

Bylaw 19717

A Bylaw to amend Bylaw 8139, as amended,  
The Rossdale Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on June 10, 1986 passed Bylaw 8139, being a bylaw to adopt the Rossdale Area Redevelopment Plan Bylaw; and

WHEREAS from time to time City Council may find it desirable to amend the Rossdale Area Redevelopment Plan; and;

WHEREAS an application was made to amend the Rossdale Area Redevelopment Plan; and

WHEREAS the Municipal Council of the City of Edmonton now deems it in the public interest to amend the Rossdale Area Redevelopment Plan; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act, RSA. 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Rossdale Area Redevelopment Plan is hereby further amended by:
  - a. Deleting "Map 1 - Location" and replacing it with "Map 1 - Location", attached hereto as Schedule "A" and forming part of this Bylaw;
  - b. adding a new item in the Table of Contents at the bottom of "Section 1 - Introduction" titled "1.5 River Crossing" and renumbering the subsequent pages accordingly;
  - c. Adding a new item in the Table of Contents at the bottom of "Section 3 - Plan Concept and Policies" titled "3.14 Renewable Energy & Alternative Energy Systems" and renumbering the subsequent pages accordingly;
  - d. Deleting the text "Map 5 - Interim Land Uses" and "Map 10 - Land Disposal and Acquisition" from the "List of Maps" in the Table of Contents and replacing them

each with the following text “Map 5 - Interim Land Uses [Deleted]” and “Map 10 - Land Disposal and Acquisition [Deleted]” respectively. ;

- e. Deleting the third paragraph of section “1.3 Plan Format” and replacing it with “There were nine companion documents which originally accompanied this Area Redevelopment Plan or accompanied subsequent amendments. These are:”;
- f. Deleting the text of item number 6 from the list of companion documents within section “1.3 Plan Format” and replacing with “The West Rosssdale Urban Design Plan which contains detailed urban design guidelines and in contains public realm improvements for West Rosssdale related to the 2011 Area Redevelopment Plan amendments.”;
- g. Adding three paragraphs at the end of section “1.3 Plan Format” as follows:

“In 2021, as part of a comprehensive amendment to the Rosssdale Area Redevelopment Plan, the following companion documents were incorporated into this plan:

  - 10. River Crossing Heritage Interpretive Plan (2017), which guides how heritage and culture will be reflected and communicated throughout the area as it evolves over time.
  - 11. River Crossing Business Plan (2019), which lays out an updated framework for how the West Rosssdale area can redevelop over the next generation. The plan includes a redevelopment concept, a business case suggesting methods for revenue and cost management, as well as a phased implementation plan.”;
- h. Deleting the text of the fourth paragraph of the section “1.4 Legal Conformity with Superior Legislation” and replacing it with “The North Saskatchewan River Valley Area Redevelopment Plan Bylaw No. 7188 established guidelines that were considered in the original planning for Rosssdale. These are paraphrased below:”;
- i. Creating a new subsection, “1.5 River Crossing” attached hereto as Schedule “B” and forming part of this Bylaw;

- j. Deleting “Map 2 - Rosssdale Plan Area Boundary” and replacing it with “Map 2 - Rosssdale Plan Area Boundary”, attached hereto as Schedule “C” and forming part of this Bylaw;
- k. Deleting the text of “2.1.1 History of Development” and replacing with the following:

“Like many locations along the North Saskatchewan River, the area was an important location for First Nations peoples since time immemorial. Oral history and archaeological records indicate the flats were an important location for First Nations peoples.

Use of the flats by First Nation peoples dates back thousands of years. The specifics of what groups were present in the area are not well understood for most of that time. Among the First Nation peoples known to have occupied the region at different times are the Dene, Blackfoot, Cree, Sauteaux and Nakota Sioux peoples.

The North Saskatchewan River was an important trade and travel route for many First Nations. For others, it represented a territorial boundary. Its waters sustained life and provided fish, and its forested valley provided shelter and resources, such as animals, berries, medicinal plants and materials for crafts, clothing and tools. Like many of the North Saskatchewan River’s floodplain terraces, the topography of present-day Rosssdale offered a convenient place to land canoes and rafts, or cross the river on foot when water levels or ice allowed. The flats may have also provided an attractive place to gather and set up camp close to the many resources available in the valley.

It is difficult to determine a precise account of what was happening on the Rosssdale flats, and when, prior to contact with Europeans; however, there is reason to believe that the region may have provided opportunities for trade and exchange between Indigenous peoples as it would have been rich in resources and would have lain in a transitional zone between woodland and plains cultures.

The first European development in Edmonton occurred in 1802 when two fur trading forts were built by the Hudson's Bay Company and the North West Trading Company in what is now central Edmonton, possibly on the Rosssdale river flat. In 1813, after three years downstream near today's Smoky Lake, the forts returned to the Edmonton area, locating in Rosssdale near the site of the Rosssdale Generating Station.

In 1821, the two companies merged and in 1830 a new Fort Edmonton was built on higher ground near the present legislature. Rosssdale flats was used to grow agricultural products and it served as a campground for Indian, Metis and non-native trappers until 1885. In 1876, a prospector named Donald Ross, after whom the community was named, arrived and built the first residence outside the confines of Fort Edmonton. It became the Edmonton Hotel. Ross also began coal mining and a market garden business.

In the 1890's Ross Flats became a supply point for the Klondike gold rush and a number of industries developed including Edmonton's first brewery, grist mill, coal-fired power plant, ice plant and oil well.

The completion of the Low Level Bridge in 1900 brought new settlement into Ross Flats and transformed it into a major industrial centre. In 1908, Canada's first coal-powered cable car railway was constructed to deliver cargo from the flats to downtown Edmonton.

In 1915, the worst recorded flood on the North Saskatchewan River occurred destroying many homes and industries. As a result of the flood and poor economic conditions during the depression of the 1930's, many industries disappeared from the area. However, new houses, sports facilities (including the Renfrew Ball Park, now RE/MAX Field), city utilities, and fairgrounds were constructed in their place.

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

The concept of a River Valley park system was reaffirmed by the Bland, Spence Sales Report in 1949. This report introduced a system of development controls and a long term plan of land acquisition for the River Valley, including the Rossdale area.

The idea of acquiring all lands in Rossdale for park purposes was reaffirmed in a 1975 Council directive, and continued until it was reversed by Council on December 4, 1983. With this policy reversal, it became necessary to prepare a plan for Rossdale to guide its redevelopment and rehabilitation.

In addition, in the year 2000, the future of the Traditional Burial Grounds/Fort Edmonton Cemetery became an issue. Rossdale Road had been constructed on top of the burial grounds. On April 27, 2004, City Council directed the Administration to proceed with processes that would support the construction of a memorial, reinterment of human remains and ongoing care of the site. A portion of Rossdale Road was legally and physically closed by Bylaw 13766 on July 5, 2004 to facilitate the development of a memorial on the site. Archaeological investigations were carried out in 2008 and 2009 in compliance with the direction given by the Minister of Alberta Tourism, Parks, Recreation and Culture under the Historic Resources Act. Most notably, during these investigations, a single projectile point made of petrified wood was found that was dated to approximately 2000 Before Present.

The Rossdale Generating Station, also known as the Power Plant, no longer serves as a public utility. It stopped producing electricity in 2008 and was decommissioned between 2010 and 2012, with the most modern portions being demolished in the process and historically significant structures retained. The Low Pressure Plant, designed by Maxwell Dewar in the 1930s, retained a consistent character as it was expanded over time. The Low Pressure Plant, the adjacent Pumphouse No. 1, and the Administration Building, were designated as Provincial Historic Resources in 2001. These buildings and Pumphouse No. 2 are also listed on the Inventory of Historic Resources in Edmonton.

The adaptive reuse of these buildings and adjacent lands has been an ongoing topic of discussion and research ever since. Significant investment will be necessary to reuse these buildings.”;

- l. Adding a new paragraph at the end of “2.1.2 Population” as follows:

“It was originally expected that the ultimate population for Rosedale would be approximately 4,500 persons and in 2019 there were 818 residents. The River Crossing Business Plan envisioned the construction of housing for up to 4,067 people, some of which would replace existing homes. There is additional development potential in north Rosedale. It is now possible that the neighbourhood could reach a population of 5,000 - 5,500 at full build-out.”;

- m. Deleting the text of 2.1.3 Land Use and replacing it as follows:

“There are a number of major City-level public facilities in the area including the Rosedale Generating Station, Rosedale Water Treatment Plant, Fire Supply, Training and Maintenance Facility, RE/MAX Field, Ortona Gymnasium and Armoury and the Nature Interpretive Centre (in Donald Ross School). In addition, there are a number of regional parks and recreation facilities including the river valley and Capital City Recreation Park trails, picnic areas and bicycle paths. Diamond Park is used for baseball and cricket teams and the fields south of Donald Ross School are used for baseball and soccer by teams from throughout the City. More complete information on the neighbourhood is contained in the Rosedale Community Profile Report, available from Sustainable Development.”;

- n. Adding two paragraphs at the end of “2.2 Public Participation Activities” as follows:

“In the 2008 - 2011 period, there was also public engagement as part of the preparation of the West Rosedale Urban Design Plan and associated amendments to this Rosedale Area Redevelopment Plan.

The public participation process continued between 2017 - 2019 with extensive stakeholder, public and Indigenous involvement throughout the development of the River Crossing Heritage Interpretive Plan, 2017 and the River Crossing

Business Plan, 2019. Several workshops and engagement opportunities were held to receive feedback on the preferred development concept for the River Crossing area, key policy directions and implementation actions for how to bring the River Crossing vision of River Crossing to life.”;

- o. Deleting the text of item b) in Section “2.3.5 - Transportation, Parking, Pedestrian/Bicycle Circulation” and replacing it with “How can the problems of traffic and on-street parking during major events at RE/MAX Field be dealt with?”;
- p. Deleting the text of item a) in Section “2.3.8 - Major City Facilities Issues” and replacing it with “Can traffic destined for the service yard south of RE/MAX Field be removed from 101 Street?”;
- q. Deleting the heading of “Section 3.12 Fiscal Issues” and replacing it with “Section 2.3.12 Fiscal Issues”;
- r. Deleting “Map 3 - Sub Areas” and replacing it with “Map 3 - Sub Areas”, attached hereto as Schedule “D” and forming part of this Bylaw;
- s. Adding two paragraphs at the end of Section “2.3.14 Land Use Issues in the Traditional Burial Grounds/Fort Edmonton Cemetery” as follows:

“Further engagement was undertaken through the River Crossing Initiative, focused specifically on the West Rosssdale area. This engagement included the participation of Rosssdale residents, the broader public, stakeholder groups, and First Nation and Indigenous organizations. The issues that arose during the preparation of the River Crossing Heritage Interpretive Plan and the River Crossing Business Plan were similar to those identified through previous planning exercises. However, new issues that arose included the following:

  - a) How can new development balance the preservation of lands and buildings with historical and cultural significance?
  - b) How can intangible cultural heritage be interpreted or communicated through the redevelopment of West Rosssdale?

