

# ROSSDALE

AREA REDEVELOPMENT PLAN

• BYLAW 8139 •

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APPROVED , AS AMENDED , JUNE 10 , 1986

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OFFICE CONSOLIDATION, AUGUST 2013





***Rossdale Area Redevelopment Plan***  
***Bylaw 8139***  
***Adopted on June 10, 1986***

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***Office Consolidation, August 2013***

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*Prepared by:*

*Planning and Policy Services Branch  
Sustainable Development  
City of Edmonton*

Bylaw 8139 (as amended) was adopted by Council in June 1986. In August 2011, this document was consolidated by virtue of the incorporation of the following bylaws which were amendments to the original Bylaw 8139.

- Bylaw 8139**      Approved June 10, 1986 (To adopt the Rossdale ARP)
- Bylaw 11715**    Approved May 11, 1998 (Addition of the West Rossdale Concept, all references to John Ducey Park changed to Telus Field)
- Bylaw 12065**    Approved June 28, 1999 (Replaced Map 4 – “Future Land Use”)
- Bylaw 12035**    Approved April 2, 2001 (Replaced Map 11, amended various sections of the text with regards to the Ross Flats Apartments)
- Bylaw 12801**    Approved May 30, 2001 (Omnibus bylaw – replaced section 5.1 – Introduction; Amendments to RF3 and RA9 zoning, addition of DC1 (Area 2) zoning)
- Bylaw 12925**    Approved January 9, 2002 (Policy Change)
- Bylaw 13765**    Approved July 5, 2004 (Replace Map 6 – “Roads and Circulation”)
- Bylaw 14042**    Approved July 14, 2005 (Recognition and addition of Traditional Burial Grounds/Fort Edmonton Cemetery)
- Bylaw 15788**    Approved August 29, 2011 (Redefined the boundaries of the West Rossdale Sub-Area to correspond with the boundaries in the proposed West Rossdale Urban Design Plan)
- Bylaw 16543**    Approved August 26, 2013 (Amending DC1 (Area 1) Rossdale Brewery Area Direct Control District and deleting Section 5.5 RA9- Rossdale High Rise Valley Edge Apartment District).

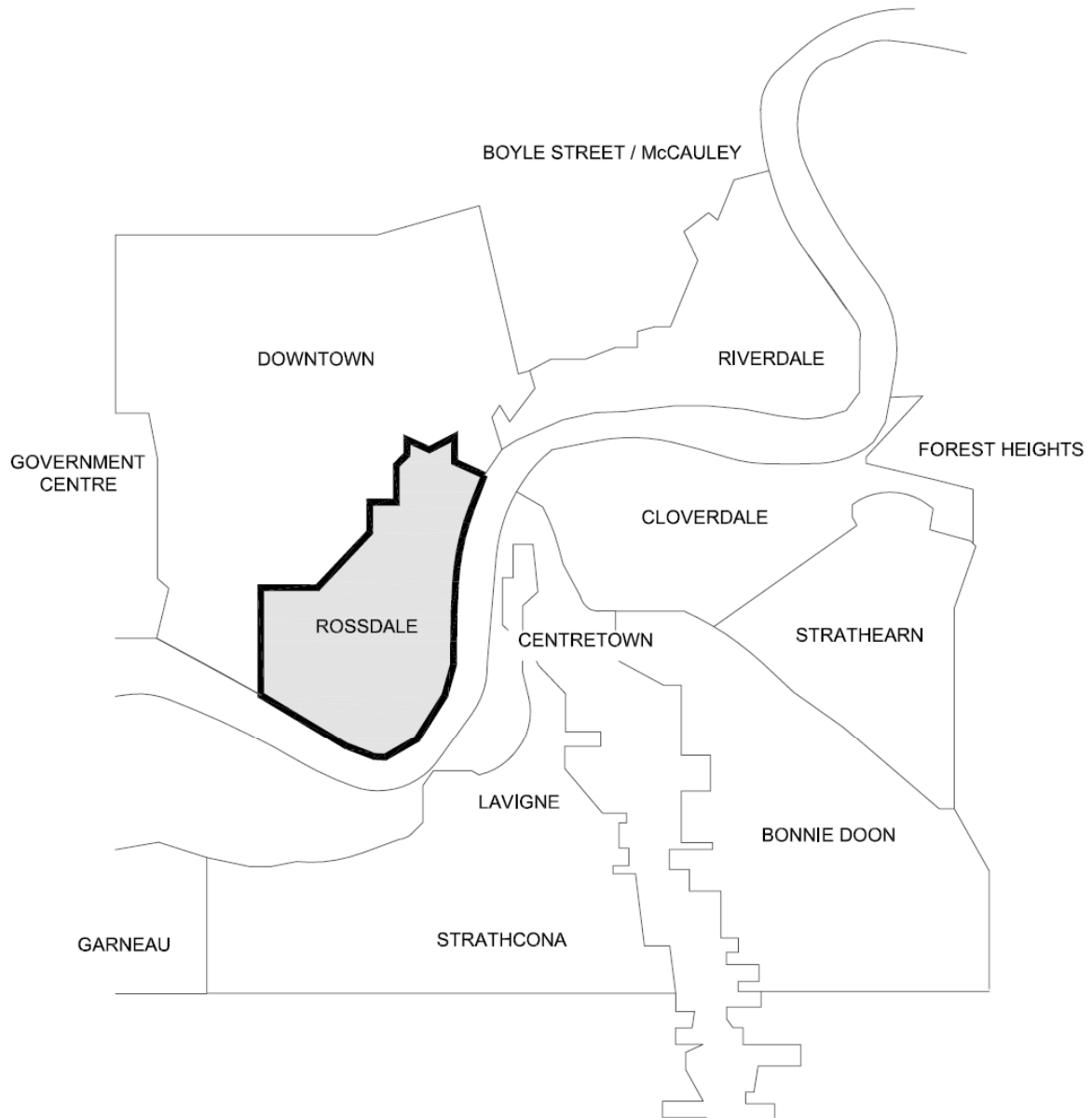
**Editor’s Note:**

This is an office consolidation edition of the Rossdale Area Redevelopment Plan, Bylaw 8139, as approved by City Council on June 10, 1986.


This edition contains all subsequent amendments and additions to Bylaw 8139. For the sake of clarity, new maps and a standardised format were utilised in this Plan. All names of City departments have been standardised to reflect their present titles. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws.

