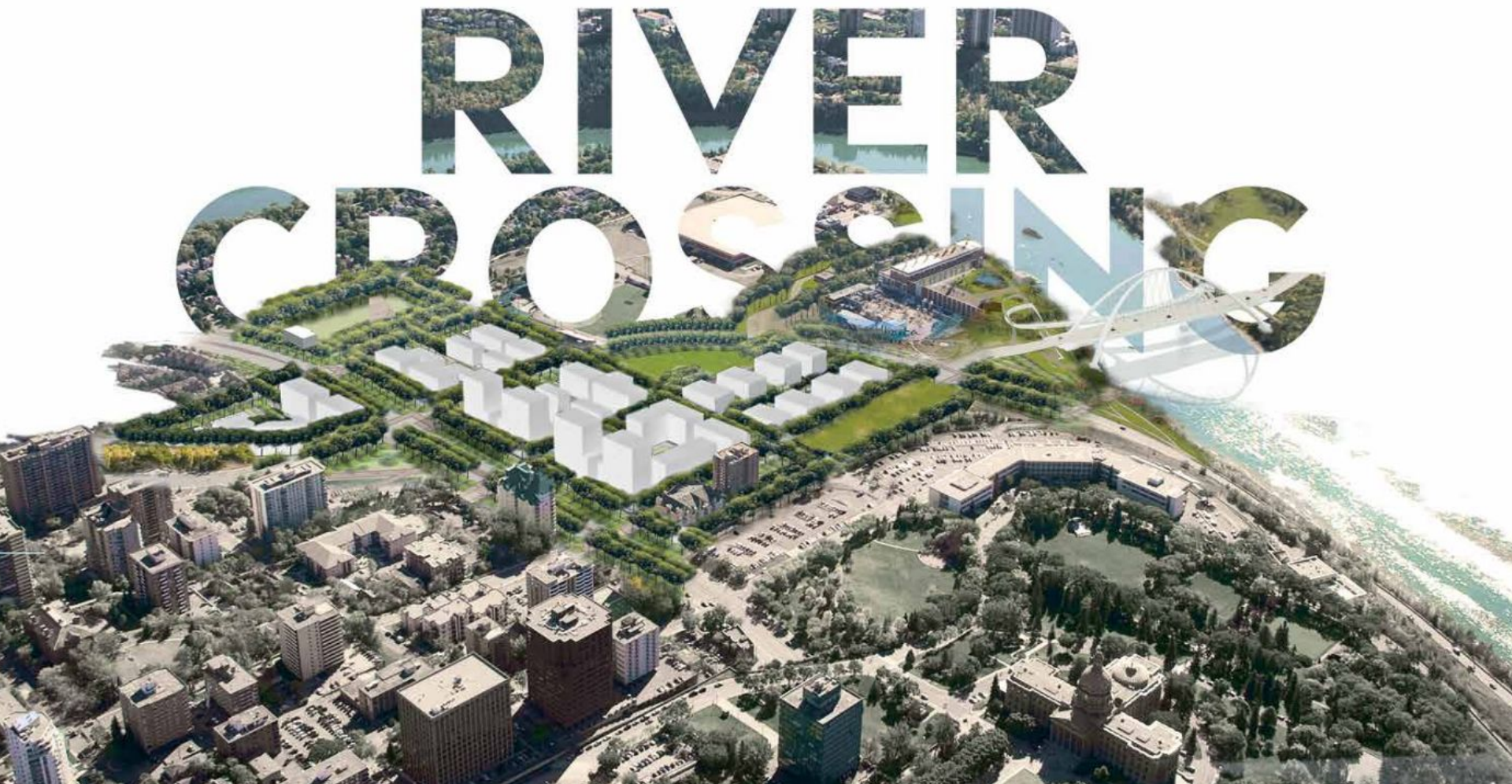




ITEMS 3.18, 3.19 & 3.20 - ROSSDALE
BYLAW 19717 & CHARTER BYLAWS 19718 & 19719

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