- c) How can redevelopment of West Rosedale create or support the area as a regionally significant destination?
- d) What can the City do to ensure redevelopment is financially viable and occurs in a timely manner?
- e) How can the City ensure that Indigenous engagement was comprehensive and meaningful?
- f) Issues related to the transfer of land to the City in this area
- g) The new land development concept”;
- t. Deleting the text of Residential Objectives number 5 in Section 2.4 and replacing it with “In West Rosedale, facilitate residential development, as the primary land uses, recognizing amenities provided to the area by the river valley, Rosedale Power Plant, future open spaces that will serve the neighbourhood’s needs, legislative grounds and the downtown.”;
- u. Deleting the text of Mixed Land Use Objectives number 16 in Section 2.4 and replacing it with “To encourage a mix of uses, including residential uses above main floor commercial along 96 Avenue and 104 Street.”;
- v. Deleting the text of Urban Design and Build Form Objectives number 26 in Section 2.4 and replacing it with “To encourage developers to design and build buildings in West Rosedale that are consistent with the River Crossing Business Plan.”;
- w. Deleting the text of Major Facilities Objectives number 31 in Section 2.4 and replacing it with “To minimize the impact of activities at RE/MAX Field on the community.”;
- x. Deleting the text of Land Disposal and Acquisition Objectives 35 in Section 2.4 and replacing it with “To dispose of city-owned lands at fair market value in a manner compatible with the objectives of the City, the Rosedale Area Redevelopment Plan and the River Crossing Business Plan.”;



- y. Adding a new Heritage Preservation Objective following Heritage Preservation Objective, number 40 in Section 2.4, with the following wording “To recognize and interpret the intangible history of Rossdale, including archaeological resources and oral histories.” and renumber Financial Objective number 40 accordingly;

2. The Rossdale Area Redevelopment Plan is hereby further amended by:

- a. Deleting Objectives number 9 and number 11 from Section 2.4 and renumbering the remainder of this section accordingly;
- b. Deleting “Map 4 - Future Land Use” and replacing it with “Map 4 - Future Land Use”, attached hereto as Schedule “E” and forming part of this Bylaw;
- c. Deleting the last paragraph of Section “3.2 - Plan Concept” and replacing with the following:

“While maintaining its distinct neighbourhood character, the Plan will also support Rossdale as a destination for all Edmontonians. It will provide opportunities for residents and visitors to explore and engage with the facilities and activities as a destination. This includes river valley and open space facilities, RE/MAX Field, and a reactivated Rossdale Power Plant.

The Plan also supports the meaningful interpretation and celebration of the area’s complex and layered heritage. Through implementation of the River Crossing Heritage Interpretive Plan, new development will recognize and communicate the many stories of this place.

In addition, it is expected that the ultimate population for Rossdale would be approximately 3,500 - 4,500 based on the River Crossing Business Plan (2019).

The following is a description of the concept plan and land use policies for the sub-areas of North Rossdale, South Rossdale, West Rossdale and the Traditional Burial Grounds/Fort Edmonton Cemetery which will create this diverse rehabilitated and redeveloped neighbourhood.”;

- d. Deleting the text of “b) Policy 2: Existing Low Density Residential”, under Section 3.3.1 “South Rosssdale Land Use Policies”, and replacing with “The City of Edmonton will provide housing design guidelines in the low density residential portion of South Rosssdale for renovation of, and additions to, existing housing.”;
- e. Deleting the text of the first paragraph of “c) Policy 3: Development of new Low Density Residential”, under Section 3.3.1 “South Rosssdale Land Use Policies”, and replacing with “The City of Edmonton will provide housing design guidelines in the low density residential portion of South Rosssdale for new infill housing.”;
- f. Deleting the text of the first paragraph of Section 3.3.A Traditional Burial Grounds/Fort Edmonton Cemetery Concept and replacing it with “The area directly west of the EPCOR generating station has been identified as the site of the historical burial grounds for Fort Edmonton. Archaeological evidence indicates that this site was used for burials of all ethnic groups in the 19th century. The site is considered archeologically and historically important and is extremely sensitive to any disturbance.”;
- g. Deleting the text of the third bullet in the second paragraph of Section 3.3.A Traditional Burial Grounds/Fort Edmonton Cemetery Concept and replacing it with “Rosssdale Historic Land Use Study, February 2004 prepared by Commonwealth Historic Resource Management Ltd. and commissioned by The City of Edmonton”;
- h. Deleting the entirety of Section 3.4 “West Rosssdale Concept” and replacing it with new Section 3.4 attached hereto as Schedule “F” and forming part of this Bylaw;
- i. Deleting “Map 5 - Sub Areas” in its entirety and replacing with the text “[Map 5 - Sub Areas - Deleted]”;
- j. Deleting “Map 6 - Roads & Circulation” and replacing it with “Map 6 - Roads and Circulation”, attached hereto as Schedule “G” and forming part of this Bylaw;

- k. Deleting “Map 7 - Future Streetscape Improvements” and replacing it with “Map 7 - Future Streetscape Improvements”, attached hereto as Schedule “H” and forming part of this Bylaw;
- l. Deleting the entirety of Section 3.6 “Transportation Policies” (inclusive of Map 8 “Publically Accessible Open Space Improvements”) and replacing it with ne Section 3.6 attached hereto as Schedule “I” and forming part of this Bylaw;
- m. Adding “Map 8 - Publicly Accessible Open Space Improvements, attached hereto as Schedule J, to the end of Section 3.6 Transportation Policies;
- n. Deleting the entirety of Section 3.7 “Public Improvement Policies” and replacing it with new Section 3.7 attached hereto as Schedule “K” and forming part of this Bylaw;
- o. Deleting the entirety of Section 3.8 “Parks and Recreation Improvement Policies” and replacing it with new Section 3.8 attached hereto as Schedule “L” and forming part of this Bylaw;
- p. Deleting the text of the fourth bullet from “a) Policy 1: Future of Existing Facilities” in Section 3.9 and replacing with “EPCOR’s Rosssdale Generating Station has been decommissioned.”;
- q. Adding two new bullets to the end of “a) Policy 1: Future of Existing Facilities” in Section 3.9 as follows:

“Over time, the Rosssdale Generating Station will be repurposed with a mix of primarily public-oriented uses as allowed by renovations to the complex.

Retain and repurpose the Rosssdale Power Plant buildings for a variety of cultural, institutional, commercial, and entertainment uses.”;
- r. Deleting “Map 9 - Floodplain Protection Area” and replacing it with “Map 9 - Floodplain Protection Area”, attached hereto as Schedule “M” and forming part of this Bylaw;
- s. Deleting “Map 10 - Land Disposal & Acquisition” in its entirety and replacing with the text “[Map 10 - Land Disposal & Acquisition - Deleted]”;

- t. Deleting the text of the first paragraph of “a) Policy 1: Development Proposals” in Section 3.11 and replacing it with “As a condition of disposal, the City may call for development proposals on a specified City property within the plan area and construction of these projects, with or without modifications as required by the City.”;
- u. Deleting the text of the first paragraph of “b) Policy 2: Funding Capital Works” in Section 3.13 and replacing it with the following:  
 “As discussed in the River Crossing Business Plan, potential funding sources could include, but not necessarily be limited to:
- Proceeds from land sales to private developers.
  - Implementation of a Community Revitalization Levy.
  - Development Agreements.
  - Use of a Local Improvement Assessment Tax.
  - Federal and Provincial Grant Programs.”;
- v. Adding a new section at the end of Section 3 as follows:
- 3.14 Renewable Energy & Alternative Energy Systems**
- Redevelopment in Rossdale will consider and adopt advancements in technology and policy toward climate resilience and energy efficiency.
- The City of Edmonton has committed to a long-term goal of carbon-neutrality. This plan recognizes the City’s commitment to reducing community Greenhouse Gas (GHG) emissions by 35 percent from 2005 levels by 2035. As that target falls within the timeline of redeveloping the Rossdale area, actions and guidelines will seek ways to reduce the GHG footprint of redevelopment through effective transportation change, building efficiency, renewable energy sources and densification of the urban form.
- w. Deleting row 11 and the text associated with this action in “Phase II - Short Term (3 - 6 years) 2013 - 2018” in Section 4;

- x. Deleting the text of 5.11.1 and replacing it with “Generally, all those lands within the Capital City Recreation Park (except the Rossdale Brewery area), RE/MAX Field and some of the lands along the Valley edge in North Rossdale.”

READ a first time this	23rd day of June	, A. D. 2021;
READ a second time this	23rd day of June	, A. D. 2021;
READ a third time this	23rd day of June	, A. D. 2021;
SIGNED and PASSED this	23rd day of June	, A. D. 2021.

THE CITY OF EDMONTON



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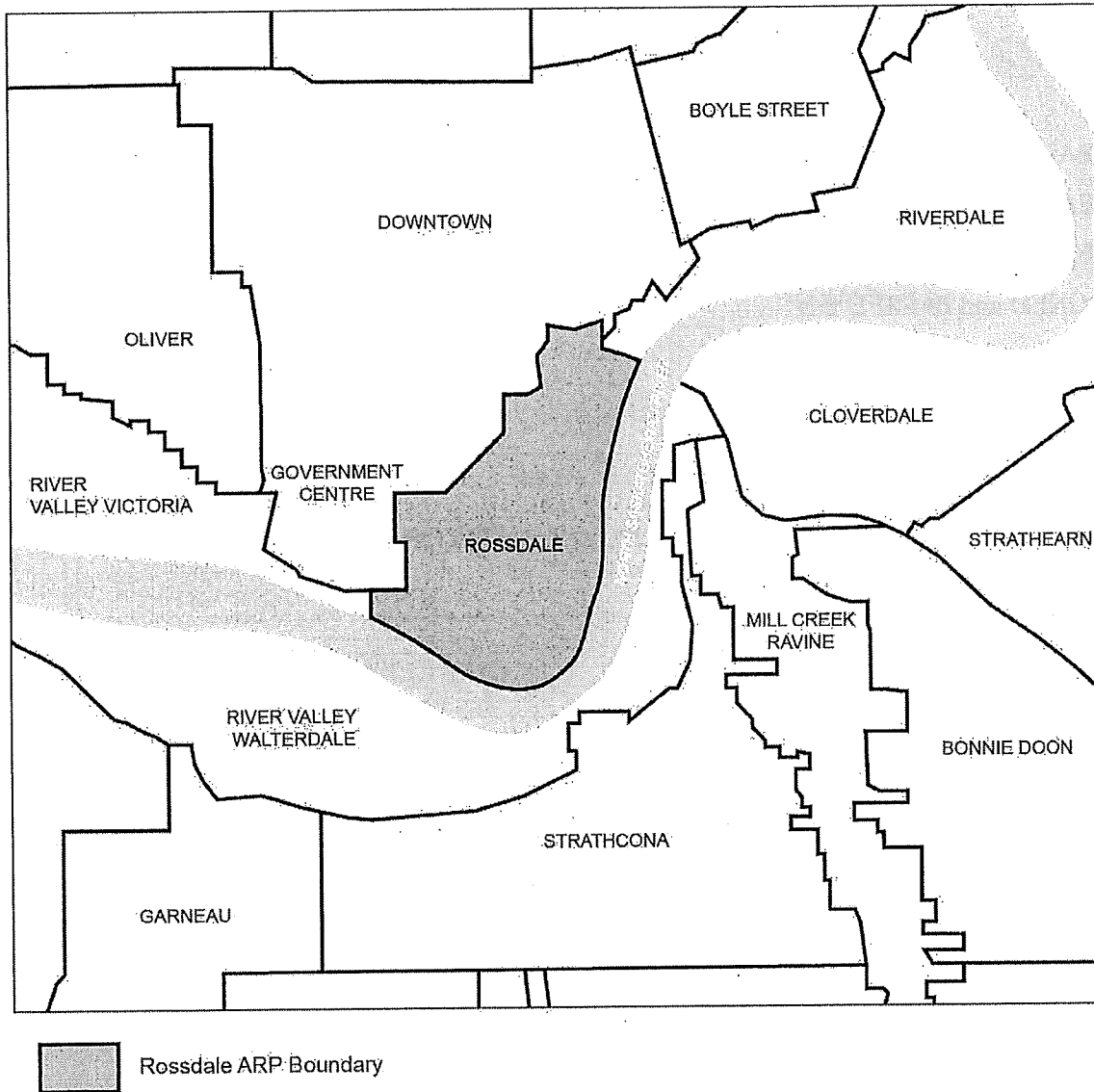
MAYOR



