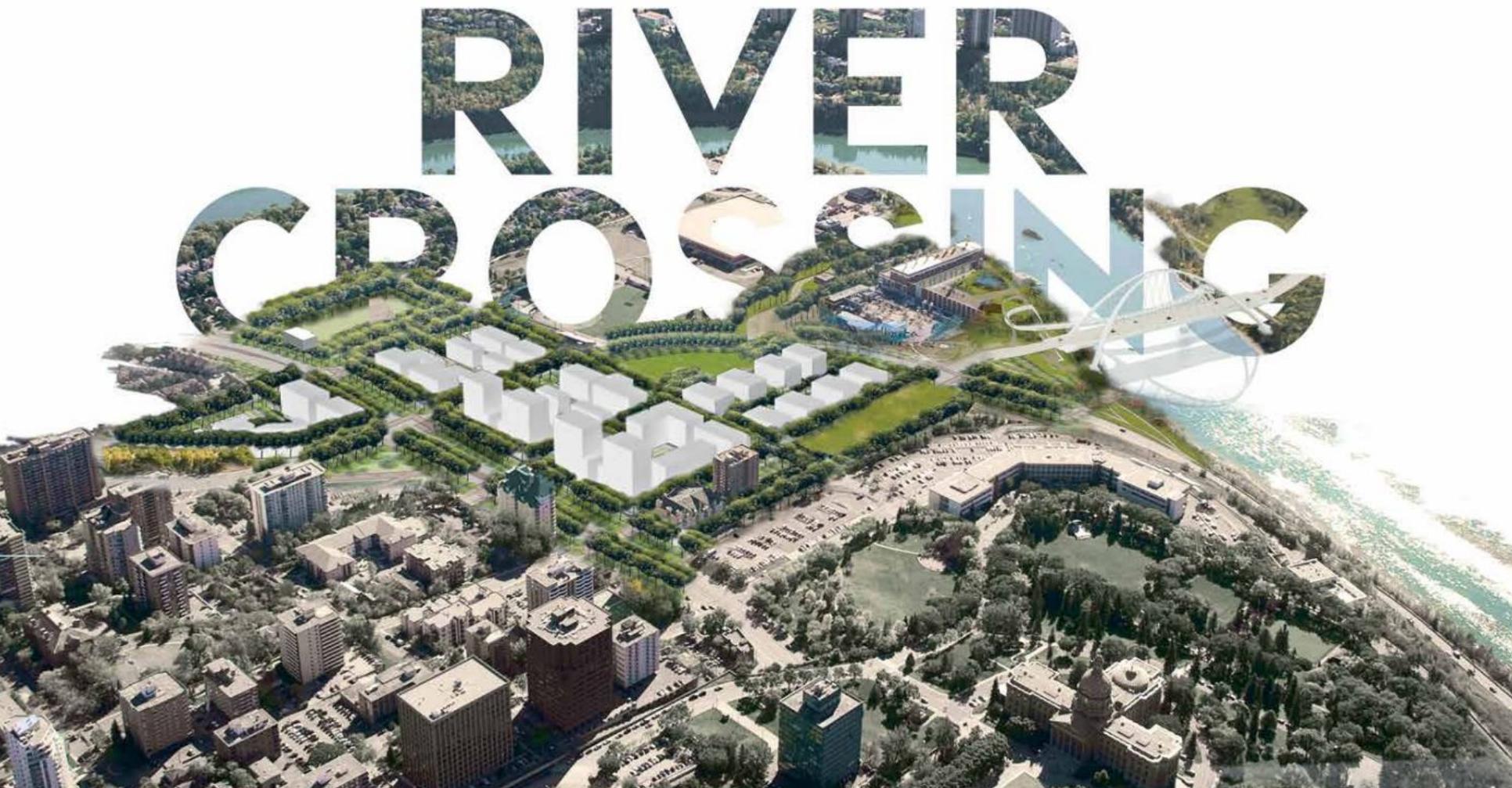






ITEMS 3.18, 3.19 & 3.20 - ROSSDALE  
BYLAW 19717 & CHARTER BYLAWS 19718 & 19719

DEVELOPMENT  
SERVICES  
June 23, 2021





## RIVER CROSSING PLANNING CONTEXT

### **River Crossing Heritage Interpretive Plan**

Approved by City Council on  
July 11, 2017.