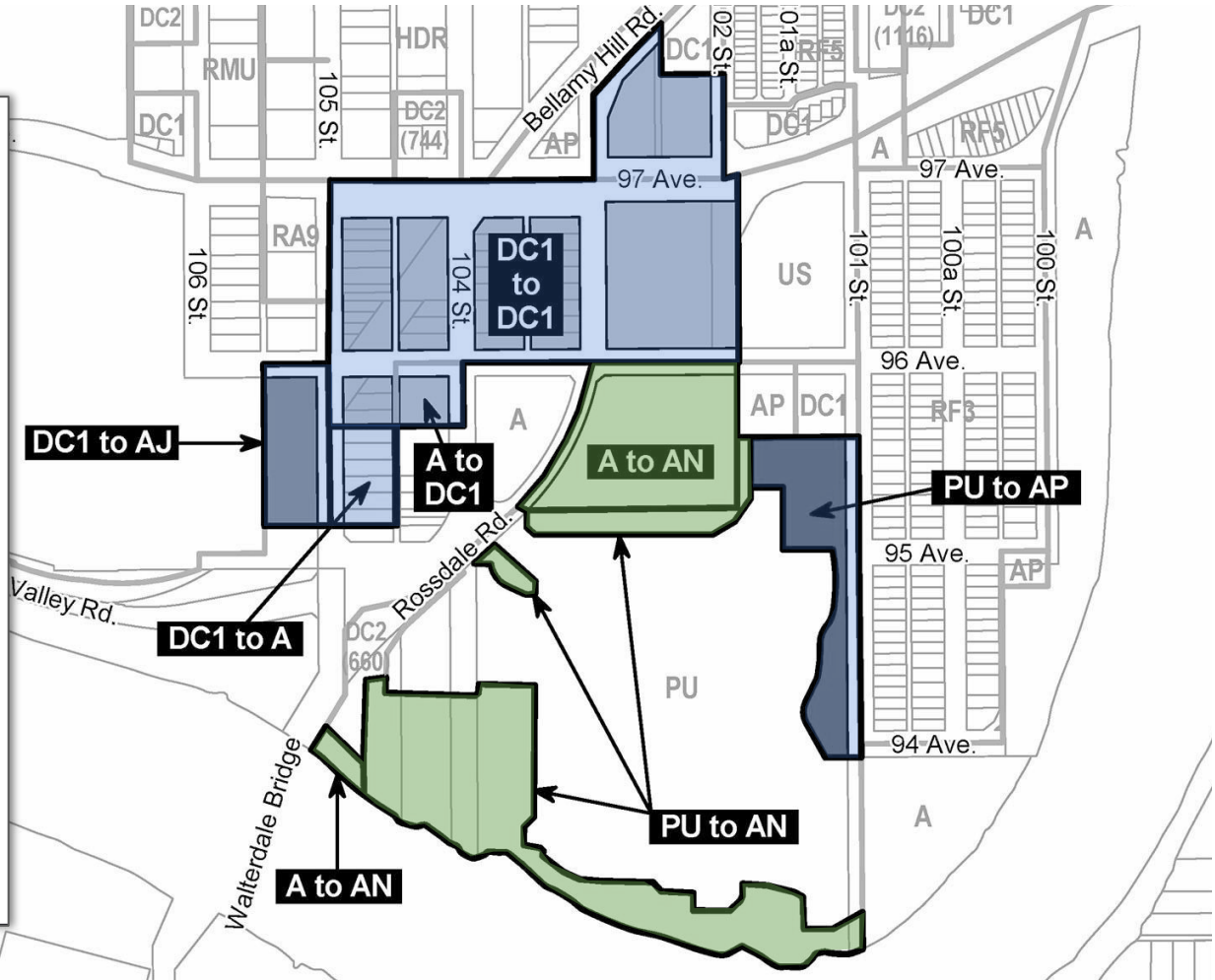
ROSSDALE

AREA REDEVELOPMENT PLAN

• BYLAW 8139 •

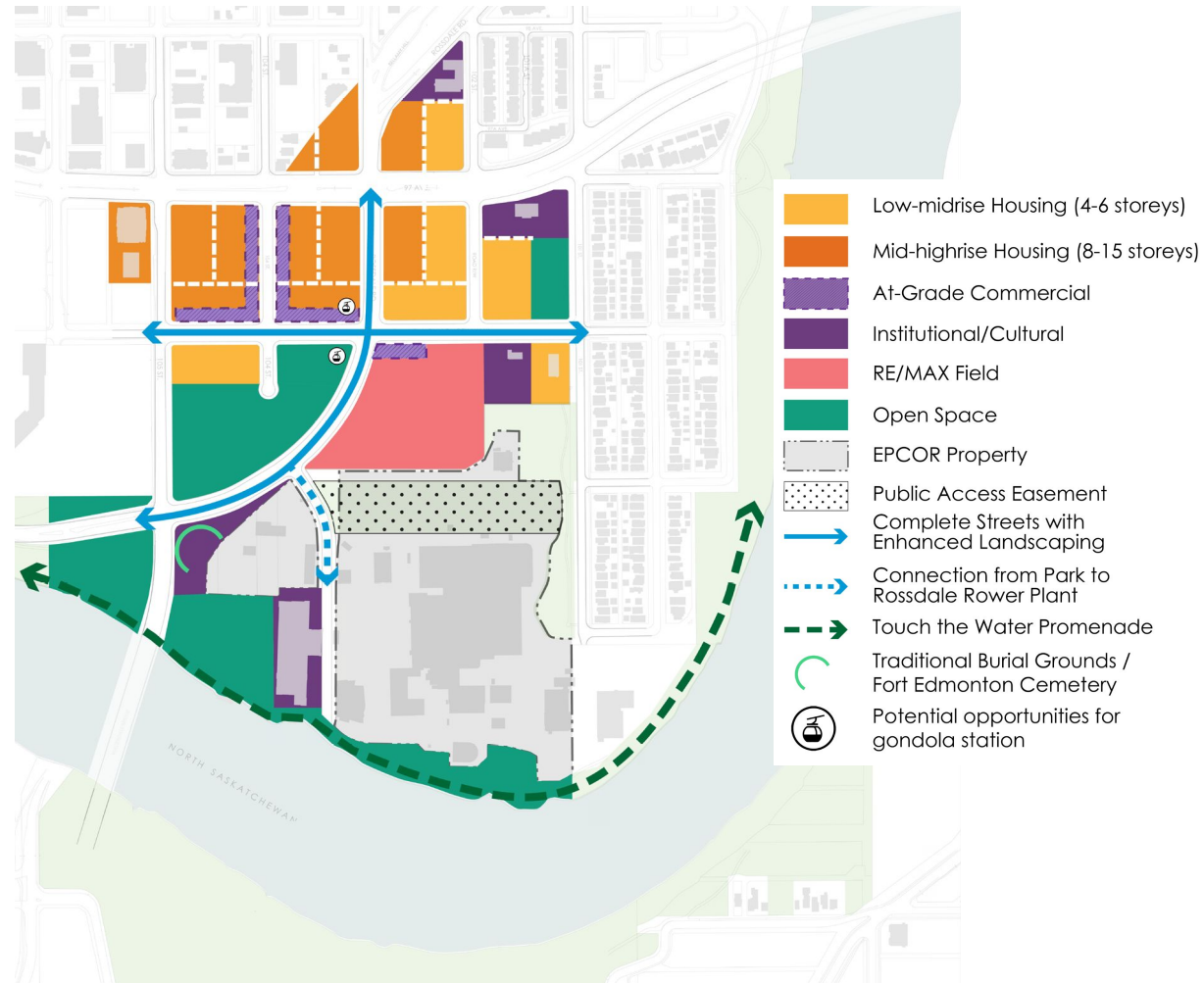
APPROVED, AS AMENDED, JUNE 10, 1986

