Bylaw 15788

A Bylaw to amend Bylaw 8139, as amended,
The Rossdale Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on June 10, 1986 passed Bylaw 8139, being a bylaw to adopt the Rossdale Area Redevelopment Plan Bylaw; and

WHEREAS the Sustainable Development Department wishes to amend the Rossdale Area Redevelopment Plan Bylaw; and

WHEREAS City Council considers it desirable to amend the Rossdale Area Redevelopment Plan Bylaw;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act, RSA. 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Rossdale Area Redevelopment Plan is hereby further amended by:
   a. deleting from Section 1.3, the sentence: "Section Five contains land use regulations and redevelopment guidelines to be implemented through the Edmonton Land Use Bylaw and this Area Redevelopment Plan.";
   b. deleting from Section 1.3, the sentence: "There are five companion documents which accompany this Area Redevelopment Plan" and replacing it with "There are nine companion documents which accompany this Area Redevelopment Plan.";
   c. inserting into Section 1.3, the item: "6. The West Rossdale Urban Design Plan which in Section 4.0 contains detailed urban design guidelines and in Section 5.0 contains public realm improvements for West Rossdale.";
   d. inserting into Section 1.3, the item: "7. Rossdale Historical Land Use Study, which examines the uses that have occurred, and continue to occur, within the neighbourhood in

order to compile information on sites of historical and archaeological significance in the area.";

e. inserting into Section 1.3, the item: "8. Final Report, Historical Resource Impact Assessment, West Rossdale Area Archaeological Study SE ¼ of Section32, Township 52, Range 24, W4M (ASA 2007-124), which investigates potential archaeological sites in the West Rossdale area." ;

f. inserting into Section 1.3, the item: "9. Final Report, Historical Resource Impact Mitigation (Stage 1) West Rossdale Area, Site 4 – FjPi-162 (ASA 2009-030), which details the archaeological resources on and gives recommendations for the parcel of land bounded by 96 Avenue NW, 104 Street NW and Rossdale Road."7;

g. inserting into the end of the last paragraph of Section 2.1.1, History of Development, the following: "Archaeological investigations were carried out in 2008 and 2009 in compliance with the direction given by the Minister of Alberta Tourism, Parks, Recreation and Culture under the *Historic Resources Act*. Most notably, during these investigations, a single projectile point made of petrified wood was found that was dated to approximately 2000 Before Present.";

h. deleting Objective 5 in its entirety from Section 2.4, *Residential Objectives*, and replacing it with: "In West Rossdale, facilitate residential development, as the primary land use, recognizing amenities provided to the area by the river valley, Capital City Recreation Park, legislative grounds and the downtown; while controlling the building heights of new development for the purpose of preserving views to the dome of the Legislature Building. Notwithstanding the above, high rise development will be permitted on the west side of 105 Street between 96 Avenue and 97 Avenue and along the south side of 97 Avenue between 105 Street and Rossdale Road.";

i. inserting a new objective into Section 2.4, *Mixed Land Use Objectives*, which reads: "16. To encourage a mix of uses, including residential uses above main floor commercial along 96 Avenue between Rossdale Road and 105 Street and Live Work uses along 96 Avenue between 106 Street and 102 Street and west of 105 Street.";

j. inserting a new objective into Section 2.4, *Urban Design and Built Form Objectives*, which reads: "26. To encourage developers to design and build buildings in West Rossdale that are consistent with the West Rossdale Urban Design Plan";

k. deleting from Section 2.4, *Land Disposal and Acquisition Objectives*, “33. To dispose of city-owned lands at fair market value in a manner compatible with the objectives of the City and the Rossdale Area Redevelopment Plan,” and replacing with: “34. To dispose of city-owned lands at fair market value in a manner compatible with the objectives of the City, the Rossdale Area Redevelopment Plan and the West Rossdale Urban Design Plan.”;

l. renumbering all references to Objective numbers in Section 2.4 accordingly;

m. deleting from Section 3.3, the following paragraph: “South Rossdale has a number of City-wide recreational and utility sites which will be retained: These include Telus Field, The River Valley Interpretation Programs Centre (in the old Donald Ross School), the Rossdale Power Plant, Water Treatment Plant and the Fire Maintenance and Training Facility.” And replacing with a new Section 3.3 as follows: “South Rossdale has a number of City-wide recreational and utility sites which will be retained and/or repurposed: These include the former Donald Ross School, The EPCOR Rossdale Power Plant, the Rossdale Water Treatment Plant, and the Rossdale Fire Station No. 21.”;

n. deleting from Section 3.3.1, the key map adjacent to Policy 1;

o. deleting from Section 3.3.1 (a) Policy 1: Low Density Residential Character, Discussion bullet 2, “see Map 4 – Future Land Use” and replacing it with: “see Area 15 on Map 4 – Future Land Use”;

p. deleting from Section 3.3.1 (b) Policy 2: Existing Low Density Residential, Discussion bullet 4, “See Section 5 of this Plan for details of housing guidelines.”;

q. deleting from Section 3.3.1 (c) Policy 3: Development of New Low Density Residential, Discussion bullet 3, “See Section 5 of this Plan for details of housing guidelines.”;

r. deleting from Section 3.3.1, “(h) Policy 7: Long Term Land Use for Edmonton Trappers Parking Lot east of Rossdale Road between 96 and 97 Avenues,” in its entirety;

s. move from Section 3.3, “Map 5 – Interim Land Uses” to Section 3.4;

t. inserting into Section 3.4, “The form of residential development proposed is pedestrian friendly and intended to create opportunities for family oriented dwellings with the promotion of active street frontages with individual unit external access for dwellings located on the ground floor and through the use of features such as porches, stoops and/or staircases” after the first sentence of paragraph one;

u. deleting from Section 3.4, paragraph 2, “Development on such a basis will provide additional options or flexibility in addressing such potential impacts as traffic noise and access restrictions. It will also afford opportunities for innovatively designed projects, particularly those located on some of the more sloped sites (e.g., terraced development)” and replacing with: “Development on this basis should follow the guidelines contained in the West Rossdale Urban Design Plan.”;

v. inserting into the end of Section 3.4, paragraph 2,“The gateway function of West Rossdale to the downtown will be further enhanced through the integration of the new Walterdale Bridge with the neighbourhood.”;

w. deleting from Section 3.4, the paragraph that reads: “Pursuant to a long term lease agreement, surface parking for *Telus Field* is provided on City-owned land located in the southeastern portion of West Rossdale. This parking area has not been hard surfaced; but rather, is grassed with some tree planting. Since the demand for parking only occurs in conjunction with major events at *Telus Field* (e.g., baseball games), this area also functions as open space or a gateway park to the downtown in conjunction with other open space areas in the vicinity of River Valley Road and the North Saskatchewan River”;

and replacing with: “Alternative options for parking for *Telus Field* shall be explored by the City in conjunction with the leasee of *Telus Field*, the Provincial Government and EPCOR to develop a parking strategy that does not require the large quantities of surface parking that have been used in the past. In the interim the existing surface parking arrangements shall be allowed to continue for a five year period (2011-2015) until the new parking strategy is approved.”;

x. deleting from Section 3.4, the paragraph that reads: “The remaining properties located on the block faces adjacent to the legislative grounds, which have not been consolidated with the legislative grounds, are owned by the City. These properties will be transferred to the Province in 1998, pursuant to an agreement between the City and Province.”;

y. deleting all Policies and Discussion in Section 3.4.1 West Rossdale Land Use Policies and replacing with:

"**a) Policy 1: Area A - Government of Alberta Lands**

The lands located along the western edge of the West Rossdale area, and as identified on Map 4 – Future Land Use are to be developed under the Province of Alberta's jurisdiction. It is anticipated they will be redeveloped by the Province in a manner that is consistent with the "Alberta Legislature Centre Redevelopment Master Plan" and integrated with the West Rossdale Urban Design Plan, and should maintain views to the river and Alberta Legislature Building.

Discussion

- See Area 1 on Map 4 – Future Land Use.
- Potential land uses will be determined through the "Alberta Legislature Centre Redevelopment Master Plan".

b) Policy 2: Area B - High Rise Residential

The land in this area will be zoned for high rise residential uses and is predominantly built out that way.

Discussion

- Meets Objective 5 of this Plan.
- See Area 2 on Map 4 – Future Land Use.
- Development should follow the guidelines contained within Sections 4.2, 4.3, Area B and 5.0 the West Rossdale Urban Design Plan.

c) Policy 3: Area C - Mid Rise Residential

This area is intended to accommodate a choice of mid rise housing types with live/work components at street level along 96 Avenue.

Discussion

- Meets Objectives 5, 8 and 16 of this Plan.
- See Area 3 on Map 4 – Future Land Use.
- The buildings in this area should create a well defined streetwall which creates a sense of entrance to the downtown.
- Live/work units in this area are to have individual entrances at grade fronting onto 96 Avenue.
- Development in this area should provide active street frontages through individual unit external access for dwellings located on the ground floor and through the use of features such as porches, stoops and/or staircases along 96 Avenue, 105 Street and the River Edge – Interpretive Park lane as identified in the West Rossdale Urban Design Plan.
- Development shall follow the guidelines contained within Sections 4.2, 4.3 Area C, and 5.0 of the West Rossdale Urban Design Plan.

d) Policy 4: Area D - Mid to High Rise Residential

This area is intended to accommodate a choice of mid rise housing types and high rise building types oriented along 97 Avenue and active retail frontage along 96 Avenue.

Discussion

- Meets Objectives 5, 8, 12, 16 and 25 of this Plan.
- See Area 4 on Map 4 – Future Land Use.
- The buildings in this area should create a well defined streetwall which creates a sense of entrance to the downtown.
- Street level retail in this area is to incorporate a minimum of 70% clear glazing at grade fronting onto 96 Avenue.
- Development in this area should provide active street frontages through individual unit external access for dwellings located on the ground floor and through the use of features such as porches, stoops and/or staircases, particularly facing into the block's interior open space.
- Development shall follow the guidelines contained within Sections 4.2, 4.3 Area D, and 5.0 of the West Rossdale Urban Design Plan.

e) Policy 5: Area E - Low to High Rise Residential

This area is intended to accommodate a choice of housing types ranging from low rise row housing, high rise building types and live work units, with active retail frontage along 96 Avenue.

Discussion

- Meets Objectives 5, 8, 12, 16 and 25 of this Plan.
- See Area 5 on Map 4 – Future Land Use.
  The buildings in this area should create a well defined streetwall which creates a sense of entrance to the downtown.
- Street level retail in this area is to incorporate a minimum of 70% clear glazing at grade fronting onto 96 Avenue.
- Development in this area should provide active street frontages through individual unit external access for dwellings located on the ground floor and through the use of features such as porches, stoops and/or staircases.
- Low rise row housing should be located in the interior of the block with an active residential street frontage.
- Development shall follow the guidelines contained within Sections 4.2, 4.3 Area E, and 5.0 of the West Rossdale Urban Design Plan.

f) Policy 6: Area F - Low to Mid Rise Residential

This area is intended to accommodate a choice of housing types ranging from mid rise building types, to low rise row housing with live/work components at street level along 96 Avenue.

Discussion

- Meets Objectives 5, 8, 12, 16 and 25 of this Plan.
- See Area 6 on Map 4 – Future Land Use.
- The buildings in this area should create a well defined streetwall along roadways.
- Live/work units in this area are to have individual entrances at grade fronting onto 96 Avenue.

- Low rise row housing in this area should be within the block interior with an active residential street frontage providing individual unit external access for dwellings located on the ground floor and through the use of features such as porches, stoops and/or staircases fronting the block interior's east-west linkage/open space.
- Development shall follow the guidelines contained within Sections 4.2, 4.3 Area F, and 5.0 of the West Rossdale Urban Design Plan.

g) Policy 7: Area G - Mid Rise Residential

This area is intended to provide for a choice of housing types ranging from low rise row housing to mid rise building types while retaining the Ortona Armoury Arts Building. There is the potential to create an urban community garden within the block interior to serve West Rossdale and North Rossdale.