In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

City of Edmonton  
Sustainable Development



**Legend**

 Rosedale ARP Boundary

**Map 1**  
Location



**Rosdale**  
**Area Redevelopment Plan**  
Edmonton, Alberta

[Amended by Bylaw 15788 Aug 29, 2011]

**ROSSDALE AREA REDEVELOPMENT PLAN**
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## SECTION 1 – INTRODUCTION

### 1.1 Plan Area

Rosssdale is bounded by the Downtown and McKay Avenue Boundary areas on the north, the Legislative Grounds on the west, and the North Saskatchewan River on the south and east. The Rosssdale Area Redevelopment Plan boundary is shown on the accompanying illustration Map 1 – Rosssdale Area Redevelopment Plan Boundary (Schedule A to Bylaw No. 8139).

### 1.2 Authority for the Plan

City Council authorized the Planning and Building Department to prepare an Area Redevelopment Plan Bylaw for the River Valley in December 1983. In February, 1985 Council approved the North Saskatchewan River Valley Area Redevelopment Plan (Bylaw #7188). It established a public metropolitan recreation area within the river valley, allowed for the retention of the existing residential neighbourhoods in the river flats and directed the Planning and Building Department to prepare an Area Redevelopment Plan for Rosssdale.

### 1.3 Plan Format

The Rosssdale Area Redevelopment Plan sets out the objectives for the Plan Area and the policies and programs required to implement these objectives. The Plan is composed of six sections. Section One provides a brief introduction to the Plan. Section Two describes the community context, identifies public participation activities and identifies the questions and issues which arose during plan preparation. Section Three describes the overall development concept for the community and contains policies which provide direction for development activity in the area. Plan policies deal with the topics of residential, commercial, institutional and mixed uses, transportation and pedestrian circulation, recreation, open space and community facilities, utility services, and disposal/acquisition of City-owned property.

Section Four identifies implementation strategies, authority and timing. *[Deleted]*

*Bylaw 15788  
Aug 29, 2011*

*There are nine companion documents which accompany this Area Redevelopment Plan. These are:*

1. Bylaw No. 8138, a bylaw which amends the Edmonton Land Use Bylaw No. 5996, as amended.
2. The Rosssdale Area Redevelopment Plan Implementation Report, which outlines specific actions and program changes required to achieve the objectives and policies of the plan, and the timing, budgeting and approval process required for each.
3. The Rosssdale Neighbourhood Profile Report which provides additional information on population, land use, community issues and public participation.
4. An Urban Design Strategy for Rosssdale which provides background and suggestions for development of the Community Image.
5. A Report outlining Infill Housing Design Guidelines for the development of new low density housing in the Rosssdale Community.
6. *The West Rosssdale Urban Design Plan which in Section 4.0 contains detailed urban design guidelines and in Section 5.0 contains public realm improvements for West Rosssdale.*
7. *Rosssdale Historical Land Use Study, which examines the uses that have occurred, and continue to occur, within the neighbourhood in order to*

*Bylaw 15788  
Aug 29, 2011*

*compile information on sites of historical and archaeological significance in the area.*

8. *Final Report, Historical Resource Impact Assessment, West Rosedale Area Archaeological Study SE ¼ of Section 32, Township 52, Range 24, W4M (ASA 2007-124), which investigates potential archaeological sites in the West Rosedale area.*
9. *Final Report, Historical Resource Impact Mitigation (Stage 1) West Rosedale 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 Rosedale Road.*

## 1.4 Legal Conformity with Superior Legislation

The Rosedale Area Redevelopment Plan must meet the requirements of the Planning Act by conforming to superior legislation, including the Edmonton Metropolitan Regional Plan, the General Municipal Plan, and the Edmonton Land Use Bylaw No. 5996, as amended.

This Plan conforms to the Edmonton General Municipal Plan Bylaw No. 6000, as amended, which specifies the following objectives and policies:

- (a) Increasing the amount of future housing in the inner city (Objective 5B).
- (b) Allowing relatively higher density residential development in the inner city, with a variety of housing types and tenures (Policy 5.B.1 and 5.B.2).
- (c) Minimizing the impact of 97 Avenue/James MacDonald Bridge, River Road, Rosedale Road and 104 Street (Objective 8.D, and Policies 8.D.1, 8.D.2 and 8.D.3).
- (d) Improving and upgrading the quality of existing local park facilities in the community (Objective 10.B and Policies 10.B.1 and 10.C.2).
- (e) Expanding the Capital City Recreation Park trail system (Policy 11.B.3).
- (f) Reinforcing the development and retention of neighbourhood identity (Policy 13.A.8).
- (g) Considering urban design guidelines to conserve the distinctive character of portions of the area and enhance that image (Policies 15.B.5 and 15.B.6).

In accordance with the Planning Act, amendments to the City's Land Use Bylaw No. 5996, as amended, are required prior to final approval of this Plan. The amendments are contained in Land Use Bylaw No. 8138 which accompanies this Area Redevelopment Plan.

The North Saskatchewan River Valley Area Redevelopment Plan Bylaw No. 7188 established guidelines that were to be considered when planning for the Central area and when preparing a plan for Rosedale. These are paraphrased below:

- Primarily residential development will be proposed in South Rosedale (south of 97 Avenue, between 101 Street and 100 Street).
- New or expanded major facilities which adversely impact the residential community shall be discouraged.
- Proposed new development should be designed to take advantage of the river location and should be integrated with the design concept of the Capital City Recreation Park.
- Additional commercial uses may be proposed, and if so, should serve local residential development and existing recreational development, be compatible with parkland development, or be part of a city-wide facility.
- Pedestrian links should be provided to all abutting neighbourhoods, including the downtown, and the facilities that provide these links should be of sufficient capacity to accommodate the proposed

