

DC1.19135 to PS

DC1.19135 to A

DC1.19135 to DC

ITEMS 3.13 & 3.14
BYLAWS 21208 & 21209
ROSSDALE

DEVELOPMENT
SERVICES
JUN 30, 2025



Aerial Image captured May 2022

A2







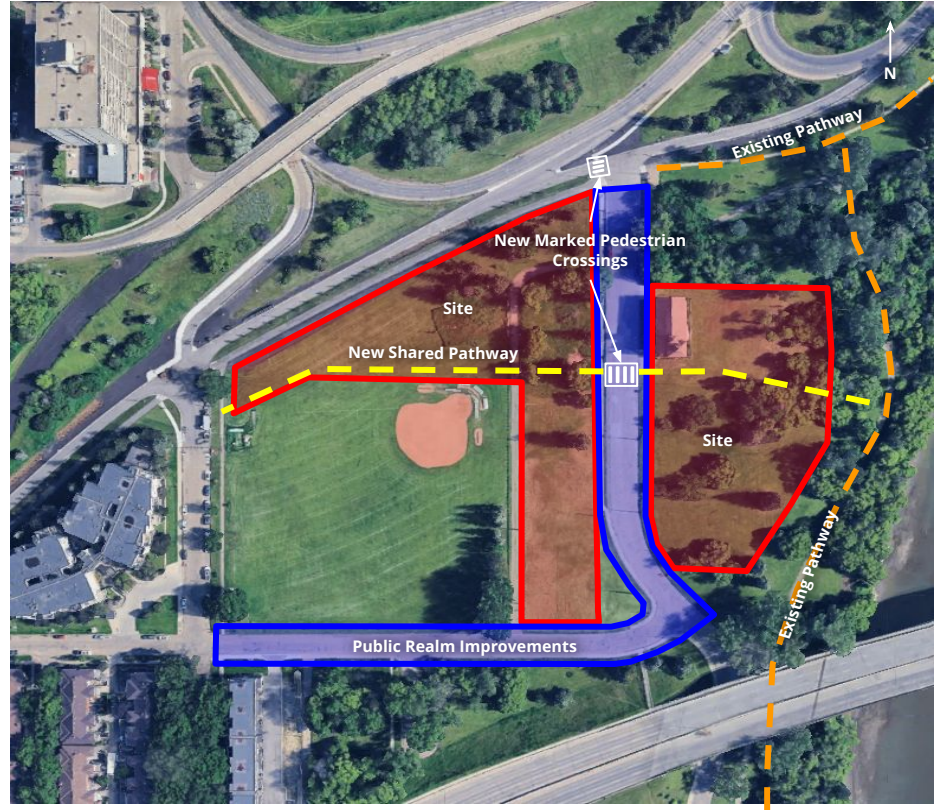
CURRENT DC2 ZONE MASSING
(facing northeast)



PROPOSED DC ZONE MASSING
(facing northwest)



RENDERING OF SHARED PATHWAY THROUGH SITE



REQUIRED CONTRIBUTIONS

6 COMMUNITY INSIGHTS

Respondents (80)

Opposition (54)

- Ecological impacts and risks associated with development close to the river and natural areas (x51).
- Too tall (x37).
- Traffic, parking and other transportation concerns (x37).

Support (19)

- Brewery preservation (x13).
- Increased density and associated benefits (x13).
- Good architectural regulations and renderings (x10).