Discussion

- Meets Objective 5, 22, 23, and 39 of this Plan.
- See Area 7 on Map 4 – Future Land Use.
- The buildings in this area should create a well defined streetwall along roadways.
- Development in this area should provide active street frontages through individual unit external access for dwellings located on the ground floor and through the use of features such as porches, stoops and/or staircases.
- Development shall follow the guidelines contained within Sections 4.2, 4.3 Area G, and 5.0 of the West Rossdale Urban Design Plan.

h) Policy 8: Area H - 97 Avenue Plaza

This area will be a public park serving the McKay Avenue and North Rossdale areas and help signify the entrance to Downtown.

Discussion

- Meets Objective 18 of this Plan.
- See Area 8 on Map 4 – Future Land Use.
- Development and landscaping in this area shall follow the guidelines contained within Sections 4.3 Area H and 5.0 of the West Rossdale Urban Design Plan.

i) Policy 9: Area I - River's Edge – Interpretive Park

This area is intended to accommodate a portion of a river edge promenade that connects Louise McKinney Riverfront Park, Alberta Legislature Grounds, and River Valley Road. This area is also intended to provide historical interpretation, trails and passive park spaces.

Discussion

- Meets Objectives 18 and 19 of this Plan.
- See Area 9 on Map 4 – Future Land Use.
- This area should be well integrated with the new Walterdale Bridge, EPCOR's Rossdale Generating Station and River Valley Road.
- Development and landscaping in this area shall follow the guidelines contained within Sections 4.3 Area I, and 5.0 of the West Rossdale Urban Design Plan.

j) Policy 10: Area J - Telus Field

This area will continue to accommodate the baseball park. Potential exists for more active and intensive programming with retail frontage along 96 Avenue.

Discussion

- See Area 10 on Map 4 – Future Land Use.
- Any new development in this area shall follow the guidelines contained within Sections 4.2, 4.3 Area J, and 5.0 of the West Rossdale Urban Design Plan.

k) Policy 11: Area K - Community Core

This area is the core of the community containing existing facilities such as the Rossdale Community League and the Donald Ross School building. This area is not expected to change significantly from its current use.

Discussion

- Meets Objective 17 and 18 of this Plan.
- See Area 11 on Map 4 – Future Land Use.
- Any development in this area shall follow the guidelines contained within Sections 4.3 Area K, and 5.0 of the West Rossdale Urban Design Plan

l) Policy 12: Area L - Ross Flats

This designated historic building will continue to be preserved and this area is not expected to change.

Discussion

- Meets Objective 38 of this Plan.
- See Area 12 on Map 4 – Future Land Use.

n) Policy 14: Historical Resources Monitoring Program

Within West Rossdale any new development must be preceded by a topsoil stripping program that must be the subject of a Historic Resources Monitoring Program for archaeology. The Historic Resources Monitoring Program and any work resulting from this monitoring program is to be conducted by an archaeologist qualified to hold an Archaeological Research Permit within the Province of Alberta. In order to conduct the Historic Resources Impact Assessment, the archaeological consultant must submit "An Application for an Archaeological Research Permit – Mitigative Research Project: to the Historic Resources Management Branch.

- The monitoring program is to be carried out under snow-free, unfrozen ground conditions.
- The Historic Resources Monitoring Program shall include all of the subject site. Topsoil stripping must be taken to a depth where undisturbed subsoils are clearly visible in order to expose any burial vaults that may exist. The archaeological consultant must confirm any such features identified.
- Depending upon the results of the archaeological monitoring program, additional salvage, protection or preservation measures may be required.

Discussion

- Meets Objective 37 of this Plan.
- See Areas 1 - 12 and 22 on Map 4 – Future Land Use; and

z. deleting from Section 3.5, "(a) Policy 1: Medium Density Residential Uses" in its entirety and replacing with: "**Policy 1: Mixed Use – Medium Density Residential & Office Commercial**

Lands in North Rossdale south of Rossdale Road and east of 102 Street to 101 Street are designated as a Residential Mixed Use area.

Discussion

- Meets Objective 6 of this Plan.
- See Area 16 on Map 4 – Future Land Use

2. The Rossdale Area Redevelopment Plan is hereby further amended by:

a. deleting from Section 3.5.1 (b) Policy 2: High Density Residential Use, the fourth discussion bullet "refer to land use regulations and urban design guidelines outlined in Section 5";

b. deleting from Section 3.5.1 (c) Policy 3: North Rossdale Direct Development Control District, "see Map 4- Future Land Use, Map 10 – Flood Protection Areas and Map 11 – Districting Proposed" and replacing with: "see Area 17 on Map 4 – Future Land Use and Map 9 – Flood Protection Areas";

c. deleting from Section 3.5.1 (c) Policy 3: North Rossdale Direct Development Control District, "meets Objectives 10 and 37 of this Plan" and replacing with "meets Objectives 10 and 39 of this Plan";

d. deleting from Section 3.5.1 (d) Policy 4: Redevelopment/Rehabilitation of the Rosssdale Brewery Building, "and Map 11 – Districting Proposed";

e. deleting Section 3.5.1 "e) Policy 5: Future Use of Ortona Site" in its entirety;

f. deleting Section 3.5.1 "f) Policy 6: Ortona Site Feasibility Study" in its entirety;

g. deleting Section 3.5.1 "g) Policy 7: Retention of Ortona Armory and Gymnasium Buildings" in its entirety;

h. deleting Section 3.5.1 "h) Policy 8: Entranceway to Downtown," in its entirety;

i. deleting from Section 3.5.1, the key maps adjacent to Policy 1, Policy 2, Policy 4, and Policy 8;

j. deleting from Section 3.6.1, the sentence: "The plan concept also proposes that two local roadways, 102 Street and 96 avenue, be given special treatment to strengthen their role as the 'main streets' of the neighbourhood";

and replacing it with: "The plan concept also proposes that a number of roadways be given special treatment to strengthen their role and character in the neighbourhood and city. These include 97 Avenue and 105 Street as major roadways with city-wide importance for their role as an entryway to the Legislature Grounds and downtown respectively. Also, the role of 96 Avenue as a community street, where gathering and shopping can occur, should be emphasized through special treatment. 106 Street, 104 Street and 102 Street should all be treated as green streets and lastly, the conversion of Rossdale Road to a two way street will have an important impact on circulation in the neighbourhood and its treatment can further reinforce the unique character of Rossdale in Edmonton.";

k. deleting from Section 3.6.1 b) Policy 2: Rossdale Road Improvements in North Rossdale in its entirety and replacing with:

"**b) Policy 2: 97 Avenue Grand Boulevard Treatment** The City will undertake detailed design of a new streetscape for 97 Avenue, based on the preliminary direction established in the West Rossdale Urban Design Plan. This streetscape improvement will be completed by the City of Edmonton or in partnership with developers.

<u>Discussion</u>

- Meets Objectives 27, 28 and 29 of this Plan.
- See Map 7 – Future Streetscape Improvements.
- Streetscaping of this road as proposed in Sections 5.1 and 5.2 Grand Boulevard – 97 Avenue of the West Rossdale Urban Design Plan will help to mitigate the impacts of this major arterial road, and enhance pedestrian environment along 97 Avenue.";

l. deleting from Section 3.6.1 c) Policy 3: Road Closure and/or Realignment in North Rossdale in its entirety, and replacing it with: "**c) Policy 3: 96 Avenue Community Street Treatment** The City will undertake detailed design of a new streetscape for 96 Avenue, based on the preliminary direction established in the West Rossdale Urban Design

Plan. This streetscape improvement will be completed by the City of Edmonton or in partnership with developers.

Discussion

- Meets Objectives 27, 28 and 29 of this Plan.
- See Map 7 – Future Streetscape Improvements.
- Streetscaping of this road as proposed in Sections 5.1 and 5.2 Community Street – 96 Avenue of the West Rossdale Urban Design Plan will help to establish 96 Avenue as a community street where commercial activity is focused.
- This street should have a focus on pedestrians, providing generous sidewalks on either side of 96 Avenue";

m. deleting from Section 3.6.1 d) Policy 4: New Signalization on 96 Avenue" in its entirety, and replacing with "**d) Policy 4: 105 Street Treatment** The City will undertake detailed design of a new streetscape for 105 Street, based on the preliminary direction established in the West Rossdale Urban Design Plan. This streetscape improvement will be completed by the City of Edmonton or in partnership with developers.

Discussion

- Meets Objectives 27, 28 and 29 of this Plan.
- See Map 7 – Future Streetscape Improvements.
- Streetscaping of this road as proposed in Sections 5.1 and 5.2 105 Street in the West Rossdale Urban Design Plan will help to establish 105 Street as an important entryway to downtown Edmonton.
- Curbs should be maintained, however sidewalks should be widened and separated by landscaping from the carriageways.";

n. deleting from Section 3.6.1, "e) Policy 5: 101 Entrance to the Water Treatment Plant" in its entirety, and replacing it with: "**e) Policy 5: 106 Street, 104 Street and 102 Street Green Street Treatment** The City will undertake detailed design of a new streetscape for 106 Street, 104 Street and 102 Street based on the preliminary direction established in the West Rossdale Urban Design Plan. These streetscape improvements will be completed by the City of Edmonton or in partnership with developers.

Discussion

- Meets Objectives 27, 28 and 29 of this Plan.
- See Map 7 – Future Streetscape Improvements.

- Streetscaping of these roads as proposed in Sections 5.1 and 5.2 Green Streets – 106 Street, 104 Street, and 102 Street of the West Rossdale Urban Design Plan will help improve the urban ecology of the neighbourhood through the use of sustainable infrastructure such as rain gardens or the use of native plant species.
- The carriageways on 104 Street will be reduced slightly to help increase sidewalk widths and landscaped areas.";

o. deleting Section 3.6.1, "f) Policy 6: New Entrance to Fire Facilities" and replacing it with:

"**f) Policy 6: Rossdale Road as a two-way road**

The City will undertake detailed design and construction of Rossdale Road to a two-way road in order to reduce the traffic between 105 Street and Rossdale Road, improving pedestrian safety and circulation in the blocks in between. Access to Rossdale Fire Station 21 will be maintained.

Discussion

- Meets Objectives 27, 28 and 29 of this Plan.
- See Map 7 – Future Streetscape Improvements.
- Streetscaping of this road as proposed in Sections 5.1 and 5.2 Rossdale Road of the West Rossdale Urban Design Plan will help improve walkability in West Rossdale.";

p. deleting from Section 3.6.1 (g) Policy 7: Downtown Pedestrian Access, "see Map 6 – Roads and Circulation and Map 7 – Traffic Management" and replacing it with "see Map 6 – Roads and Circulation.";

q. deleting from Section 3.6.1 (g) Policy 7: Downtown Pedestrian Access "better pedestrian access in this area is needed in order to develop 102 Street as a pedestrian-oriented street" and replacing it with "better pedestrian access in this area is needed in order to develop 104 Street and 96 Avenue as pedestrian-oriented streets.";

r. deleting the second paragraph from Parking Strategies, "The parking strategy for Trappers baseball games at *Telus Field* provides sufficient land to accommodate the majority of the parking requirements in the short term (5-7 years)" and replacing it with: "Both existing and new parking will be better signed in order to educate baseball fans on parking locations" and "The strategy also identifies permanent parking for Telus Field in the long term following as indicated in West Rossdale Land Use Policy 7 (see Section 3.4).";

s. deleting Section 3.6.2 Parking Strategies " Policy 9: Interim Parking for Trapper Events at Telus Field" in its entirety and replacing it with:

"**i) Policy 9: Parking for Telus Field** The City will explore alternative parking arrangements to accommodate the use of Telus Field. A parking strategy that coordinates shared parking with major parking facilities within the area, potentially including those on the Provincial Legislature Grounds should be developed. The City will continue to provide parking opportunities on existing lands used for parking in the interim while the long term permanent parking solution for Telus Field is finalized.