OFFICE CONSOLIDATION, May 2020

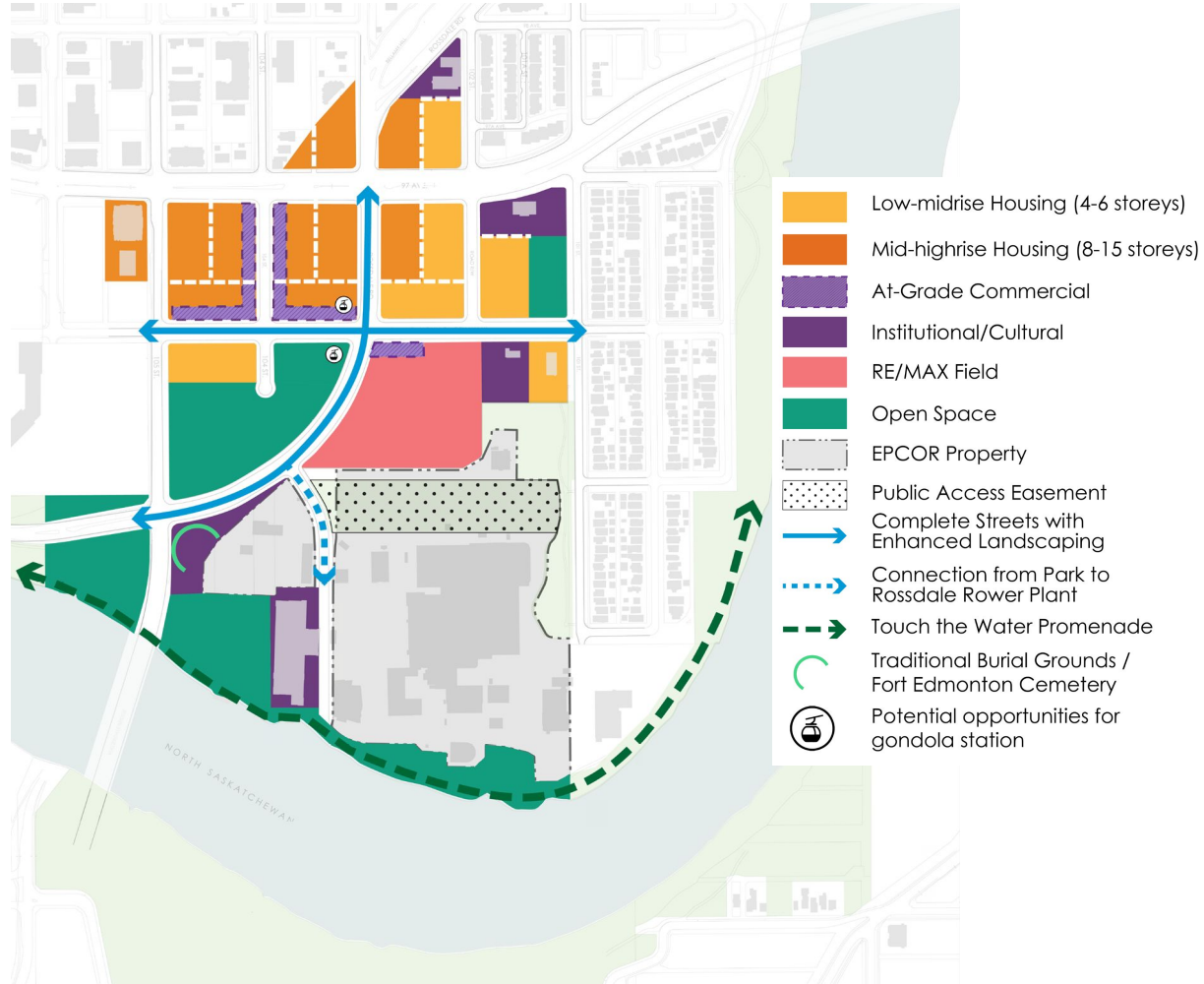
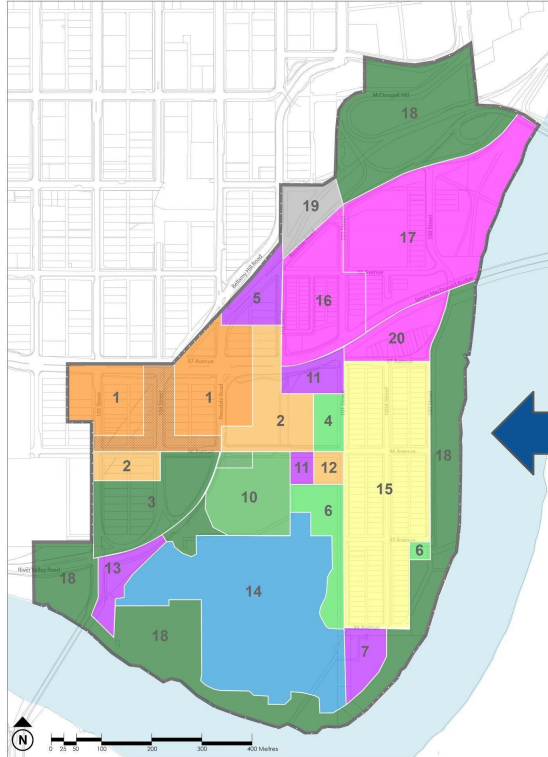


Summary of Amendments:

