The Historic Resources Monitoring Program shall include the entire subject site. Topsoil stripping must be taken to a depth where undisturbed subsoils are clearly visible in order to expose any burial vaults that may exist. The archaeological consultant must confirm any such features identified.
- o. Depending upon the results of the archaeological monitoring program, additional salvage, protection or preservation measures may be required.

- p. Prior to issuance of the development permit, the Development Officer shall insure that a signed agreement has been executed between the City and the Owner, requiring the owner to provide the City at the time of development permit approval the option to purchase 5% of the proposed number of residential units at 85% of the list price, or as prescribed in any future City of Edmonton affordable housing policy initiatives.
- q. Universal accessibility and universal design shall be developed as follows:
 - i. The main building entrance and the first level parkade lobby entrance to mid and high rise buildings shall be designed to meet universal accessibility standards as follows:
 - A. Main entrance doors to meet universal design standards;
 - B. Level changes from the sidewalk to the main entrance of a building shall be minimized and where required shall be graded to allow for universal access; and
 - C. Sidewalk furniture and other elements shall be located out of the travel path to ensure they are not obstacles to building access
- r. Building developments shall comply with LEED Canada certification process policies, deadlines, guidelines, and instructions as are published by the Canadian Building Green Council in their Policy Manual on the date of application for Development Permit. Developments must be registered with the Canadian Build Green Council (CaGBC) to earn a LEED Canada Certification rating of 'Silver', or higher. Developments must establish sustainable targets and receive third party verification.
- s. The owner shall submit a Crime Prevention Through Environmental Design (CPTED) Assessment that shall be reviewed and accepted by the Development Officer prior to the issuance of a Development Permit to ensure that development on the Site provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City.
- t. Residential Sales Centre shall be limited to the sale of onsite residential dwelling units and leasing of commercial premises.
- u. Signs ~~in the areas identified for active Residential Frontage, in Appendix I,~~ shall comply with Schedule 59B of the Zoning Bylaw.

4.2 Vehicular Circulation, Parking and Access

- a. Access to underground parking and servicing shall be provided from the alley, as illustrated in Appendix I.
- b. All onsite vehicular parking shall be located underground, except abutting the west side of 105 Street where the provision of parking completely underground would cause unnecessary hardship or practical difficulties specific to the situation of the grades and slope changes from the street to the lane of those lands. In this instance, the following shall apply:
 - i. The parking structure may project above grade, provided that the visible portion is screened by Dwelling units accommodated in that development.
 - ii. No portion of the above grade parking garage shall be allowed to front onto a street or the public amenity areas, ~~except for entries,~~ where sloped ramps shall be allowed to the satisfaction of the Subdivision and Development Coordination (Transportation) Transportation Department.

- iii. The above grade portion adjacent to the lane of the structured parking shall be screened appropriately with architectural treatments and/or landscaping and shall not have an uninterrupted length exceeding 15 m to the satisfaction of the Development Officer.
- ~~c. Vehicular Parking on the site shall be developed in accordance with parking requirements for the Downtown Area Redevelopment Plan as stipulated in Section 54, Schedule 1 of the Edmonton Zoning Bylaw.~~
- d. Underground parking facilities shall be designed to maintain an attractive pedestrian environment and to not interfere with the viability of landscaping in any setback and public space. Adequate soil depth for landscaping such as trees, shrubs and grass over a parkade shall be provided to the satisfaction of the Development Officer.
- e. Service and emergency response vehicles shall have clear and effective access to the buildings on site.
- f. A minimum of 1 bicycle parking space per residential unit shall be provided in a secure facility within the building that is easily accessible to cyclists via access ramps, or a route through the building that facilitates easy and efficient transportation of bicycles ~~A minimum of 1 bicycle parking space shall be provided per residential unit in a weather-protected, well-lit, and secure area.~~
- ~~g. Visitor bicycle parking shall be provided in an amount equal to 10% of the number of vehicular parking spaces required under Section 54.2, Schedule 1B to a maximum of 50 bicycle parking spaces. In no case shall fewer than 5 visitor bicycle parking spaces be provided.~~
- h. Garbage collection shall be located within parking structures or buildings and if at grade shall be screened from view of the adjacent residential sites. Gates and/or doors of garbage enclosures shall not open or encroach into public road right-of-way.

