
PROJECTS, VARIABLES, ISSUES AND STAKEHOLDERS (THE MOVING PARTS)

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1. Overview

River Crossing/West Rosedale is composed of a number of interrelated projects with variables, issues and stakeholders that each have their own dynamic pathways. Over the past several years as interest has grown in the area to develop to its full potential a number of these projects have been identified and continue to develop. A number of these projects have come before Council and Committee for decisions or information.

This document brings together descriptions of those moving pieces and describes them in terms of issues involved, current status, costs (if known), projected timelines, risks and what is necessary to move them forward. The intention is to share the information and ensure there is a common understanding of what is involved in the vision.

The Summary Table groups the project's initiatives into those which are underway (Doing), those which Administration will shortly be starting (Will Do) or those that Administration will do pending either additional direction or through the outcome of the Business Case development (Could Do).

2. LIST OF MOVING ELEMENTS

Doing

- **Walterdale Bridge**
- **Touch the Water Promenade**
- **Mechanized Access**
- **Queen Elizabeth Park Master Plan**
- **Kinsmen Sports Centre Master Plan**
- **Rossdale Fire Station 21**
- **Rossdale Community Consultation**
- **Aboriginal Interests and Consultation**

Will Do

- **Comprehensive Heritage Interpretive Plan**
- **Friends of the Rossdale Generating Station**
- **Telus Field (Request for Proposal (RFP) for Expressions of Interest for Use)**

Will Do (After Completion of Business Case)

- **Roadways and Public Realm Improvements**
- **Governance (Municipal Development Corporation)**

Could Do (More Information Needed)

- **Rossdale Generating Station and Pump Houses**
- **Donald Ross School and School Site**
- **Rossdale Canal Proposal**
- **Urban Design Plan – Revision**
- **Provincial Land Acquisition Proposal (West of 105 Street)**
- **Private Land Assembly**

3. ACTION SUMMARY TABLE

Doing

- **Walterdale Bridge** – A \$155 million replacement project is under construction. The new bridge is expected to open in late 2015. Landscaping/trail connections and demolition of old bridge is expected in 2016.
- **Touch the Water Promenade** – The Touch the Water Promenade project will enhance the north bank of the North Saskatchewan River south of the Rossdale Generating Station. The Request for Proposals for this project has been sent to the Corporate Procurement & Supply Services Branch. The Request for Proposals was public in March 2015.
- **Mechanized Access** – The Mechanized River Valley Access project will create an enhanced pedestrian link between the downtown and Edmonton's river valley. It will provide a means to easily access downtown from the river valley and for people downtown to access the river valley parks system. The Request for Proposals for detailed design is expected to be tendered in April 2015.
- **Queen Elizabeth Park Master Plan** – *The Queen Elizabeth Park Master Plan* was approved by City Council in August 2013. The plan will guide redevelopment of the park over ten years. Renewal of the park is underway, with Phases 1 & 2 proceeding in the upper park. Consultation with representation of the Confederation of Treaty 6, Metis Nation of Alberta and Aboriginal artists and elders has begun and will continue through the development of the Aboriginal Art Park in Queen Elizabeth Park.
- **Kinsmen Park Master Plan** – *The Kinsmen Sports Center Master Plan* was approved by City Council in 2014. Its goal is to review the vision and mission for the facility and to assess what structural changes need to be made to keep the facility as a viable venue to host provincial, national and international events. No funding has been allocated for the implementation of the *Kinsmen Sports Centre Master Plan* in the next four years. Current projects will result in the refurbishment of the parking lot and pylon sign and will be completed in 2016/2017. Various facility rehabilitation projects will also be undertaken during 2015-2018.
- **Rossdale Fire Station 21** – Edmonton Fire Rescue Services plans to have Fire Station 21 operational, with a full-time rescue crew, by spring of 2017. Capital Funding was approved during the 2015 - 2018 Capital Budget process.
- **Rossdale Community Consultation** – With the proximity of West Rossdale to an existing residential area, consultation with the community will be necessary at key points during various upcoming components of work. (Ongoing)
- **Aboriginal Interests and Consultation** – With the heritage importance of and archaeological sensitivity in West Rossdale, consultation with First Nations will occur at key points during various upcoming components of work. Consultation will vary from project to project depending

partly upon the need to meet the *Historical Resources Act* clearance requirements. Otherwise, the City's public engagement/consultation protocols would be employed. (Ongoing)