Discussion

- See Map 5 – Interim Land Uses.
- Large quantities of parking are required when events are held at Telus Field.
- Surface parking adjacent to Telus Field is not an efficient use of land. There are many parking lots and parkades that are underutilized during the times when parking is required for Telus Field.
- The City will explore shared parking opportunities when renewing the parking lease for Telus Field.";

t. deleting from Section 3.6.2, Parking Strategies, "j) Policy 10: Permanent Parking for Telus Field" in its entirety;

u. replacing in Section 3.6.2, the heading, "k) Policy 11: Parking in North Rossdale" with "j) Policy 10: Parking in North Rossdale";

v. replacing in Section 3.6.2, k), the first bullet in the discussion to read: "meets Objective 27 of this Plan.";

w. replacing in Section 3.6.2, the heading, "l) Policy 12: Parking in West Rossdale" with "k) Policy 11: Parking in West Rossdale.";

x. deleting from Section 3.7, "a) Policy 1: Streetscaping Upgrading of 101 and 102 Streets, 96 Avenue and Rossdale Road" in its entirety and replacing with the following: "**a) Policy 1: Streetscaping Upgrading of 96 Avenue, 97 Avenue, 105 Street, 106 Street, 104 Street, 102 Street, and Rossdale Road** The City will undertake a program of streetscape improvements primarily focused on 96 Avenue, 97 Avenue, 105 Street, 106 Street, 104 Street, 102 Street, and Rossdale Road. These improvements should be consistent with the direction of the West Rossdale Urban Design Plan.

Discussion

- Meets Objectives 29 and 30 of this Plan
- See Map 7 – Future Streets cape Improvements

- The intent of these improvements is to rejuvenate these roadways with distinct characteristics, as outlined in Section 3.6.1 Roadways and Pedestrian Circulation of this Plan and further detailed in the West Rossdale Urban Design Plan.
- Street improvements could include special treatment of sidewalks, tree planting and street furniture, uniform curb lines, and new curb and gutter works.”; and

y. deleting from Section 3.7, “d) Policy 4: Signage” in its entirety and replacing with the following: “**d) Policy 4: Public Art** The City will provide public art in visually strategic locations to celebrate local history, heritage, culture and arts, while contributing to the enhancement of the public realm and will encourage private developers to include public art in their development.”.

3. The Rossdale Area Redevelopment Plan is hereby further amended by:

a. revising Section 3.7 (e) Policy 5: Water, Sewer and Drainage Upgrading, Discussion bullet 1 from “Objective 30” to “Objective 32”;

b. inserting under Section 3.7 (f) Policy 6: Protection of Traditional Burial Grounds/Fort Edmonton Cemetery, “**g) Policy 7: Heritage Interpretation** Rossdale has a long history, with inhabitants as far back as 8,000 years ago. When approaching redevelopment and upgrades to the public realm, heritage interpretation needs to be considered.

<u>Discussion</u>

- Meets Objective 38 of this Plan
- See Map 7 – Future Streetscape Improvements
- See Map 8 – Publicly Accessible Open Space Improvements
- Numerous specific recommendations for heritage interpretation in the area are contained in the West Rossdale Urban Design Plan.

h) Policy 8: Pedestrian and Cycling Connections

The City will encourage pedestrian and cycling as modes of transportation in Rossdale providing bicycle routes along ‘green streets’ and mid-block publicly accessible open spaces which incorporates pedestrian walkways to allow for movement through a block to adjacent public sidewalks in new development in West Rossdale as identified on Map 8 – Publicly Accessible Open Space Improvements and distinct crosswalks at key intersections along 97 Avenue and 96 Avenue through feature paving treatments. Should the City identify a need for additional pedestrian crossings, particularly along 105 Street or 97 Avenue, the construction of new pedestrian activated traffic lights should be undertaken by the City.

i) Policy 9: New Walterdale Bridge

The City has begun preparing for the construction of a new Walterdale Bridge, expected to be built by 2014. The design of the bridge on the north bank will have an important impact on the development of West Rossdale.

Discussion

- See Map 8 – Publicly Accessible Open Space Improvements
- The integration of a promenade, as discussed in Policy 10 below, will allow for a closer connection to the river in West Rossdale.
- The design of the bridge and associated road network and servicing are to be integrated with the Alberta Legislature and potential repurposing of the EPCOR's Rossdale Generating Station and is to be reflected in the Rossdale Area Redevelopment Plan and the West Rossdale Urban Design Plan.
- The bridge is to recognize the pedestrian oriented nature of the West Rossdale area and the EPCOR 's Rossdale Generating Station as a major destination.

j) Policy 10: River Promenade

The City has envisioned a River Promenade along the north bank of the river in certain areas such as Louise McKinney Riverfront Park. The continuation of this promenade along the river bank in Rossdale would enhance one of the City's best assets – the North Saskatchewan River. Rossdale is a unique neighbourhood in Edmonton that comes much closer to the river than most other development. There is an opportunity to strengthen the neighbourhood's relationship to the river.

Discussion

- See Map 6 – Roads and Circulation and Map 8 – Publicly Accessible Open Space Improvements
- There is potential to integrate a dock west of the bridge along the promenade that would facilitate the use of the river for recreation activities such as canoeing and kayaking.
- There is the potential for historic interpretation along the promenade.
- The promenade should be multi-modal.
- The promenade is to be linked the new Walterdale Bridge, Alberta Legislature and the repurposing of the EPCOR's Rossdale Generating Station";

c. deleting from Section 3.8.1 "a) Policy 1: Capital City Recreation Park (CCRP) Trail Extension" in its entirety;

d. deleting from Section 3.8.1 "e) Policy 5: 97 Avenue Esplanade" in its entirety;

e. renumbering Section 3.8.1 accordingly;

f. inserting the following after c) Policy 3: Diamond Park Improvements: "**d) Policy 4: 105 Street Entrance Gardens Plaza** The City will create a formal park that signifies the entrance to Downtown at the north end of the Walterdale Bridge.

Discussion

- See Map 8 – Publicly Accessible Open Space Improvements
- This park will create a continuous link of open space from the Legislature Grounds to Rossdale Park.
- Historic and cultural interpretation should be incorporated into the design of the park. Interpretation could address such events and history as the First Nations' presence in the area, the John Walter Ferry, and the fur trade.

e) Policy 5: Rossdale Park

The City will utilize Rossdale Park for archeological interpretation in the eastern portion and casual play field on the western portion with an extension of the 104 Street alignment running through the park as a formal promenade.

Discussion

- See Map 7 – Future Steetscape Improvements
- See Map 8 – Publicly Accessible Open Space Improvements
- Meets Objective 38 of this Plan.
- The 104 Street promenade has the potential to create a connection all the way from downtown through to the river, if access through portions of EPCOR's Rossdale Generating Station are opened to the public.";

g. deleting from Section 3.8.2, "An existing parks area north of Telus Field is undeveloped and is leased to the Edmonton Trappers for parking" and "This dual role will continue until the Trappers relocate. The Plan envisions that the site north of Telus Field will then be used for neighbourhood recreation facilities and activities.";

h. deleting from Section 3.8.2, "h) Policy 8: Future Community League Site" in its entirety;

i. renumber Policy numbers in Section 3.8.2 accordingly;

j. deleting from Section 3.9, the name, "Edmonton Power" and replacing it with "EPCOR Water";

k. inserting in Section 3.9 a) Policy 1: Future of Existing Facilities, a bullet stating: "EPCOR's Rossdale Generating Station is being decommissioned.";

l. deleting from Section 3.10, a) Policy 1: Floodplain Regulations and b) Policy 2: Development Restrictions: “see Map 10 – Flood Protection Areas” and replacing it with “see Map 9 – Flood Protection Areas”;

m. deleting from Section 3.10, (a) Policy 1: Floodplain Regulations, (b) Policy 2: Development Restrictions, and (c) Policy 3: Existing Development: “meets Objective 32 of this Plan” and replacing it with “meets Objective 34 of this Plan”;

n. deleting “Section 3.11 Land Disposal Policies” in its entirety and replacing it with: “Section 3.11 Land Disposal Policies”

a) Policy 1: Development Proposals

As a condition of disposal, the City may call for development proposals on a specified City property in Area B, Map 10 – Land Disposal & Acquisition and construction of these projects, with or without modifications as required by the City.

Discussion

- Meets Objective 36 of this Plan.

b) Policy 2: Capital Improvements

Through conditions of sale, the City may require the construction of Streetscape Improvements, sewer improvements or other required capital improvements determined to be needed through the development of a marketing strategy and the assembling of marketable parcels.

Discussion

- Meets Objective 35 of this Plan.

c) Policy 3: Phasing of Land Disposal

Development and construction within Rossdale will be managed in a manner that mitigates disruption and nuisances such as noise, dust, and loss of privacy.”

o. deleting “Section 3.12 Land Acquisition and Development Policies” in its entirety, and replacing it with: “Section 3.12 Land Acquisition and Development Policies” **a) Policy 1: Demonstration Projects** The City will support a limited number of innovative housing demonstration projects that would be open for public viewing provided that the costs to the City do not exceed the benefits received by the City and the neighbourhood from the

projects. This could also include publicly or privately sponsored affordable housing projects and **b) Policy 2: Negotiations with Private Landowners** Private property owners will be approached by the City to explore ways to encourage redevelopment of their property in accordance with plans affecting the West Rossdale area.. The City will explore ways to facilitate orderly and economic development in Rossdale. These could include, but not be limited to activities such as acquisitions, consolidations, trades, road and lane closures and subdivisions of consolidated lots."

p. deleting "Section 3.13 Fiscal Policies" in its entirety, and replacing it with: " **a) Policy 1: Parkland Purchase Reserve Account** Funds derived from the disposition of publicly-owned lands in Rossdale which must, by Provincial Legislation, be credited to the Parkland Purchase Reserve Account, will be returned to that Account, but earmarked for the capital park improvements in Rossdale recommended by this Plan, other than those improvements for which Provincial and Federal funding is being pursued" and "**b) Policy 2: Funding Capital Works** As discussed in the West Rossdale Urban Design Plan, potential funding sources could include, but not necessarily be limited to:

- Proceeds from land sales to private developers.
- Implementation of a Community Revitalization Levy.
- Development Agreements.
- Use of a Local Improvement Assessment Tax.
- Federal and Provincial Grant Programs.";

q. deleting the text of "Section 4 – Implementation Program" in its entirety and replacing it with: "Implementation of the West Rossdale Urban Design Plan within the context of the Rossdale Area Redevelopment Plan is dependent on market conditions and priorities within the City's Capital Budget. Effective implementation will require leadership, support and partnerships between the public and private sectors.

Synergies between improvements planned for the Legislature Grounds and West Rossdale should be pursued.

Strategies and actions for implementation are presented on the following tables as immediate (within 1-2 years) or short term (3-6 years). The responsible parties are identified with the lead organization in bold. They include:

SD	Sustainable Development
TRANS	Transportation Services
COMM	Community Services - Parks Branch

IS	Infrastructure Services – Parks Design and Construction
PS	Private Sector
AI	Alberta Infrastructure
RVA	River Valley Alliance
EPCOR	EPCOR
EAUAC	Edmonton Aboriginal Urban Affairs Committee
RCL	Rossdale Community League

Phase I – Immediate (within 1-2 years) 2012-2013

	Action	Type of Action	Responsibility	Potential Funding Source
1.	Design Drawings and Costing for Public Realm Improvements	Capital Project	SD	Proceeds from Land Sales
2.	Design Drawings for required infrastructure upgrades	Capital Project	SD	City Capital Budget
3.	Design drawings for new 97 Avenue Streetscape Improvements	Capital Project	SD	City Capital Budget
4.	Design Drawings for new 96 Avenue (John Ducey Way) Streetscape Improvements	Capital Project	SD	City Capital Budget
5.	Design Drawings for transforming Rossdale Road into a two-way boulevard	Capital Project	SD	Cost-Shared with Province
6.	Design Drawings for transforming 104 Street into a ‘green street’	Capital Project	SD	City Capital Budget
7.	Explore application for Federal Heritage Designation	Program	SD	City Capital Budget
8.	Committee to be established that will work with Sustainable Development to oversee	Program	SD EAUAC RCL	City Operating Budget

	the integration of heritage commemoration in the public realm in West Rossdale			
9.	Detailed Design Plans for Interpretation, Archaeological and Commemoration	Capital Project	SD	City Capital Budget/ Developer Public Art Contribution
10.	Detailed Design of Walterdale Bridge	Capital Project	TRANS	City Budget/ Provincial and Federal Grants