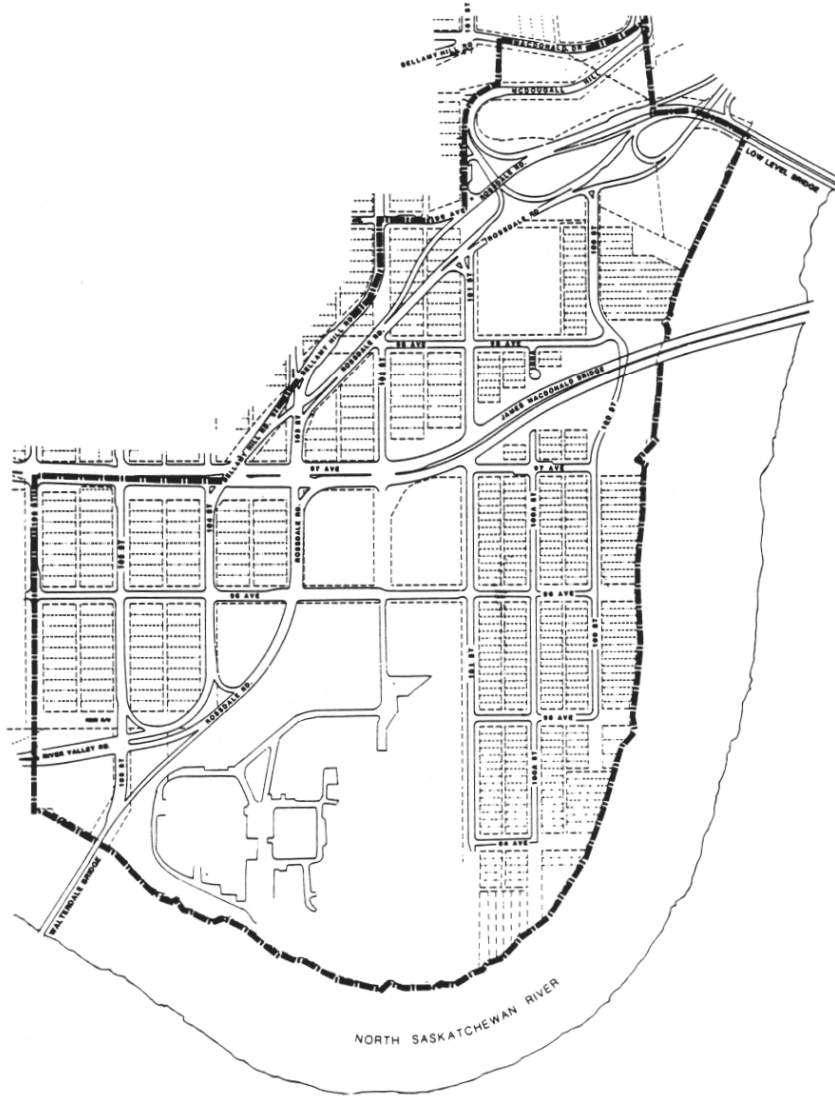
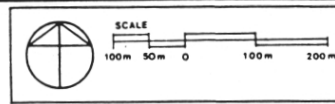
development for this area.

- A marketing strategy for the disposal of City owned lands in Rosssdale will be developed in conjunction with the preparation of the Area Redevelopment Plan (ARP). Disposal of lands will occur upon approval of the ARP.
- Residential and other suitable uses, including parks and recreation uses, may be considered in the Rosssdale Area Redevelopment Plan area.

ROSSDALE AREA REDEVELOPMENT PLAN

MAP 2 - Rossdale Plan Area Boundary

( Schedule A to Bylaw 8139 )



## SECTION 2 – NEIGHBOURHOOD DEVELOPMENT

### 2.1 Neighbourhood Context

#### 2.1.1 History of Development

Rosssdale is a small, primarily residential neighbourhood located on the North Saskatchewan River Flats immediately south of the downtown. It is the oldest area of settlement in the City, and it played a key part in the early industrial and residential development of the City.

The first development in Edmonton occurred in 1802 when two fur trading forts were built near the site of the Rosssdale Generating Station by the Hudson’s Bay Company and the North West Trading Company.

In 1823, the two companies merged and in 1832 a new Fort Edmonton was built on higher ground near the present legislature. Rosssdale flats was used to grow agricultural products and it served as a campground for Indian, Metis and non-native trappers until 1885. In 1876, a prospector named Donald Ross, after whom the community was named, arrived and built the first residence outside the confines of Fort Edmonton. It became the Edmonton Hotel. Ross also began coal mining and a market garden business.

In the 1890’s Ross Flats became a supply point for the Klondike gold rush and a number of industries developed including Edmonton’s first brewery, grist mill, coal-fired power plant, ice plant and oil well.

The completion of the Low Level Bridge in 1900 brought new settlement into Ross Flats and transformed it into a major industrial centre. In 1908, Canada’s first coal-powered cable car railway was constructed to deliver cargo from the flats to downtown Edmonton.

In 1915, the worst recorded flood on the North Saskatchewan River occurred destroying many homes and industries. As a result of the flood and poor economic conditions during the depression of the 1930’s, many industries disappeared from the area. However, new houses, sports facilities (including the Renfrew Ball Park, now *Telus Field*), city utilities, and fairgrounds were constructed in their place.

A City policy was adopted in the 1930’s which established the North Saskatchewan River Valley as a unique regional park resource. The City began to acquire land that was offered for sale or through tax default with a view to realizing this park concept.

The concept of a River Valley park system was reaffirmed by the Bland, Spence Sales Report in 1949. This report introduced a system of development controls and a long term plan of land acquisition for the River Valley, including the Rosssdale area.

The idea of acquiring all lands in Rosssdale for park purposes was reaffirmed in a 1975 Council directive, and continued until it was reversed by Council on December 4, 1983. With this policy reversal, it became necessary to prepare a plan for Rosssdale to guide its redevelopment and rehabilitation.

In addition, in the year 2000, the future of the Traditional Burial Grounds/Fort Edmonton Cemetery became an issue. Rosssdale Road had been constructed on top of the burial grounds. On April 27, 2004, City Council directed the Administration to proceed with processes that would support the construction of a memorial, reinterment of human remains and ongoing care of the site. A portion of Rosssdale Road was legally and physically closed by Bylaw 13766 on July 5, 2004 to facilitate the development of a memorial on the site. *Archaeological investigations were carried out in 2008 and 2009 in compliance with the direction given by the Minister of Alberta Tourism,*

*Bylaw 11715  
May 11, 1998*

**NOTE**

All references to “John Ducey Park” have been changed to “*Telus Field*” throughout this Plan.

*Bylaw 14042  
July 14, 2005*

*Bylaw 15788  
August 29, 2011*

*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.*

### 2.1.2 Population

Rosssdale is one of the smallest communities in Edmonton with a 1983 population of 545 persons in 292 households. The population characteristics are typical of older neighbourhoods where there is a low proportion of pre-schoolers to teens. However, there is a large proportion of young adults, which is likely due to the existing apartment housing in the west portion of the community and its proximity to downtown. Almost 80% of households are single adults and adult pairs. The average household size for Rosssdale is smaller than average for Edmonton's older communities.

