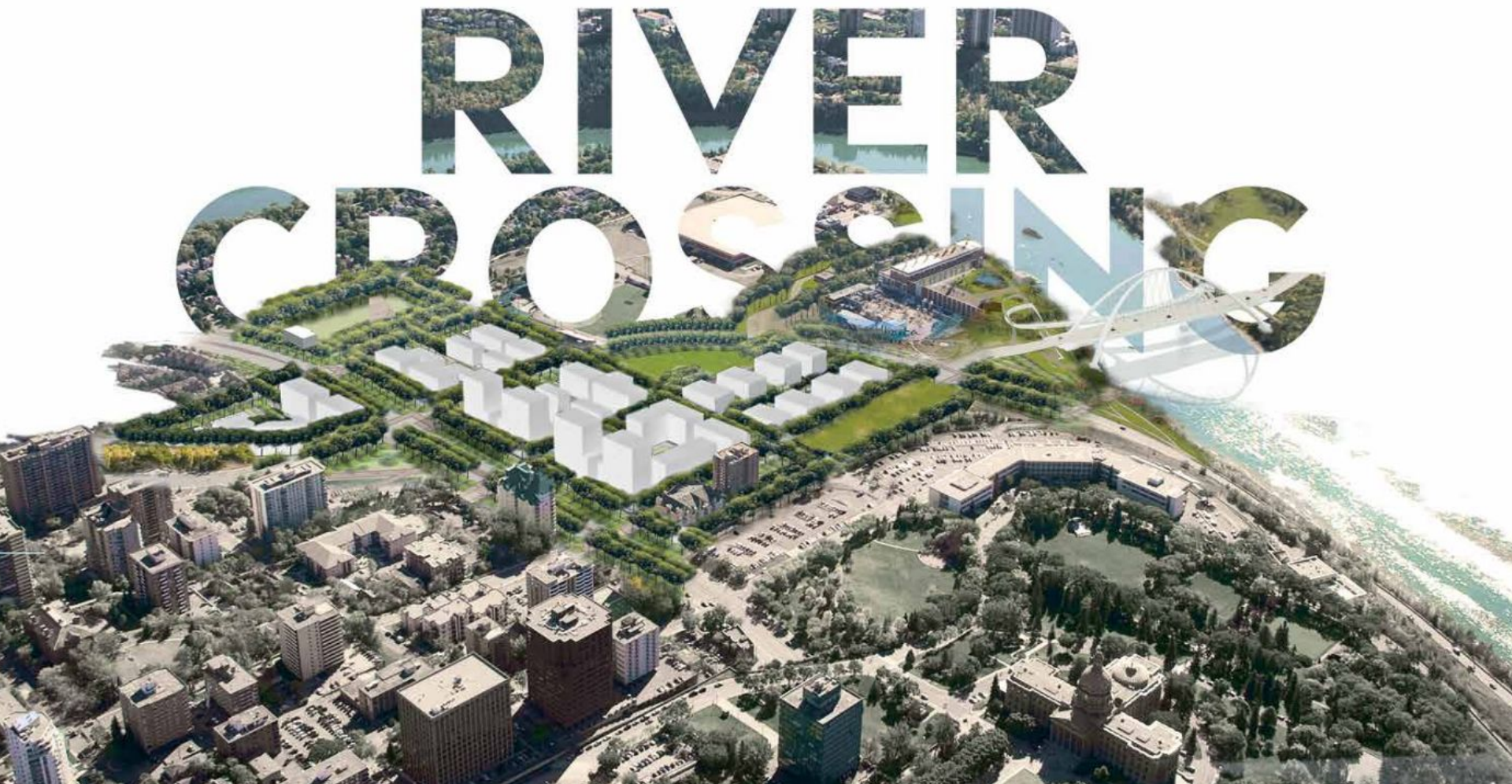




ITEMS 3.18, 3.19 & 3.20 - ROSSDALE
BYLAW 19717 & CHARTER BYLAWS 19718 & 19719

DEVELOPMENT
SERVICES
June 23, 2021