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CITY CLERK

**MAP 1 - Location**



## 1.5 River Crossing

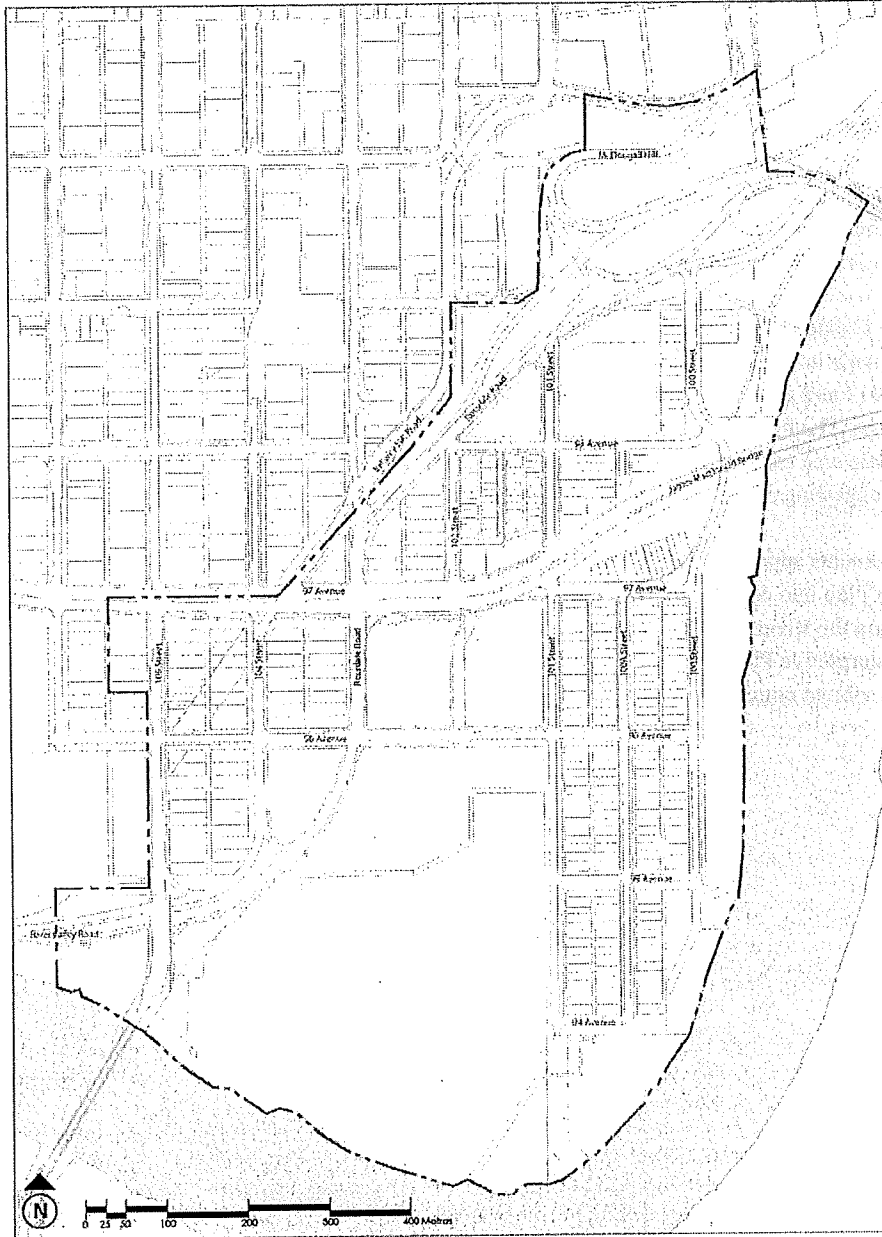
Nestled in the centre of Edmonton, Rossdale is the oldest area of settlement in the City with unique historical and cultural significance along the North Saskatchewan River Valley. This Area Redevelopment Plan was adopted on June 10, 1986 and has been followed by ten amendments and an office consolidation completed on August 26, 2013.


In efforts to transform parts of this neighbourhood into a vibrant community and a special place for all Edmontonians, a long-term city-building initiative called River Crossing took place in 2015. The River Crossing area is historically and culturally significant to Indigenous and non-Indigenous peoples and includes the West Rossdale neighbourhood, Fort Edmonton Cemetery and Traditional Burial Grounds, historic Rossdale Power Plant and part of the north bank of the North Saskatchewan River.

Edmonton City Council directed City Administration to take actions to bring the vision for River Crossing to life by preparing a heritage interpretive plan and a business plan. The River Crossing Heritage Interpretive Plan was completed in 2017 and guides how heritage and culture will be reflected and communicated throughout the area as it evolves over time. The Rossdale Business Plan was completed in 2019 and lays out an updated framework for how the West Rossdale area can redevelop over the next generation. The plan includes a redevelopment concept, a business case suggesting methods for revenue and cost management, as well as a phased implementation plan.

The plan amendments approved in 2021 included substantial changes bringing the 1986 Rossdale Area Redevelopment Plan into conformity with the River Crossing Heritage Interpretive Plan approved by Council on July 11, 2017 and the River Crossing Business Plan endorsed by Council on September 10, 2019. The Business Plan and Heritage Interpretive Plan were a key step towards advancing the vision for River Crossing to transform Rossdale into a vibrant community and a special place for all Edmontonians.