### **River Crossing Business Plan**

Endorsed by City Council on  
September 10, 2019

# River Crossing Business Plan

Received by Edmonton City Council September 10, 2019

Edmonton

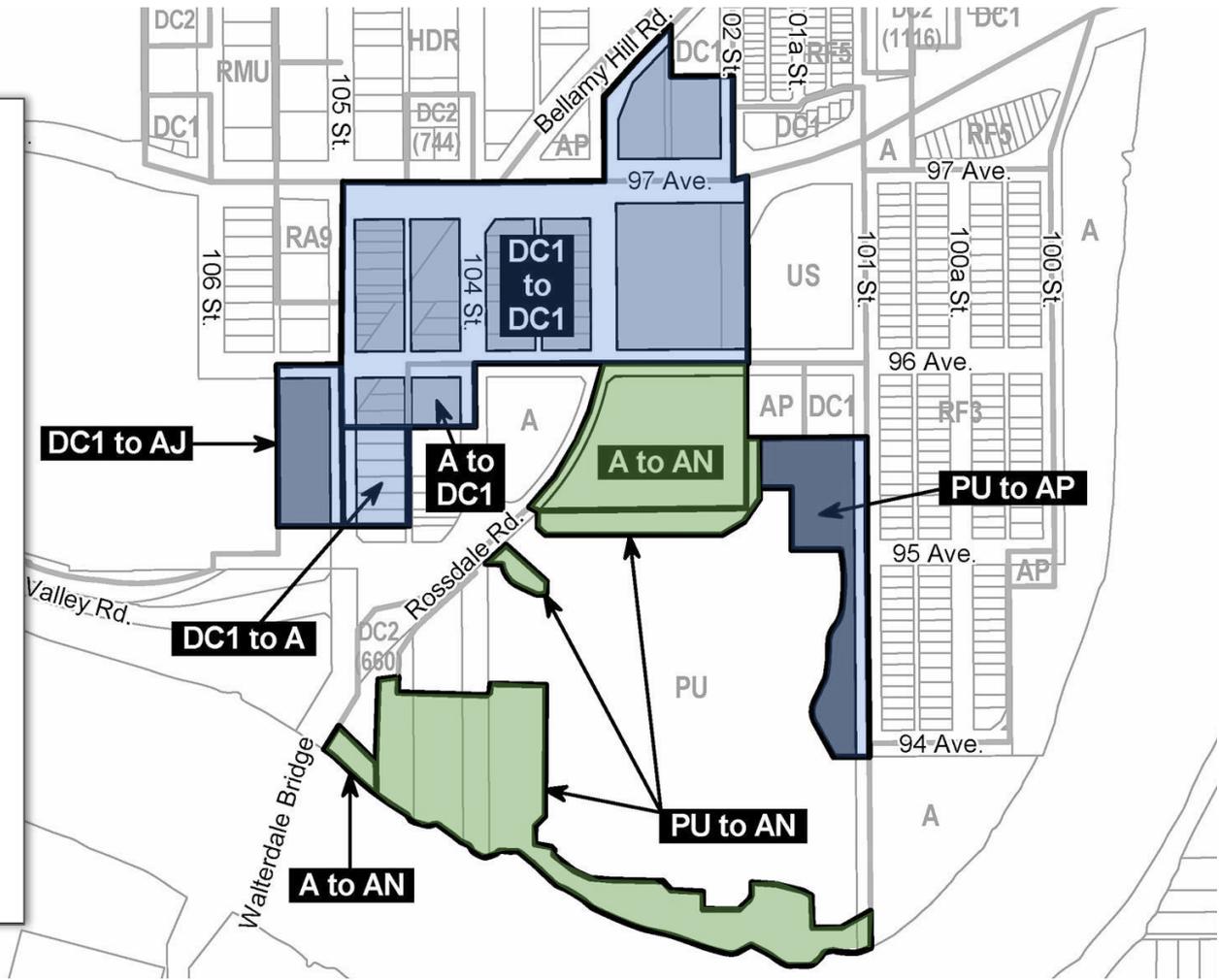
# ROSSDALE

AREA REDEVELOPMENT PLAN

• BYLAW 8139 •

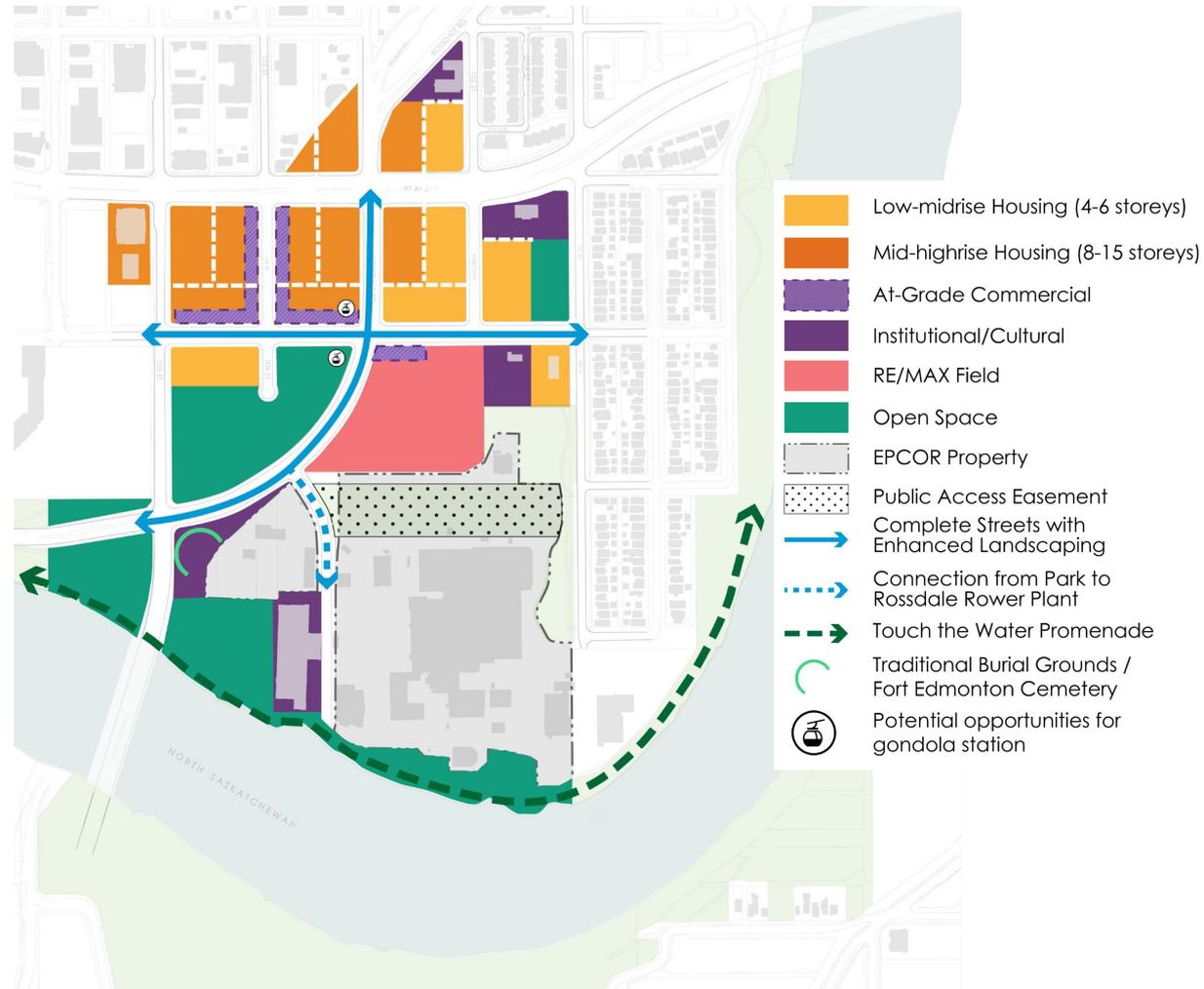