4.3 Vehicular Circulation, Parking and Access

- a. ~~A~~ The landscape plan ~~required under Section 55.3 of the Zoning Bylaw~~ shall include landscaping as it relates to the design of special feature areas identified in the Urban Design Plan. Outdoor amenity spaces shall be landscaped for the purpose of achieving pedestrian connectivity and opportunities for recreation and social interaction; and should create a sense of place, character and identity through such features as benches, pedestrian level lighting, waste receptacles and other means integrated with the landscaping and placed along public walking routes through the site to the satisfaction of the Development Officer ~~notwithstanding Section 55.~~
- b. Display gardens shall be provided within the setback of any residential frontage adjacent to any public sidewalk, mid block pedestrian connection or mews. The display garden is to incorporate low parapet walls, a walk, gate, and stairs to a stoop at the front entrances, with the balance of the area for a patio and/or soft landscaping such as low shrub planting, ornamental grasses and/or flowers. The retaining wall is to be built at the property line.
- c. The lane rights-of-way east ~~and west~~ of 105 Street shall incorporate boulevard street tree planting and paved boulevard sidewalks to the satisfaction of the Development Officer in consultation with the Subdivision and Development Coordination (Transportation) ~~Transportation Department.~~

- d. Residential units on the ground floor shall have access to a private outdoor amenity space with a minimum single horizontal dimension of 1.8 m to ensure adequate usable space.
- e. A landscaping feature with focus on shrub planting, or acceptable alternatives, integrated with other site elements shall be provided in the Front, Side, and Rear Yard Setbacks. Lawns are not an acceptable landscaping feature for display gardens.
- f. The height of an exposed retaining wall or other building wall located within the Front and Rear Yard Setbacks shall not exceed 1.0 m.
- g. Trees shall be planted in the overall minimum ratio of one tree per 25 m² of landscaped area to be provided.
- h. Only deciduous trees shall be allowed on landscaped areas abutting public roadways not including alleys.
- i. A minimum of 10% of all trees planted shall be coniferous trees.
- j. Landscaping required in any Setback shall be provided in an amount 1.5 times greater than required ~~in under Section 55 of~~ the Zoning Bylaw.

~~4.4 Public Open Space and Pedestrian Circulation~~

- ~~a. Developments shall provide two publicly accessible amenity spaces with a minimum size each of 675 m² at the mid block point on the east side of 105 Street and as illustrated in Appendix I.~~
- ~~b. Developments shall provide Mid block publicly accessible amenity space through the site from the sidewalk along 105 Street to the lanes located directly east of 105 Street to break up massing and provide safe and inviting east-west routes to the block interior for pedestrians, as illustrated in Appendix I. The mid block publicly accessible open space shall incorporate landscaping, paved pedestrian walkways which are a minimum of 2 m in width, street and pedestrian scaled lighting where applicable, and be characterized by boulevard street tree planting along either side of the sidewalks that are spaced at approximately 6 m on centre.~~
- ~~c. The owner(s) shall register Public Access Easements for the mid block publicly accessible open spaces located between 105 Street and the lanes located directly east of 105 Street to ensure public access through the site. Easements shall make the private property owner(s) responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times.~~
- ~~d. The publicly accessible open spaces shall incorporate landscaping, street furniture and lighting.~~
- ~~e. Boulevard street trees shall be a minimum of 85 mm calliper and planted at intervals of every 6 m. on the road rights of way.~~
- ~~f. Pedestrian scale lighting shall be provided for Lanes and pedestrian paths.~~
- ~~g. A Pedestrian Circulation Plan shall be reviewed and approved by the Development Officer in consultation with Transportation Services prior to the issuance of a Development Permit.~~

4.54 Public Open Space and Pedestrian Circulation

- a. Private amenity courtyards shall be provided in general accordance with Appendix I. Each courtyard shall be landscaped with a focus on an appropriate combination of soft and hard landscaping.

- b. Enhanced landscaping treatment for private amenity courtyards shall provide common space for residents and include seating areas, pedestrian oriented lighting and tree planting and additional landscaping.
- c. The private amenity courtyards shall be provided with a minimum 15 m distance between buildings.
- d. On the ~~west and~~ east sides of 105 Street and west sides of 104 Street, adjacent to the alleys, the private common courtyards shall be defined or enclosed through the use of landscaping which may include a retaining wall or other building wall not exceeding 1.0m in Height.