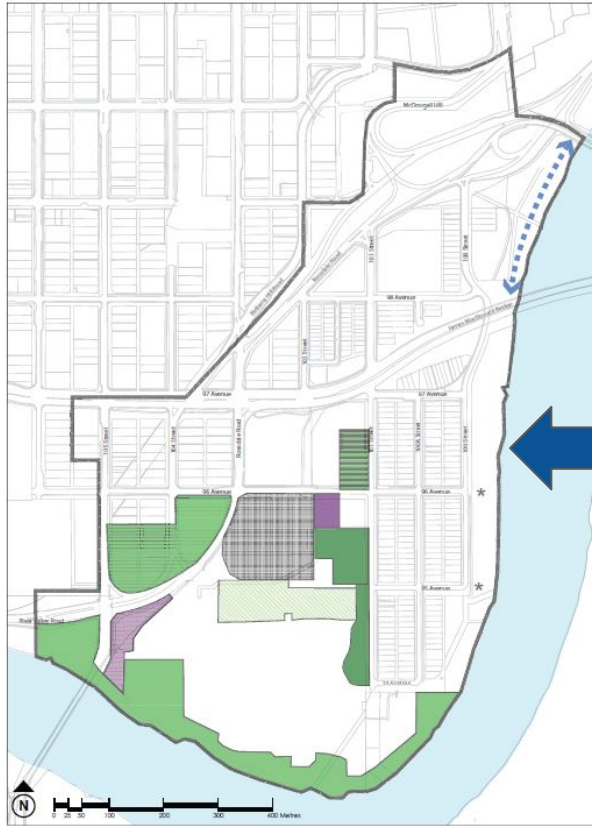
- Touch the Water Promenade
- New Public Park and Plaza
- Support RE/MAX Field & The Rossdale Power Plant
- Support Residential Redevelopment