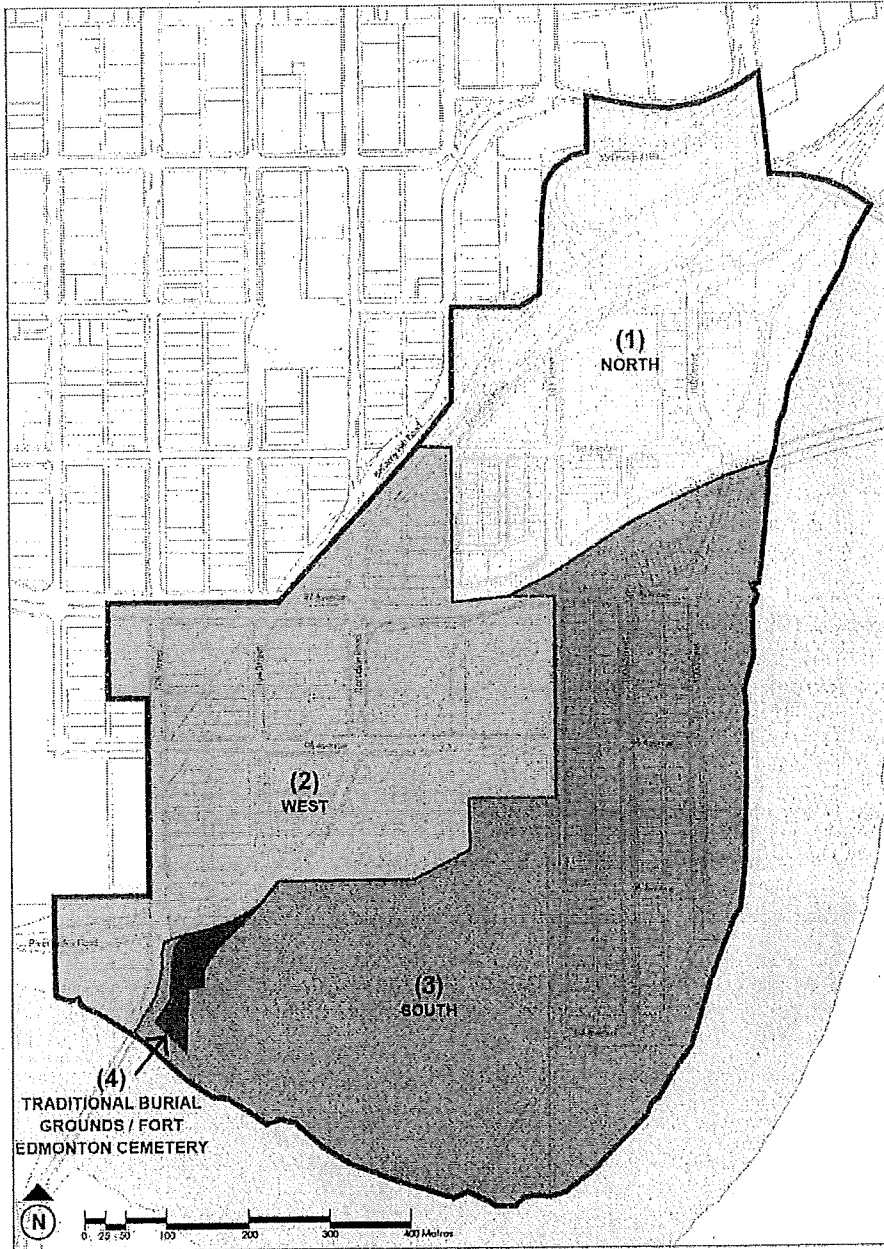
MAP 2 - Rosedale Plan Area Boundary







 Rosedale ARP Boundary

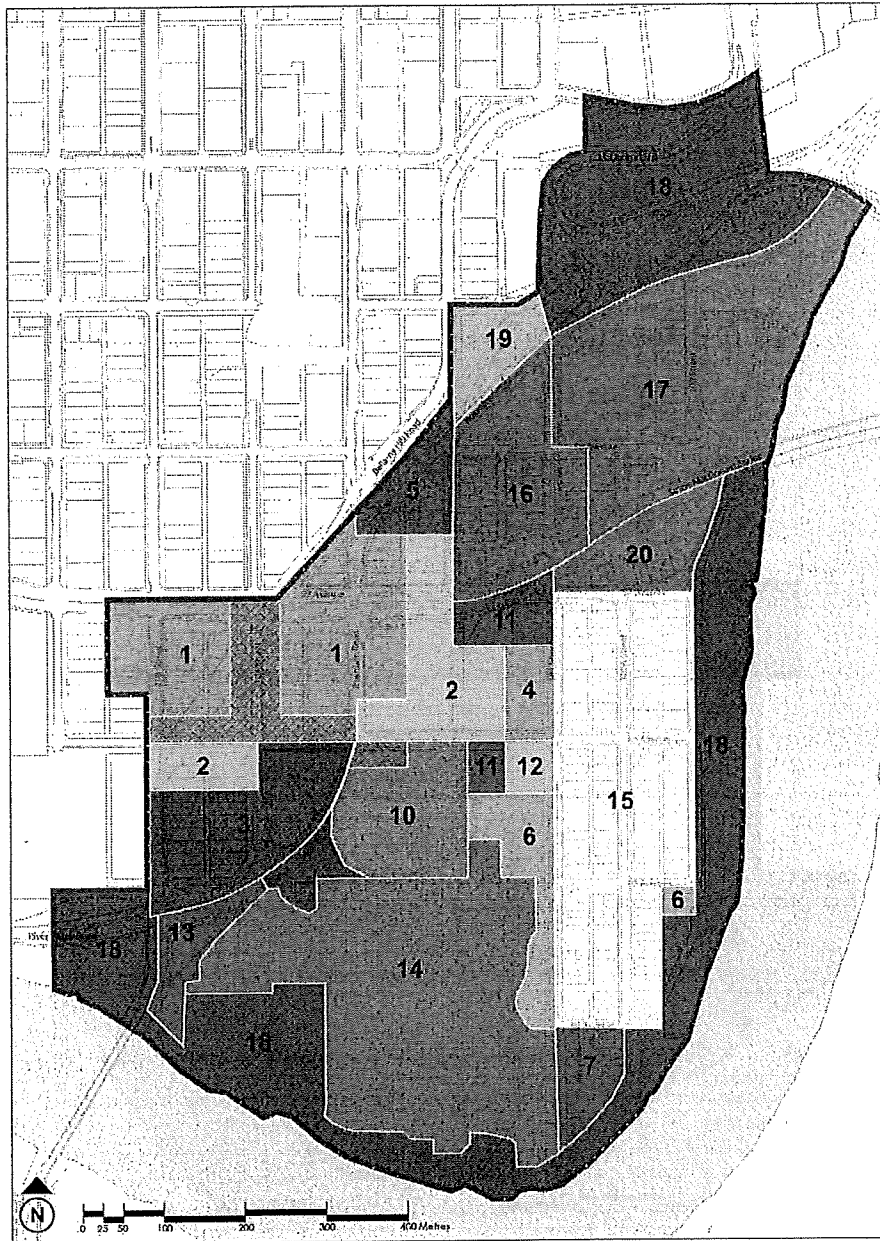


MAP 3 - Sub Areas



-  North Rosedale
-  West Rosedale
-  South Rosedale
-  Traditional Burial Grounds/Fort Edmonton Cemetery

MAP 4 - Future Land Use



- |                                    |   |
|------------------------------------|---|
| 1 Mid-Highrise                     | 12 Rossdale Flats   |
| 2 Low-Midrise                      | 13 Traditional Burial Grounds/Fort Edmonton Cemetery          |
| At-Grade Commercial                | 14 Utilities  |
| River Crossing Interpretive Park   | 15 Low Density Residential                                    |
| 4 Donald Ross School Park          | 16 Mixed Use - Medium Density Residential & Office Commercial |
| 5 Ortona Armoury                   | 17 Commercial, Recreation & Parks and Residential             |
| 6 Neighbourhood Parks & Recreation | 18 City Wide Parks & Recreation                               |
| 7 Edmonton Fire Station 21         | 19 High Density Residential                                   |
| 10 RE/MAX Field                    | 20 Medium Density Residential                                 |
| 11 Community Core                  |   |

### 3.4 West Rosedale Concept

West Rosedale's location within the river valley, as well as its proximity to the downtown, Capital City Recreation Park and legislative grounds offer considerable amenities making the area appropriate for residential redevelopment. The area also acts as a southern gateway to the downtown and, as such, views to the downtown skyline should be preserved by controlling the building heights of future development. Low profile redevelopment will also preserve views to the legislative grounds from some vantage points.

Opportunities for preserving sight lines to the downtown and the legislative grounds, as well as respecting its gateway function to the downtown are further enhanced by the area's north to south/southeast sloping topography. The gateway function of West Rosedale to the downtown will be further enhanced through the integration of the new Walterdale Bridge with the neighbourhood.

The City is a major land owner in the area, with most of the City-owned properties being vacant and contiguous. This provides an opportunity through the development of an appropriate marketing strategy and accompanying sales agreements for the creation of large sites for the purpose of accommodating comprehensively planned housing projects. Development on this basis should follow the guidelines contained in the River Crossing Business Plan.

Alternative options for parking for RE/MAX Field shall be explored by the City in conjunction with the leasee of RE/MAX Field, the Provincial Government and EPCOR to develop a parking strategy that does not require the large quantities of surface parking that have been used in the past. In the interim the existing surface parking arrangements shall be allowed to continue for a five year period (2011-2015) until the new parking strategy is approved.

New development in West Rosedale, in alignment with the River Crossing Heritage Interpretive Plan and Business Plan, will enhance the existing Rosedale neighbourhood by introducing a vibrant community centre with a mix of urban densities. The new development will transition in scale and intensity to integrate with existing homes in South and North Rosedale as well as downtown development.

Ortona Armoury, a City-owned Municipal Historic Resource built in 1914 is on a site currently undergoing extensive rehabilitation. Once rehabilitation work is completed, the Ortona Armoury will again serve as an active artistic hub. The facility will house artist studios and provide an enhanced space for community events. The facility will contribute to the early activation of River Crossing, while also providing much needed community meeting space.

Alternative transportation options will also be explored to reduce the need for vehicle parking during events. In the interim the existing surface parking arrangements shall be allowed to continue until the land is required for park construction or residential / mixed use development.

#### 3.4.1 West Rosedale Land Use Policies

a) to i) *[Deleted]*

##### j) Policy 1: RE/MAX Field

This area will continue to accommodate the baseball park. Potential exists for more active and intensive programming with retail frontage along 96 Avenue, as per the policies in Section 3.4.1.(c) for At-Grade Commercial Area, and other development that adds to utilization of the facility and/or activation of the site.

##### Discussion

- See Area 10 on Map 4 – Future Land Use.

##### k) Policy 11: Community Core

This area is the core of the community containing existing facilities such as the Rossdale Community League and the Donald Ross School building. This area is not expected to change significantly from its current use, but may be considered for intensification should additional facilities be needed to serve the community.

Discussion

- Meets Objective 17 and 18 of this Plan.
- See Area 11 on Map 4 – Future Land Use.

**l) Policy 2: Ross Flats**

This designated historic building will continue to be preserved and this area is not expected to change.

Discussion

- Meets Objective 38 of this Plan.
- See Area 12 on Map 4 – Future Land Use.

**m) Policy 3: Historical Resources Monitoring Program**

Within West Rossdale any new development must 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.

- The monitoring program is to be carried out under snow-free, unfrozen ground conditions.
- The Historic Resources Monitoring Program shall include all of the 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.
- Depending upon the results of the archaeological monitoring program, additional salvage, protection or preservation measures may be required.

Discussion

- Meets Objective 37 of this Plan.
- See Areas 1 - 12 and 22 on Map 4 – Future Land Use

**n) Policy 4: Mid-Highrise Housing Area**

Lands identified as Mid-Highrise on Map 4 - Future Land Use are to be developed to accommodate a range of mid to highrise building types.

New development in this area shall:

- i) Not exceed twelve (12) Storeys;
- ii) Use podiums and setbacks to promote the transition of heights and minimize the impact of development on open spaces and existing development;
- iii) Integrate weather protection such as canopies and arcades along building frontages wherever possible;
- iv) Be oriented to protect key view corridors to the Legislature, Rossdale Power Plant and Walterdale Bridge. In the case of high rises, towers shall have a maximum floor plate of 750 m<sup>2</sup> and have human-scaled podiums;
- v) Minimize wind impacts and be oriented to maximize solar access for other buildings, open spaces and amenities;
- vi) Align buildings to the streets and emphasize a strong relationship to the street, with lobbies and clearly articulated building entries oriented toward the sidewalks;

- vii) Provide amenity space within development blocks through features such as site landscaping, alleys designed as shared spaces, and rooftop patios; and,
- viii) Include a range of dwelling sizes to support different housing needs, including families.

**o) Policy 5: Low-Midrise Housing Area**

Lands identified as Low-Midrise on Map 4 - Future Land Use are to be developed to accommodate a choice of low to midrise housing types, including townhomes, stacked townhomes and small apartment-style blocks.

New development in this area shall:

- i) Be a minimum of four (4) and a maximum of six (6) storeys in height;
- ii) Use stepbacks to promote the transition of heights and minimize the impact of development on open spaces and existing development;
- iii) Integrate weather protection such as canopies and arcades along building frontages wherever possible;
- iv) Align buildings to the streets and emphasize a strong relationship to the street, with lobbies and clearly articulated building entries oriented toward the sidewalks;
- v) Provide amenity space within development blocks through features such as site landscaping, alleys designed as shared spaces, and rooftop patios; and
- vi) Include a range of dwelling sizes to support different housing needs, including families.

**p) Policy 6: At-Grade Commercial**

Ground-floor commercial space is encouraged on lands identified as At-Grade Commercial on Map 4 - Future Land Use.

New at-grade commercial development in this area shall:

- i) Integrate within the overall development of the block;
- ii) Provide a range of services that support the needs of residents and visitors;
- iii) Be designed to complement the character of the adjoining development; and
- iv) Support a pedestrian-friendly street.

**q) Policy 7: River Crossing Interpretive Park**

Lands identified as River Crossing Interpretive Park on Map 4 - Future Land Use are to be developed as a significant public open space. The space will include distinct but integrated spaces: an Urban Plaza fronting onto 96 Avenue, and an Interpretive Park.

The urban plaza will occupy the northeast portion of the interpretive park. Centrally located within River Crossing, the urban plaza will be a convenient and accessible location to provide space and programming for adjacent residents and businesses as well as spill-over activity from the interpretive park and RE/MAX Field. The urban plaza will provide community infrastructure to serve park users and event attendees. To support placemaking and heritage preservation while also offering these services, existing West Rosedale character homes could be relocated and repurposed into a park pavilion.