5. Urban Design Regulations

5.1 Active Live Work Frontages

- a. Active Live Work frontages, as shown in Appendix I, shall be provided along 96 Avenue and shall be developed according to the following regulations:
 - i. At grade entrances for each unit shall be universally accessible, and shall have weather protection in the form of canopy or other architectural elements to create a comfortable environment for pedestrians;
 - ii. At least 70% of ground (first) floor building facades shall have clear glazing on the exterior; and
 - iii. Individual Live Work frontages shall not exceed 10 m.

5.2 Active Residential Frontages

- a. Active residential frontages for the Mid Rise buildings, as shown in Appendix I, shall include individual unit external accesses for Dwellings located on the ground floor and features such as bay windows, awnings, canopies, porches, stoops staircases, and/or projections of a maximum 0.9 m from the primary building face at front doors to create prominence and provide shelter.
- b. The ground (first) floor of any residential frontage, including associated entranceway, shall have a maximum grade separation of 1.0 m from any adjacent public sidewalk to allow for display gardens. 25% of residential frontages may have a grade separation greater than 1.0 m up to a maximum 1.5 m where sloping conditions apply.

5.3 Building Design and Live Work Units

- a. Buildings adjacent to 96 Avenue shall have a minimum Stepback of 1.0 m on all sides of the building above the second storey of the building.
- b. The minimum separation distance between buildings above the second storey shall be 20 m.
- c. Directly adjacent to 105 street and 104 Street, the 2 storey base of the mid rise buildings may span the minimum 20 m separation distance to create a continuous building frontage along 105 Street, as illustrated in Appendix I.
- d. Live Work units shall be located only on the ground (first) floor of buildings adjacent to 96 Avenue.

- e. Residential development shall be provided above the ground (first) floor Live Work development adjacent to 96 Avenue and shall be accessed through a central entry or through individual entries along 96 Avenue. Where entrances to upper-floor residential units are provided along 96 Avenue, the entrances are to be architecturally differentiated from entrances to individual business occupancy of the Live Work unit.

5.4 Architectural Treatment

- a. Buildings shall address on all sides the adjacent public roadways and lanes with individual entrances at grade that are clearly visible to lend a sense of occupancy to the street. Buildings on corner Sites shall incorporate architectural features to address both the street and avenue and shall distinguish the avenue intersection to give it prominence.
- b. Quality finishing materials for all development shall include materials such as glass and glazed window systems, metal, stone, brick, masonry fiber cement siding, acrylic stucco and wood panel.
- c. The use of vinyl and masonry stucco as a finishing material shall not be permitted.
- d. Buildings shall be sited along 96 Avenue and 105 Street and 96 Avenue and 104 Street in such a manner to create a well defined streetwall, framing views to the Alberta Legislature and the river valley, and creating a sense of entrance to downtown.
- e. Blank walls facing unto streets shall be avoided by extensive use of active residential and live work frontages, which allow for interaction between people in the building and people on the street to maintain an attractive streetscape.
- f. Building facades above two storeys shall be articulated through architectural features such as Stepbacks, recesses, projections, and/or changes in building materials or colours, with the prominent and majority material being glazing.
- g. Functional and decorative lighting shall be used to highlight the building's architectural features and enhance the appearance of the building year round.

5.5 Public Art

- a. At the time of development permit application, the owner shall submit a report that determines the gross floor area (GFA) of residential / commercial development excluding parkade areas in order to determine the amount owing towards Public Art commitment. The value of public art contribution shall be \$10 / m² proportional to the Gross Floor Area (GFA) of residential / commercial development, excluding parkade areas. The commitment may be staged in conjunction with the staged development. Prior to issuance of the Development permit, the Development Officer shall ensure a signed agreement has been executed between the City and the owner to implement one of the following options (of owner's choice):
 - i. Option 1: Installation of public art on site

The owner shall submit a Public Art Critical Path prepared by an art consultant to the Development Officer. A Public Artwork Critical Path is a detailed plan prepared by an Art Consultant for the accession of a

specific artwork, which includes the theme / purpose of the artwork; placement of the artwork; the identification of critical stages, processes and dates of the accession of the Artwork; the final budget and payment schedule for the Artwork. A Critical Path must be approved by Edmonton Arts Council. The owner shall install a Public Art within the development site. At the completion of installation, the owner shall submit to the Development Officer a detail accounting of all expenditures completed in relation to the Public Art implementation, including clear disclosure of full budget made available to the artist. Public Art installed on-site shall remain in the same ownership as the property(s), unless otherwise determined by the owner. Public art on a future condominium site shall be owned and maintained by the Condominium Association.

ii. Option 2: Contribution towards Public Art off-site

The owner shall transfer the amount owing for the Public Art to the City wholly for its use, in consultation with Edmonton Arts Council, for the provision of Public Art on public property within the West Rossdale Urban Design Plan Area.