Phase II – Short Term (3-6 years) 2013-2018

	Action	Type of Action	Responsibility	Potential Funding Source
1.	Prepare detailed design guidelines and private developer proposal call for City-owned land	Program	SD	City Operating Budget
2.	Issue private developer two-staged proposal call	Program	SD	City Operating Budget
3.	Coordination of construction with Alberta Infrastructure of streetscape improvements for 97 Avenue, 96 Avenue (John Ducey Way)	Capital Project	TRANS AI	Cost-Shared with Province
4.	Selection of Developer / Development Agreement	Program	SD	City Operating Budget
5.	Detailed Design of riverfront promenade and riverbank restoration	Capital Project	COMM IS	City, Provincial and Federal Funding

6.	Construction of riverfront promenade and riverbank restoration	Capital Project	IS	City, Provincial and Federal Funding
7.	Construction of new Walterdale Bridge	Capital Project	TRANS	City Budget/Provincial and Federal Grants
8.	Implementation of required infrastructure, streetscape and public realm improvements	Capital Project	SD	City Capital Budget
9.	Design and development of downtown gateways	Capital Projects	SD	City Capital Budget / Private Developer Public Art Contribution
10.	Staged Development of residential units and commercial space		SD	Proceeds from Land Sales
11.	Review and update of Rossdale Urban Design Plan at 10 year intervals	Policy	SD	City Operational Budget

A brief "report card" should be prepared and presented to City Council annually on how implementation of the Rossdale Area Redevelopment Plan is progressing to ensure the Plan is a 'living document'. A major review and update should be undertaken every five years."

r. deleting from Section 5.1, the last paragraph, which states: "The following is a brief description of proposed new districts introduced in Rossdale through an amendment to the Land Use Bylaw No. 5996. As well, the provisions of the Rossdale Brewery Direct Development Control District follow."

s. deleting the first paragraph of Section 5.3.4 in its entirety and replacing it with a new paragraph one as follows:

"Section 5.3.4 Advice to the Development Officer – Development Guidelines

Development Regulations for Permitted and Discretionary Uses are those in the Zoning Bylaw. However, the Development Officer will have regard for the following guidelines when considering proposals for the development of these lands;

t. deleting the existing Section 5.5.3 Development Guidelines and replace with a new Section 5.5.3 Development Guidelines as follows;

5.5.3 Development Guidelines

Development Regulations for Permitted and Discretionary Uses are those in the Zoning Bylaw. However, the Development Officer will have regard for the following guidelines when considering proposals for the development of the triangular parcel of land bounded by Bellamy Hill Road, 99 Avenue, and Rossdale Road on the Valley Slope:

a) Development should recognize the views available from the site, the parklike setting surrounding the site as part of the valley edge and the higher density development to the north and west.
b) Building heights should be stepped from northwest to southeast to take advantage of views and not overshadow the lower built forms to the south.
c) Maximum building heights should be concentrated in the northwest corner of the site with height tapering to 3½ storey "hill side" housing.
d) Parking should be hidden and preferred access is from 99 Avenue and/or Bellamy Hill so as not to negatively impact views from street level of the parklike setting.
e) Buildings in the north and west portions of the site should contribute to a "sense of occupancy" along 99 Avenue and Bellamy Hill Road.
f) Roof top terraces, decks and balconies can substitute for ground-related outdoor amenity space;

u. delete Sections 5.8 Urban Services District;

v. delete Section 5.9 PU-Public Utilities District;

w. delete Section 5.10 AP – Public Parks District;

x. deleting from Section 3.7, "Concept – 102 Street Pedestrian Way (Between 96 Avenue and 97 Avenue)" ;

y. deleting from Section 3.8,"Concept – 97 Avenue Esplanade";

z. deleting "Map 1 – Rossdale Location" and replacing it with "Map 1 – Rossdale Location", attached hereto as Schedule A, and forming a part of this Bylaw;

aa. deleting "Map 3 - Rossdale Sub Areas" and replacing it with "Map 3- Rossdale Sub Areas, attached hereto as Schedule B, and forming a part of this Bylaw;

bb. deleting "Map 4 – Future Land Use" and replacing it with "Map 4 – Future Land Use", attached hereto as Schedule C, and forming a part of this Bylaw;

cc. deleting “Map 5 - Interim Land Uses” and replacing it with “Map 5- Interim Land Uses”, attached hereto as Schedule D, and forming a part of this Bylaw;

dd. deleting “Map 6 - Roads and Circulation” and replacing it with “Map 6 - Roads and Circulation”, attached hereto as Schedule E, and forming a part of this Bylaw;

ff. deleting “Map 7 - Traffic Management” and replacing it with “Map 7- Future Streetscape Improvements”, attached hereto as Schedule F, and forming a part of this Bylaw;

gg. deleting “Map 8 - Public Area Improvements” and replacing with “Map 8 – Publicly Accessible Open Space Improvements”, attached hereto as Schedule G, and forming a part of this Bylaw;

hh. deleting “Map 9 – Parks and Recreation Improvements”;

ii. deleting “Map 10 – Flood Protection Areas” and replacing it with “Map 9 – Floodplain Protection Area”, attached hereto as Schedule H, and forming a part of this Bylaw;

jj. deleting “Map 11 – Proposed Zoning”;

kk. deleting “Map 12 – Land Disposal and Acquisition” and replacing it with “Map 10 - Land Disposal and Acquisition”, attached hereto as Schedule I, and forming a part of this Bylaw; and

ll. deleting “Map 13 – Land Use Districts (as of December, 1985)”.

READ a first time this	day of	, A. D. 2011;
READ a second time this	day of	, A. D. 2011;
READ a third time this	day of	, A. D. 2011;
SIGNED and PASSED this	day of	, A. D. 2011.

THE CITY OF EDMONTON

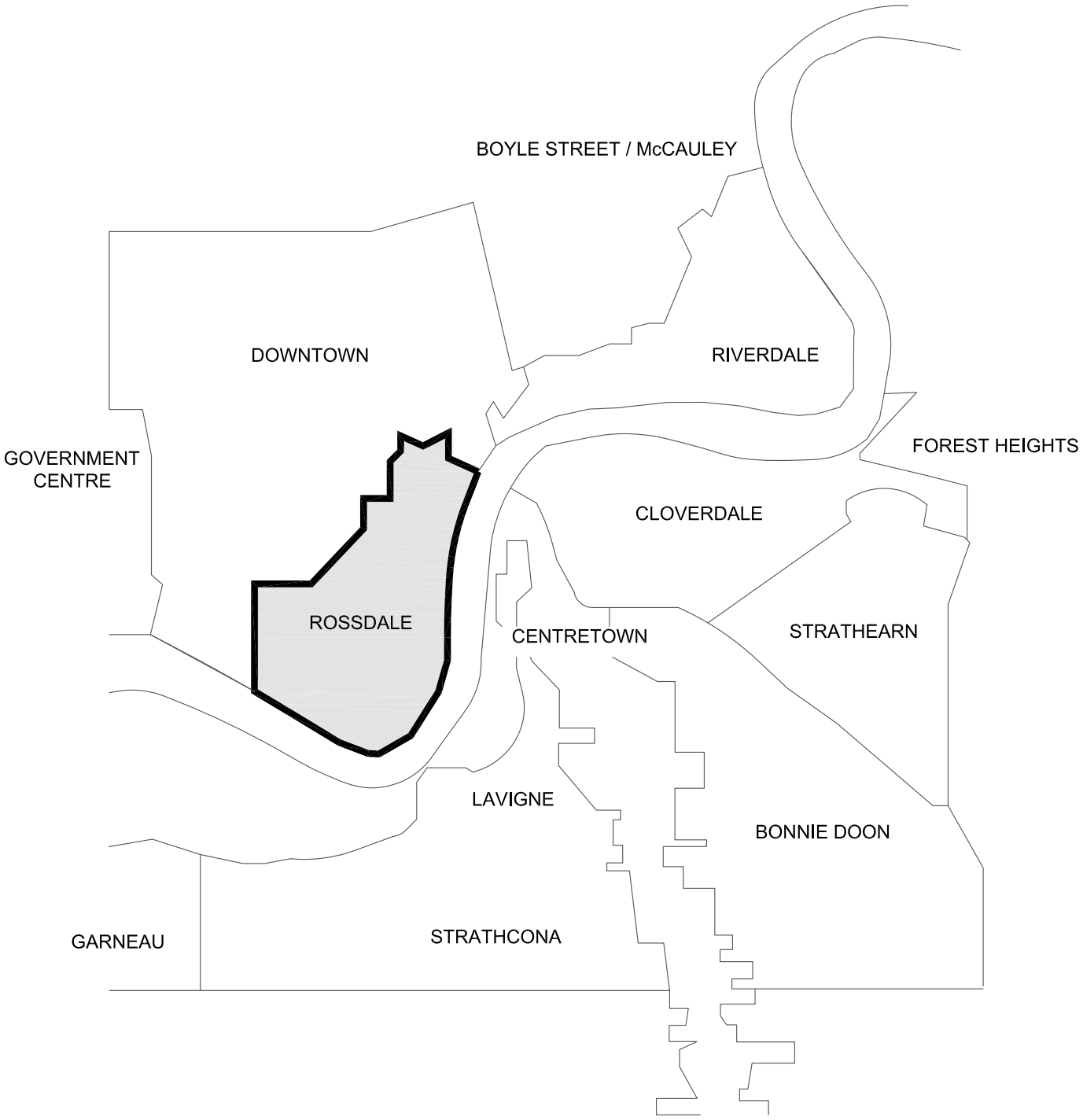
_____

MAYOR

_____

CITY CLERK

SCHEDULE "A"



Legend

Rossdale ARP Boundary

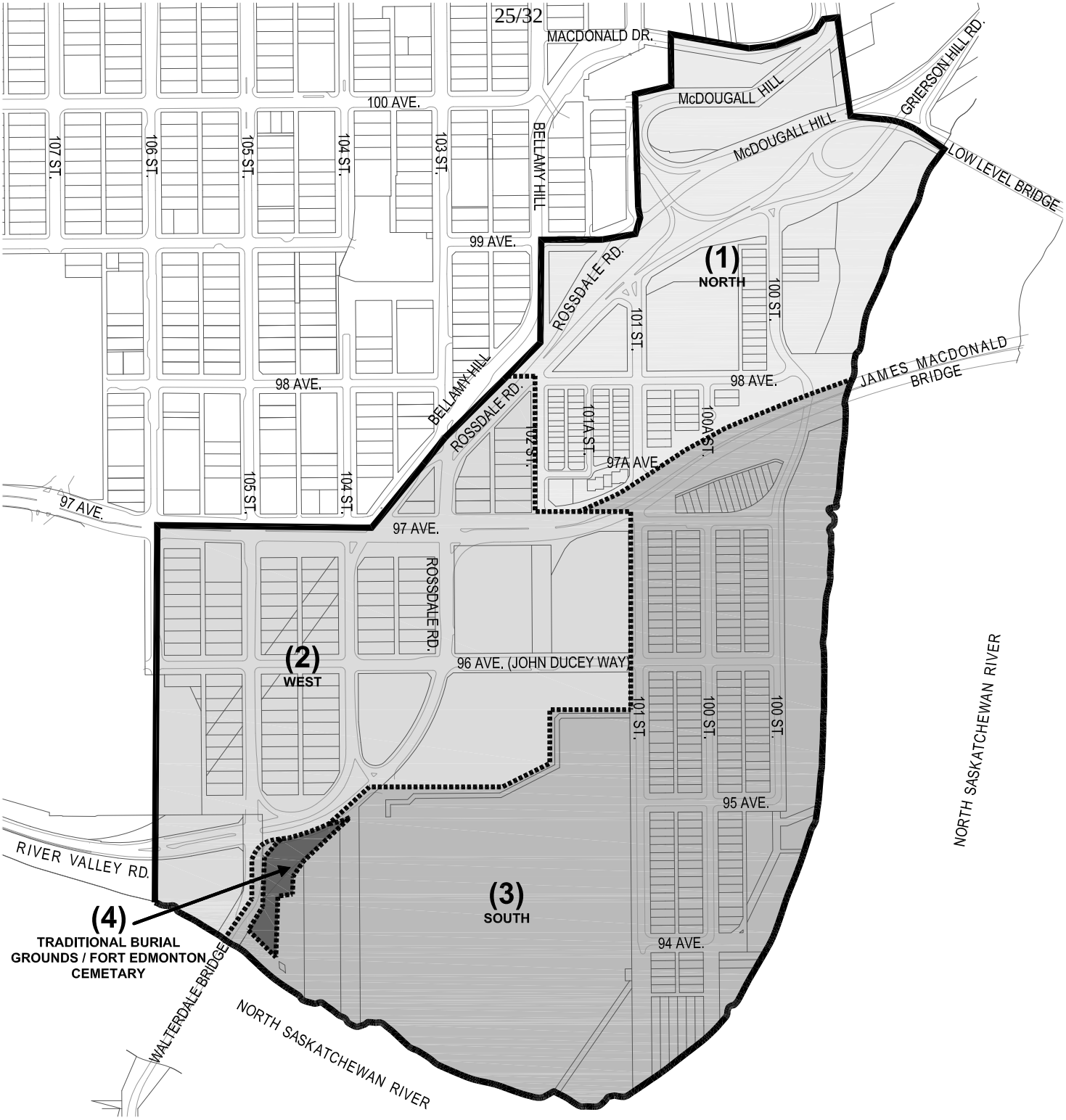
Map 1
Location

N

Rossdale
Area Redevelopment Plan
Edmonton, Alberta

Date: April 2011

SCHEDULE "B"