RIVER CROSSING



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

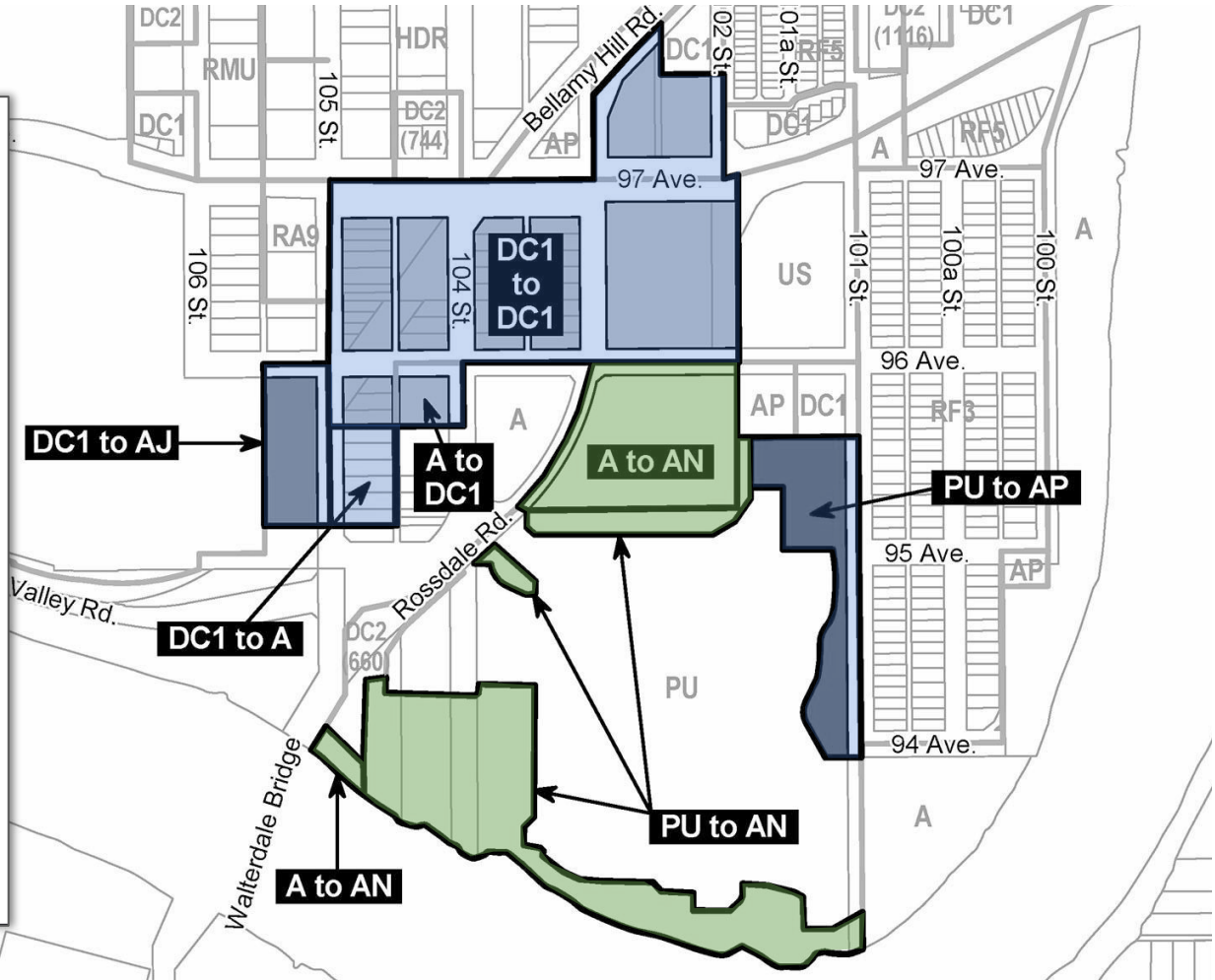
ROSSDALE

AREA REDEVELOPMENT PLAN

• BYLAW 8139 •