The interpretive park is intended to pay homage to Edmonton's Indigenous and settler past, present and future: to be a place dedicated to cultural connection and understanding. A key to building meaning and placemaking, the park will be a programmable space. It will provide a platform to share stories and learn about the people and cultures connected to this place and

will interpret themes from the River Crossing Heritage Interpretive Plan. It will also serve as a venue for Indigenous communities to perform ceremonies and host cultural events, and as a welcoming gathering place for Edmontonians and visitors of all ages.

The park will be co-designed with Indigenous communities and others to address programming needs and appropriately commemorate and celebrate the city's Indigenous and settler legacy and potential. The location of the park is itself significant as it includes a known prehistoric archaeological site. The size and siting of the park also provide a sensitive transition between the highly urban area north of the park and the burial grounds/ cemetery to the south. A pedestrian link should be provided from the termination of 104 Street through to Rossdale Road to connect the interpretive park to key sites and destinations along the river. While the interpretive park is envisioned as a city-wide public space, it could also be designed to accommodate neighbourhood uses and events.

In the redesign of Rossdale Road, consideration should be given to closure of the road during special events at the interpretive park.

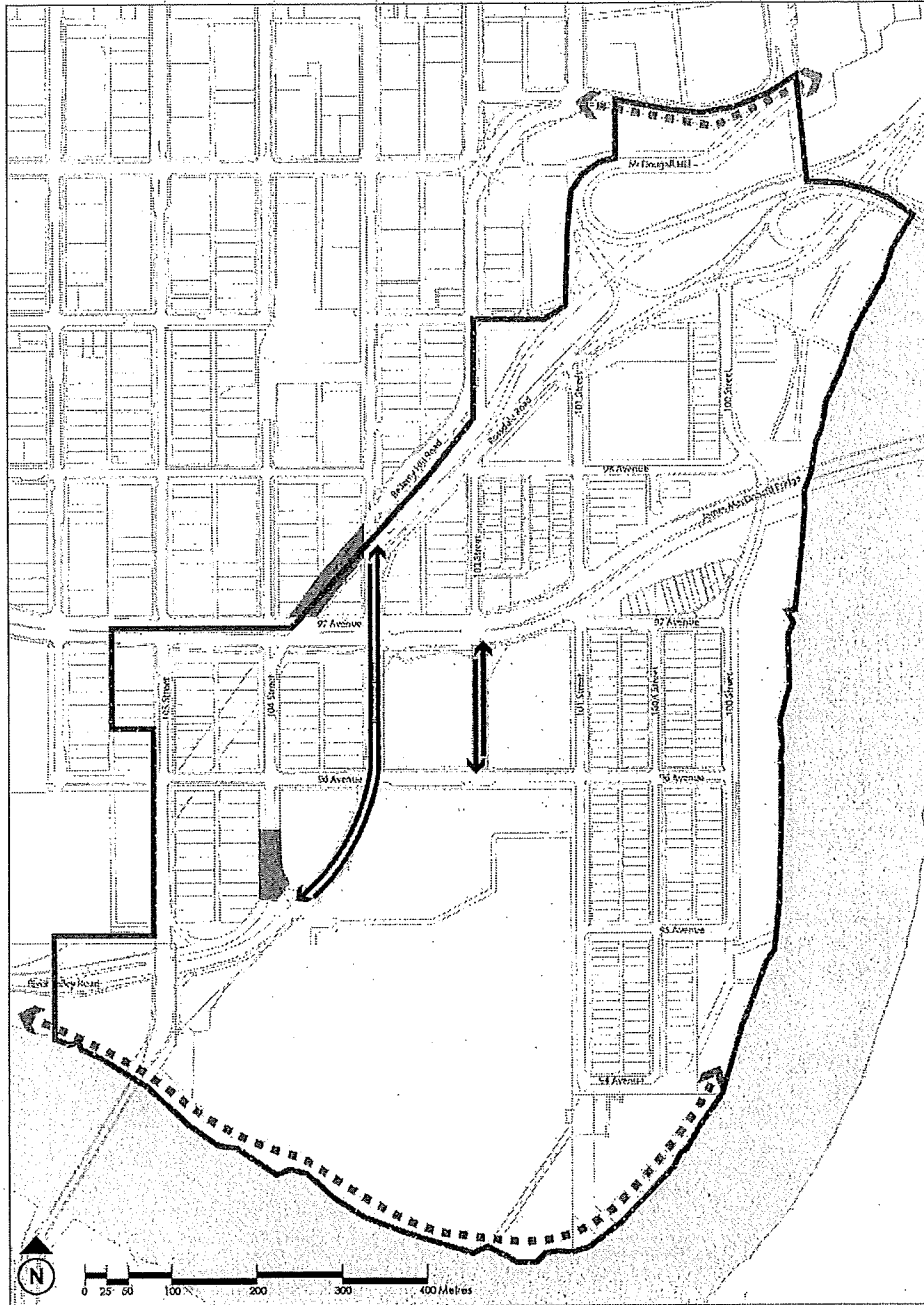
**r) Policy 8: Donald Ross School Park**

Lands identified as Donald Ross School Park on Map 4 - Future Land Use will be developed and maintained as a neighbourhood level open space. The space may include passive or active recreational use, and be designed to mitigate flooding in the neighbourhood if necessary.

**s) Policy 9: Affordable Housing**

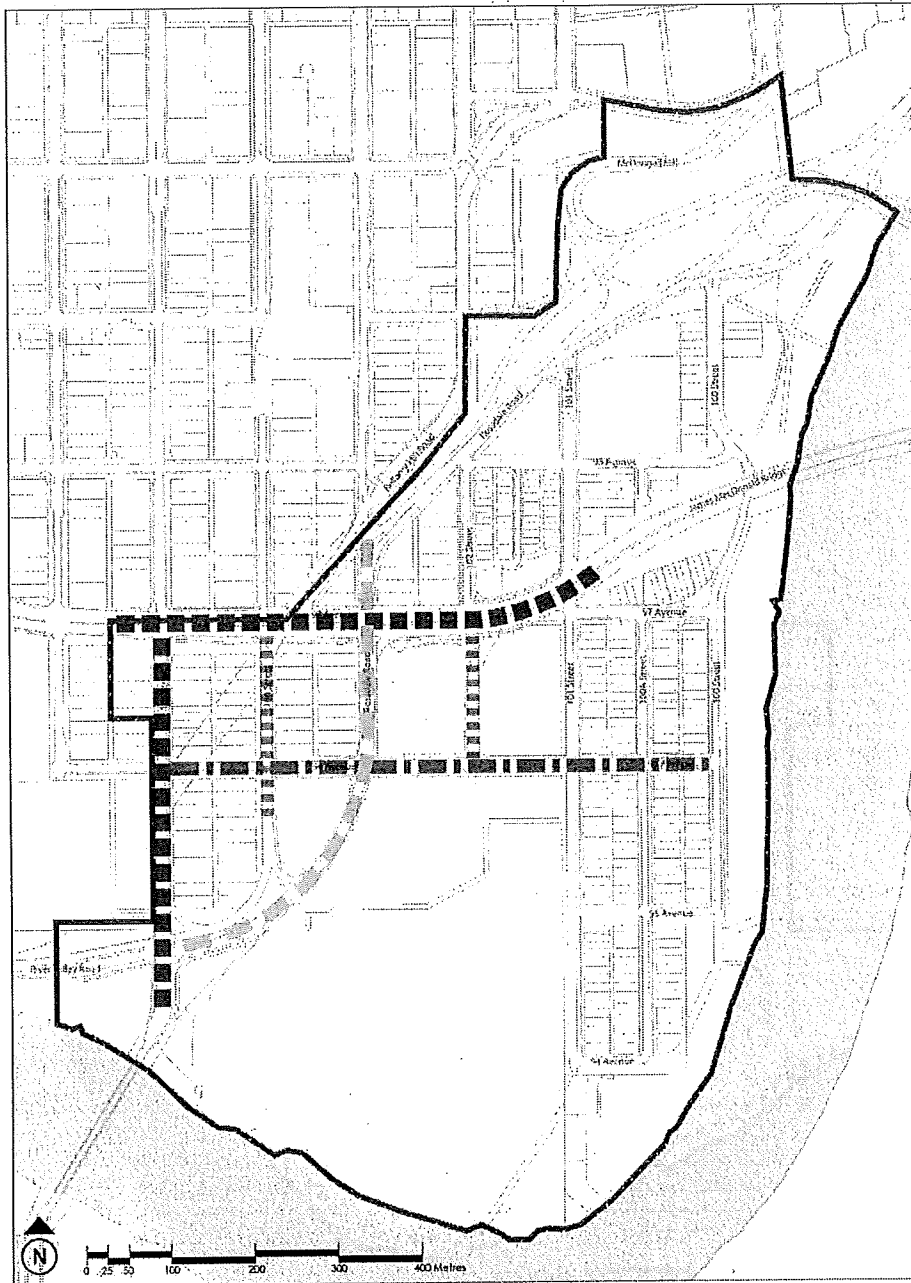
Opportunity to explore future affordable housing in the Rossdale area is identified as a possible use for lands within areas designated for Low-Midrise to Mid-Highrise housing.

MAP 6 - Roads & Circulation



- ⚡ Heritage Trail
- ⚡ River Promenade
- ↔ Proposed Two Way Traffic
- Proposed Right of Way Development
- Road Closure

**MAP 7 - Future Streetscape Improvements**



- ■ ■ ■ 97 Avenue & 105 Street Pedestrian and Active Transportation Improvements
- ■ ■ ■ 96 Avenue Improvements
- ■ ■ ■ Pedestrian-Oriented Street Design
- ■ ■ ■ Rossdale Road Re-design



## 3.6 Transportation Policies

### 3.6.1 Roadways and Pedestrian Circulation

Several roadways in Rosssdale are major arterials which serve a regional transportation function. The Plan acknowledges the necessity of this function while seeking to improve the co-existence of these roadways with the neighbourhood. To achieve this, the impact of traffic volumes and noise must be minimized and the roadway environment for pedestrians improved to help utilize these roadways as community streets.

North Rosssdale has some unique circulation problems due to the alignment of major arterial roadways bordering on it. Existing roadway and laneway alignments have created irregularly shaped land parcels which pose a challenge to redevelop. The potential exists to realign the existing local roadway pattern and close certain access points to the area to create a more desirable environment for residential redevelopment.

As part of the work undertaken through the River Crossing Business plan, the road network will be redesigned to create streets for people while accommodating regional travel connectivity. Existing arterial roadways bordering River Crossing will be maintained, and enhanced to prioritize transit, where appropriate. Interior arterial roadways will be redesigned as 'people first' places that safely and comfortably accommodate movement by a variety of modes. This will involve converting Rosssdale Road into a two-way street; wide, accessible sidewalks; safe and convenient crossings; bike lanes, bike parking, and the possibility of bike share docking stations; and buildings oriented to the street.