Forty-five percent of residents are employed full time and over 14% are students. In 1983, 268 or approximately 50% of the area residents had lived in the community for at least three years.

### 2.1.3 Land Use

Rosssdale today has a number of land uses in addition to residential. It contains major city-wide facilities, regional roadways and considerable vacant lands.

The majority of housing in the community is 50 to 75 years old. Over eighty percent are single detached dwellings. An exterior building survey conducted by the Planning and Building Department [*now Sustainable Development*] in September 1984, indicated that 20% of all residential buildings did not need repairs. Forty-four percent (44%) of the buildings were in need of minor repair, but were structurally sound, 28% were in need of major structural repair and 14 houses (8% of the housing stock) were beyond repair. All but one of the houses beyond repair are owned by the City.

A number of arterial roadways are located in the area, including Rosssdale Road, 104 Street, 105 Street, 97 Avenue/James MacDonald Bridge and Bellamy Hill Road. Average weekday traffic volumes on these arterials range from a high of approximately 39,000 vehicles per day on James MacDonald freeway to a low of approximately 6,000 vehicles per day on 104 Street.

No public or separate schools are operating in Rosssdale. Children are bused to schools in adjacent neighbourhoods.

There are a number of major City-level public facilities in the area including the Rosssdale Generating Station, Rosssdale Water Treatment Plant, Fire Supply, Training and Maintenance Facility, *Telus Field*, Ortona Gymnasium and Armoury and the Nature Interpretive Centre (in Donald Ross School). In addition, there are a number of regional parks and recreation facilities including the Capital City Recreation Park trails, picnic areas and bicycle paths. Diamond Park is used for baseball and cricket teams and the fields south of Donald Ross School are used for baseball and soccer by teams from throughout the City. More complete information on the neighbourhood is contained in the Rosssdale Community Profile Report, available from *Sustainable Development*.

## 2.2 Public Participation Activities

The local community has been actively involved in numerous ways during the preparation of this plan. The consultation program, which began in May 1984, has involved the Community League representatives, community residents and absentee property owners and various City departments. The River Valley Community Design Competition gave design professionals and the general

population of Alberta an opportunity to present comments and ideas on Rosssdale redevelopment. Numerous public meetings, workshops, surveys and design competition activities took place.

*Bylaw 14042  
July 14, 2005*

An extensive public participation process was undertaken beginning in 2001 with a number of stakeholders/descendent groups and associations to formally recognize and commemorate the presence of the Traditional Burial Grounds/Fort Edmonton cemetery west of the Rosssdale generating station and to facilitate reinterment of a number of burial remains.

## **2.3 Issues**

The rehabilitation and redevelopment of Rosssdale, as presented in this Plan, presents a number of opportunities for current and future residents and for the City. During the preparation of the Rosssdale Plan, many issues and questions arose. A summary of these issues and questions is presented in this section. For the purpose of this discussion, Rosssdale is divided into four sub-areas as shown on Map 3 - Rosssdale Sub-Areas.

*Bylaw 14042  
July 14, 2005*

### **2.3.1 General Issues**

A basic question of philosophy arose. Is the aim of the Plan to rehabilitate not redevelop or is it to rehabilitate and redevelop? From this basic philosophical question came – how many people should live in Rosssdale and what mix of housing and population types should the plan encourage?

### **2.3.2 Land Use Issues in South Rosssdale**

- a) Should new residential development be restricted exclusively to single detached and semi-detached housing?
- b) How can the condition of existing housing stock be improved?
- c) Should the Donald Ross Apartment Building be retained?
- d) Should the present commercial area at 97 Avenue and 100A Street be retained?
- e) Should new commercial uses be introduced and should they be local or regional in nature?
- f) Will a new community league site be needed in the future? If so, where should it be?
- g) What is the most appropriate use for the triangle of land between 97 Avenue and the James MacDonald Bridge?

### **2.3.3 Land Use Issues in North Rosssdale**

- a) Should the existing single family and semi-detached housing be retained?
- b) Considering the impacts of the arterial network surrounding North Rosssdale, what is the most appropriate land use?
- c) Should Diamond Park be retained? If so, how big should it be? Should it serve local or regional needs?
- d) Should the Ortona Amoury and gymnasium be retained? What type of development should be considered for the buildings/site?
- e) Should the property on the southeast corner of 99 Avenue and Bellamy Hill be retained for high-density residential use under its current districting or should it be parkland?
- f) Is there a suitable land use, other than open space, for the triangle of land at Bellamy Hill Road/103 Street/97 Avenue?
- g) What strategy should the City adopt to encourage restoration, reuse and/or

redevelopment of the Brewery?

#### **2.3.4 Land Use Issues in West Rosedale**

- a) Considering the impacts of the arterial network through and around West Rosedale, what is the most appropriate land use?
- b) What scale and density of development should be permitted considering existing districting for medium to high density residential uses, the arterial network, proximity to downtown and the Legislature and the proposals of the River Valley Community Design Competition?

How can development in an area such as West Rosedale be encouraged?

#### **2.3.5 Transportation, Parking, Pedestrian/Bicycle Circulation**

- a) With the existence of arterial roadways dividing the community north-south and east-west, how can the community be tied together through land use, circulation and streetscape improvements?
- b) How can the problems of traffic and on-street parking during major events at *Telus Field* be dealt with?
- c) Can adequate access be provided to North Rosedale with redevelopment?
- d) Can anything be done about on-street parking by downtown workers in North Rosedale?
- e) Is truck traffic from City-wide utilities a problem in South Rosedale?

#### **2.3.6 Public Area and Utility Improvements**

- a) What improvements are needed to enhance the neighbourhood environment and create a marketable community image? How should these be paid for?
- b) Are roadway, sidewalk and boulevard improvements needed?
- c) Are improvements to sewer or water services needed?

#### **2.3.7 Parks and Recreation Issues**

- a) Should the Capital City Recreation Park Trail System be extended along the river? If so, how far?
- b) What is the best means to connect the CCRP trail system to the Legislature and across the river to the trails near Kinsmen Park?
- c) Should Diamond Park be retained as playing fields; be more intensely developed; used locally instead of regionally?
- d) Will the Community League site and facilities be adequate with a larger residential population or will an alternate site be needed?