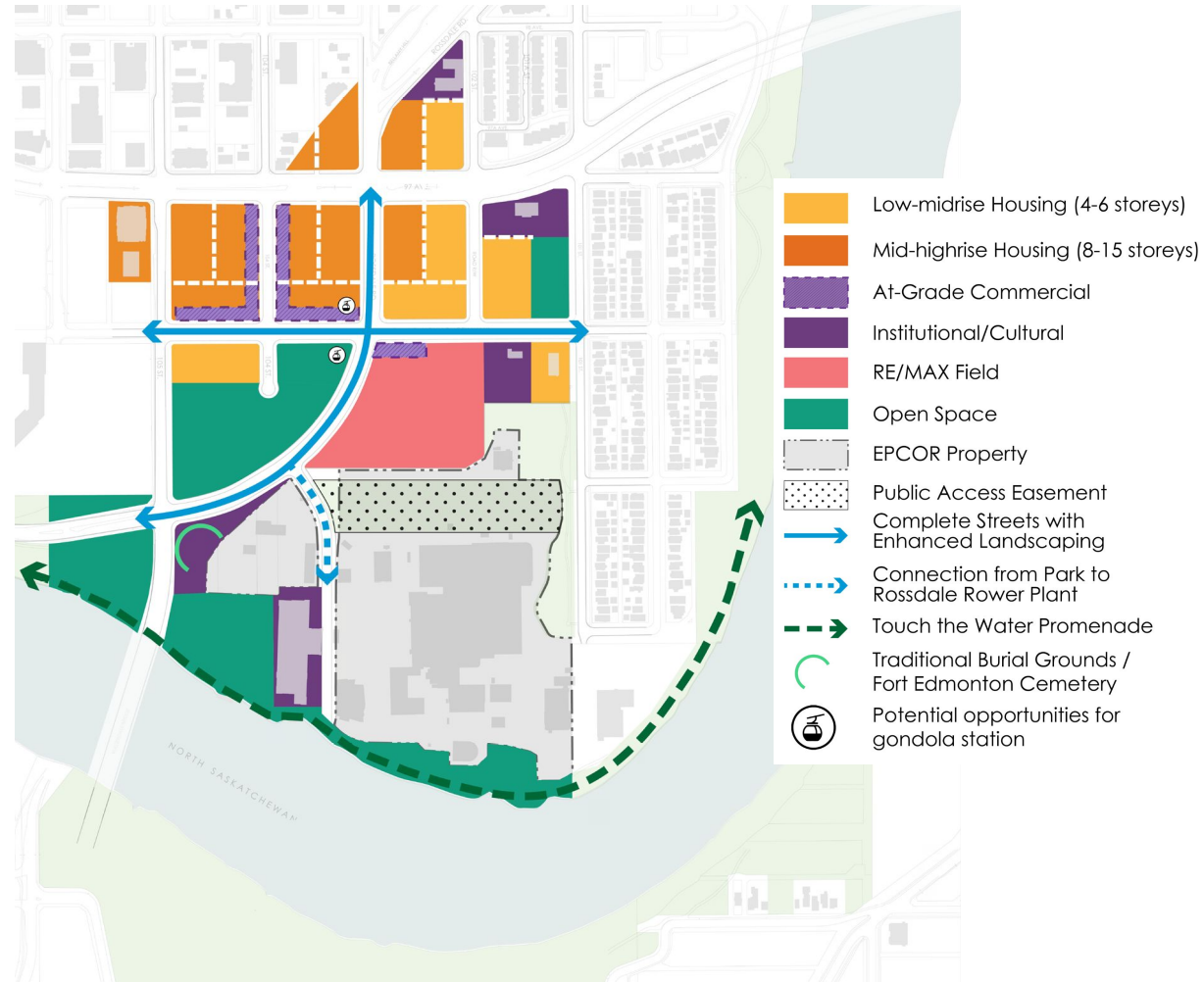
APPROVED, AS AMENDED, JUNE 10, 1986

OFFICE CONSOLIDATION, May 2020

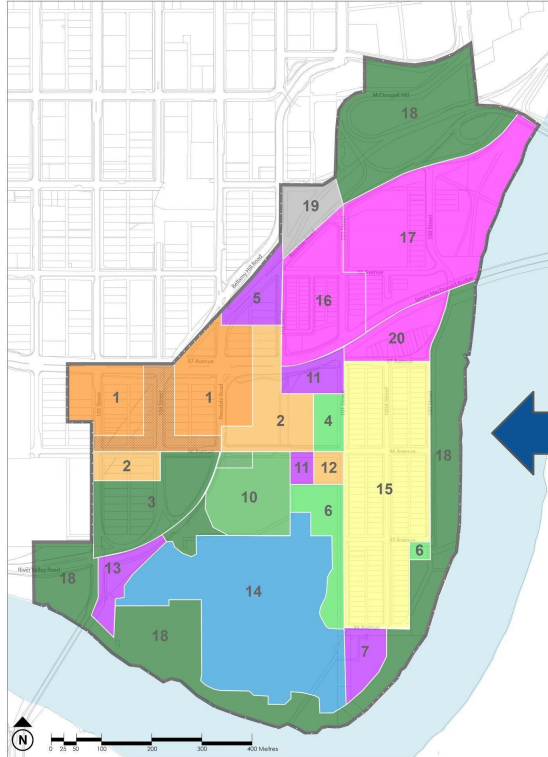


Summary of Amendments:

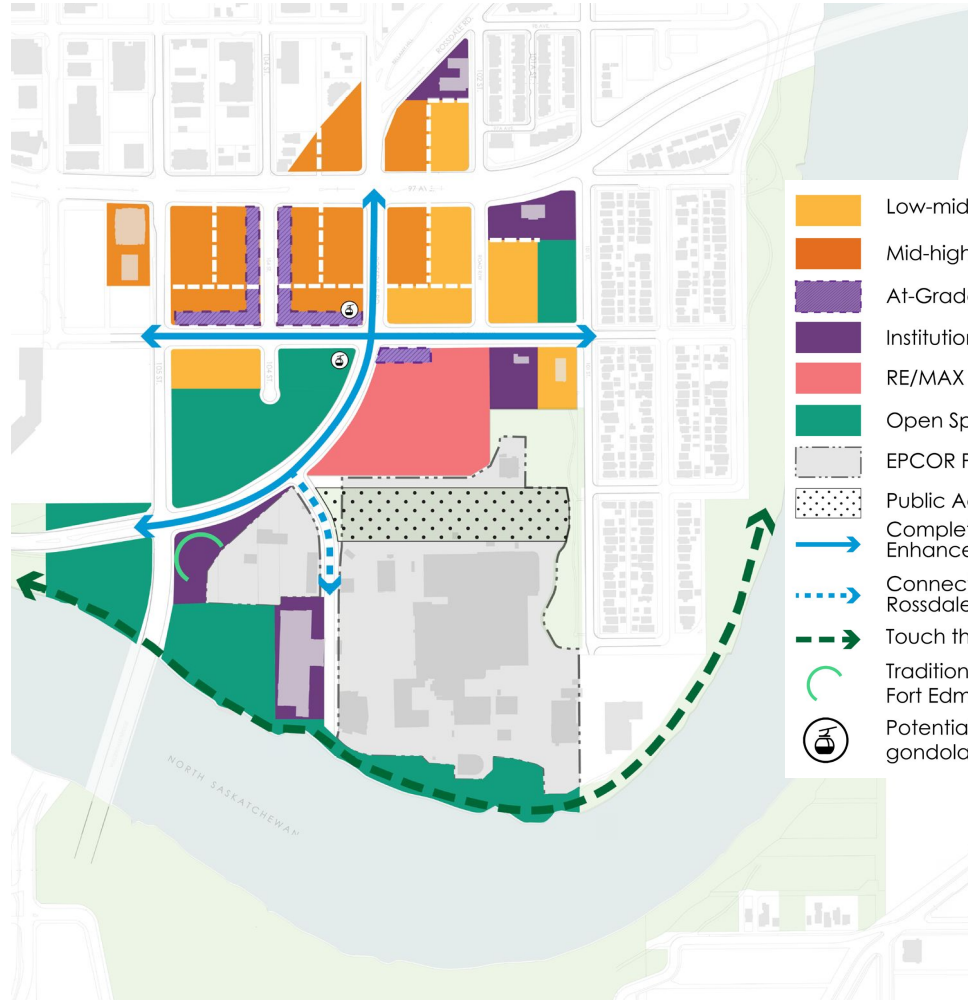
- Touch the Water Promenade
- New Public Park and Plaza
- Support RE/MAX Field & The Rosssdale Power Plant
- Support Residential Redevelopment



MAP 4 - Future Land Use

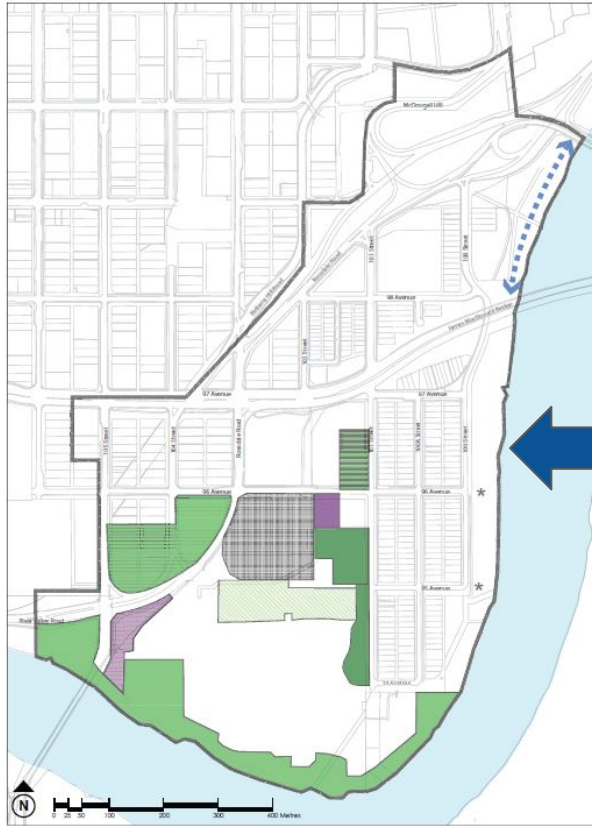


- | | |
|------------------------------------|---|
| 1 Mid-Highrise | 12 Rosedale Flats |
| 2 Low-Midrise | 13 Traditional Burial Grounds/Fort Edmonton Cemetery |
| 3 At-Grade Commercial | 14 Utilities |
| 4 River Crossing Interpretive Park | 15 Low Density Residential |
| 5 Donald Ross School Park | 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 | |