Mixed (7)



CITY WEBPAGE
Nov 9, 2022



MAILED NOTICE
Jan 9, 2023
Mar 1, 2024



OPEN HOUSE
Mar 12, 2025



1:1 COMMUNICATION



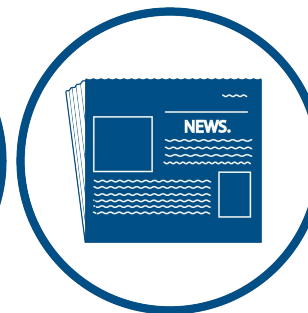
ONLINE
ENGAGEMENT
Mar 3, 2025



SITE SIGNAGE
Jan 20, 2023



PUBLIC HEARING
NOTICE
Jun 5, 2025



JOURNAL AD
Jun 13 & 21, 2025



VIEW OF CONCEPT SITE FROM
JAMES MACDONALD BRIDGE



VIEW FROM EASTERNMOST PARTS OF SITE

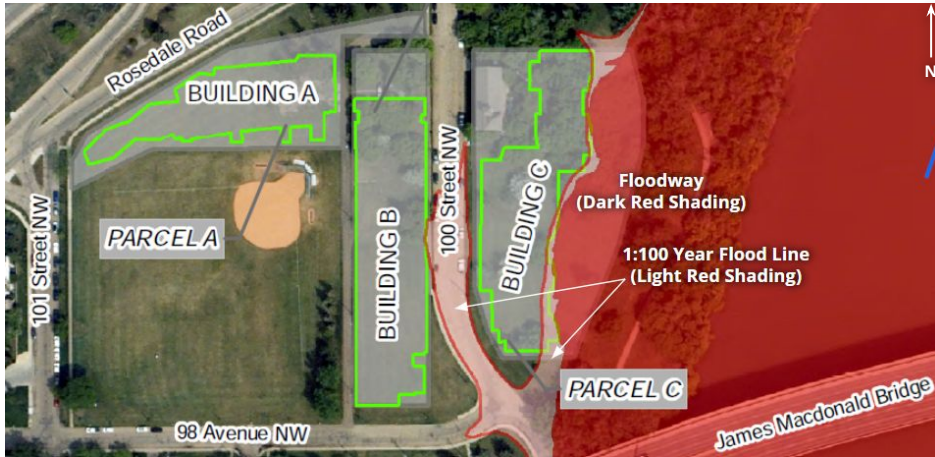


Rosedale Brewery (2025)