APPROVED, AS AMENDED, JUNE 10, 1986

OFFICE CONSOLIDATION, May 2020



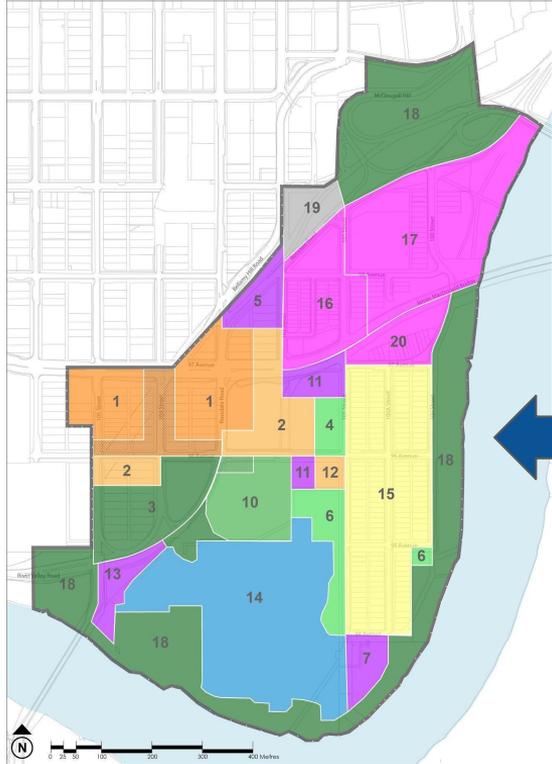
## Summary of Amendments:

- Touch the Water Promenade
- New Public Park and Plaza
- Support RE/MAX Field & The Rosssdale Power Plant
- Support Residential Redevelopment