#### a) Policy 1: Arterial Roadways and Truck Routes

The arterial roads and truck routes shown on Map 6 will continue to provide these functions through the Plan Area.

##### Discussion

- see Map 6 - Roads and Circulation.
- roads designated as arterials in the Rosssdale Plan area are: Rosssdale Road, 103 Street, Bellamy Hill Road, 105 Street and 97 Avenue and a portion of River Road.
- the following are regular (24 hour) truck routes: 97 Avenue, Rosssdale Road, and 105 Street.

#### b) Policy 2: 97 Avenue Grand Boulevard Treatment

The City will explore opportunities to improve pedestrian and active transportation integration with 97 Avenue during arterial road renewal. This will include better crossing facilities, sidewalk and multi-use trail improvements. Where possible, lane reductions will be used to provide great space for other transportation modes.

##### Discussion

- Meets Objectives 27, 28 and 29 of this Plan.
- See Map 7 – Future Streetscape Improvements.

- Streetscaping of this road will help to mitigate the impacts of this major arterial road, and enhance pedestrian environment along 97 Avenue.

**c) Policy 3: 96 Avenue Community Street Treatment**

The City will undertake detailed design of a new streetscape for 96 Avenue, based on the preliminary direction established in the River Crossing Business Plan. This streetscape improvement will be completed by the City of Edmonton or in partnership with developers.

Changes to 96 Avenue will make it an attractive roadway connecting West Rosedale to South Rosedale, the river, and the Legislature grounds. Wide sidewalks and separated bicycle facilities will prioritize non-motorized transportation and foster retail viability. There will be a single lane of vehicular traffic in each direction, and enhanced streetscaping including boulevard trees and street furniture.

Discussion

- Meets Objectives 27, 28 and 29 of this Plan.
- See Map 7 – Future Streetscape Improvements.
- Streetscaping of this road will help to establish 96 Avenue as a community street where commercial activity is focused.
- This street should have a focus on pedestrians, providing generous sidewalks on either side of 96 Avenue.

**d) Policy 4: 105 Street Treatment**

Streetscape improvement will be completed by the City of Edmonton or in partnership with developers.

105 Street will continue to function as a major arterial connection between south Edmonton and downtown. The City will explore opportunities to improve pedestrian and active transportation integration along 105 Street during arterial renewal.

Discussion

- Meets Objectives 27, 28 and 29 of this Plan.
- See Map 7 – Future Streetscape Improvements.
- Streetscaping of this road will help to establish 105 Street as an important entryway to downtown Edmonton.
- Curbs should be maintained, however sidewalks should be widened and separated by landscaping from the carriageways.

**e) Policy 5: 104 Street and 102 Street Treatment**

The City will undertake detailed design of a new streetscape for 104 Street and 102 Street based on the preliminary direction established in the River Crossing Business Plan. These streetscape improvements will be completed by the City of Edmonton or in partnership with developers.

104 Street will become a pedestrian-oriented street. If automobile traffic is allowed, there will be a single lane of traffic in each direction and on-street parking, the intent being a lively pedestrian commercial street. Whether or not cars are allowed on 104 Street, the roadway will terminate south of 96 Avenue. Pedestrian / bike routes will connect 104 Street to the interpretive park, Traditional Burial Grounds/Fort Edmonton Cemetery, Rosssdale Power Plant and Touch the Water Promenade. Through an upgrade to the stairs on 104 Street between 98 and 99 Avenues contemplated in the Downtown Public Places Plan, 104 Street will also be an important pedestrian connection to Downtown.

Discussion

- Meets Objectives 27, 28 and 29 of this Plan.
- See Map 7 – Future Streetscape Improvements.

**f) Policy 6: Rosssdale Road as a two-way road**

The City will undertake detailed design and construction of Rosssdale Road to a two-way road in order to reduce the traffic between 105 Street and Rosssdale Road, improving pedestrian safety and circulation in the blocks in between.

Rosssdale Road is proposed to be converted to a two-way street with one northbound lane and one southbound lane and on-street parking on both sides where possible. During peak periods (e.g. 6:00 - 9:00 am and 3:00 pm and 6:00 pm), parking may need to be restricted to provide an additional lane of traffic in one or both directions. This street is proposed to include a separated bicycle path on the south/east side and sidewalks with boulevards to provide a comfortable biking and walking experience. The road could be closed for special events in the area.

As a two-way street, Rosssdale Road would continue to provide northbound access from Waltherdale Bridge to Downtown via Bellamy Hill Road but would now also be the southbound / westbound access to River Valley Road. That is, the existing “couplet” system of Rosssdale Road northbound and 104 Street southbound will be replaced by two-way traffic on Rosssdale Road north and south of 97 Avenue. This would allow for the one-way portion of Bellamy Hill Road from 97 Avenue to 103 Avenue to be closed. The scope of work north of 97 Avenue required to accommodate this change will be confirmed with engineering design.

The design of Rosssdale Road shall consider the turning movements of large vehicles entering the EPCOR site.

Discussion

- Meets Objectives 27, 28 and 29 of this Plan.
- See Map 7 – Future Streetscape Improvements.

**g) Policy 7: Downtown Pedestrian Access**

The City will institute changes to improve pedestrian access between the Downtown and North Rosssdale.

Discussion

- meets Objectives 26 and 27 of this Plan.
- the Plan intends that a major amenity node be developed in North Rosedale (including the Rosedale Brewery area) and improved access is necessary to
- encourage people to visit the area from the Downtown.
- better pedestrian access in this area is needed in order to develop 104 Street and 96 Avenue as pedestrian-oriented streets.

### 3.6.2 Parking Strategies

Two major parking problems are addressed by these policies - parking for activities at RE/MAX Field, the interpretive park, and riverfront, and all day parking by downtown office workers in North Rosedale.

The second problem of parking in North Rosedale results from its location adjacent to downtown and the fact that it is largely undeveloped. As redevelopment of the area occurs, these streets will be needed by local residents for access and parking. The Plan strategy is to discourage all-day parking by persons outside the community in order to avoid conflicts between local residents and downtown office workers.

Outlined in the River Crossing Business Plan, areas north and west of RE/MAX Field that historically accommodated surface parking will be redeveloped gradually over the next 10 - 15 years. This will give time for alternative strategies to be prepared to get people to and from the facility and other activity areas, and for people to adjust their travel modes.

#### h) Policy 8: Parking Control Measures for RE/MAX Field

The City will introduce a parking management program in South Rosedale which provides resident parking during events at RE/MAX Field when requested to do so by neighbourhood residents.

##### Discussion

- residents have major concerns over lack of on-street resident parking during baseball games but do not desire parking bans or restrictions on all streets.
- the intention of the Plan is to provide for resident sticker parking only on the east side of all streets and the south side of all avenues with the west side of streets and north side of avenues available for general public parking.
- stickers would be issued to all South Rosedale residents.
- the program would only be introduced at the request of residents in accordance with procedures used by Transportation Services.
- meets Objective 29 of this Plan.

#### i) Policy 9: Parking for RE/MAX Field

A parking management strategy should be developed to help manage parking requirements for events at RE/MAX Field, the interpretive park and Rosedale Power Plant as the existing parking areas near RE/MAX Field are redeveloped. This could

feature shuttle buses between River Crossing and parkades and LRT stations downtown.

Discussion

- Surface parking adjacent to RE/MAX Field is not an efficient use of land. There are many parking lots and parkades that are underutilized during the times when parking is required for RE/MAX Field.
- The City will work with partners to explore alternative transportation strategies to replace the need for surface parking, including transit and active transportation options.

**j) Policy 10: Parking in North Rosedale**

At the request of residents, the City will institute a parking management program for existing residences. As new development occurs, the City will institute time parking limits during week day daytime hours on the following roadways in North Rosedale: 102 Street, 101 Street, 100 Street, and 98 Avenue.

Discussion

- meets Objective 27 of this Plan.
- will be phased in with new development.
- residents in this area have expressed numerous concerns over all day parking on these roadways by people working in the downtown area.
- a parking management program will discourage this activity and still allow residents of the area reasonable use of on-street parking.

**k) Policy 11: Parking in West Rosedale**

As development occurs in West Rosedale, the City will provide off-peak on-street parking on Rosedale Road wherever possible.

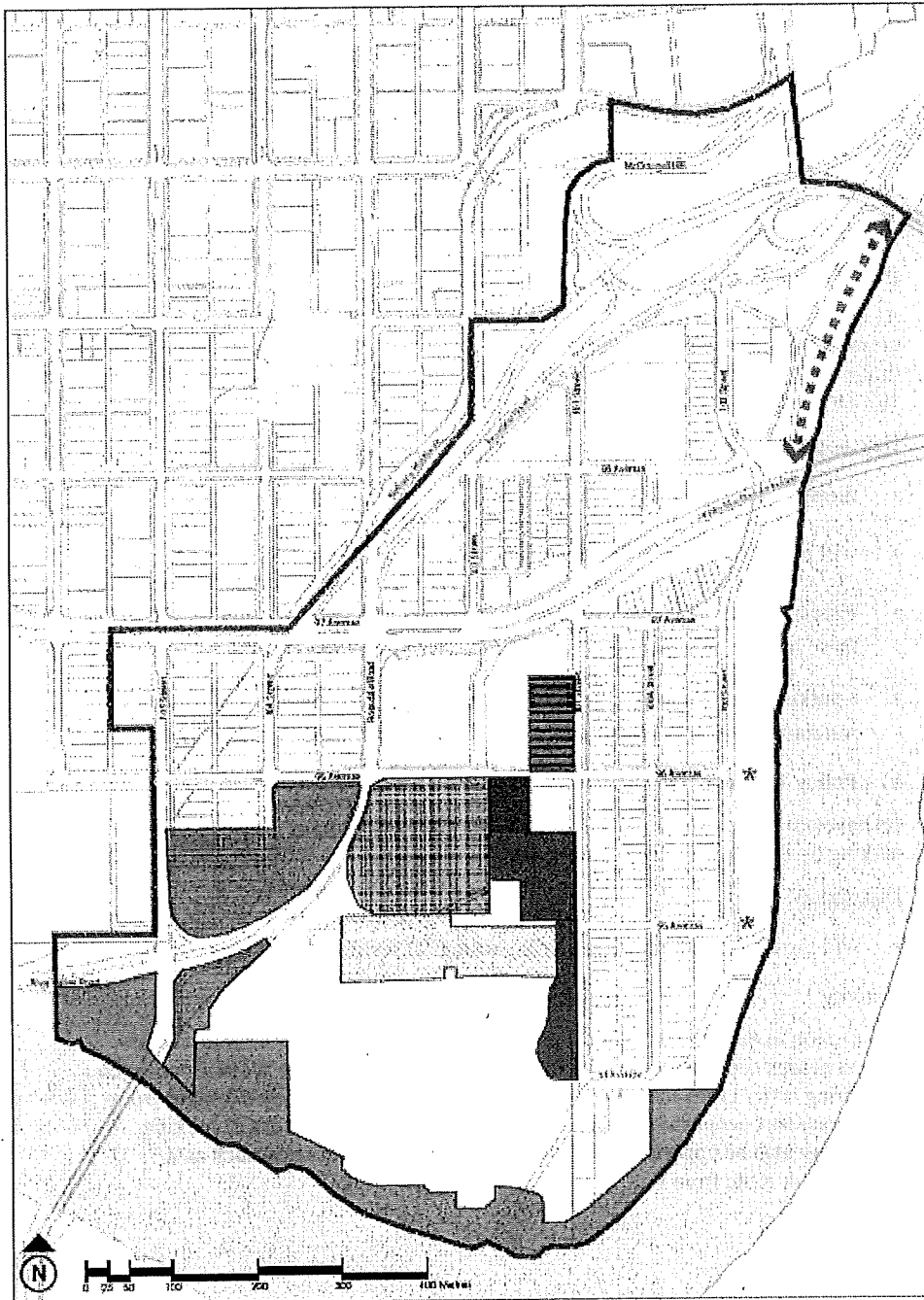
Discussion











- will provide additional, convenient parking for residents and guests.