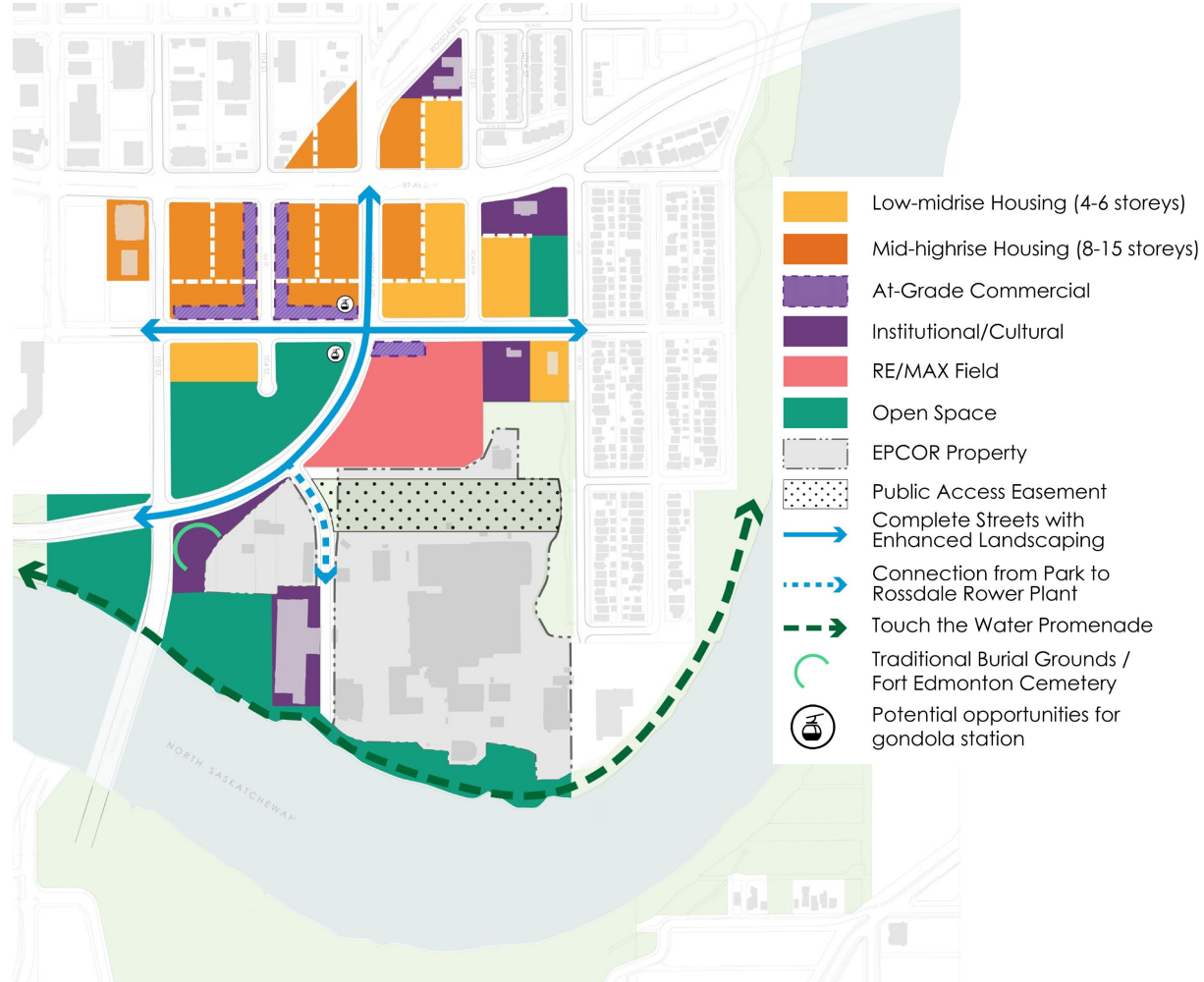


- Low-midrise Housing (4-6 storeys)
- Mid-highrise Housing (8-15 storeys)
- At-Grade Commercial
- Institutional/Cultural
- RE/MAX Field
- Open Space
- EPCOR Property
- Public Access Easement
- Complete Streets with Enhanced Landscaping
- Connection from Park to Rossdale Rower Plant
- Touch the Water 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 | 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 |