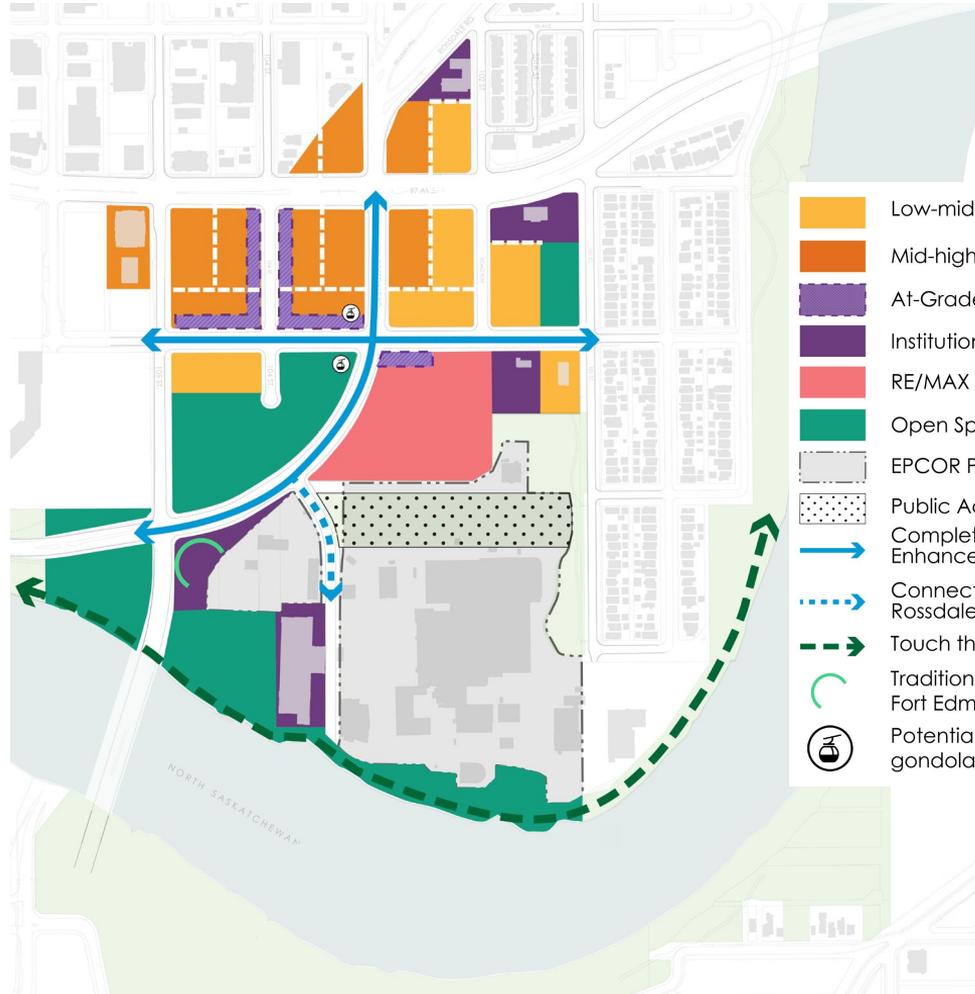


# ROSSDALE AREA REDEVELOPMENT PLAN

MAP 4 - Future Land Use

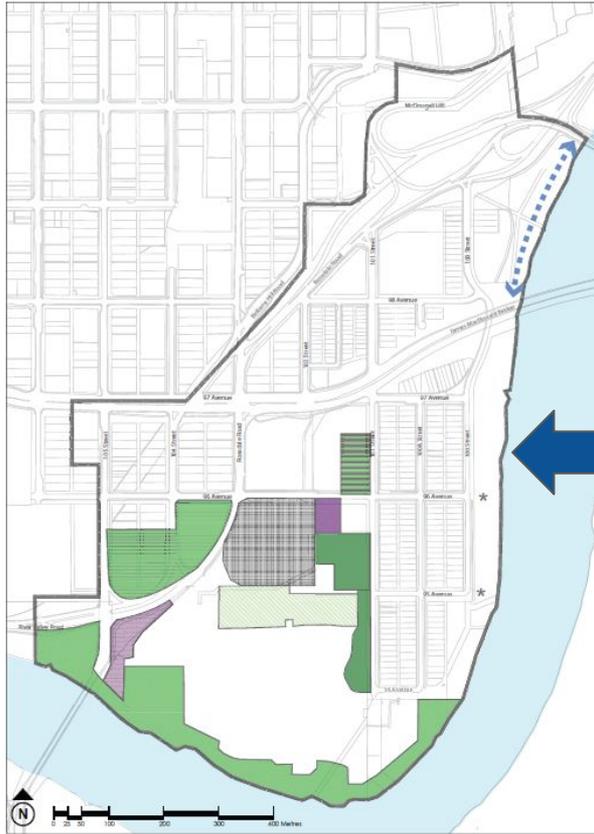


- |                                    |   |
|------------------------------------|---|
| 1 Mid-Highrise                     | 12 Rossdale Flats   |
| 2 Low-Midrise                      | 13 Traditional Burial Grounds/Fort Edmonton Cemetery          |
| 3 At-Grade Commercial              | 14 Utilities  |
| 4 River Crossing Interpretive Park | 15 Low Density Residential                                    |
| 5 Donald Ross School Park          | 16 Mixed Use - Medium Density Residential & Office Commercial |
| 6 Ortona Armoury                   | 17 Commercial, Recreation & Parks and Residential             |
| 7 Neighbourhood Parks & Recreation | 18 City Wide Parks & Recreation                               |
| 8 Edmonton Fire Station 21         | 19 High Density Residential                                   |
| 9 RE/MAX Field                     | 20 Medium Density Residential                                 |
| 10 Community Core                  |   |

