



2001- Fort Edmonton Park Land Use Master Plan Update.

Recommendation:

That City Council approve the 2001 Fort Edmonton Park Land Use Master Plan Update as per Attachment 1, subject to City Council approval of the associated AN Zoning Bylaws 12835, 12836 and 12837.

Report Summary

This report reconfirms and updates the land use proposals within the Council-approved 1988 Fort Edmonton Park Master Plan. This will provide the Administration and the Fort Edmonton Historical Foundation (FEHF) with clear direction on future development. The report provides an overview of proposed developments, uses and activities, and a framework for text amendments to the Edmonton Zoning Bylaw and the AN rezoning application.

Report

- The Fort Edmonton Park Master Plan, approved by City Council in 1968 and 1988, identified 131 historically significant candidate projects relating to Edmonton’s history.
- The FEHF, in partnership with the City, will fundraise for projects, determine the sequence and timing of capital projects, and co-ordinate the construction or placement of historical structures. The FEHF has raised approximately \$15,000,000 towards project development at Fort Edmonton Park.
- Some projects, such as the Blatchford Hangar and the future Selkirk Hotel, have raised administrative questions of Edmonton Zoning Bylaw interpretation, and project appropriateness in the context of the North Saskatchewan River

Valley Area Redevelopment Bylaw #7188 and Ribbon of Green Master Plan Policy framework. FEHF volunteers require certainty that the proposed projects for which they are raising funds will be supported through the proper approval process.

- A review by the Community Services and the Planning and Development Departments confirmed the need to develop a model that would streamline the review process. The recommended model involves preparing a Land Use update that confirms the uses and activities supported by the Council approved Fort Edmonton Park Master Plan. Community Services Department, the Planning and Development Department and the FEHF all support the new model.
- A city-wide public meeting held on May 15, 2001 outlined the developments proposed for Fort Edmonton Park. The public feedback was positive and no issues or concerns were raised.
- Corresponding with the approval of the Master Plan Update, the Planning and Development Department is submitting the appropriate Bylaws to create an AN (River Valley Activity Node) Zone and the amendment to rezone Fort Edmonton Park to this AN zone.

Budget/Financial Implications

- The FEHF is currently conducting a \$5,000,000 fundraising campaign to develop the Selkirk Hotel and the 1920 Midway and Exhibition.

2001 - Fort Edmonton Park Land Use Master Plan Update

- Expanded attractions will stimulate local visitation and provide further tourism opportunities, which will result in higher attendance and revenues.

Legal Implications

- Approval of the 2001 Fort Edmonton Park Land Use Master Plan Update does not preclude the requirement for development and building permits, and is consistent with corporate policies and procedures.

Justification of Recommendation

- Approval of the 2001- Fort Edmonton Park Land Use Master Plan Update will provide direction to the Administration and the FEHF on permissible future developments and the uses and activities associated with them.
- Reconfirming and updating the candidate projects in the 1988 Council-approved Master Plan will provide the FEHF with the assurance it needs to continue to raise funds to complete the development of Fort Edmonton Park.
- Approval of the 2001- Fort Edmonton Park Land Use Master Plan Update, and the associated zoning amendment Bylaws, will streamline the development approval process.
- The 2001- Fort Edmonton Park Land Use Master Plan Update is consistent with the North Saskatchewan River Valley Bylaw Area Redevelopment Plan Bylaw #7188, Ribbon of Green Master Plan and the Edmonton Zoning Bylaw #12800.

Background Information Attached

1. 2001- Fort Edmonton Park Land Use Master Plan Update

Background Information Available on Request

1. 2001 Fort Edmonton Park Land Use Master Plan Update – Appendix 2 Summary of Uses and Activities of 120 Candidate Projects
2. North Saskatchewan River Valley Area Redevelopment Bylaw #7188
3. Ribbon of Green Master Plan

Others Approving this Report

- Larry Benowski, General Manager, Planning and Development Department

2001 – Fort Edmonton Park Land Use Master Plan Update

**2001 – FORT EDMONTON PARK
LAND USE MASTER PLAN UPDATE**

Prepared By: Barry Johns Architects Ltd.
Fort Edmonton Historical Foundation
Community Services Department
Planning and Development Department