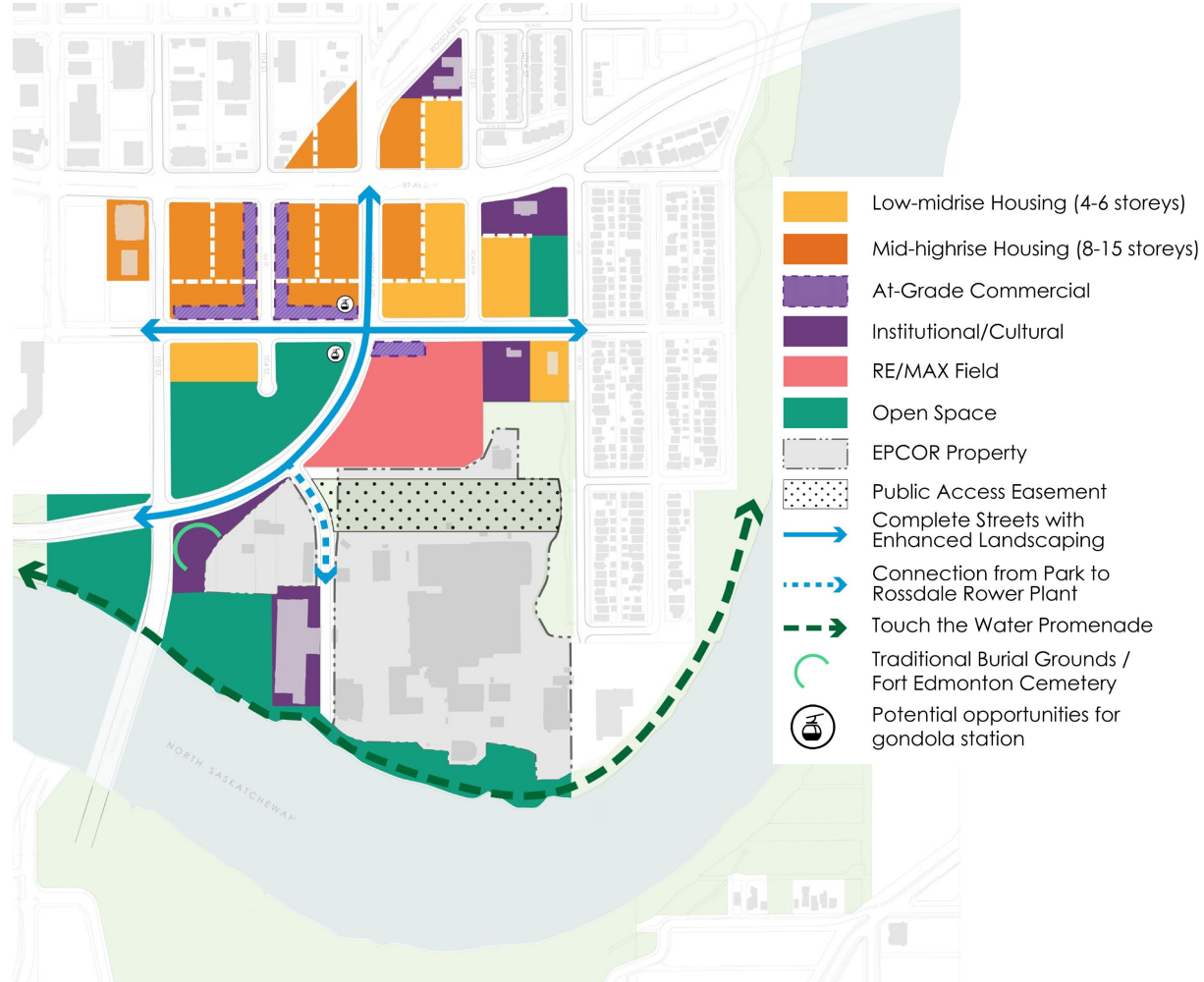
MAP 4 - Future Land Use



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

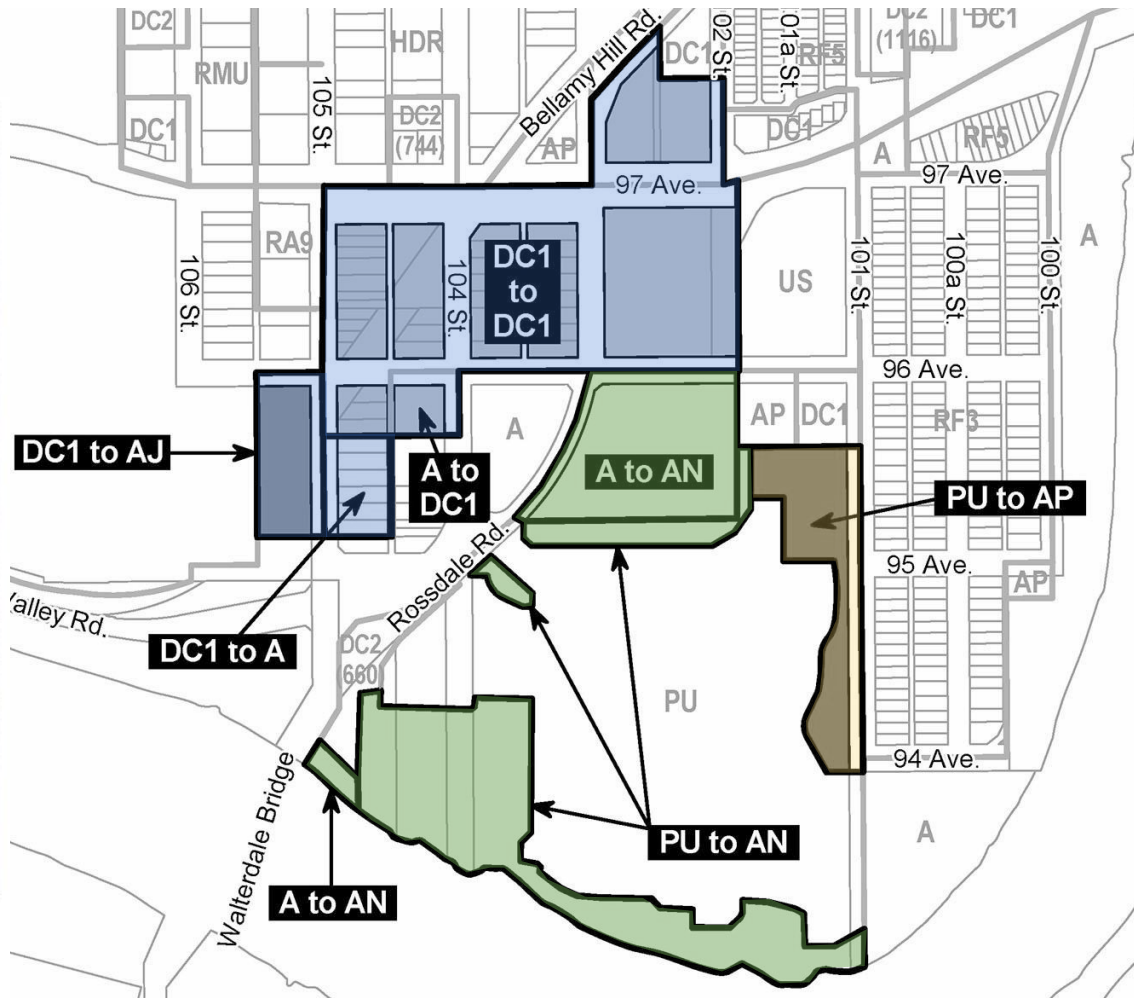


- Low-midrise Housing (4-6 storeys)
- Mid-highrise Housing (8-15 storeys)
- At-Grade Commercial
- Institutional/Cultural
- RE/MAX Field
- Open Space
- EPCOR Property
- Public Access Easement
- Complete Streets with Enhanced Landscaping
- Connection from Park to Rossdale Rower Plant
- Touch the Water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