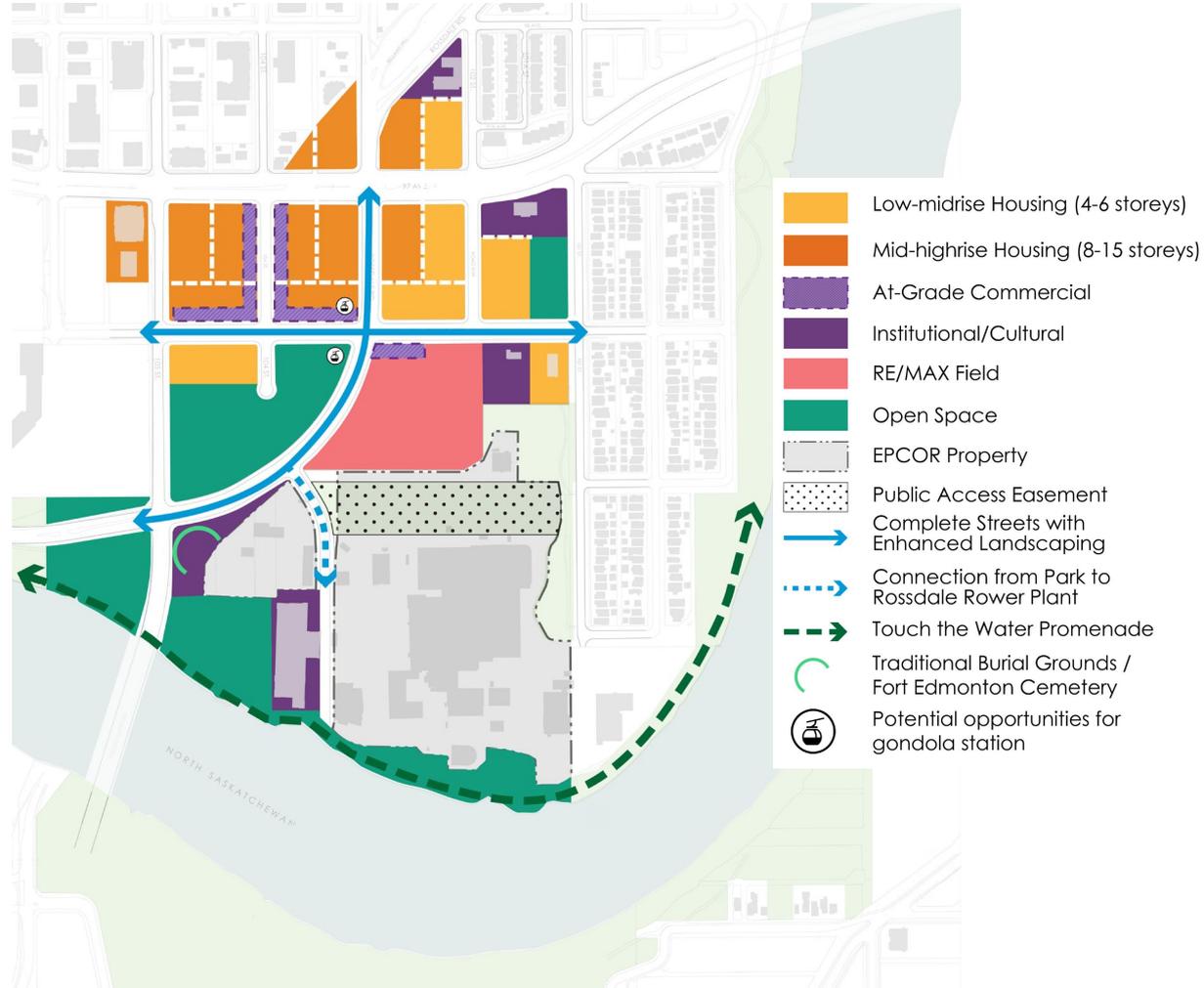


- Low-midrise Housing (4-6 storeys)
- Mid-highrise Housing (8-15 storeys)
- At-Grade Commercial
- Institutional/Cultural
- RE/MAX Field
- Open Space
- EPCOR Property
- Public Access Easement
- Complete Streets with Enhanced Landscaping
- Connection from Park to Rossdale Rower Plant
- Touch the Water Promenade
- Traditional Burial Grounds / Fort Edmonton Cemetery
- Potential opportunities for gondola station

MAP 8 - Publicly Accessible Open Space Improvements



- Traditional Burial Ground / Fort Edmonton Cemetery
- Touch the Water Promenade
- River Valley Viewpoints
- River Valley Trail Improvements
- Interpretive Park
- RE/MAX Field
- Donald Ross School Grounds
- Community League
- Neighbourhood Open Space
- Public Access