For Approval By: Edmonton Community Services Committee
Edmonton City Council

Prepared On: May 30, 2001

2001 – Fort Edmonton Park Land Use Master Plan Update

2001 - FORT EDMONTON PARK

LAND USE MASTER PLAN UPDATE

A. INTRODUCTION

In 1968, Edmonton City Council approved the original Fort Edmonton Park Master Plan, which identified numerous projects to complete the park. This Plan was subsequently updated in 1987 and again approved by City Council in 1988. The 1987 update identified 131 projects that the Fort Edmonton Historical Foundation (Historical Foundation) deemed important for inclusion in the Park. Two of these projects, The Blatchford Hangar and the Sun Drugs Store have been built. In addition, four other projects have also been constructed since 1988; the Firkins House, Business Train Car, The Mosque and the AGT Telephone Exchange Building. Overtime, development at the Park has progressed with approximately 84 projects having now been completed. Since the 1988 update, the Historical Foundation has completed significant research to update a range of acceptable candidate projects for the Park. A revised list of 120 candidate projects has recently been developed (See Appendix 1) that includes many of the projects identified in 1988 and some new ones.

In respect of development approvals in the River Valley, City Councils have also approved the North Saskatchewan River Valley Area Redevelopment Plan Bylaw #7188, the Ribbon of Green Master Plan and the Edmonton Zoning Bylaw. These provide a master planning and regulatory framework to evaluate and approve development proposed in the River Valley. As a result, this 2001 - Fort Edmonton Park Land Use Master Plan Update (2001-Land Use Update) is needed to:

1. Obtain City Council approval of the Historical Foundation's proposed range of 120 candidate projects at Fort Edmonton Park.
2. Alignment of these 120 candidate projects within the established regulatory framework for development approvals in the River Valley.

Alignment is proposed to occur through a new River Valley Activity Nodes Development Approval Model (Approvals Model) that has been prepared jointly by the Community Services and Planning and Development Departments. This model will streamline development approvals at Fort Edmonton Park and will also serve as a template for the review and approval of future developments in other River Valley Activity Nodes.

B. THE APPROVALS MODEL

2001 – Fort Edmonton Park Land Use Master Plan Update

The Approvals Model positions three separate action items being brought forward to City Council simultaneously for approval as follows:

1. The 2001 - Land Use Update
2. A text amendment Bylaw amending to the Edmonton Zoning Bylaw #12800 to create a new land use zone, AN-Metropolitan Recreation Activity Node zone.
3. An application to rezone the Fort Edmonton Park lands to the AN-Metropolitan Recreation Activity Node zone.

These Zoning Bylaw amendments propose rezoning of Fort Edmonton Park lands legally described as Plan 8521469 Block A, as a distinct development district. The Fort Edmonton Park Master Plan is wholly contained within these lands. This 2001-Land Use Update defines a range of 120 candidate projects and associated uses and activities to support the zoning parameters of the AN-Metropolitan Recreation Activity Node zone (Appendix 2).

C. THE NEW AN ZONE

The AN-Metropolitan Recreation Activity Node zone will provide the opportunity to regulate the use, design and extent of development within Fort Edmonton Park in order to achieve the planning objectives of the original Fort Edmonton Park Master Plan.

This 2001-Land Use Update and the associated zoning Bylaw amendments will streamline the development approval process. No future rezoning will be required. The overall approach does not preclude the requirement for development and building permits, and is consistent with corporate policies and procedures.

D. PARK HISTORY

Fort Edmonton Park is the largest living museum in Canada, portraying the history of the development of Edmonton. It is located within the North Saskatchewan River Valley park system on a river terrace in the southwest quadrant of the city. This north-facing terrace fronts onto the North Saskatchewan River and represents a park area of approximately 64 hectares (158 acres).

Map 1 illustrates its immediate context in the City.

Despite a variety of changes since 1968, the original Master Plan for Fort Edmonton as approved by City Council continues to provide the overall development framework.