- b. Public Art shall consider commemoration of the archaeological/historical significance of the Rossdale area.

6. Development Guidelines

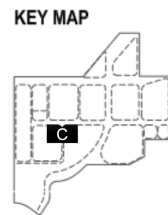
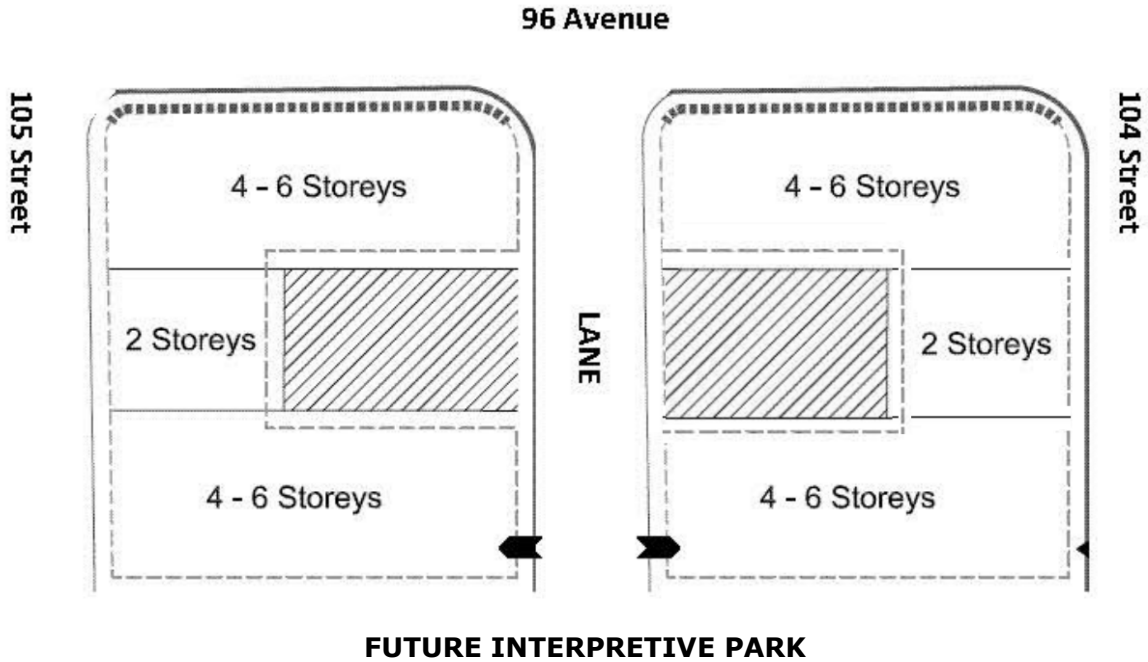
- a. The design of rooftops visible from high-rise buildings should be carefully considered. Where physically and economically feasible, green roofs, rooftop gardens and patios should be provided to improve rooftop aesthetics and provide additional amenity space.
- b. Facades shall be treated with high quality materials and given vertical articulation and emphasis. Variation of building materials and colour shall be used to break monotony of long building facades.
- c. Separation space between dwellings and other elements of the development should be sited and oriented to minimize their impact on other Dwellings, considering such things as daylight, sunlight, ventilation, quiet, visual privacy and views.
- d. The creation of adverse micro-climatic affects due to building construction such as wind tunnelling, shadowing and loss of sunlight, on and off site, though the massing and location of buildings should be avoided.
- e. Buildings should be designed to include on site alternative energy sources.
- f. The incorporation of features such as recycling, water saving strategies, low-water landscaping, energy-efficient lighting, green roofs and other devices should be considered in building on site designs to reduce the consumption of energy and materials.
- g. Landscaping of Sites in this Area should consider the use of plant materials that are indigenous to the river valley. Plant materials that provide colour throughout the year should also be considered to enhance their appearance during the winter months.