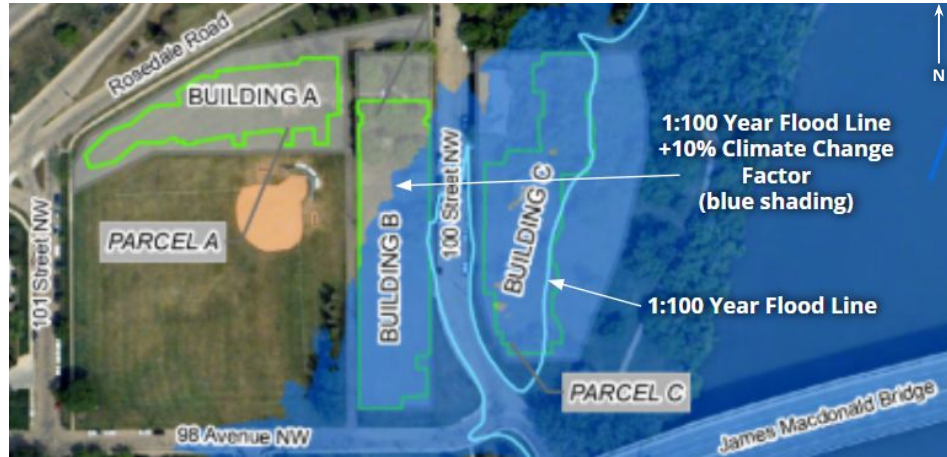


Rosedale Brewery integrated into the site concept

9 ANALYSIS - FLOOD RISK

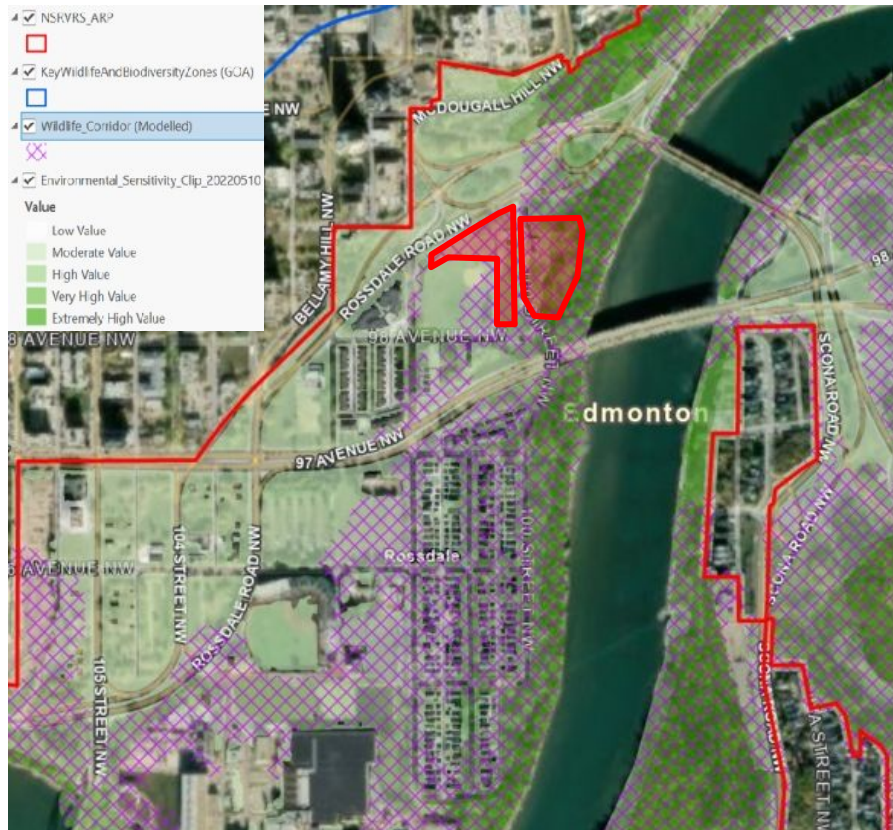


Estimated 1 in 100 Year Flood Line and Floodway

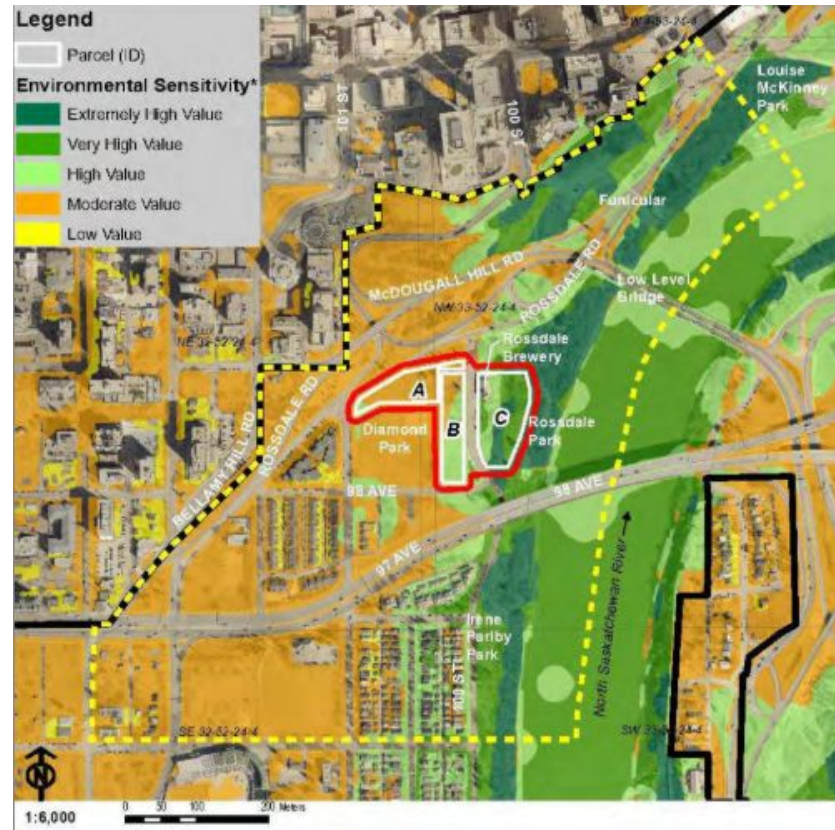