2001 – Fort Edmonton Park Land Use Master Plan Update

The Historical Foundation has sponsored construction of a number of projects under the direction of City Council since approval of the original Fort Edmonton Park Master Plan. The 2001-Land Use Update facilitates efficient, ongoing growth of Fort Edmonton, consistent with this direction.

Map 1. Fort Edmonton Park Site Context Map

E. OBJECTIVES OF THE 2001 - LAND USE UPDATE

The 2001-Land Use Update is needed to align the proposed range of 120 candidate projects contemplated by the Historical Foundation with the River Valley Bylaw, the Ribbon of Green and the recently adopted Edmonton Zoning Bylaw. The 2001-Land Use Update will:

1. Provide an Approvals Model for future development approvals in River Valley Activity Nodes as defined in the Ribbon of Green.
2. Ensure City Council remains the ultimate approving authority for development in River Valley Activity Nodes.
3. Confirm the regulatory process for efficient development approvals in these River Valley Activity Nodes.
4. Confirm City Council's support for the range of 120 candidate projects including the 31 priority projects as identified by the Historical Foundation.
5. Describe the activities and uses supporting the text amendments to the Edmonton Zoning Bylaw and the AN-Metropolitan Recreation Activity Node rezoning Bylaw.
6. Document the Fort Edmonton Park Master Plan boundary by the creation of a legal survey.
7. Confirm that restoration or reconstructed structures, artifacts and environments will be as historically accurate as possible, using materials, methods and wherever possible, systems in an authenticated manner.
8. Ensure that projects within the Park are developed in a manner that minimizes impacts on adjoining Communities and river valley lands.

2001 – Fort Edmonton Park Land Use Master Plan Update

F. LINK TO EDMONTON'S ZONING BYLAW

The 2001-Land Use Update is one part of a two step process to implement the Approvals Model as follows:

Step 1 - The Community Services Department and the Historical Foundation will advance the 2001-Land Use Update to Community Services Committee and on to City Council for approval. This 2001-Land Use Update defines the range of existing and future activities and uses associated with current Park operations and possible future developments (See Attachment 2). These activities and uses are reflected in and are supported by the zoning amendment Bylaws enabling these uses to occur in an AN-Metropolitan Recreation Activity Node zone. These uses complement the existing cultural, educational and recreational facilities in the Park. The Edmonton Zoning Bylaw currently zones Fort Edmonton Park as 'A' Metropolitan Recreation District.

Step 2 – The Planning and Development will advance the zoning Bylaw amendments to City Council for 1st reading coincidental with the 2001-Land Use Update. The text amendment Bylaw to the Edmonton Zoning Bylaw, incorporating the AN-Metropolitan Recreation Activity Node zone and the accompanying AN rezoning Bylaw will complete the required statutory approvals for the creation of the proposed zone. These amending Bylaws will allow development of a limited number of commercial opportunities within this River Valley Activity Node consistent with the Historical Foundation's development program.

G. LINKS TO OTHER PLANS

The 2001-Land Use Update conforms with and supports other Council approved Plans as follows:

1. **Plan Edmonton Bylaw 11777 – Approved by City Council August 31, 1998**

1.3.6 Manage the City owned land and facility inventory to optimize existing infrastructure.

3.4.1 Provide venues and services for festivals, cultural events and other community events.

3.4.6 Develop a long range plan to identify the appropriate facilities and land required to meet the need for the affordable and easy access to recreational, artistic, cultural and library programs and services.

2001 – Fort Edmonton Park Land Use Master Plan Update

2. North Saskatchewan River Valley Area Redevelopment Plan Bylaw 7188 – *Approved by City Council in February 1985.*

2.2.3 To provide the opportunity for recreational, aesthetic and cultural activities in the Plan area for the benefit of Edmontonians and visitors of Edmonton.

2.3.7 To promote an exemplary standard of landscape, urban and architectural design for all proposed developments, park amenities and the general environment.

3.2.6 It is the Policy of this Plan that accessory land uses such as cafes, restaurants, bicycle rentals or other commercial establishments which are complementary to recreational and open space opportunities and harmonious to the natural environment will be encouraged where land use districting permits.

3.5.1 It is a policy of this Plan that major public facilities shall not be constructed or expanded unless their location within the River Valley is deemed essential and approved by City Council.