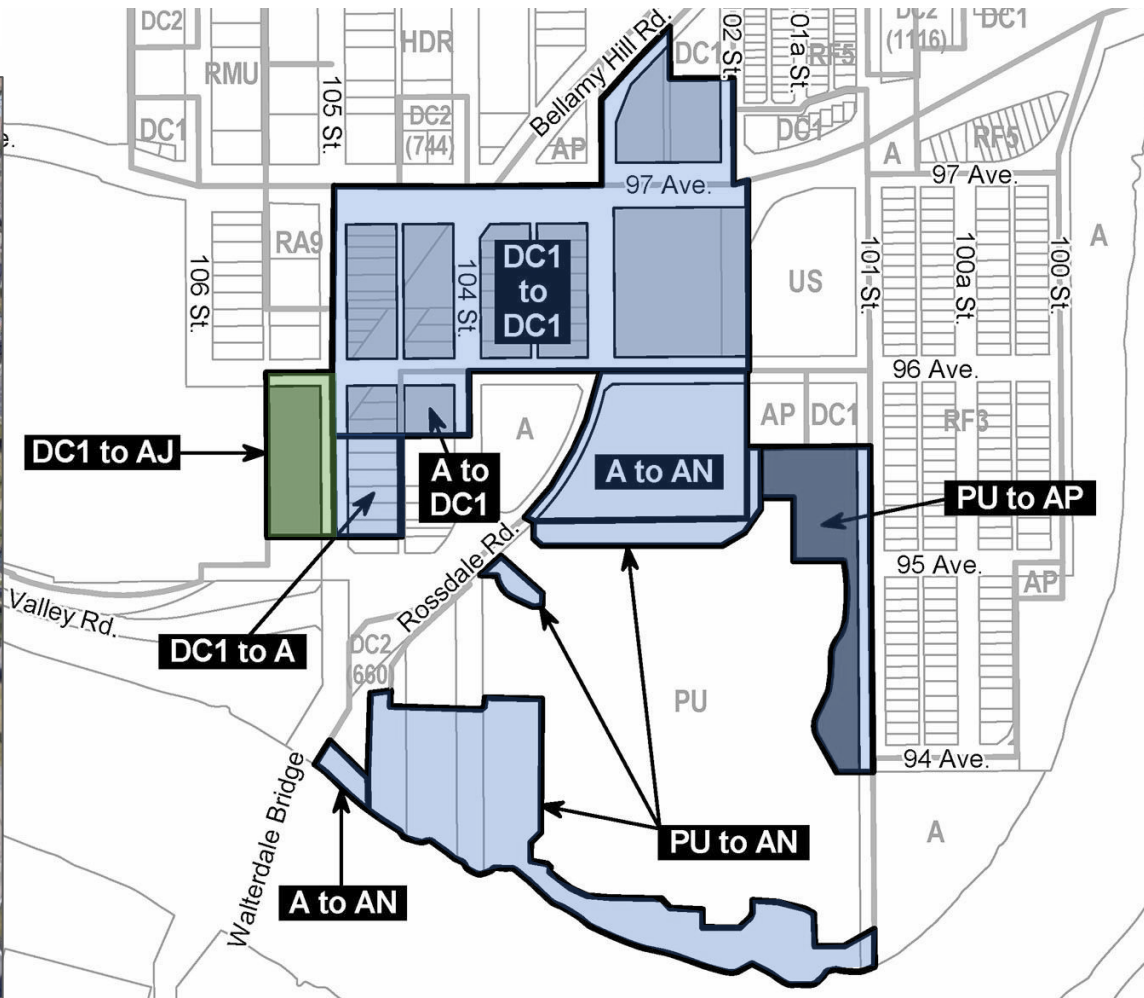
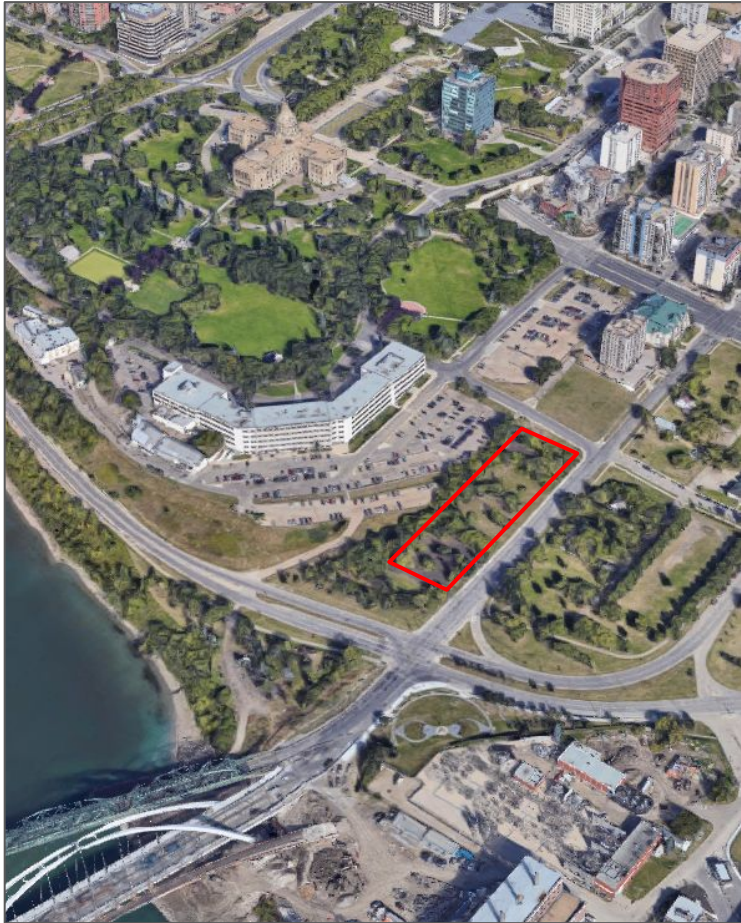
9 PROPOSED REZONING