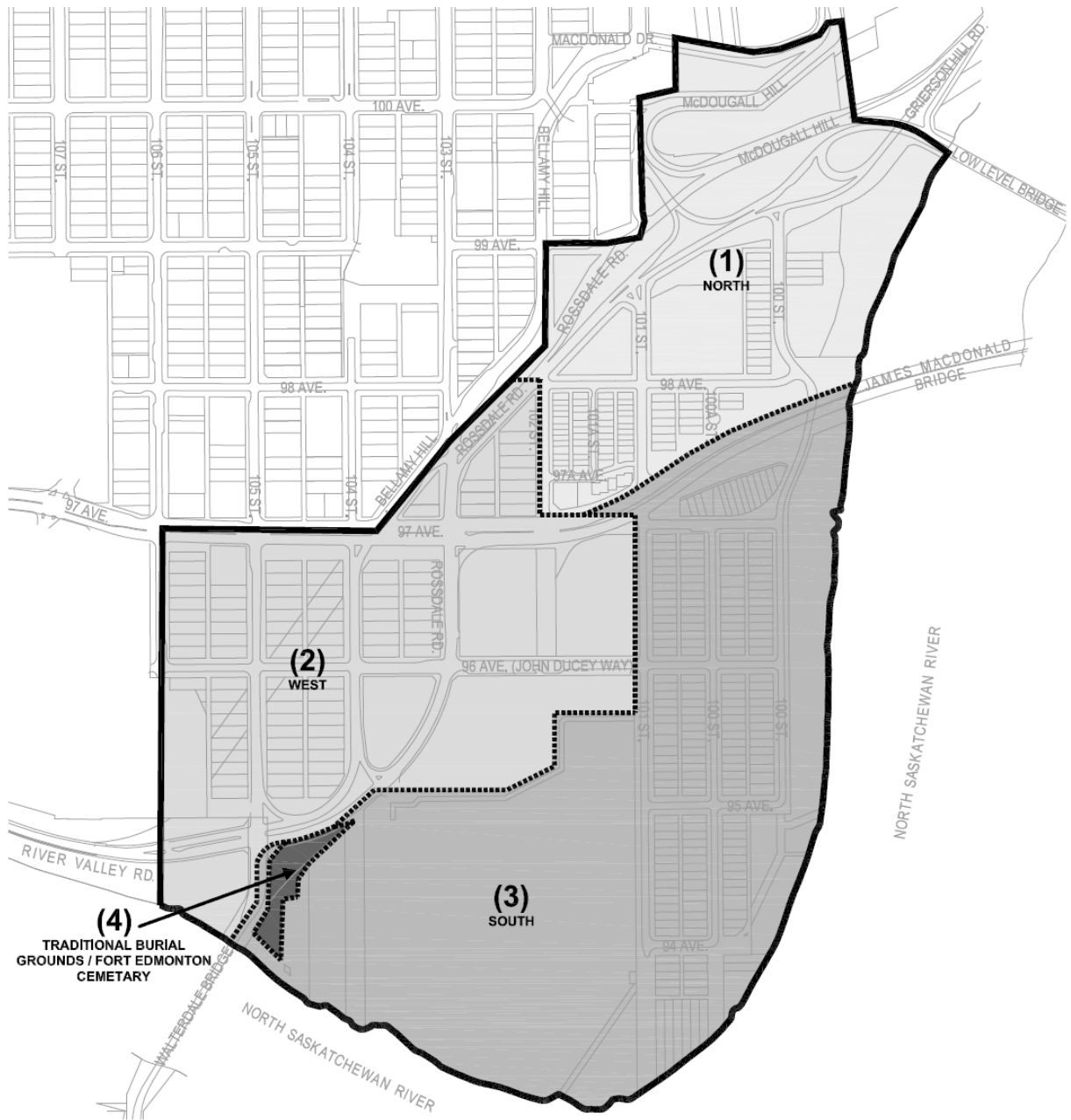
#### **2.3.8 Major City Facilities Issues**

- a) Can traffic destined for the services yard south of *Telus Field* be removed from 101 Street?






#### **2.3.9 Floodplain Issues**

- a) Substantial portions of South and North Rosedale lie within the 1:100 year floodplain as defined by Alberta Environment. Is it most appropriate for the City to restrict and/or regulate development in these areas or to warn the public of the risks and provide advisory guidelines?





**Legend**

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

**Map 3**  
Sub Areas



**West Rosssdale**  
Area Redevelopment Plan  
Edmonton, Alberta

[Amended by Bylaw 15788 Aug 29, 2011]

**2.3.10 Land Acquisition and Disposal**

- a) Will the City be acquiring additional lands for the consolidation and disposal of development sites?
- b) Will the City be acquiring additional lands for the Capital City Recreation Park (CCRP)?
- c) Should individuals or groups be given preferential treatment in the disposition of City owned lots and houses?

**2.3.11 Heritage Preservation Issues**

- a) A list of historically significant buildings has been prepared. What use/role should this play in the Plan?

**3.12 Fiscal Issues**

- a) Who will pay for public area and utility improvements?
- b) Who will market lands and what will be done with the funds?

**2.3.13 Summary**

All of these questions and issues were considered throughout the preparation of this Area Redevelopment Plan. The following objectives and the Plan concept and policies outline the direction the development of the Rosssdale neighbourhood is to take in response to the review of these issues.

**2.3.14 Land Use Issues in the Traditional Burial Grounds/Fort Edmonton Cemetery**

*Bylaw 14042  
July 14, 2005*

In 2000, an additional significant issue arose in the Rosssdale neighbourhood. The issue of how to protect and commemorate the Traditional Burial Grounds/Fort Edmonton Cemetery became a priority. City Council directed that the Administration had to proceed with the process that would legally acknowledge the existence of the cemetery and commemorate the site with a memorial.

- “(a) How can the Traditional Burial Grounds/Fort Edmonton Cemetery be protected, commemorated and interpreted?”

**2.4 Plan Objectives**

The aim of the Area Redevelopment Plan is to assist in the rehabilitation of the South Rosssdale sub-area in a manner compatible with the existing development, and to encourage redevelopment in North and West Rosssdale recognizing their location within the river valley and proximity to the downtown.