Legend

- Rossdale ARP Boundary
- 1 North Rossdale
- 2 West Rossdale
- 3 South Rossdale
- 4 Traditional Burial Grounds/ Fort Edmonton Cemetary

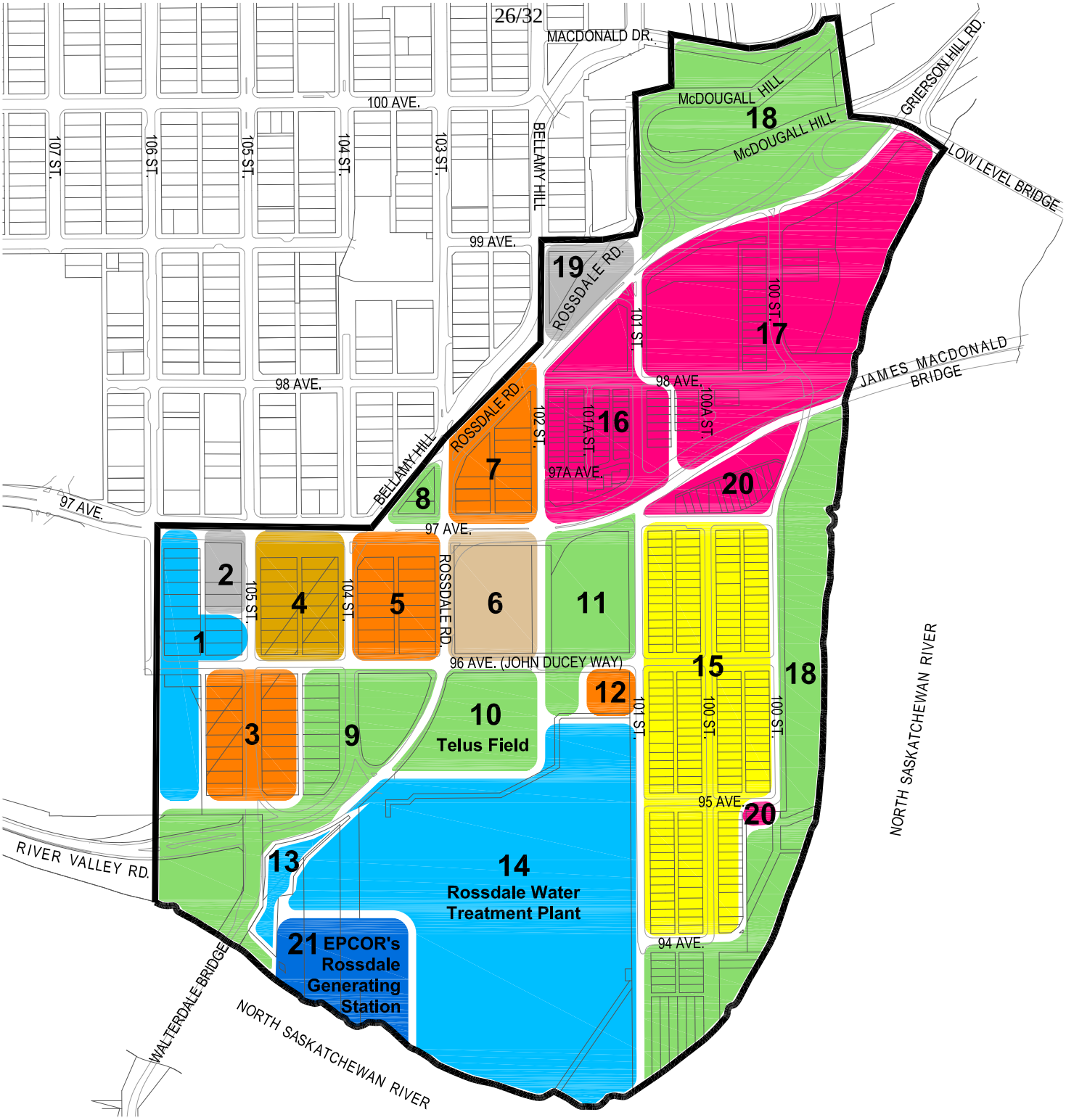
Map 3
Sub Areas

N

West Rossdale
Area Redevelopment Plan
Edmonton, Alberta

Date: April 2011

SCHEDULE "C"



Legend

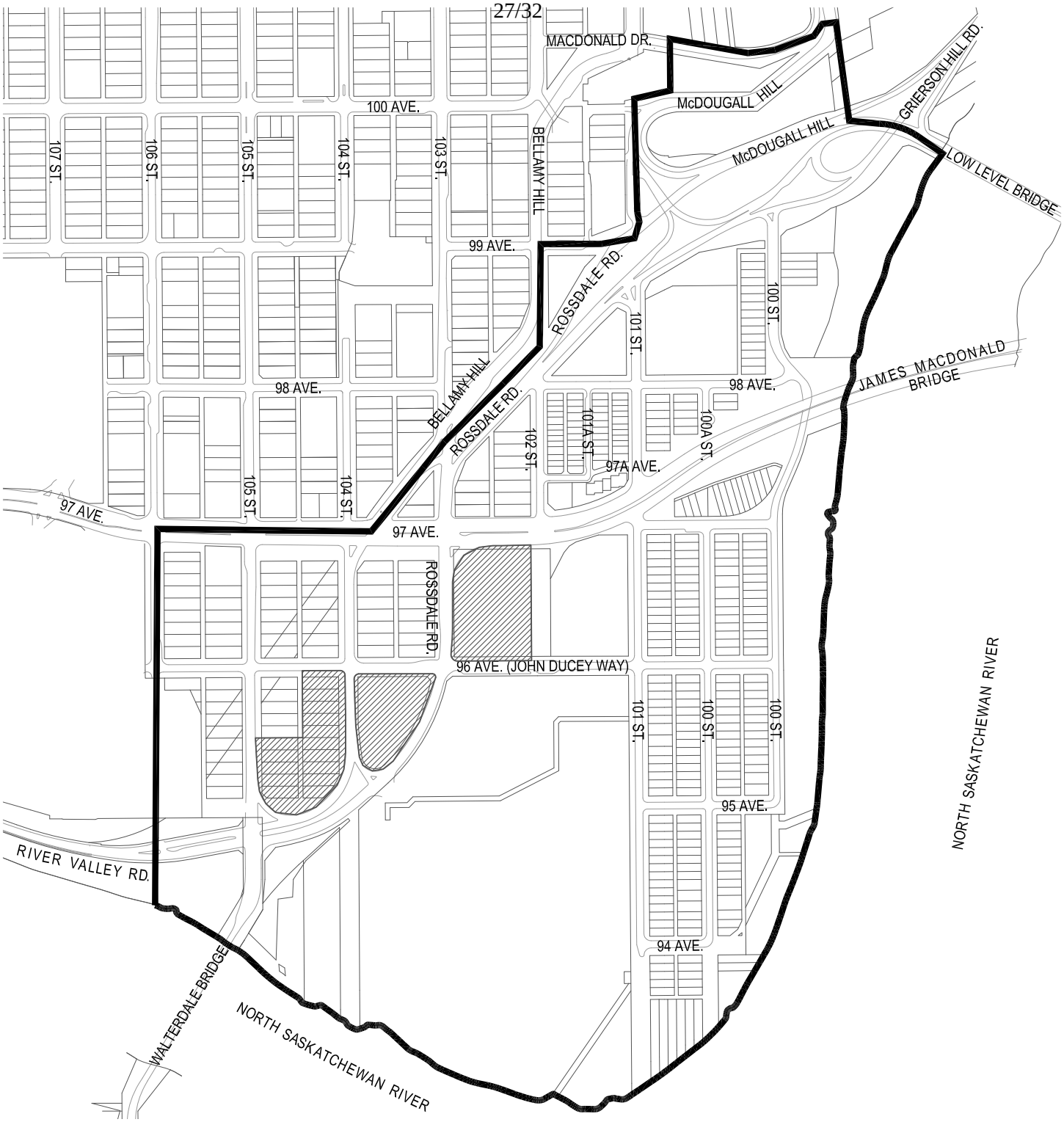
- Rossdale ARP Boundary
- 1 Government of Alberta Lands
- 2 High Rise Residential
- 3 Mid Rise Residential
- 4 Mid to High Rise Residential
- 5 Low to High Rise Residential
- 6 Low to Mid Rise Residential
- 7 Mid Rise Residential
- 8 97th Avenue Plaza
- 9 Rivers Edge - Interpretive Park
- 10 Telus Field
- 11 Community Core
- 12 Rossdale Flats
- 13 Traditional Burial Grounds / Fort Edmonton Cemetery & Public Park
- 14 Utilities
- 15 Low Density Residential
- 16 Mixed Use - Medium Density Residential & Office Commercial
- 17 Commercial, Recreation & Parks and Residential
- 18 City Wide Parks & Recreation
- 19 High Density Residential
- 20 Neighbourhood Parks & Recreation
- 21 EPCOR's Rossdale Generating Station