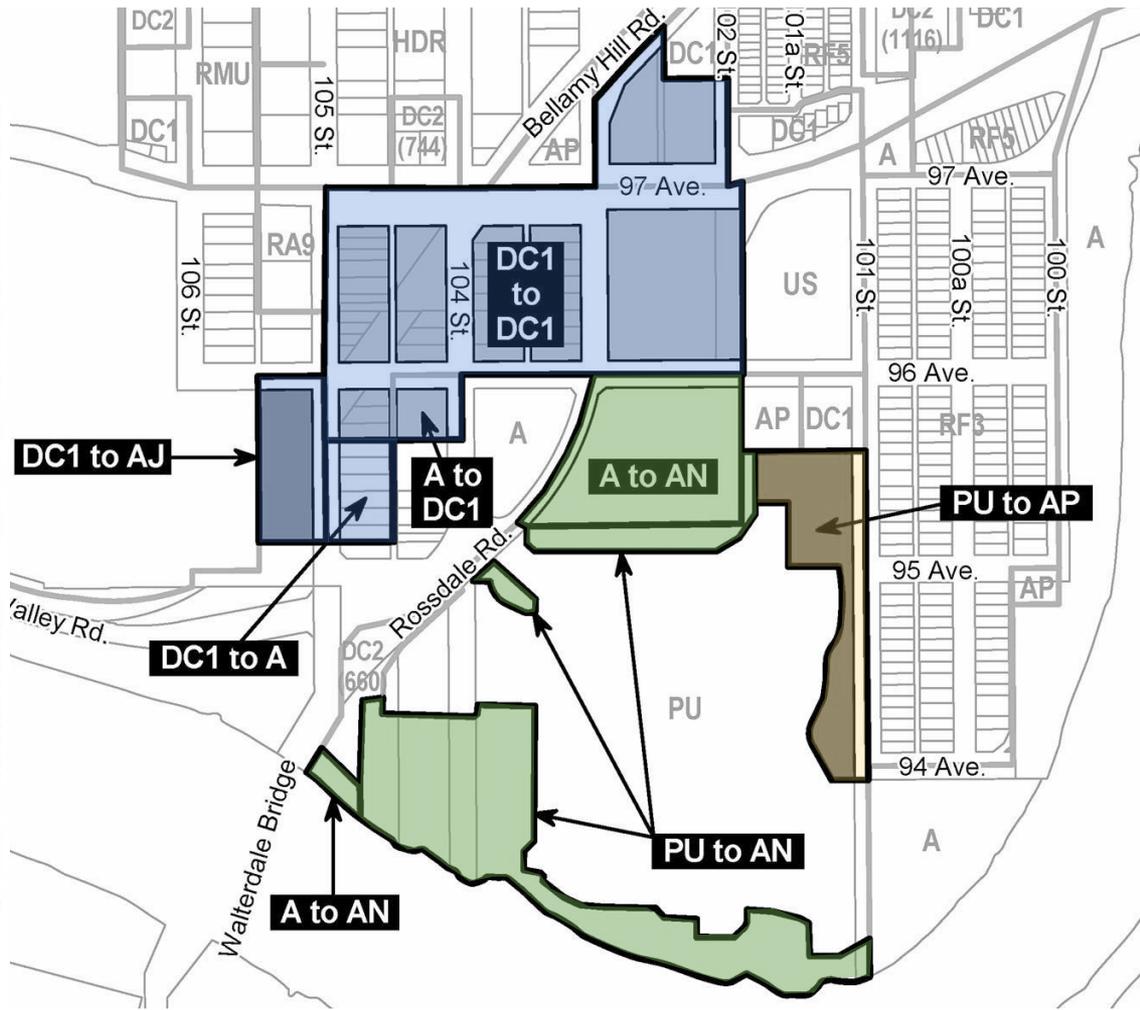


- Low-midrise Housing (4-6 storeys)
- Mid-highrise Housing (8-15 storeys)
- At-Grade Commercial
- Institutional/Cultural
- RE/MAX Field
- Open Space
- EPCOR Property
- Public Access Easement
- Complete Streets with Enhanced Landscaping
- Connection from Park to Rossdale Rower Plant
- Touch the Water Promenade
- Traditional Burial Grounds / Fort Edmonton Cemetery
- Potential opportunities for gondola station