3.5.3 It is the policy of this Plan that all proposals for the development of a major facility that is publicly owned or is developed on public lands shall be subject to an environmental impact screening assessment.

3. Ribbon of Green North Saskatchewan River Valley and Ravine System Concept Plan - *Accepted by City Council on November 27, 1990.*

Basic Principles:

1. Conservation – The major portion of the River Valley will remain in a natural state. Certain areas of habitat will be highly protected to ensure existence of native vegetation and wild life communities and to limit the intrusion of humans.

2. Recreation – Recreation activities must be compatible with conservation of existing natural areas and must require the valley's natural setting.

3. Development – New or expanded facilities will be those which enhance recreation opportunities, are compatible with conservation and will be located within areas which are already disbursed or environmental impact will be low.

4. Trails – Trails will provide continuous access through the Valley. Trail width, surface and location will be selected to minimize impact on the environment.

2001 – Fort Edmonton Park Land Use Master Plan Update

5. Education – Programs will increase awareness of natural and human history; encourage an environmentally responsible attitude toward the Valley and promote respect for other Valley users.

Existing Facilities

To limit the geographic size of existing major facilities located in the valley to current boundaries as defined by existing Master Plans.

- Fort Edmonton, Valley Zoo, Kinsmen Sports Center, Muttart Conservatory, Whitemud Equine Center, ski hills, campgrounds, golf courses and other leased facilities.

4. Integrated Services Strategy (ISS) – *Approved by City Council July 4, 2000.*

Community Places – “we need to protect our investments in facilities and find new ways to maintain, redevelop and improve access to them.”

- Expanding the Role of Community Facilities
- Service Level Standards for Facility Development
- Facilities and Attractions taking on Greater Social Responsibility
- Next Evolution of “Enterprise Facilities”

Citizens First – “Citizens involvement is a matter of principle, not a matter of resources”.

- Department Participatory Decision-Making Process
- Excellent Public Education Programs

Community Building – “we believe that communities are built when people work together on things that matter to them – from everyday issues like traffic safety to special projects”

- Continued Improvements to existing Partnerships

Urban Wellness – “our view of urban wellness is multi-dimensional and integrated. It includes all the components of a lively urban village: health, fitness, lifestyle and environmental and cultural activities.”

- Improved Urban Environment
- Active living Through Recreation and Sports Programs
- Strong Arts, Culture and Heritage Programs

2001 – Fort Edmonton Park Land Use Master Plan Update

5. Edmonton Enterprise Portfolio Model – *Approved by City Council on June 24, 1997.*

The Fort Edmonton Park Land Use Master Plan Update is consistent with the following Enterprise Portfolio Model principles:

Principle 1 – Financial Management

Projections are that the implemented master plan will not have a negative effect on the annual net Enterprise budget.

Principle 2 – Reserve Fund Establishment and Management

Master Plan program components will generate opportunities to enhance the Enterprise Reserve fund commitment.

Principle 3 – Revenue Generation

There will be opportunities to generate addition revenues through enhancement of existing and the development of new programs.

Principle 4 – Infrastructure Maintenance

Implementation of the plan will include an inventory of physical assets to ensure the on-going maintenance of building components not affected by development remain a Corporate responsibility.

Principle 5 – Capital Development

The operating analysis includes a long-term life cycle capital replacement component.

Principle 7 – Shared Services

Corporate departments have provided extensive review and input into the Master Plan program development.

Principle 8 – Partnerships

The master plan development included extensive input from stakeholders
Development of partnerships will be a fundamental component of the implementation process.

H. SITE AND ENVIRONS

The site is a river terrace at the average Mean Sea Level (MSL) of 627 meters running approximately west south-west to east north-east. It is bounded on the east by the Quesnell

2001 – Fort Edmonton Park Land Use Master Plan Update

Bridge interchange, on the north-west by the North Saskatchewan River and on the south-east by a steep wooded bank rising an average height of 665 meters MSL. The west edge of the park is defined by a surveyed property line. A green environmental corridor parallels the existing service road at the river edge.