N

Map 4
Future Land Use

Rossdale
Area Redevelopment Plan
Edmonton, Alberta

Date: April 2011



Legend

- Rossdale ARP Boundary
- Parking for Telus Field

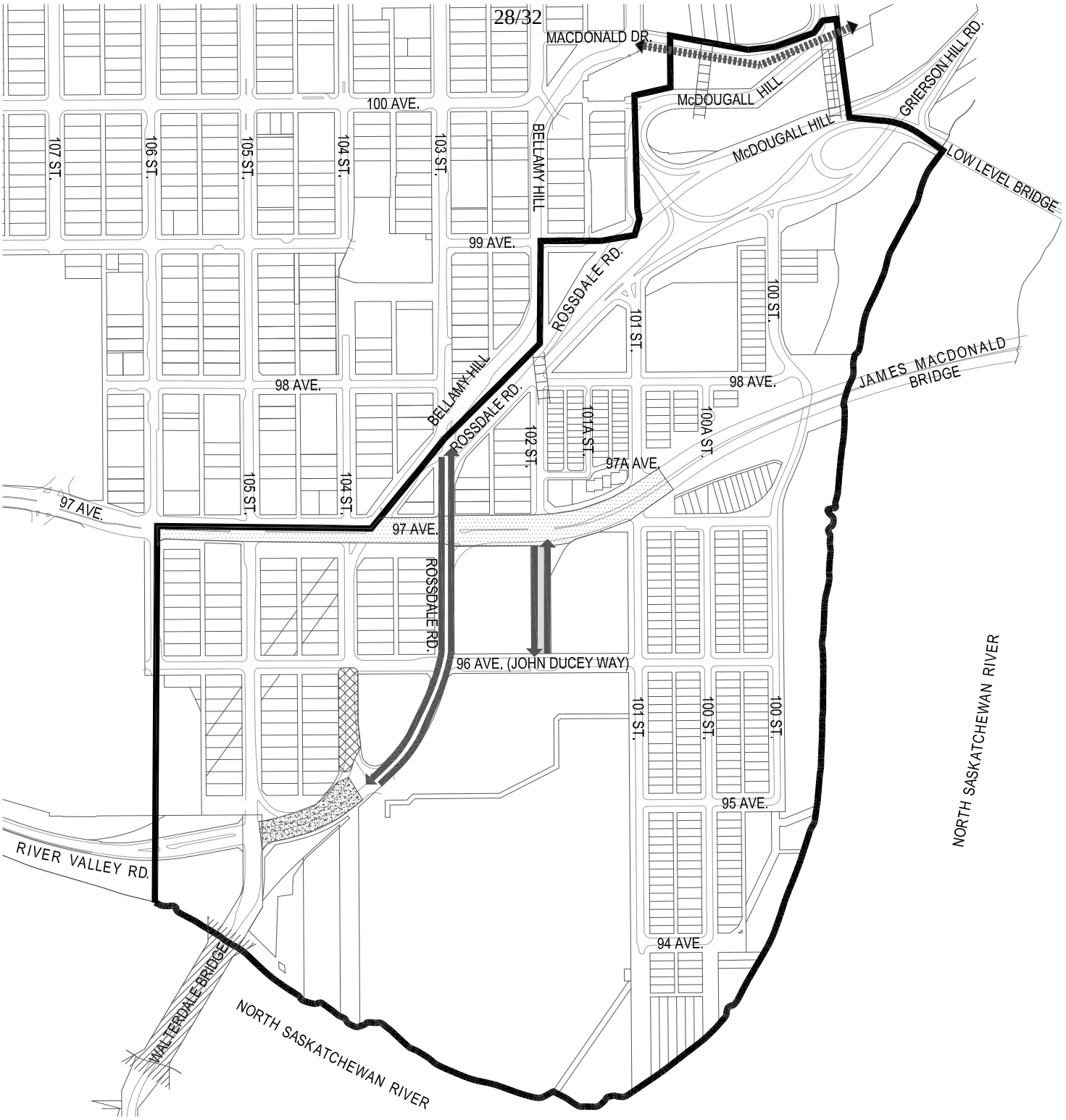
Map 5

Interim Land Uses

N

Rossdale
Area Redevelopment Plan
Edmonton, Alberta

Date: April 2011



Legend

- Rossdale ARP Boundary
- Existing Stairs
- Heritage Trail
- Proposed Two Way Traffic
- Proposed Right of Way Development
- New Bridge
- Road Closure
- Proposed Reconfiguration of 97th Avenue
- Proposed Reconfiguration of Roadway Median & Intersection

Map 6
Roads & Circulation

N

Rossdale
Area Redevelopment Plan
Edmonton, Alberta

Date: April 2011

Legend

- Rossdale ARP Boundary
- Grand Boulevard - 97 Avenue
- Community Street - 96 Avenue
- Green Street - 106, 104, 102 St.
- Entrance Boulevard - Rossdale Rd. + 105 St.
- Gateway Entrance

Map 7
Future Streetscape Improvements

N

Rossdale
Area Redevelopment Plan
Edmonton, Alberta

Date: April 2011

Legend

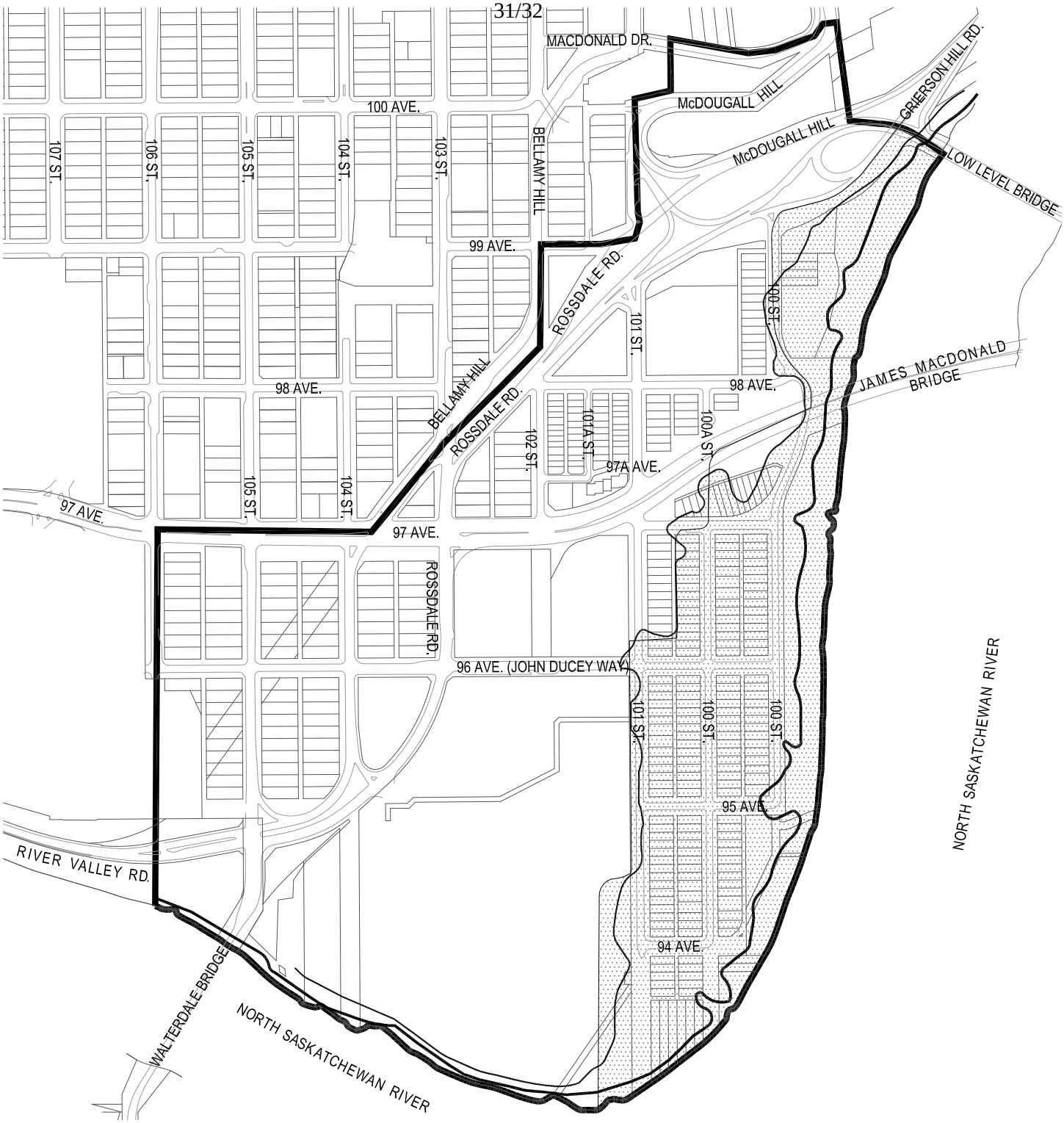
- Rossdale ARP Boundary
- Proposed River Promenade
- Mid Block Pedestrian Walkways
- Donald Ross School Grounds
- Telus Field
- Naturalized Landscape & Riparian
- Rossdale Park
- 105 Street Entrance Gardens
- 97th Avenue Plaza
- River Promenade & New Walterdale Bridge
- Mid Block Mews on Lane Right-of-Ways
- Mid Block Publicly Accessible Open Space
- Existing River Valley Trail

N

Map 8
Publicly Accessible Open Space Improvements

Rossdale
Area Redevelopment Plan
Edmonton, Alberta

Date: April 2011



Legend

- Rossdale ARP Boundary
- 1:25 Year Flood Line
- 1:100 Year Flood Line
- Floodplain Protection Overlay

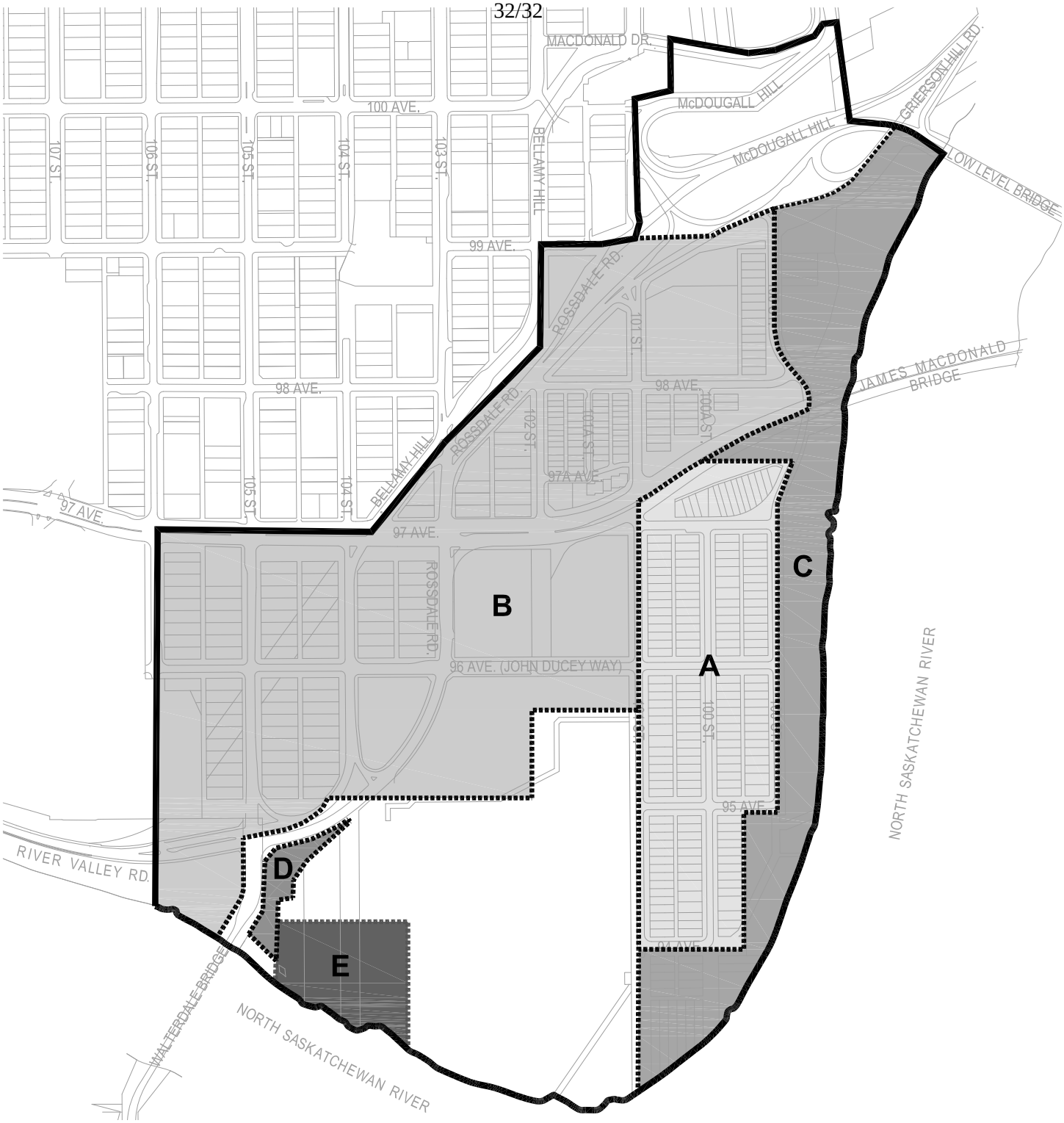
Map 9

Floodplain Protection Area

Rossdale
Area Redevelopment Plan
Edmonton, Alberta

N

Date: April 2011



Legend

- Rossdale ARP Boundary
- A — Area A Low Density Residential
- B — Area B Residential and Commercial Area
- C — Area C Capital City Recreation (CCRP) Area
- D — Area D Traditional Grounds / Fort Edmonton Cemetery
- E — Area E EPCOR's Rossdale Generating Station

Map 10
Land Disposal & Acquisition

N

Rossdale
Area Redevelopment Plan
Edmonton, Alberta

Date: April 2011

ATTACHMENT 2
BYLAW 15788
BYLAW 15789
RESOLUTION
FILE: LDA09-0213
FILE: LDA10-0369
ROSSDALE

DESCRIPTION:	AMENDMENT to the ROSSDALE AREA REDEVELOPMENT PLAN ZONING BYLAW AMENDMENT FROM (A) Metropolitan Recreation Zone, (AP) Public Parks Zone, (DC1) Direct Development Control Provision, (RA7) Low Rise Apartment Zone, and (RA9) High Rise Apartment Zone to (AJ) Alternative Jurisdiction Zone and (DC1) Direct Development Control Provision, ROSSDALE
LOCATION:	The area bounded by the North Saskatchewan River, 106 Street, 97 Avenue, Rossdale Road, and 102 Street
LEGAL DESCRIPTION:	Multiple titles
APPLICANT:	Sustainable Development
OWNER:	City of Edmonton and Multiple private owners
ACCEPTANCE OF APPLICATION:	June 12, 2008
EXISTING DEVELOPMENT:	Medium to high density residential development, single-family housing, institutional uses, public utilities and vacant lots.