*Bylaw 11715  
May 11, 1998*

*Residential Objectives*

1. To retain South Rosssdale as a primarily low density residential area.
2. To facilitate rejuvenation of the existing housing stock in South Rosssdale.
3. In South Rosssdale, to encourage infill housing forms which respect the scale, siting and character of the existing housing stock.
4. In South Rosssdale, to establish a rhythm or interval of development that is consistent with the narrow lot width that exists.
5. *In West Rosssdale, 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*

*Bylaw 15788  
Aug 29, 2011*

*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.*

6. In North Rossdale, to introduce primarily medium density housing forms which allow for a variety of types and designs of housing.
7. To introduce housing forms which are sympathetic to, and take advantage of, their river valley setting.

*Commercial Objectives*

8. To encourage new retail and office commercial development which serves the needs of the existing and future population.
9. To locate new commercial sites adjacent or easily accessible to major roadways.
10. To encourage commercial development which complements the Capital City Recreation Park.
11. To protect existing and future residential areas from conflict with commercial uses.
12. To provide for appropriate neighbourhood convenience commercial uses.
13. To encourage retail and office commercial development in North Rossdale in scale with the neighbourhood considering surrounding land use and transportation influences.

*Mixed Land Use Objectives*

14. To encourage a mix of medium density residential and commercial uses in North Rossdale.
15. To encourage a mix of low density residential and commercial uses in South Rossdale north of 97 Avenue.
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.*

*Bylaw 15788  
Aug 29, 2011*

*Community Facilities, Parks, Recreation and Open Space Objectives*

17. To retain existing community recreation facilities on an interim basis and provide for expansion of such facilities as necessary to meet the needs of increased population resulting from redevelopment.
18. To ensure that adequate neighbourhood park and recreational facilities are developed to meet the needs of the existing and future population.
19. To allow the intensification and expansion of recreational opportunities of a city-wide nature in the Plan area and ensure that the negative impacts of such facilities are minimized.
20. To encourage new residential developments to provide on-site leisure and recreation facilities.

*Urban Design and Built Form Objectives*

21. To ensure that redevelopment in North Rossdale provides an appropriate transition in density, height and mass from downtown to the low density residential portions of South Rossdale.

22. To encourage developers to design buildings to maximize usable open space for the benefit of residents.
23. To encourage developers to design and construct new buildings which are complementary to the character of existing developments.
24. To encourage the retention and development of mature vegetation, particularly as a buffer between residential areas, arterial roadways and non-residential land uses.
25. To encourage developers to design and orient buildings to reduce the impacts of adjacent arterial roadways and other conflicting land uses, and make optimal use of river valley views.
26. *To encourage developers to design and build buildings in West Rosedale that are consistent with the West Rosedale Urban Design Plan*

*Bylaw 15788  
Aug 29, 2011*

*Transportation and Pedestrian Circulation Objectives*

27. To mitigate existing and potential impacts of transportation facilities on the community.
28. To provide adequate traffic management measures to ensure safe and convenient pedestrian and vehicular access to and egress from the neighbourhood.
29. To encourage pedestrian and non-motorized traffic circulation through streetscape and pedestrian walkway improvements

*Major Facilities Objectives*

30. To buffer the impact of City-wide utilities and other municipal services on the community through screen planting and traffic and noise control measures.
31. To minimize the impact of activities at *Telus Field* on the community.

*Local Utilities and Other Municipal Services Objectives*

32. To provide an acceptable level of service for utilities, water, fire and police protection, public transit and other municipal services.
33. To ensure that roadways, sidewalks and lanes are improved to City standard.

*Flood Protection Objective*

34. To designate part of the neighbourhood as a flood protection area and provide advisory guidelines for development which maybe susceptible to flooding.

*Land Disposal and Acquisition Objectives*

35. *To dispose of city-owned lands at fair market value in a manner compatible with the objectives of the City, the Rosedale Area Redevelopment Plan and the West Rosedale Urban Design Plan.*
36. To acquire property where required and where possible to support land development and land marketing objectives related to the public property disposal program and the completion of the Capital City Recreation Park.

*Bylaw 15788  
Aug 29, 2011*

*Heritage Preservation Objectives*

37. To identify historically significant buildings and sites.
38. To encourage retention, restoration and recycling of historically significant buildings, and retention and interpretation of historically and archeologically significant sites, where feasible.

*Bylaw 14042  
July 14, 2005*

39. To encourage redevelopment strategies for historically significant buildings and sites which are sensitive to the original character of the building, where feasible.

*Bylaw 14042  
July 14, 2005*

*Financial Objective*

40. To determine an acceptable means of financing special improvement projects.



Legend	
	Rossdale ARP Boundary
	Government of Alberta Lands
	High Rise Residential
	Mid Rise Residential
	Mid to High Rise Residential
	Low to High Rise Residential
	Low to Mid Rise Residential
	Mid Rise Residential
	87th Avenue Plaza
	Rivers Edge - Interpretive Park
	Telus Field
	Community Core
	Rossdale Flats
	Traditional Burial Grounds / Fort Edmonton Cemetery & Public Park
	Utilities
	Low Density Residential
	Mixed Use - Medium Density Residential & Office Commercial
	Commercial, Recreation & Parks and Residential
	City Wide Parks & Recreation
	High Density Residential
	Neighbourhood Parks & Recreation
	EPCOR's Rossdale Generating Station

Map 4  
Future Land Use

Rossdale  
Area Redevelopment Plan  
Edmonton, Alberta



[Amended by Bylaw 15788 Aug 29, 2011]

## **SECTION 3 – PLAN CONCEPT AND POLICIES**

### **3.1 Introduction**

This section outlines the concept for future land uses in the Rosssdale Plan area, and details the policies to direct rehabilitation and redevelopment in the area. Section 3.2 Plan Concept is a general description of desired land uses in the two sub-areas of South Rosssdale and North Rosssdale as shown on Map 2.

The following sub-sections describe the Plan policies within Rosssdale. Policy statements shall be deemed the policy of City Council on all matters with respect to the Rosssdale Plan area. “Discussion” statements are provided as interpretations of the Policy statements.

### **3.2 Plan Concept**

Rosssdale is an older inner-city community which has been severely impacted by the development of city utilities and roadways. As a result, it has been separated into three distinct sub-areas.

The Plan will strengthen the future of Rosssdale as a residential neighbourhood and create a diverse and attractive urban landscape which complements both the River Valley and the Downtown.

The Plan will also strengthen the image and function of the area as a single community by improving the linkages between the sub-areas.

Over time, Rosssdale will be transformed from a sparsely developed mixed use area to a dynamic urban environment with various housing forms, commercial facilities, and community and city-oriented recreation facilities. It is expected that the ultimate population for Rosssdale would be approximately 4,500 persons. This estimate is based on statistics of average household sizes by housing type for older neighbourhoods and the downtown area.