- h. Additional bicycle parking racks may be placed on road right-of-way subject to the review and approval of **Subdivision and Development Coordination (Transportation) ~~Transportation Department~~**.
- i. Parking, loading and passenger drop-off areas should be easily accessible and designed to minimize pedestrian-vehicle conflicts.

6.1 Off-site Improvements

- 1. Prior to the issuance of a building permit, the owner shall enter into an agreement with the City of Edmonton for the off-site improvements necessary to serve the development. The Agreement Process includes an engineering drawing review and approval process. Improvements to be addressed in the Agreement shall include, but not be limited to the following:
 - i. Repair of any damage to the abutting roadways, sidewalks and/or boulevards resulting from construction of the development, to the satisfaction of **Subdivision and Development Coordination (Transportation) ~~Transportation Department~~**. ~~The site must be inspected by Transportation Services prior to the start of construction and once again when construction is complete;~~
 - ii. The potential upgrade of the alleys adjacent to the site;
 - iii. The relocation and/or alteration of existing utilities and installation of new utilities, including water utilities, as required by EPCOR Water; and
 - iv. The provision of landscaping and streetscape elements on public space.

Appendices



Legend

- Active Residential Frontage
- Active Live / Work Frontage
- · — · — Pedestrian Walkways
- · · · □ Mid Block Publicly Accessible Open Space
- ▨ Private Courtyards
- Parking Garage/Parkade Access

NOTE: This map is a diagrammatic representation of the items listed in the legend.



**Appendix I
Area C**

**West Rossdale
Urban Design Plan
Edmonton, Alberta**

Date: April 2011

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Text Amendment & Rezoning
Bylaws & Charter Bylaws:	19717, 19718 & 19719
Location:	North of the Saskatchewan River, south of Bellamy Hill Road and 97 Avenue NW, west of 101 Street NW and east of 106 Street NW.
Addresses:	9315 - 101 Street NW; 9648, 9704, and 9722 - 102 Street NW; 9604, 9610, 9616, 9620, 9624, 9628, 9634, and 9638 - 103 Street NW; 9530, 9610, 9614, 9615, 9620, 9621, 9635, 9637, 9640, 9641, and 9645 - 104 Street NW; 9507, 9511, 9515, 9519, 9523, 9527, 9533, 9537, 9543, 9551, 9603, 9607, 9611, 9615, 9617, 9619, 9623, 9629, 9633, 9637, and 9639 - 105 Street NW; 10427 - 96 Avenue NW; 9804 - 107 Street NW; 10155, 10202, 10310, 10404 - 96 Avenue NW; 10250 - 97 Avenue NW; and 9469 - Rossdale Road NW
Legal Descriptions:	Lots 2 to 18, Block 4, Plan NB; Lots 109 to 116, Block 4, Plan NB; a portion of Lots 117 to 122, Block 4, Plan NB; a portion of Lot 2, Block G, Plan 1720026; Block RLY, Plan 3235BV; Lots 20 to 35, Block 3, Plan 6417AS; Block X, Plan 6417AS; Lots 16-20, Block 2, Plan 6417AS; Lots 41-44, Block 2, Plan 6417AS; Lot OT, Block 2, Plan 6417AS; portions of Block OT, Plan NB, a portion of Block OT, Plan 5534KS; a portion of Lot 1, Block 1, Plan 1722581; a portion of Block C, Plan 3641CL
Site Area:	Approximately 20 ha
Neighbourhood:	Rossdale
Notified Community Organization(s):	Rossdale Community League
Applicant:	City of Edmonton

PLANNING FRAMEWORK

Current Zones:	(A) Metropolitan Recreation Zone, (PU) Public Utility Zone & (DC1) Direct Development Control Provision - Rossdale Area C
Proposed Zones:	(A) Metropolitan Recreation Zone, (AJ) Alternative Jurisdiction Zone, (AN) River Valley Activity Node Zone, (AP) Public Parks Zone, & (DC1) Direct Development Control Provision - Rossdale Area C
Plan(s) in Effect:	Rossdale Area Redevelopment Plan
Historic Status:	Rossdale Power Plan - Provincial Registered Historic

	Resource
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Written By:
Approved By:
Branch:
Section:

Andrew Sherstone
Tim Ford
Development Services
Planning Coordination