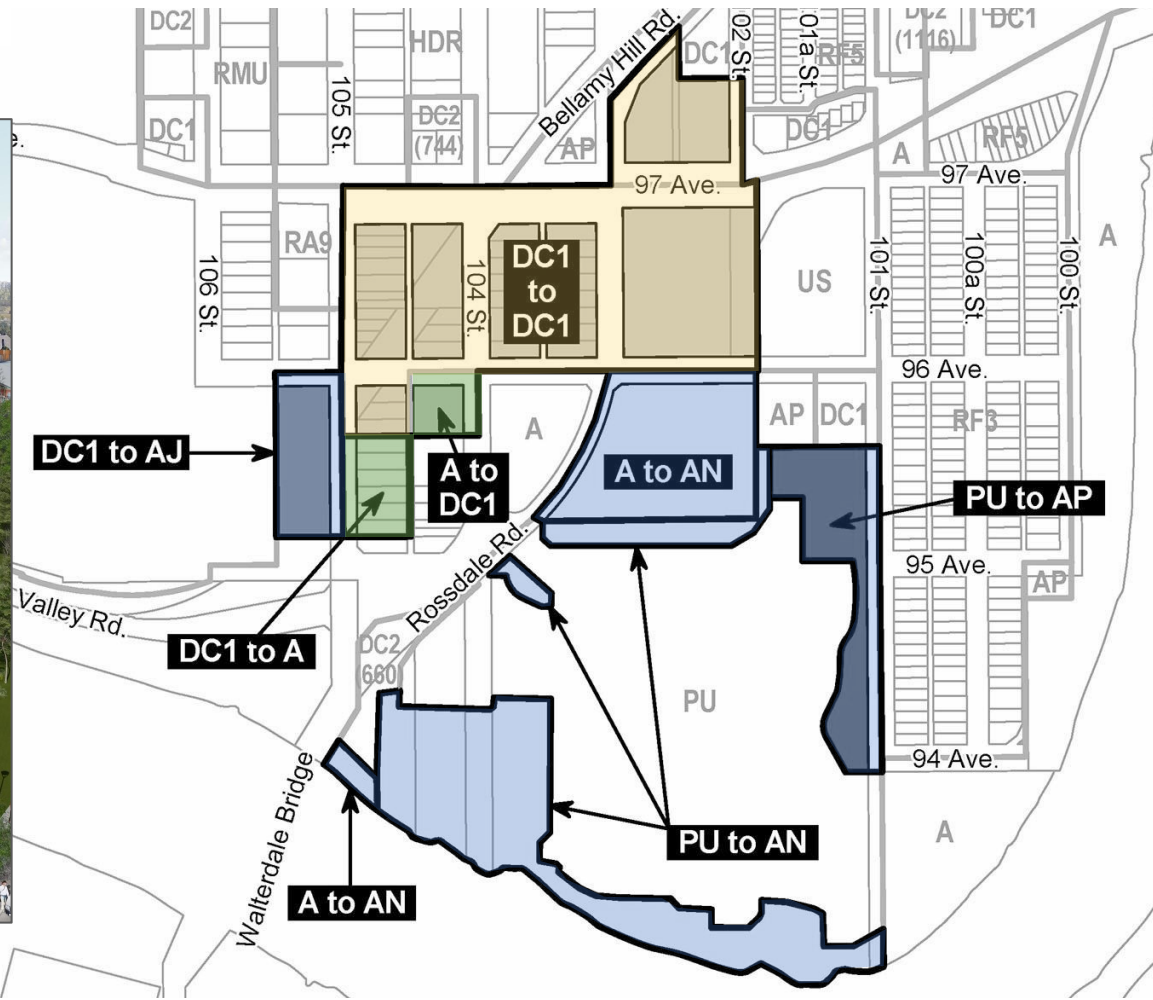
- (AN) River Valley Activity Node Zone
- Activity Sector



10 PROPOSED REZONING



11 PROPOSED REZONING





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**