Flood Line with +10% Climate Change Factor

10 ANALYSIS - ECOLOGICAL RISKS



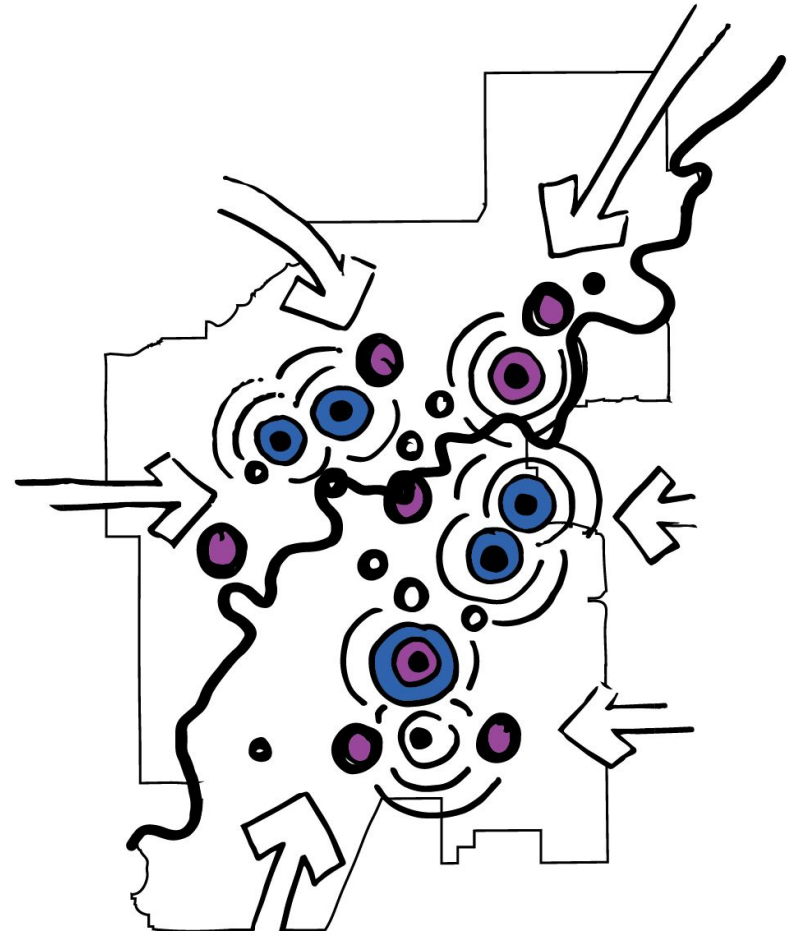
Ribbon of Green - technical mapping, CoE June 2025



Ecological Implications Analysis - Spencer Environmental Management Services Ltd. January 2024