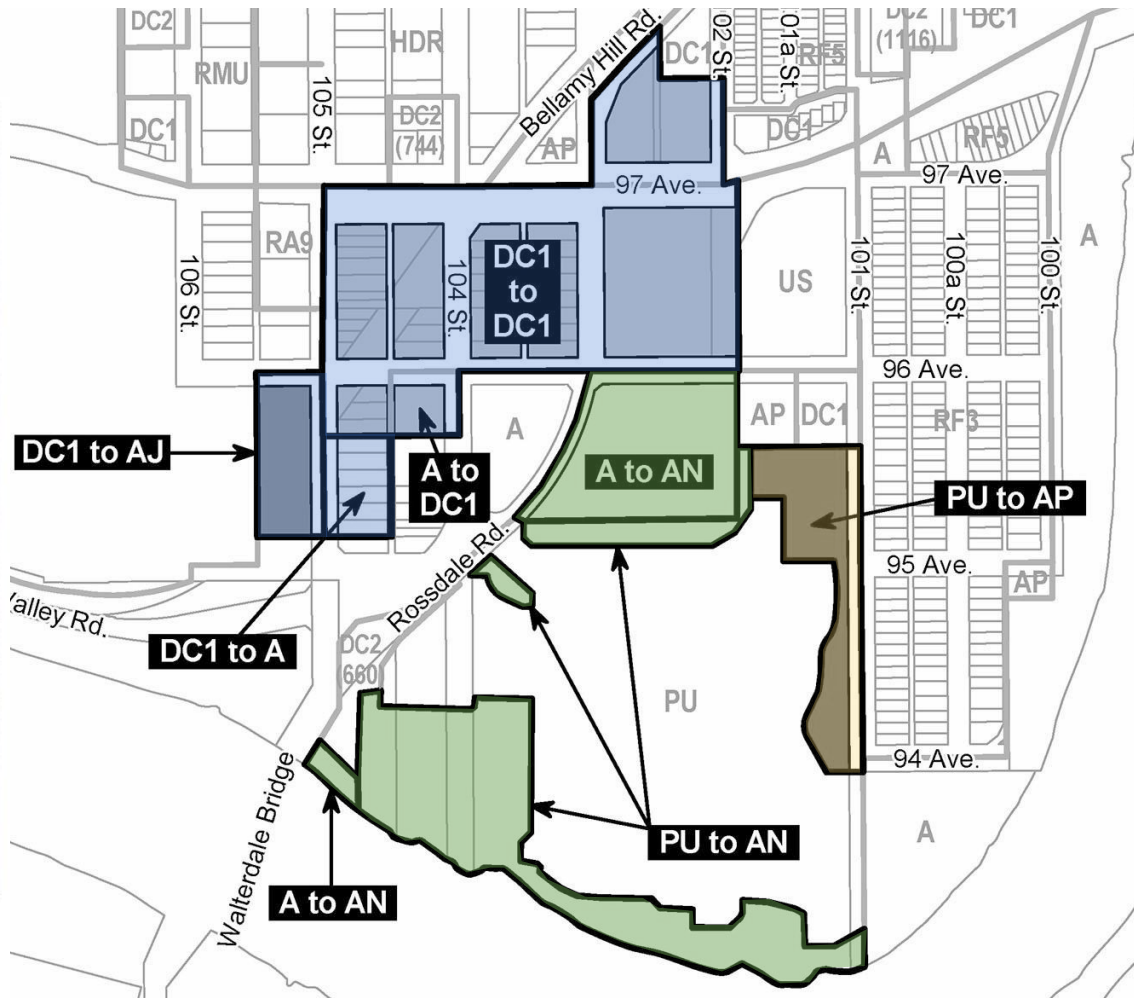


- | |
|---|
| Low-midrise Housing (4-6 storeys) |
| Mid-highrise Housing (8-15 storeys) |
| At-Grade Commercial |
| Institutional/Cultural |
| RE/MAX Field |
| Open Space |
| EPCOR Property |
| Public Access Easement |
| Complete Streets with Enhanced Landscaping |
| Connection from Park to Rossdale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