Will Do

- **Comprehensive Heritage Interpretive Plan** – The City of Edmonton will be developing a comprehensive heritage interpretive plan for the West Rossdale area. This plan would include a statement of heritage significance and history and would include a conceptual map outlining nodes, themes and options for interpretation. It is expected this plan would take a year to develop.
- **Friends of the Rossdale Generating Station** – One element of work to be undertaken immediately would be to help develop a 'Friends of the Rossdale Generating Station' group. This group could assist with developing a vision for the building and engage in activities to garner funding for its redevelopment.
- **Telus Field** – The ball park in Rossdale is currently underutilized and may need a new operating model/mandate to increase use. This increased use could be by amateur baseball, possibly in conjunction with a future professional baseball team. The long term future use of the ball park and a determination of the parking requirements related to that future use need to be reviewed and confirmed. In the short term (over the next five to ten years), plans could be put in place to increase use of the facility.

Will Do (After Completion of Business Case)

- **Roadways and Public Realm Improvements** – Improvements to the roadways (arterial and neighbourhood level) and public realm improvements have been considered a necessary element to the successful redevelopment of West Rossdale. Preliminary concept design has been completed. Additional work to develop more detailed construction plans have been postponed because of lack of capital funding.
- **Governance (Municipal Development Corporation)** – A wholly-owned Municipal Development Corporation (MDC) could be responsible for completing land development and selling serviced, subdivided development parcels to private developers on a phased basis.

Could Do (More Information Needed)

- **Rossdale Generating Station and Pump Houses** – Administration has advanced a range of work and a number of reports to Committee and Council with information on the potential re-use of the Rossdale Generating Station buildings and pump houses. No clear path exists on how reuse may occur. The latest estimate for the costs to improve the surrounding site and upgrade the buildings to a commercial standard, allow tenant improvements and prepare for subsequent occupancy would be about \$87 million. Little initial private sector interest is anticipated without city participation. Council's recent budget approval of approximately \$3 million for repairs to the

roof and west wall of the Boiler Hall will stabilize the building for up to ten years and allow time to resolve the program, funding, and governance issues for the site and buildings.

- **Donald Ross School and School Site** – Land associated with the school could become available for redevelopment. While it may be possible that part of the land becomes available for residential use, no decision by Edmonton Public Schools on the future of the building and lands has been made. Municipal Reserve requirements or the ability to rezone for this use have not been determined. Purchase of the school site would be required. Donald Ross School is currently leased to the Sun and Moon Visionaries Aboriginal Artisan Society.
- **Rosssdale Canal Proposal** – The Rosssdale Canal Proposal would allow for the construction of a canal system throughout Rosssdale. The Canal Project advocates include a number of individuals with experience in land development and with a strong interest in city-building. The canal's overall cost, including utility relocation and road crossings, is estimated to be \$36 million with a contingency. An amendment to the Urban Design Plan and the Direct Control Zoning would be required.
- **Urban Design Plan Revision** – The West Rosssdale Urban Design Plan is intended to establish a development concept for a high density residential / mixed use area with a high-quality public realm and well-designed built forms. The current Urban Design Plan does not provide a basis for financially viable neighbourhood development. A revision of the plan would require significant additional work, appropriate funding and resources. The process for a revision to the Urban Design Plan could a significant amount of time and resources.
- **Provincial Land Acquisition Proposal (West of 105 Street)** – The Province of Alberta has expressed interest in partnering on park development in Rosssdale, but confirmed it first wants to acquire a ½ block of city owned land west of 105 Street and north of 96 Avenue. The transfer of land would significantly reduce the amount of developable land and number of units in West Rosssdale without significantly reducing the cost of servicing the area.
- **Private Land Assembly** – City of Edmonton currently owns approximately 80% of the developable land in West Rosssdale. It has been suggested that acquiring the additional outstanding 20% of the land would be of benefit to the City of Edmonton. There has been no detailed work done around the financial benefits of such acquisitions and could be part of a Business Case.