Strategic Goal: Climate Resilience

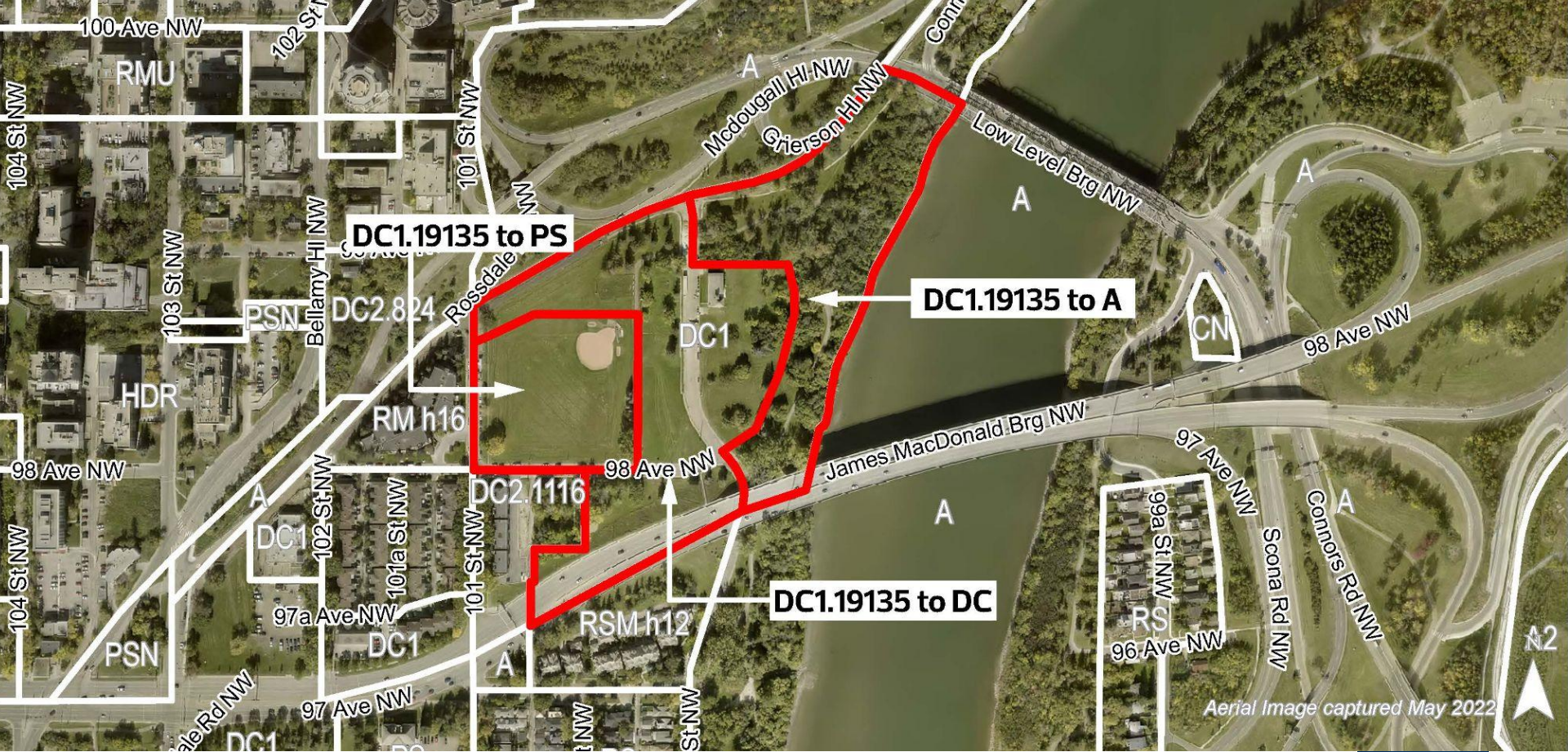
- Promote the conservation of natural systems, improve ecological connectivity and reduce habitat fragmentation
- Protect, expand and improve access to natural systems and open spaces in support of biodiversity and the health and enjoyment of all Edmontonians.



Big City Move: Rebuildable City

12 PROPOSED ZONING - REQUIREMENTS

Development Permit Requirements	Current - DC1	Proposed - DC
Green roofs for runoff and bird movement	✓	✓
Proof of Water Act approval	X	✓
Bird collision deterrent measures	X	✓
Light pollution reduction measures	X	✓
Arborist Report and Tree Preservation Plan	X	✓
Additional ecological, flood risk, geotechnical and hydro geotechnical investigations	X	✓



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**