3.6.3 Connectivity

Connection to this neighbourhood as a destination place through innovative, low carbon modes is encouraged. City projects such as the Touch the Water Promenade may bring water crafts to this area. A gondola system proposed by a private group could transport people to and from River Crossing without vehicles or parking. There may also be opportunities for river-based tourism activities, such as a canoe/kayak route from Fort Edmonton to River Crossing.

### MAP 8 - Publicly Accessible Open Space Improvements



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

### 3.7 Public Area Improvements Policies

The primary goal of the Plan is to revitalize the neighbourhood. In order to achieve this goal, improvements to the streets, utilities and other public areas must be undertaken to encourage redevelopment.

The neighbourhood has good potential for redevelopment, considering its location adjacent to downtown and river valley amenities. However, West and North Rosedale suffer negative impacts from arterial roadways and South Rosedale suffers some intrusion from the presence of City-wide utilities and RE/MAX Field. These impacts can be mitigated through public area improvements which increase the attractiveness of the environment.

The City can achieve rejuvenation of the neighbourhood both by taking a lead role in installing public improvements and by encouraging private investment through conditions on land sales. These improvements will eventually increase the values of property in the area, thus improving the return on investment by the City.

#### a) Policy 1: Streetscaping Upgrading of 96 Avenue, 102 Street, and Rosedale Road

The City will undertake a program of streetscape improvements primarily focused on 96 Avenue, 104 Street, 102 Street, and Rosedale Road. These improvements should be consistent with the direction of the River Crossing Business Plan.

##### Discussion

- Meets Objectives 29 and 30 of this Plan
- See Map 7 – Future Streetscape Improvements
- The intent of these improvements is to rejuvenate these roadways with distinct characteristics, as outlined in Section 3.6.1 Roadways and Pedestrian Circulation of this Plan and further detailed in the River Crossing Business Plan.
- Street improvements could include special treatment of sidewalks, tree planting and street furniture, uniform curb lines, and new curb and gutter works, and Low Impact Development.

#### b) Policy 2: Street and Sidewalk Repairs

The City will undertake roadway and sidewalk repairs and replacement during the initial phase of neighbourhood redevelopment.

##### Discussion

- meets Objective 27 of this Plan.
- a number of road and sidewalk repairs are needed to bring them up to City standards.
- upgrading of roads and sidewalks will support neighbourhood revitalization.
- may assist in the City's land development and land marketing strategies.
- upgrading in North Rosedale will not take place until it is determined if any roads are to be closed (Section 3.5.1(b)).

**c) Policy 3: Upgrading of Lanes and Street Lighting**

The City will resurface back lanes and install lane lighting as new development is phased in, if desired by local residents, under the Local Improvement Program.

Discussion

- meets Objective 27 of this Plan.
- in low density residential areas, the City will work with local residents to provide lane resurfacing and lighting.
- in medium and high density residential areas and commercial areas, the City will work with developers to ensure that treatment of lanes and street lighting is appropriate and meets City standards, including those of the Land Use Bylaw No. 5996.

**d) Policy 4: Public Art**

The City will provide public art in visually strategic locations to celebrate local history, heritage, culture and arts, while contributing to the enhancement of the public realm and will encourage private developers to include public art in their development.

**e) Policy 5: Water, Sanitary Sewer and Drainage Upgrading**

Sanitary sewer and drainage improvements necessary for future redevelopment according to the Plan will be undertaken through City and private financing prior to redevelopment.

Discussion

- meets Objective 32 of this Plan.
- Infrastructure Services have indicated that significant sanitary sewer and drainage improvements will be needed to facilitate new development as proposed in the Plan.

**f) Policy 6: Protection of Traditional Burial Grounds/Fort Edmonton Cemetery**

The Traditional Burial Grounds/Fort Edmonton Cemetery will be formally designated as an historic cemetery by the Province of Alberta. The City of Edmonton and Alberta Community Development (ACD) have worked with the Stakeholders/Descendent Groups and Associations to ensure that the archaeological and historical significance of the site is protected.

Discussion

- Meets Objective 36 of this Plan.
- See Map 8 – Public Area Improvements.
- Given the archaeological and historical significance of this site, Alberta Community Development will act as the regulator. All construction and operational activity proposed for the site must be approved by Alberta Community Development.

**g) Policy 6: Utility Location within the Traditional Burial Grounds/Fort Edmonton Cemetery**

The existing utilities in this area will be registered as easements on title of the property. Due to the historical and archaeological sensitivity of the site, new utilities will not be permitted to be installed in the site.

Discussion

- Meets Objective 36 of this Plan.



- In order to protect the site, new utilities will not be permitted in this area, except to service the Traditional Burial Grounds/Fort Edmonton Cemetery and parkland.
- All utility companies will be encouraged to plan for the eventual relocation of their facilities outside of the area and to abandon the existing facilities in place.
- Any maintenance to the existing utilities located in the site must be conducted in accordance with the operational protocol.

**h) Policy 7: Heritage Interpretation**

Rosssdale has a long history, with inhabitants as far back as 10,000 years ago. When approaching redevelopment and upgrades to the public realm, heritage interpretation needs to be considered.

Discussion

- Meets Objective 38 of this Plan
- Numerous specific recommendations for heritage interpretation in the area are contained in the Heritage Interpretive Plan and the River Crossing Business Plan.

**i) Policy 8: Pedestrian and Cycling Connections**

**Pedestrians:**

- Increase separation from traffic and widen pedestrian through zones
- Develop pedestrian-oriented lighting
- Improve intersection crossing markings and develop universal design considerations at intersections
- Correct skewed intersections and provide mid crossing refuge or narrower crossing distances
- General need to improve crossings at the intersection of Bellamy Hill Road/103 Street and Rosssdale

**Road:**

- Find opportunities to separate street users along Rosssdale Road
- Relocate utilities and other street furniture including light poles outside of pedestrian through zones
- Improve connection from 104 Street downtown to 104 Street in the River Crossing area
- Connect the shared use path along 104 Street that currently ends at 96 Avenue to 97 Avenue and the rest of the cycling network.

**Cycling:**

- Provide a high-quality cycling facility along Rosssdale Road to connect facilities along River Valley Road and the Walterdale Bridge to the overall cycling network
- Widen shared-use paths where widths are insufficient to accommodate pedestrians and cyclists

- Provide further separation from traffic along 97 Avenue
- Provide cyclist crossings that maximize convenience at intersections
- Consider separate walking and cycling paths
- Reimagine 96 Street with redevelopment to provide improved east-west cyclist connections

**j) Policy 9: New Walterdale Bridge**

The new Walterdale Bridge was completed in 2017 and the design of the bridge on the north bank has an important impact on the development of West Rosedale.

Discussion

- The integration of a promenade, as discussed in Policy 10 below, will allow for a closer connection to the river in West Rosedale.
- The design of the bridge and associated road network and servicing are to be integrated with the Alberta Legislature and potential repurposing of the EPCOR's Rosedale Generating Station and is to be reflected in the Rosedale Area Redevelopment Plan.
- The bridge is to recognize the pedestrian oriented nature of the West Rosedale area and the EPCOR 's Rosedale Generating Station as a major destination.

**k) Policy 10: Touch the Water Promenade**

The City has envisioned a River Promenade along the north bank of the river in certain areas such as Louise McKinney Riverfront Park. A promenade along the river bank in Rosedale would enhance one of the City's best assets – the North Saskatchewan River. Rosedale is a unique neighbourhood in Edmonton that comes much closer to the river than most other developments. There is an opportunity to strengthen the neighbourhood's relationship to the river through the development of the Touch the Water Promenade.

Discussion

- See Map 6 – Roads and Circulation and Map 8 – Publicly Accessible Open Space Improvements
- There is the potential for historic interpretation along the promenade.
- The promenade should be multi-modal.
- The promenade is to be linked the new Walterdale Bridge, Alberta Legislature and the repurposing of the EPCOR's Rosedale Generating Station
- Ensure that Touch the Water's development considers and integrates with the repurposed Rosedale Power Plant complex and respects the complex's access requirements
- Create a riverfront promenade that improves access to and within the river valley and creates enhanced opportunities for recreation, celebration, heritage interpretation and social gathering

### 3.8 Parks and Recreation Improvements Policies

Rosssdale contains four types of Parks and Recreation uses -, Greenway, Municipal Cemetery, Community and Recreation Facilities, and RE/MAX *Field*.

The Rosssdale neighbourhood will consist of amenities accessible by foot and bicycle in this central portion of the river valley. City-wide amenities will connect people to this area's rich natural and cultural heritage.

Other spaces will serve neighbourhood needs. Together, these spaces and facilities will provide a range of year-round ecological, wellness and celebration functions and establish Rosssdale as a character-defining district in the Edmonton region. The network of open spaces in this area include:

- River Valley & Greenway Trail System
- Diamond Park
- Urban Plaza
- Interpretive Park
- RE/MAX Field
- Community Core
- Water Reservoir
- Neighbourhood Open Space

#### 3.8.1 Capital City Recreation Park (CCRP)

This park is a regional open space and trail system along the River's edge. Rosssdale is presently at the western terminus of the designated CCRP system. The intent of the Plan is to upgrade the existing trail system and develop a stronger link between it and other City trails to the west in the Government Centre area and to the south side of the River. The Plan recommends a special viewpoint park treatment of the trail system at the river edge near 96 Avenue and 95 Avenue and the incorporation of new parks amenities in the redevelopment of the Rosssdale Brewery area of the CCRP. The design, of any improvements within the CCRP will include a review of natural areas along the river and means of preserving and enhancing those areas.

##### a) Policy 1: Capital City Recreation Park Viewpoints

The City will construct viewpoints as part of the Capital City Recreation Park improvements near the River's edge at 96 Avenue and 95 Avenue.