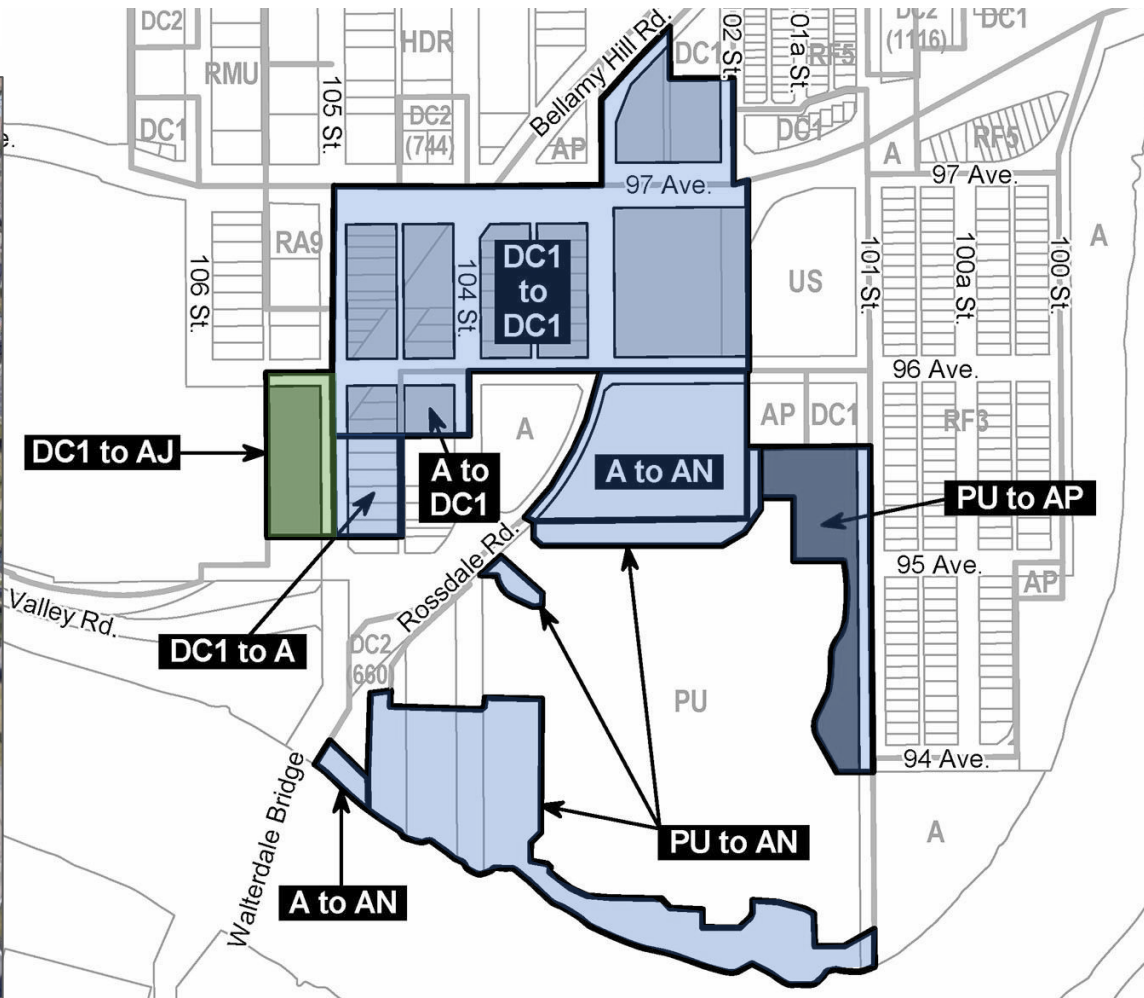
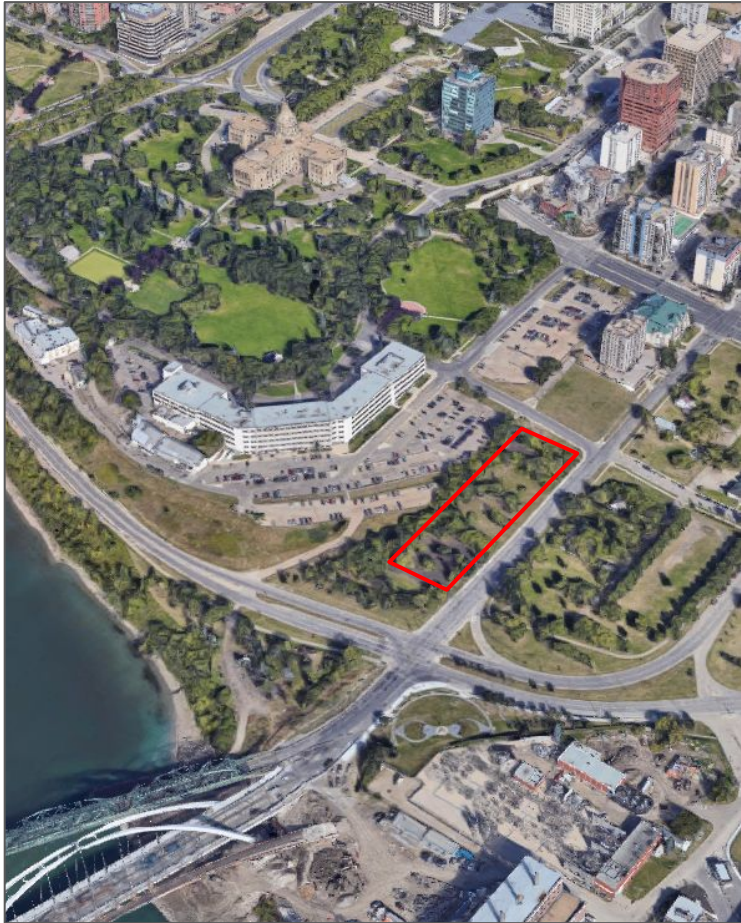
9 PROPOSED REZONING