*Bylaw 11715  
May 11, 1998*

The following is a description of the concept plan and land use policies for the sub-areas of North Rosssdale, South Rosssdale, West Rosssdale and the Traditional Burial Grounds/Fort Edmonton Cemetery which will create this diverse rehabilitated and redeveloped neighbourhood.

*Bylaw 14042  
July 14, 2005*

### **3.3 South Rosssdale Concept**

South Rosssdale has many qualities which give it a village-like atmosphere including the period and style of homes, the quiet tree-lined streets and relatively isolated river valley location.

It is to be rehabilitated by retaining its low density character and promoting this village-like atmosphere. To accomplish rehabilitation, existing housing should be retained where practical, and compatible infill housing encouraged. New housing will be primarily single family with provision for two family, triplex and apartment or row housing containing up to four units. New house styles should be sympathetic to the historic character of existing housing.

This area has been identified as suitable for Social housing. No specific sites have been identified. However, interested groups may pursue such development provided the objectives and policies of the Plan are met.

*South Rosssdale 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 Rosssdale Power Plant, the Rosssdale Water Treatment Plant, and the Rosssdale Fire Station No. 21.*

*Bylaw 15788  
Aug 29, 2011*

The Capital City Recreation Park (CCRP) trail system is to be extended. The existing children's playground will be retained and upgraded as a local park use.

Streetscape improvements are proposed to improve the pedestrian environment of the area.

### 3.3.1 South Rosedale Land Use Policies

#### a) Policy 1: Low Density Residential Character

The low density residential area of South Rosedale will be maintained by designating it an RF3\* (Low Density Redevelopment) District.

*Bylaw 15788  
Aug 29, 2011  
[map deleted]*

##### Discussion

- meets Objectives 1 and 2 of this Plan.
- *see Area 15 on Map 4 – Future Land Use.*
- the intent of this policy is to allow small scale, infill housing that is sensitive to the type of housing existing in the sub-area.
- single detached and semi-detached housing is permitted in this District. Two-family, triplexes and apartment or row housing containing up to 4 units are discretionary uses. Fourplexes are encouraged only in locations towards the ends of blocks. Housing proposed on ends of blocks will be encouraged to front onto the Avenues.

*Bylaw 15788  
Aug 29, 2011*

#### b) Policy 2: Existing Low Density Residential

*Sustainable Development* will provide housing design guidelines in the low density residential portion of South Rosedale for renovation of, and additions to, existing housing.

##### Discussion

- meets Objective 3 of this Plan.
- will guide preservation of the character of existing housing stock.
- existing housing stock represents one of the oldest residential areas in the City and has historic significance.
- *[deleted]*

*Bylaw 15788  
Aug 29, 2011*

#### c) Policy 3: Development of New Low Density Residential

*Sustainable Development* will provide housing design, guidelines in the low density residential portion of South Rosedale for new infill housing.

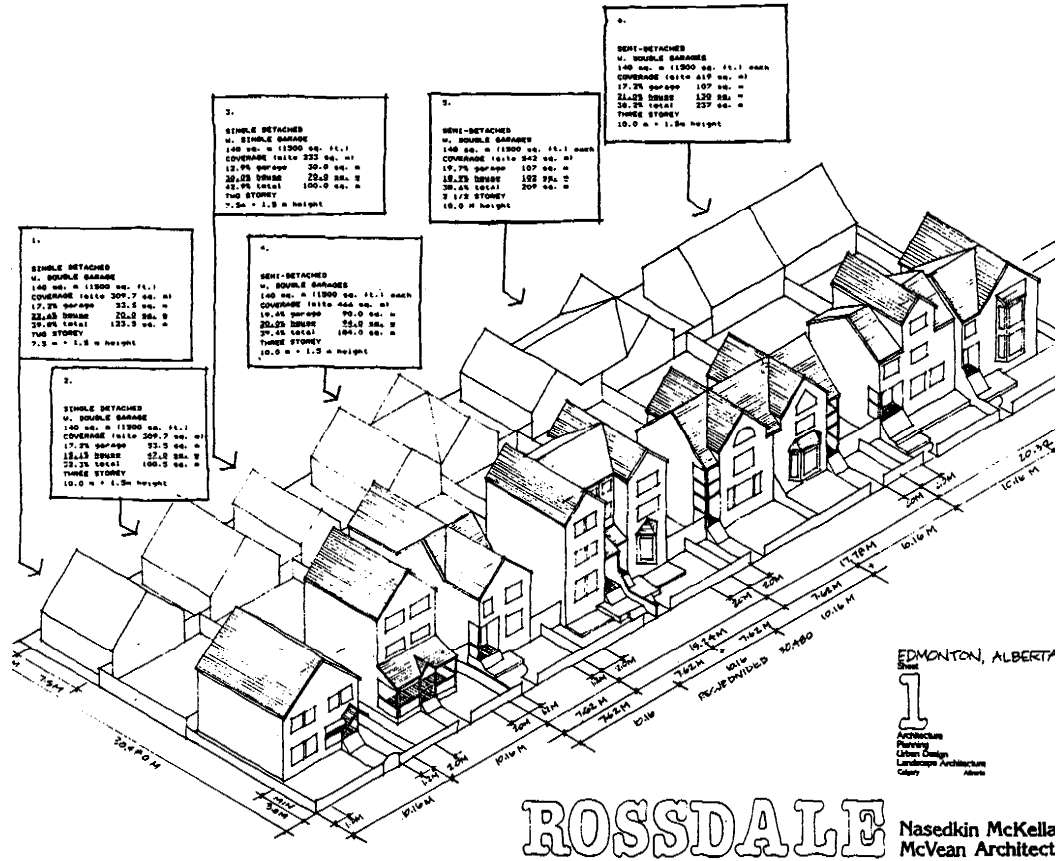
##### Discussion

- meets Objectives 3 and 4 of this Plan.
- will ensure that new development is compatible with the character of the area.
- *[deleted]*.

*Bylaw 15788  
Aug 29, 2011*



### Concept – Low Density Infill Housing



**d) Policy 4: Housing Rehabilitation Programs**

The City will pursue the designation of the low density residential area, south of the James MacDonald Bridge and east of 101 Street, in any provincial or federal program leading to the upgrading or rehabilitation of the housing stock.