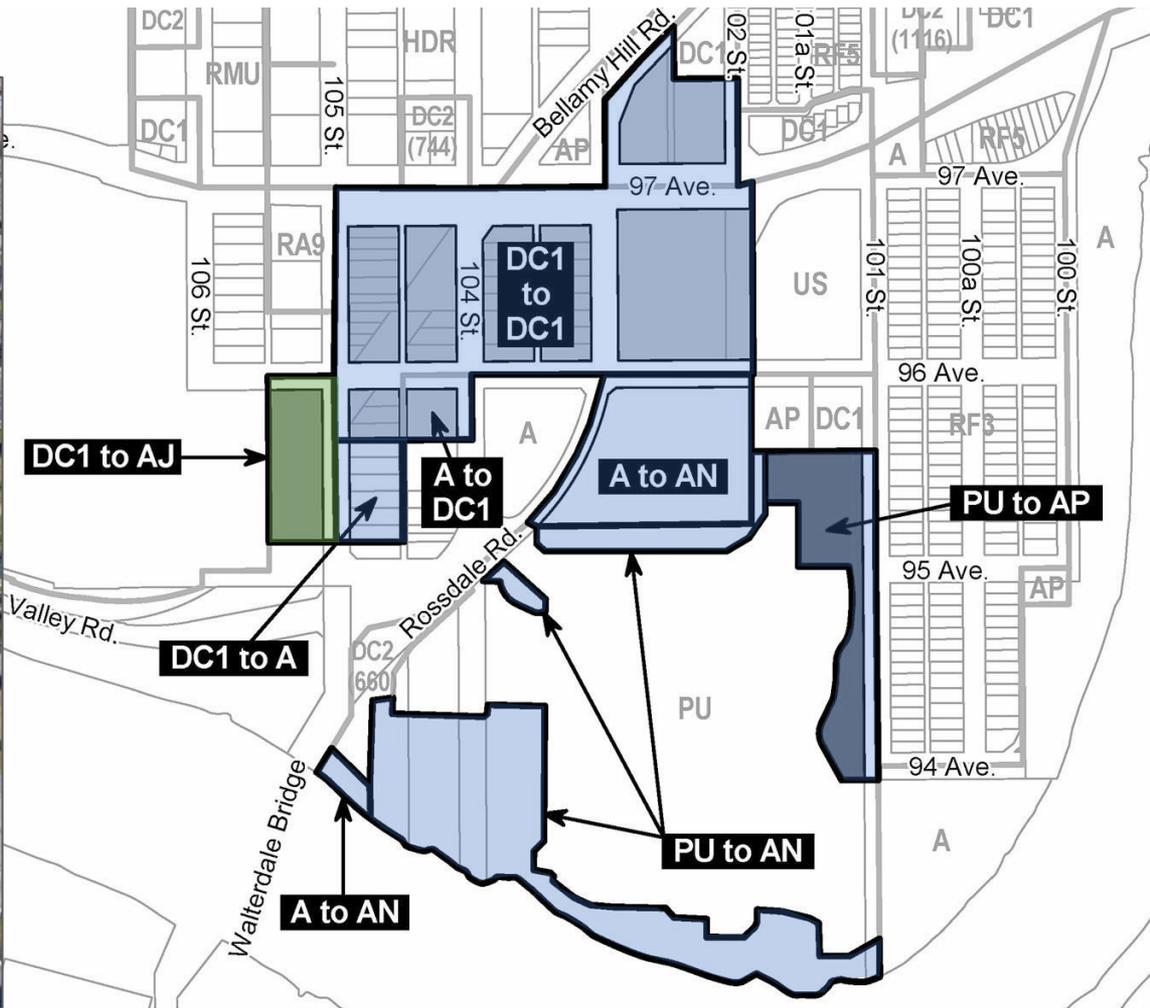
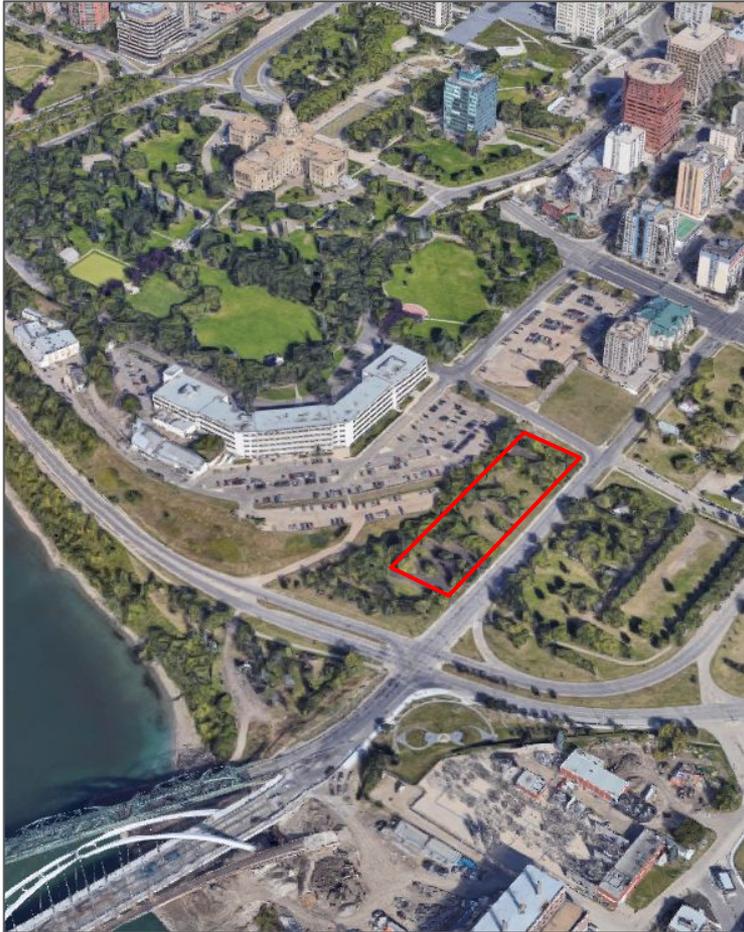
# 9 PROPOSED REZONING