The Ribbon of Green identifies a future trail link through the environmental corridor next to the Fort Edmonton Park boundary. At the present time, the existing York Boat landing area encroaches into this corridor and is physically separated from the river edge by a fence and secure gate.

Trails and transportation access routes into Fort Edmonton Park have been the subjects of review through the Whitemud Integrated Plan project. Further study is being recommended as trail development funding is provided to extend the Ribbon of Green trails around Fort Edmonton Park.

I. EXISTING MASTER PLAN

Fort Edmonton Park is guided by the original principle adopted by City Council in 1968:

‘Fort Edmonton will portray living and working conditions of the fur trade and pioneer eras. There will be few, if any displays or showcases like in a conventional museum. Rather there will be buildings furnished and equipped in a manner appropriate to their particular period and purpose’.

The original 1968 Master Plan envisions a completed Park that

‘...portray(s) the development of Edmonton from early geologic time through to the present. A combination of buildings and action displays (will) illustrate(s) each period’.

The periods of development of the City are presented in a sequence from primeval wilderness to 20th Century civilization and form a linear progression through the site in which the visitor experiences a trip back into history and travels forward in time. This sequence takes the visitor from the geological history and Indian habitation through the fur trade, the 1885 village activities, Edmonton the capital (1905) through to 1929.

Six interpretive themes enable the park visitor to experience and compare the differences in conditions and environments in each of the eras and contribute to the understanding of Fort Edmonton Park as a ‘living museum’. The themes are:

2001 – Fort Edmonton Park Land Use Master Plan Update

1. Agriculture
2. Commerce
3. Transportation / Communication
4. Socio-cultural
5. Government
6. Settlement

(Refer to the 1988 approved Master Plan document for the detailed listing and maps of each of the buildings, development sites and theme areas [See Appendix 3]).

J. VALIDATING THE EXISTING MASTER PLAN

A Range of Possible Projects

Projects and expansion areas for Fort Edmonton Park were identified in the 1988 Fort Edmonton Park Master Plan. The range of projects has been since updated (See Appendix 1); the areas for expansion remain unchanged. The original guiding principles of the Master Plan are reconfirmed through this 2001 - Land Use Update.

The Historical Foundation has identified an updated range of 120 possible “yet to be” projects for future development at the Park. This range of candidate projects is consistent with the 1988 Fort Edmonton Park Master Plan Update that stated; “The lists of candidate projects are neither exhaustive nor exclusive. The lists should be revised as future research reveals other potential candidate projects.” Approval of the 2001-Land Use Update will confirm City Council’s support for a selection of these 120 projects yet to be implemented. The City and the Historical Foundation acknowledge that all 120 projects can not be realistically developed within Fort Edmonton Park. Council’s approval of this range or pallet of projects will provide the Historical Foundation the needed flexibility to react to market and economic factors when planning and prioritizing the next project to be constructed.

Growth Factors

It is anticipated that continued growth at the Fort Edmonton Park will ultimately be constrained by a number of limiting factors. These factors will include parking, servicing, accessibility, spatial constraints, environmental considerations etc. Consistent with the River Valley Bylaw and the requirements of the proposed AN-Metropolitan Recreation Activity Node zoning Bylaw, the Development Officer of the Planning and Development Department will require an

2001 – Fort Edmonton Park Land Use Master Plan Update

environmental review be completed for each project. Community concerns respecting security, noise and environmental impact will be addressed on an individual project basis through this environmental review process.

The 2001- Land Use Update confirms that the growth needs of Fort Edmonton Park – including future parking – are to be accommodated within the existing Park boundary. Projects will be built in accordance with the original principles of theme locations and historic criteria as described in the Master Plan (See Appendix 4).

All projects and ancillary building requirements such as signage, landscaping and lighting will be historically accurate.

Natural environmental areas will be preserved surrounding the parks activity sector as reflected in the new AN zone (See Map 2 below).

Map 2. Fort Edmonton Park Activity Sector

Fort Edmonton Park Boundary

The original park boundary identified in the 1968 Fort Edmonton Park Master Plan and reconfirmed by City Council in 1988 remains unaltered. As funding permits and need requires, a legal survey of this Park boundary will be initiated. The activity sector illustrated in Map 2 reflects the current boundary of the Park.