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION:	That Bylaw 15788 to amend the Rossdale Area Redevelopment Plan be APPROVED; and That Bylaw 15789 to amend the Zoning Bylaw from (A) Metropolitan Recreation Zone, (AP) Public Parks Zone, (DC1) Direct Development Control Provision, (RA7) Low Rise Apartment Zone, and (RA9) High Rise Apartment Zone to (AJ) Alternative Jurisdiction Zone and (DC1) Direct Development Control Provision be APPROVED.

BYLAW 15788
BYLAW 15789
RESOLUTION
FILE: LDA09-0213
FILE: LDA10-0369
ROSSDALE

INTRODUCTION

The West Rossdale Urban Design Plan was initiated by the City to provide a long term vision for the western portion of the Rossdale neighbourhood. This initiative was based on Council's direction on April 27, 2004, that stated:

> That the lands identified on Attachment 4 of the April 13, 2004 Planning and Development Department report 2004PDP047 be reviewed in light of consultants' reports on the West Rossdale area, and a report return to Council through Executive Committee as to the best use of the site, including the creation of development guidelines that reference history, the district, and provide a main entrance to the downtown prior to any sale.
>
> Administration identify what initiatives should be taken to commemorate and interpret the significant history of Rossdale flats, including the many uses during the fur-trade era and variety of other uses that have occurred before and after that era, and such commemoration and interpretation recognize the achievements of many cultures who lived and worked there for millennia using input received from Aboriginal, Metis, French Canadian, European, and other identifiable groups and individuals.

West Rossdale is an approximately 22.5 hectare area in the North Saskatchewan River Valley, directly south of the Downtown and east of the Legislature grounds. The redevelopment concept envisions an urban village, with a main street developed along 96 Avenue and development that transitions from higher rise buildings adjacent to the Downtown to low rise housing adjacent to South Rossdale and the River. West Rossdale is planned to be a vibrant, diverse, walkable, sustainable, and inclusive community that will evolve over a 15 to 20 year period to eventually contain a population of approximately 3,000 people.

To establish the policy and regulatory framework to implement the first phase of the West Rossdale Urban Design project, Administration presents the following for City Council's consideration:

- Bylaw 15788 - to amend the Rossdale Area Redevelopment Plan (ARP);
- Bylaw 15789- to adopt five Direct Development Control Provisions (DC1); and
- Resolution - to adopt The West Rossdale Urban Design Plan.

BACKGROUND

In 2008 the Planning and Development Department created the West Rossdale Urban Design Team to define a vision and implementation strategy for West Rossdale.

This Vision led to the following ten strategic priorities:

1: Create a complete, mixed-use, highly liveable, walkable and sustainable community.

2: Provide for a wide range of housing choices.

3: Integrate the area and connect it with the Downtown, Legislature Grounds, Capital City Parks, and surrounding neighbourhoods.

4: Commemorate and respect thousands of years of history, designation of historical places and structures.

5: Connect with the north bank of the North Saskatchewan River to make the waterfront a year round people place.

6: Promote and integrate sustainable transportation alternatives.

7: Enhance West Rossdale as a main entrance or gateway to the Downtown.

8: Design and develop the new Walterdale Bridge in a manner that makes it a community asset and minimizes negative impacts on West Rossdale.

9: Make West Rossdale and the surrounding area a destination for residents and visitors to Edmonton.

10: Provide a diversity of park spaces, trails, river edge promenade, and recreation opportunities throughout the neighbourhood.

DISCUSSION

1. The Application

The West Rossdale project has two associated bylaws and a resolution to adopt the West Rossdale Urban Design Plan.

Bylaw 15788 would amend the Rossdale Area Redevelopment Plan (ARP) to redefine the boundaries of the West Rossdale Sub-Area to correspond with those of the West Rossdale Urban Design Plan and

Bylaw 15789 would adopt five DC1 Provisions for portions of West Rossdale. As a group, the use opportunities in the five DC1's reflect the intent to establish a mixed use area. Individually, the five DC1's contain opportunities that align with the intent of tapering height and intensity from the Downtown to the River and the existing low rise development in South Rossdale, as well as of creating a commercial main street on 96 Street. The building heights and floor areas specified under the five DC1 Provisions are described in Table 1.

Table 1

DC1 Provision	Development Range	Height Range (m)	Max. Floor Area Ratio across Provision	Max. Residential Density across Provision (du/ha)
Area C	Mid-Rise	16 – 26	3.0	445
Area D	High- Rise	32 – 45	3.5	545
	Mid-Rise	16 – 26		
Area E	High-Rise	32 – 45	3.0	440
	Mid-Rise	16 – 26		
Area F	Mid-Rise	16 – 24	1.8	260
	Low-Rise	10 – 18		
Area G	Mid-Rise	16 – 24	2.0	300
	Low-Rise	0 – 11		

The Resolution would adopt The West Rossdale Urban Design Plan (UDP), which is based on Council's 2004 direction and a Vision developed through public consultation. The UDP includes similar direction contained in an ARP, but on a non-statutory basis. The intent of the UDP is to clearly describe and illustrate the development concept and desired built form to guide both developers and development officers in making development decisions.

2. Site and Surrounding Area

The West Rossdale plan area covers approximately 22.5 hectares (18 City blocks) of land situated between 102 and 106 Streets and 97 Avenue / River Valley Road and Rossdale Road / the North Saskatchewan River. The area contains a mix of medium to high density residential development, single-family homes, institutional uses, public utilities, and vacant lots. Given the project area's proximity to Downtown and access to premium transit and the River Valley, the project area is well-suited to become a gateway to the Downtown and a connection to many current and proposed City assets, such as the Legislature, the Louise McKinney Riverfront Park and the River Valley, the Traditional Burial Grounds, the EPCOR Rossdale generating station, and the new Walterdale Bridge.

ANALYSIS

1. Compliance with Approved Plans

a) Capital Region Growth Plan

This application is in accordance with the land use principles of the Capital Region Growth Plan.

b) City of Edmonton Municipal Development Plan – The Way We Grow

The West Rossdale Urban Design Plan and accompanying DC1 provisions support The Way We Grow strategies to:

- Support neighbourhood revitalization that contributes to the livability and adaptability of mature neighbourhoods;
- Create complete communities that offer a variety of housing forms, provide a mix of uses, and support walkability, making a positive contribution to the whole Rossdale neighbourhood;
- Incorporate urban design principles that enhance the quality of the urban environment by creating new pedestrian and outdoor public spaces and incorporate universally accessible and age-friendly design; and
- Uses existing infrastructure, placing a high priority on effective and efficient land use.

c) City of Edmonton Transportation Master Plan – The Way We Move

The West Rossdale Urban Design Plan and accompanying DC1 provisions support The Way We Move strategies to:

- Encourage active transportation and more walkable communities by providing generous sidewalk widths free of obstruction that are universally accessible;
- Encourage transportation modal shift by providing improved pedestrian and bicycle routes that offer street furniture, bicycle racks, and new transit shelters; and
- Maintain the efficient movement of goods and people by maintaining the grid of streets, blocks, and lanes to ease access to the Downtown, the River Valley, and the Legislature.

d) City of Edmonton Strategic Plan – The Way Ahead

The West Rossdale Urban Design Plan and accompanying DC1 provisions support the integration, sustainability, and livability principles of The Way Ahead. The proposal will create a more compact, walkable community with a mix of uses to serve the residents of

Rossdale and the rest of Edmonton, creating a gateway to the downtown and a connection to the many nearby attractions.

e) Smart Choices

The West Rossdale Urban Design Plan and accompanying DC1 provisions support many of the Smart Choices initiatives, including neighbourhood reinvestment, residential infill, commercial redevelopment, urban design, and walkability.

f) Rossdale Area Redevelopment Plan (ARP)

The Rossdale ARP was approved in June of 1986. The Plan recognizes the three distinct sub-areas in Rossdale, north, south, and west, separated by roadways and utilities. The Plan envisions a future community that is transformed from a sparsely developed mixed-use area to a dynamic urban environment with various housing forms, commercial areas, and recreation facilities. This application proposes to build on the success of the Rossdale Area Redevelopment Plan and expand the original plan concept through a number of amendments to the ARP.

2. Transportation

The Transportation Department supports this application. The proposed operational and network changes shown on Map 6: Roads and Circulation, as well as changes resulting from the proposed Walterdale Bridge alignment, have been evaluated by the Transportation Department.

3. Utilities and Infrastructure improvement

The utility agencies support this application with conditions. Infrastructure improvements, including extensive upgrades to the water system and streetscape improvements, will be dealt with as part of the implementation of this plan. The implementation strategy calls for a program combining infrastructure services and streetscape improvements, a key component of the UDP, in a coordinated block by block staging plan. The staging plan is outlined in the Urban Design Plan.

4. Parks and Open Space

The West Rossdale Urban Design Plan proposes four general types of open spaces – Passive park areas, active park areas, historical areas, and natural riparian areas along the North Saskatchewan River.

River Promenade and New Walterdale Bridge

The promenade proposed in the UDP will be a small portion of a potentially longer promenade extending from east of the Rossdale Generating Station and west along the foot of the Legislature Grounds to the Government House Park. In addition to being a connector to numerous important destinations and landmarks, the promenade and the new Walterdale Bridge will serve as a signature gateway into the Downtown.

105 Street Entrance Gardens

The 105 Street Entrance Gardens will be coordinated with the proposed gardens in the Alberta Legislature Centre Redevelopment Master Plan and connect with the new Walterdale Bridge, providing a series of continuous pedestrian and cycling routes to the River and clear views to the Legislature following removal of the Terrace Building. The gardens will respect the Traditional Burial Grounds and Old Fort Edmonton Cemetery.

Rossdale Park

This park is proposed to be the primary open space for West Rossdale, while also serving the broader community as an important historical site. The park is made possible with the closure of a portion of 104 Street to vehicular traffic.

Donald Ross School Grounds

The intent is to maintain the playing fields to the south of the school building and to beautify the perimeter boulevard trees and seating areas.

97th Avenue Plaza

This plaza and garden is intended to serve the Rossdale and McKay Avenue residents, providing a site for public art that recognizes the site's history as the former location of the Edmonton Yukon and Pacific Railway alignment.

Garden Squares

Garden squares are proposed within the centres of several selected blocks to enrich the neighbourhood aesthetics, while providing access to underground parking areas.

Telus Field

The baseball stadium, field, and parking areas will remain with the understanding that alternative parking strategies will be sought to enable future development of the surface parking lots. In the interim, the staging of redevelopment has been designed to accommodate a five year

lease agreement for surface parking on lands adjacent to TELUS field. A long-term parking solution will be developed in conjunction with the EPCOR Generating Station repurposing into the Rossdale Centre of Excellence

5. Edmonton Design Committee

The formal application for the West Rossdale Urban Design Plan went to Edmonton Design Committee on April 19, 2011. The EDC supported the application and commended the applicant on the Plan's comprehensive vision for West Rossdale, the North Bank, and the new Walterdale Bridge.

6. Affordable Housing

All of the DC1s include provisions to provide the City, at the time of Development Permit approval, the option to purchase 5% of the proposed number of residential units at 85% of the market price or to provide the equivalent value as cash in lieu to the City.

7. Sustainability

The DC1 Provisions for all five Areas within West Rossdale include a clause that all new buildings implement the equivalent of the Silver level of the LEED™ Canada NC Rating System.