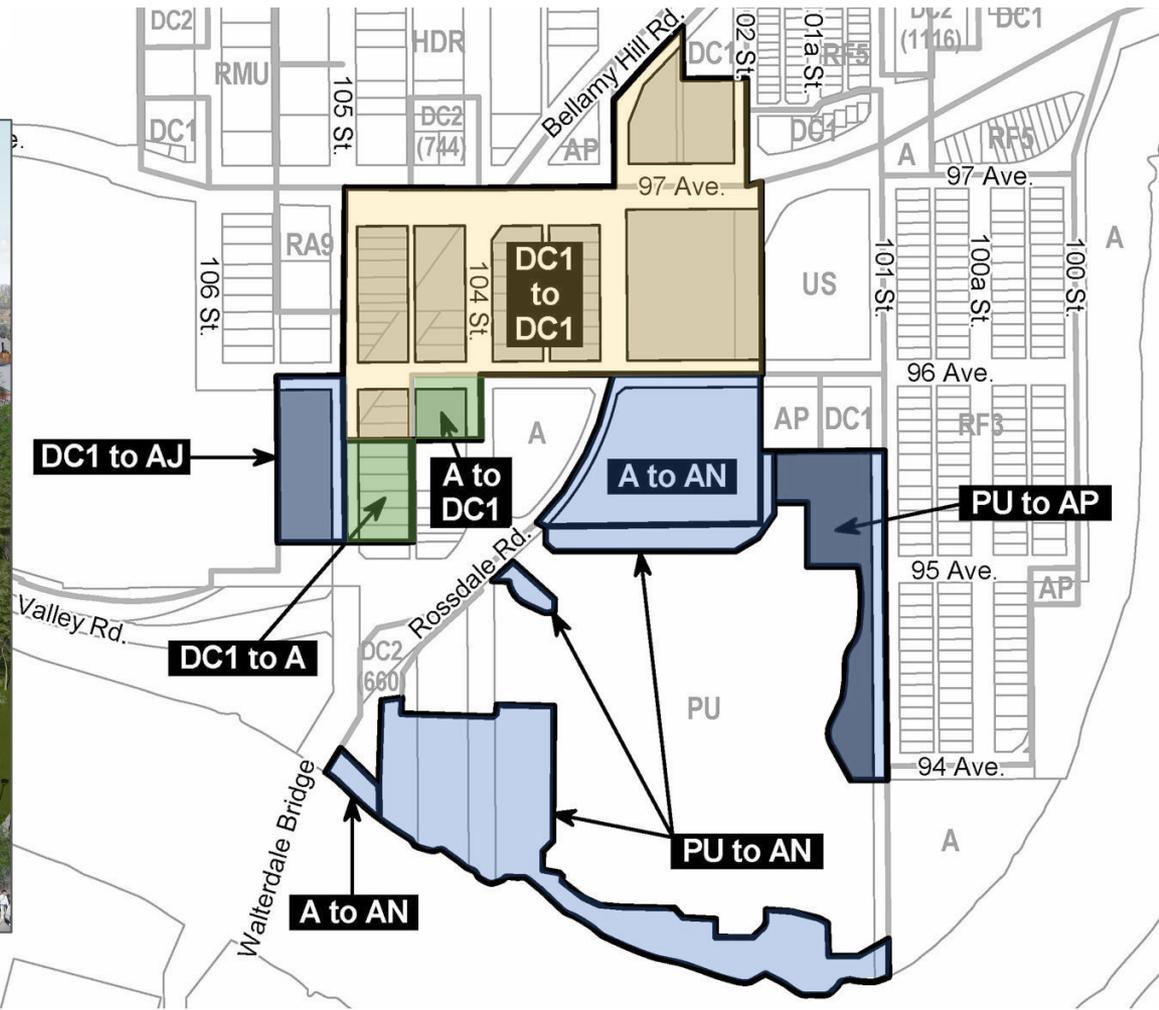
- (AN) River Valley Activity Node Zone
- Activity Sector



# 10 PROPOSED REZONING



# PROPOSED REZONING





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**