31 Priority Projects

As part of the Fort Edmonton Historical Foundation's mandate to coordinate development at Fort Edmonton Park its Capital Plan has been updated and envisions the completion of 31 of the 120 candidate projects on a priority basis. These priorities may change, and projects from the list of 120 candidates may be brought forward as substitutes to these priorities. On May 15, 2001, the 31 priority projects were presented to stakeholders, surrounding communities and interest groups through a public open house. Those attending expressed no concerns or issues and comments were favorably disposed to this development program. The following lists the 31 priority projects of the Historical Foundation:

2001 – Fort Edmonton Park Land Use Master Plan Update

1. Blatchford Hahgar (Complete)
2. Selkirk Hotel
3. 1920's Midway and Exposition
4. Capital Theatre
5. 1920 House – California bungalow or Sutherland house
6. McKernan Lake Toboggan Slide
7. Post Horse Indian Village
8. Silver Heights Peony garden
9. Mite Block (Candy Store and Taxi Stand)
10. Capital Bicycle
11. Fort Area Train Platform
12. Diller's Bookstore
13. Capital Barber Shop
14. Hook Signs
15. Generic Lawn Bowling
16. Edmonton Horticultural Vacant Lot
17. King Edward Community hall
18. Real Estate office (Seton Smith Co.)
19. Clothing Store (Crystal Palace)
20. Campbell's Furniture
21. Tom Campbell Hat Shop
22. W.H. Taylor Undertaker – Embalmer (1905)
23. Powell Implements
24. Berg's Confectionery
25. Rustic Picnic Area Development (1846 era at York Boat Picnic site)
26. Windmill Hill Picnic Shelter (1846 era)
27. Washroom complexes for each era
28. Street car Kiosk
29. Visitor Nodes
30. Administration Building
31. Chinese Community Project

Ongoing development of building projects, exhibits, and attractions at the Park will over time, generate increased revenues, leaning towards greater self-sufficiency in the future. This philosophy is consistent with the Enterprise Portfolio Model. At this time, the Historical Foundation is actively raising funds to implement the next priority project.

K. APPROVAL PROCESS

2001 – Fort Edmonton Park Land Use Master Plan Update

The following summarizes the typical project evaluation and approval process to be followed by the Historical Foundation and the Community Services Department under the proposed AN-Metropolitan Recreation Activity Node zoning:

Approvals Process Item:	Approval By:
1. New or Updated Master Plans <i>The following are prepared and approved by Community Services Department and the Historical Foundation</i> <ul style="list-style-type: none"> • Program Statement • Concept Plan • Concept Estimates 	City Council
2. Business Case Review	Community Services
3. Environmental Review	Planning and Development Community Services Transportation and Streets Others
4. Preliminary Design and Cost Estimates	Community Services
5. Budget CPP Submissions	City Council
6. Development Permit Submissions	Planning and Development
7. Building Permit Submissions	Planning and Development

L. APPENDIX

1. Summary of 120 Candidate Projects
2. Summary of Uses and Activities of 120 Candidate Projects (Background Information Available on Request)
3. Fort Edmonton Park 2001 Existing Development
4. Land Use Concept Plan – Park Development Areas