###### Discussion

- meets Objective 18 of this Plan.
- see Map 8 - Publicly Accessible Open Space Improvements
- detailed design work for these viewpoints will be incorporated into the plans for the CCRP trail extension.

##### b) Policy 2: Capital City Recreation Park Improvements in Rosssdale Brewery Area

The city will improve the Capital City Recreation Park facilities near the Rosssdale Brewery site in conjunction with the Direct Control District specified in Section 3.5.1(c).

###### Discussion

- meets Objective 18 of this Plan.

- as part of the development of a concept for the DC1 area, the use of this area for picnicking and other family-oriented passive recreation activities, special events and neighbourhood needs will be reviewed.
- public washroom and cooking facilities are needed for users of the picnic area.
- see Map 8 - Publicly Accessible Open Space Improvements.

**c) Policy 3: Diamond Park Improvements**

*Community Services* will undertake a review of Diamond Park as part of the concept for the Direct Control area of which it is part.

Discussion

- meets Objective 18 of this Plan.
- see Map 4 - Future Land Use.
- Diamond Park's role as a neighbourhood or City-wide facility will be reviewed. This will complement the redevelopment of the Rosedale Brewery area as proposed in this Plan.

**e) Policy 4: Interpretive Park**

The interpretive park is intended to pay homage to Edmonton's Indigenous and settler past, present and future: to be a place dedicated to cultural connection and understanding. The park will be a programmable space. It will provide a platform to share stories and learn about the people and cultures connected to this place and will interpret themes from the River Crossing Heritage Interpretive Plan. It will also serve as a venue for Indigenous communities to perform ceremonies and host cultural events and a welcoming gathering place for Edmontonians and visitors of all ages.

The park will be co-designed with Indigenous communities and others to address programming needs and appropriately commemorate and celebrate the city's Indigenous and settler legacy and potential. The location of the park is itself significant as it includes a known prehistoric archaeological site. The size and siting of the park also provide a sensitive transition between the highly urban area north of the park and the burial grounds/ cemetery. A pedestrian link should be provided from the termination of 104 Street through to Rosedale Road to connect the interpretive park to key sites and destinations along the river.

Discussion

- See Map 8 – Publicly Accessible Open Space Improvements
- Meets Objective 38 of this Plan.

**f) Policy 5: Urban Plaza**

An urban plaza will occupy the northeast portion of the interpretive park. Centrally located within River Crossing, the urban plaza will be a convenient and accessible location to provide space and programming for adjacent residents and businesses as well as spill-over activity from the interpretive park and RE/MAX Field. The plaza is one potential location for a gondola stop. The urban plaza will provide community infrastructure to serve park users and event attendees. To support placemaking and heritage preservation while also offering these services; existing West Rosedale character homes could be relocated and repurposed into a park pavilion.

**g) Policy 6: RE/MAX Field**

A revitalized RE/MAX Field has the potential to honour the long history of sports in Rosssdale.

The City recently entered into a 10-year lease of the facility with the owners of the Edmonton Riverhawks baseball team. The lease encourages the facility operator to program a variety of sports, cultural, entertainment, and community events and to make better year-round use of the facility. Redevelopment in conjunction with RE/MAX Field that would better activate the area is encouraged, e.g. making year-round use of existing commercial space within RE/MAX Field; replacing temporary bleachers with housing or commercial space.

Areas that historically accommodated surface parking for RE/MAX Field are expected to be redeveloped gradually over the next 10 - 15 years. This will give time for alternative strategies to be prepared to get people to and from the facility and for facility users to adjust their travel modes.

If, through the 10-year lease opportunity RE/MAX Field does not prove viable and successful in activating the River Crossing area, the site can be redeveloped with housing that interfaces with the EPCOR water reservoir.

*See Map 8 - Publicly Accessible Open Space Improvements*

***h) Policy 7: Community Core***

This area is the core of the community containing existing facilities such as the Rosssdale Community League and the Donald Ross School building. This area is not expected to change significantly from its current use.

***i) Policy 8: Water Reservoir***

The EPCOR water reservoir has the potential to become an outdoor amenity for Edmontonians. Currently, the land above the underground reservoir is an inaccessible grass field. In support of the River Crossing initiative, EPCOR has agreed to provide public access to this space for activities that would not impact the continued function of the reservoir (no vehicles would be allowed).

This space could be actively programmed with events, movable furniture, lightweight play structures and temporary installations. There could be synergies with RE/MAX Field provided that needed access on the intervening road is respected. Access to the reservoir will also knit the Rosssdale neighbourhood together in an important new way by providing direct pedestrian access between South Rosssdale and the interpretive park, power plant, and burial grounds/cemetery.

***j) Policy 9: Neighbourhood Level Open Space***

Through a land transfer with EPCOR, open space east of RE/MAX Field and the Rosssdale Water Treatment Plant is expected to be retained as community park space. The eastern portion of the Donald Ross school field will also be preserved as open space.

This area is depicted and shown as Area #6 on Map 4 - Future Land Use, such that it serves as a neighbourhood level open space to provide residents surrounding this area with access to outdoor space. The future use and programming of these lands will be determined in consultation with the community.

*See Map 8 - Publicly Accessible Open Space Improvements*

### **3.8.2 Neighbourhood Parks and Recreation Facilities**

Several sports fields exist in Rosedale including a baseball diamond and cricket pitch in Diamond Park and three baseball diamonds south of Donald Ross School.

The Little Flower School building adjacent to RE/MAX *Field* provides an adequate community league facility at the present time.

However, redevelopment will create an increasing demand for new community facilities in the future.

The Plan provides for the existing building to continue to function in the interim, and provides sufficient room for expansion when the community is in a position to develop a new facility.

Existing playground facilities will also be retained and improved.

**f) Policy 6: Donald Ross School Grounds**

The sports fields on the lands south of the Donald Ross School will be partially retained, and improved in the long term.

Discussion

- see Map 4 - Future Land Use.
- these sports fields are well used and form an important part of the neighbourhood park facilities.
- the school is still owned by the Edmonton Public School Board. It may be available for school uses if student populations are large enough.
- The park may also serve as a stormwater dry pond, and be developed to accommodate that subordinate function, without significantly limiting its ability to serve as open space.
- see Map 8 - Publicly Accessible Open Space Improvements

**g) Policy 7: Existing Community League Facility**

The existing Community League site and facilities will remain until there is a demand for a new facility.

Discussion

- meets Objective 16 of this Plan.
- the Community League feels that they are adequately served by the existing facility at present. However, they acknowledge that redevelopment will bring new residents which may create a demand for more extensive community league facilities in the future.
- the existing Little Flower School building may be relocated to a new site to consolidate all facilities.
- See Map 8 - Publicly Accessible Open Space Improvements

**h) Policy 8: Existing Children's Playground**

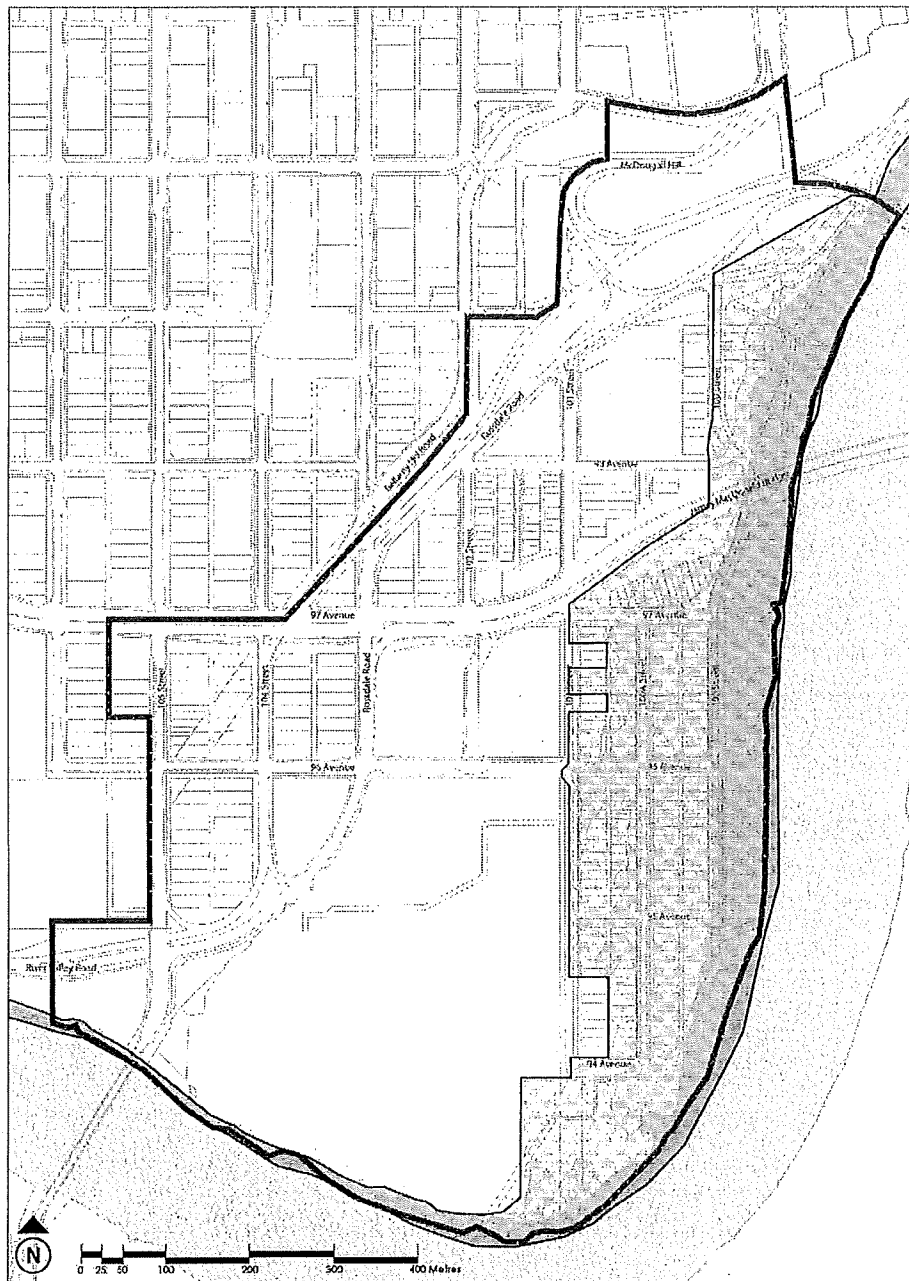
The present children's playground south of 95 Avenue and east of 100A Street will remain in this location. The City and community will jointly upgrade the playground with new lighting and equipment as the need arises.

Discussion

- meets Objective 16 of this Plan.

- this location is suitable as the majority of family-oriented housing is located in South Rosedale.
- any improvements will be done under the Neighbourhood Park Development Program.

MAP 9 - Floodplain Protection Area



- 1:25 Flood Line
- 1:100 Year Flood Line
- Floodplain Protection Overlay