In addition, sustainability in West Rossdale will be addressed by:

- Promoting compact development and reducing overall sprawl;
- Incorporating sustainable neighbourhood planning/design and infrastructure systems;
- Reducing travel time and trip lengths by creating a mixed-use community with opportunities for employment, housing, shopping, and amenities;
- Providing accessible public transit options to assist in the reduction of auto dependence; and
- Encouraging active modes of transportation.

8. Historic Resources

The Rossdale area is believed to contain a significant amount of archaeological resources. To protect and manage these resources, the DC1 Provisions for all five Areas within West Rossdale include a clause that requires a topsoil stripping program conducted by a qualified archaeologist prior to the issuance of a development permit. Depending on the results of the topsoil stripping, additional protection or preservation measures may be required.

9. Public Art

All of the DC1 Provisions include a clause to contribute $10 / m^2 of the gross floor area of the residential/ commercial development, excluding parkade areas. The developer has the option to use this money to provide public art on site or to transfer the amount owing for public art to the City for its use, in consultation with the Edmonton Arts Council, in establishing public art for a site within the West Rossdale Urban Design Plan area.

STAKEHOLDER CONSULTATION

In the preparation of the West Rossdale Urban Design Plan the following consultation was undertaken:

Key Person Interviews
The consultants conducted key person interviews with key stakeholders including relevant City Departments, representatives from the Rossdale Community League, Councilors Jane Batty and Ben Henderson of the former Ward 4, and stakeholders adjacent to the Plan Area, such as the Province of Alberta and EPCOR.

Vision Building Workshops 1 and 2
Two vision building workshops were held for the West Rossdale Urban Design Plan. Workshop 1 was held on Tuesday, October 28, 2008 at the Old Timers Cabin in Edmonton. Workshop 2 was held on Wednesday, November 26, 2008 at the same location. The City of Edmonton mailed 1,700 invitation letters with background information on the project to a variety of stakeholders including all property owners in the Rossdale Area Redevelopment Plan Area and McKay Area of the Downtown, the Mayor, Ward Councilors, aboriginal groups, the Province of Alberta, major associations and others. In addition, the workshops were advertised in the Edmonton Journal and on the City of Edmonton Website. A total of 60 participants attended Workshop 1 and approximately 40 attended Workshop 2.

Meetings with Individual Stakeholder Groups
The consultant team met with the Rossdale Community League on January 22, 2009 and the Edmonton Aboriginal Urban Affairs Committee on January 28, 2009 to discuss the preliminary Urban Design Plan and proposed development concepts.

The review process for the DC1 Provisions and the ARP Amendments included the following consultation:

Notification
On October 27, 2009, the City sent letters to 827 recipients, including the Rossdale, Riverdale and Downtown Community Leagues and the Downtown Business Revitalization Zone. Five responses were received and included the following concerns:

- Preservation of River views;
- Adequate protection of historical and archaeological resources;
- Consideration of the height of the high-rise area fronting 97 Avenue and the possibility of approvals higher than 12 storeys on appeal;
- Consideration of the height of the area around the Ortona Armoury and its impact on existing development; and
- Adequate provision for family-oriented housing.

Public Meeting
A joint public meeting was held on November 18, 2010 on the West Rossdale Urban Design Plan with the Transportation Department on the Walterdale Bridge replacement project. Community Services was also present to answer questions regarding the reuse of the Rossdale Power Plant and EXPO 2017. The meeting was set up as an open house with two presentations made on the two projects throughout the evening. Approximately 100 people attended the West Rossdale presentations and 11 comment sheets were filled out. All the comment sheets indicated that the meeting was informative.

Substantive concerns expressed during the meeting or on the comment sheets were:
- How Telus Field parking would be handled;
- Ensuring that the green streets would extend beyond West Rossdale;
- Integration with the new Walterdale Bridge;
- Ballancing streetscape improvements with traffic flow on 97 Avenue; and
- How to attract families to the area.

Praise for the project included:
- The zoning for high density in this area was a positive step to slow urban sprawl, reduce destruction of good argricultural land, and reduce the amount of wasted resources and energy to connect to the downtown;
- The respect shown for the historical aspects would create an area of which citizens could be proud;
- The front yard gardens and walkability give a positive human aspect to the concept ; and
- The commercial residential integration and the transition of scale are very sensitive to the context.

IMPLEMENTATION

The Administration is recommending that implementation of the West Rossdale Urban Design Plan be a part of the vision for the River Crossing. A report on the River Crossing vision and integration of the various projects to create a showcase of urban design, cultural, historical and

recreation facilities in the Central River Valley and examples of implementation models for similar large scale initiatives have been submitted to City Council for their consideration.

Land Acquisition

The City owns the majority of lands in the River Crossing and a significant portion of the lands in West Rossdale. The sale of developable portions of land will create a revenue stream for the City; however, it is offset by the streetscape improvement costs, infrastructure upgrading costs required for the proposed development, and parks and public realm costs. The high standard of urban design envisioned by the Urban Design Plan is above that typically found at a neighbourhood level, but is appropriate due to the unique role that West Rossdale plays given its location adjacent to both the Downtown and Central River Valley riverfront. The implementation models proposed would assign the costs related to the larger role it plays in the vision for the River Crossing. The sale of lands in West Rossdale would not be required to recoup all the costs anticipated in implementation of the Urban Design Plan, but they will create a significant contribution to the revenue stream for the larger River Crossing initiative.

JUSTIFICATION

Sustainable Development recommends that Bylaws 15788, 15789 and the Resolution be APPROVED on the basis that:

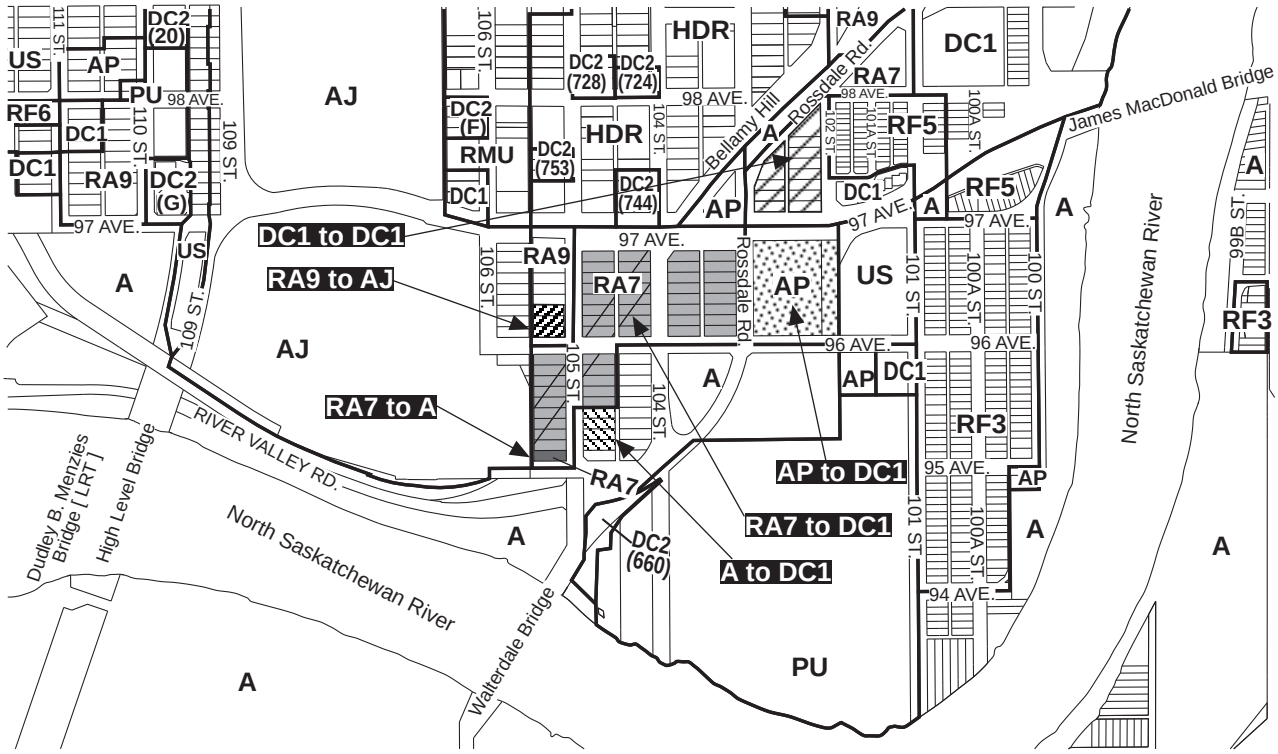
- The proposed Direct Control Zoning Provisions will enable revitalization of the area through the redevelopment of a new urban village in West Rossdale.

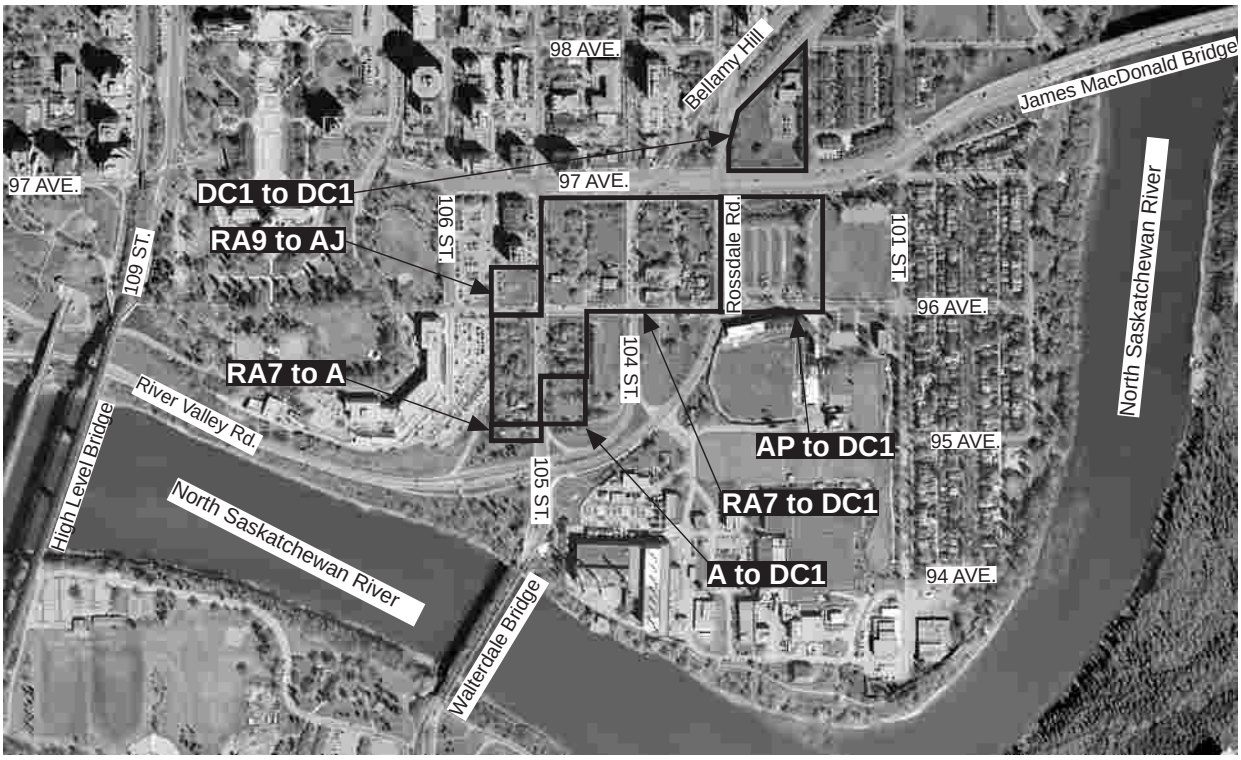
- The proposed Plan amendments reflect the revisions necessary to the Rossdale Area Redevelopment Plan to incorporate the West Rossdale Urban Design Plan.

ATTACHMENTS

2a Maps

Written by: Heather Chisholm, Scott Pragnell
Approved by: Peter Ohm
Sustainable Development
August 29, 2011





SURROUNDING LAND USE ZONES

FILE: LDA09-0213
DATE: August 29, 2011
BYLAW 15789

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SUSTAINABLE DEVELOPMENT