Appendix 1

Summary of 120 Candidate Projects

2001 – Fort Edmonton Park Land Use Master Plan Update

25. Raymond Hotel (1905 St)
26. Silver Heights Peony Gardens (1920 St)
27. Edmonton Horticultural Vacant Lot Garden (1920 St)
28. Edelweis Club (1905 St)
29. Union Café & Sing Lee Laundry (1905 St)
30. Wing Lee Laundry (1905 St)
31. Chung Gee Laundry (1905 St)
32. Club Café (1920 St)
33. Lewis Café (1905 St)
34. Capitol Barber Shop/Beauty Parlour (1920 St)
35. Edmonton Clothing Company (1905 St)
36. Cristall Palace (1905 St)
37. Capital Bicycle (1905 St)
38. Buckham's Bicycle Shop (1905 St)
39. Wright & Lupton Bicycle Shop (1905 St)
40. Berg's Confectionary (1905 St)
41. Hepburn's (1905 St)
42. Safeway (1920 St)
43. Hallier and Aldridge Bakery (1905 St)
44. Economy Electric (1920 St)
45. Edmonton Ice Company (1905 St)
46. Mite Block/Dollar Taxi (1920 St)
47. Lamoureux Lumber Mill Complex (1885 St)
48. Powell Implement (1905 St)
49. Cockshutt Plow Ltd (1920 St)
50. Latta and Lyons Carriage Works (1905 St)
51. Fuller and Fane Carriage Shop (1905 St)
52. Alberta Dairy Pool Creamery (1920 St)
53. Wolfe's Auto Service (1920 St)
54. McLaughlin Motors (1920 St)
55. Coca Cola Building (1920 St)
56. Norwood Block (1905 St)
57. Gariepy Block (1905 St)
58. Rothesay Block/ McDougall Chambers (1905 St)
59. Edmiston Block (1905 St)
60. La Fleche Building (1920 St)
61. Blatchford Field Air Hangar (1920 St)
62. Post Horse Indian Village (1846 Era)
63. General Native Cultural Display (1885)
64. May Buchanan House (1905 St)

2001 – Fort Edmonton Park Land Use Master Plan Update

- 65. 1920's Midway and Exhibition (1920 St)
- 66. Fort Train Platform
- 67. Redevelop Fort Parking Lot

Summary of 53 Projects Identified Since 1988

- 1. Cross Residence (1905 St)
- 2. McDougall Residence (1905 St)
- 3. Secord Residence (1905 St)
- 4. Lee Residence (1905 St)
- 5. Gariepy Residence (1905 St)
- 6. Braithwaite Residence (1905 St)
- 7. Anderson Residence (1905 St)
- 8. Gallagher Residence (1905 St)
- 9. Fraser House (1920 St)
- 10. Rialto Theatre (1920 St)
- 11. Robertson Hall (1905 St)
- 12. King Edward Hall (1920 St)
- 13. Lawn Bowling Green (1920 St)
- 14. McKernan Lake Toboggan Slide (1920 St)
- 15. Thistle Rink (1905 St)
- 16. Misericordia Maternity Hospital (1905 St)
- 17. Seton Smith Company (1905 St)
- 18. Capital Realty (1905 St)
- 19. J G Tipton & Son Real Estate (1905 St)
- 20. J C Briere Real Estate Office (1905 St)
- 21. White Lunch Cafeteria (1920 St)
- 22. Royal Restaurant (1905 St)
- 23. Grand Pacific Restaurant (1905 St)
- 24. Diller's Book Shop (1920 St)
- 25. Duke Barber Shop (1885 St)
- 26. Hobarth Barber Shop (1885 St)
- 27. Tom Campbell's Smile Hat Shop (1920 St)
- 28. Sample Shoe Store (1920 St)
- 29. Yale Shoe Store (1920 St)
- 30. Edmonton Hat Cleaners (1920 St)
- 31. Harry Tait Groceteria (1920 St)
- 32. Campbell's Furniture (1920 St)
- 33. Edmonton Brewing and Malting Company (1905 St)
- 34. Southside Roller Rink (1920 St)

2001 – Fort Edmonton Park Land Use Master Plan Update

35. W.H. Taylor Undertaker (1905 St)
36. Howard McBride Funeral Parlour (1920 St)
37. Edmonton Paint and Glass Company (1920 St)
38. Hook Signs (1920 St)
39. Glenora Service Station (1920 St)
40. Victoria Service Station (1920 St)
41. Dominion Motors (1920 St)
42. Henry Roche Printing Co. (1920 St)
43. Albion Block (1920 St)
44. Albion Hall (1920 St)
45. Hillas Electric Co./Singer Sewing Machine C./Kins Confectionary
46. Edmonton Aviation Co. Hangar
47. Street Car Information Kiosk
48. Washroom Complexes for Each Era
49. Front Entrance Orientation Gazebos
50. Visitor Information Nodes
51. York Boat Picnic Site
52. Windmill Picnic Shelter
53. Staff Administration Building