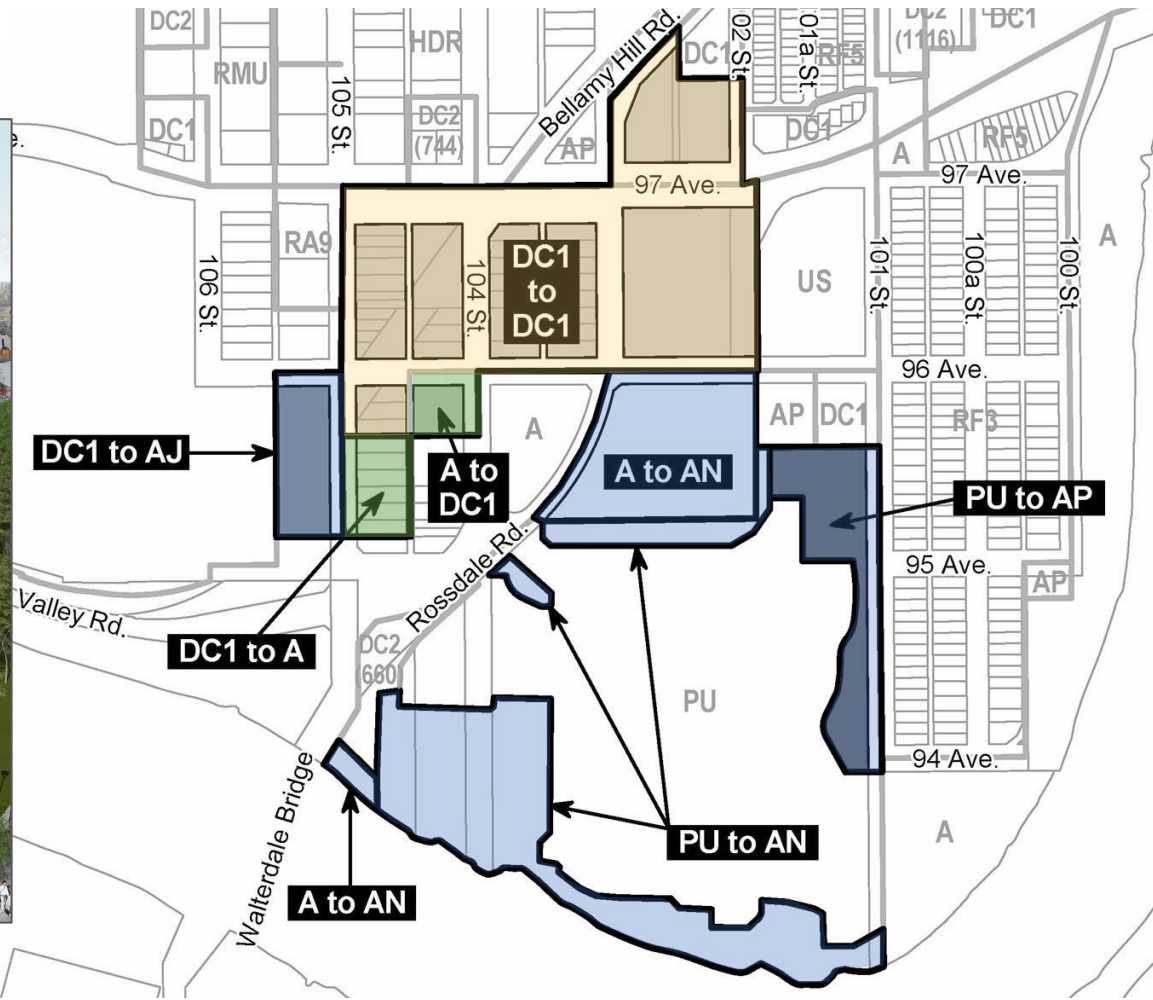
- (AN) River Valley Activity Node Zone
- Activity Sector



10 PROPOSED REZONING



PROPOSED REZONING





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**