Discussion

- meets Objective 2 of this Plan.
- Planning surveys have shown that over forty percent of existing housing in Rosssdale is described as needing minor repairs and almost thirty percent is in need of major repairs. Government programs for rehabilitation such as the Residential Rehabilitation Assistance Program (R.R.A.P.) are being re-evaluated at present.

**f) Policy 5: Ross Flats Apartments**

The Ross Flats Apartments will be retained and its Land Use designation changed from RF6 Medium Density Multiple Family District to DC1 Direct Development Control District (Heritage).



*Bylaw 12035  
April 2, 2001*

Discussion

- meets Objectives 36 and 37 of this Plan.
- the building is recognized by the Edmonton Historic Board as a historically significant building.
- The Ross Flat Apartment is a significant heritage building and effort will be made to retain and restore the building.
- New additions or renovations should respect the character of the building.

**g) Policy 6: Existing Commercial Node in the 97 Avenue Area (South Rosssdale)**

The present CB1 (Low Intensity Business) Districting will be removed. The portion south of 97 Avenue will be incorporated into the RF3\* District. The portion of north of 97 Avenue will be redistricted to an RMX (Area 4) Residential Mixed Use District.

Discussion

- access to the site, either entering or exiting westbound, is difficult.
- the existing commercial buildings are in very poor condition.
- several new commercial areas are designated in the plan which are convenient for South Rosssdale residents.
- the scale and nature of the existing specific commercial uses are compatible with the low density residential uses in South Rosssdale and, as such, are suitable for retention as long as they fulfill the obligations of their leases with the City.
- The RMX (Area 4) District allows for the retention of existing commercial uses and residential development as in the RF3\* District, and allows for further neighbourhood oriented commercial uses should the demand arise with population increases in the neighbourhood.
- meets Objectives 11 and 12 of this Plan.

h) *[deleted]*.

Bylaw 15788  
Aug 29, 2011

### 3.3.A Traditional Burial Grounds/Fort Edmonton Cemetery Concept

Bylaw 14042  
July 14, 2005

The area directly west of the EPCOR generating station has been identified as the site of the historical burial grounds for Fort Edmonton. Archaeological evidence indicates that this site was used for burials of all ethnic groups over a 150 year period. The site is considered archeologically and historically important and is extremely sensitive to any disturbance.

There are three major reports that confirmed the existence of an historic cemetery in this area:

- Fort Edmonton Burial Grounds, An Archaeological and Historical Study – Final report, January 2003 prepared by Lifeways of Canada and commissioned by EPCOR;
- Rossdale Flats Aboriginal Oral Histories Project, February 2004 commissioned by Edmonton Aboriginal Urban Affairs Committee; and
- Rossdale Historic Land Use Study, February 2004 prepared by Commonwealth Historic Resource Management Ltd. and commissioned by *Sustainable Development*.

The design of the site was completed with extensive consultation with the Traditional Burial Grounds/Fort Edmonton Cemetery stakeholders, descendant groups and associations. A portion of Rossdale Road has been closed to facilitate the development of the cemetery area. The site will be developed under a Direct Control Zoning to accommodate the cemetery, commemorative park and the public park. *Community Services* will be responsible for the ongoing maintenance and operation of the site.

#### 3.3.A.1 Traditional Burial Grounds/Fort Edmonton Cemetery Area

a) Policy 1: Develop Cemetery, Commemorative Park and Public Park Land Use Policies

Bylaw 14042  
July 14, 2005

A (DC2) Site Specific Development Control Provision is applied to the property located west of the EPCOR generating station in the southwestern portion of Rossdale to establish the Traditional Burial Grounds/Fort Edmonton Cemetery and Commemorative Area.

##### Discussion

- Meets Objective 35, 36 and 37 of this Plan.
- See Map 4 - Future Land Use.
- The memorial plan complements the site and acknowledges the historic significance of the cemetery.
- The land is zoned (DC2) Site Specific Development Control Provision to facilitate the development of the commemorative site and accommodate the existing trail development. The design for the site has been approved by City Council and the Traditional Burial Grounds/Fort Edmonton Cemetery stakeholders, descendant groups and associations. Construction is anticipated in the future.

### 3.4 West Rossdale Concept

Bylaw 11715  
May 11, 1998

West Rossdale’s location within the river valley, as well as its proximity to the downtown, Capital City Recreation Park and legislative grounds offer considerable amenities making the area appropriate for residential redevelopment. *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*

Bylaw 15788  
Aug 29, 2011

staircases. The area also acts as a southern gateway to the downtown and, as such, views to the downtown skyline should be preserved by controlling the building heights of future development. Low profile redevelopment will also preserve views to the legislative grounds from some vantage points.

Opportunities for preserving sight lines to the downtown and the legislative grounds, as well as respecting its gateway function to the downtown are further enhanced by the area's north to south/southeast sloping topography. *The gateway function of West Rosedale to the downtown will be further enhanced through the integration of the new Walterdale Bridge with the neighbourhood.*

Bylaw 15788  
Aug 29, 2011

The City is a major land owner in the area, with most of the City-owned properties being vacant and contiguous. This provides an opportunity through the development of an appropriate marketing strategy and accompanying sales agreements for the creation of large sites for the purpose of accommodating comprehensively planned housing projects. *Development on this basis should follow the guidelines contained in the West Rosedale Urban Design Plan.*

Bylaw 15788  
Aug 29, 2011

*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.*

Bylaw 15788  
Aug 29, 2011

[deleted]

Bylaw 15788  
Aug 29, 2011

### 3.4.1 West Rosedale Land Use Policies

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

*The lands located along the western edge of the West Rosedale 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 Rosedale Urban Design Plan, and should maintain views to the river and Alberta Legislature Building.*

Bylaw 15788  
Aug 29, 2011

##### 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 Rosedale 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 Rosssdale Urban Design Plan.
- Development shall follow the guidelines contained within Sections 4.2, 4.3 Area C, and 5.0 of the West Rosssdale 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 Rosssdale 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 Rosssdale 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 Rosssdale 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 Rosssdale and North Rosssdale.

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 Rosssdale Urban Design Plan.

**h) Policy 8: Area H - 97 Avenue Plaza**

This area will be a public park serving the McKay Avenue and North Rosssdale 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 Rosssdale 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 Rosssdale 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 Rosssdale 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 Rosssdale Urban Design Plan.

**k) Policy 11: Area K - Community Core**

*This area is the core of the community containing existing facilities such as the Rosssdale 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 Rosssdale 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.*

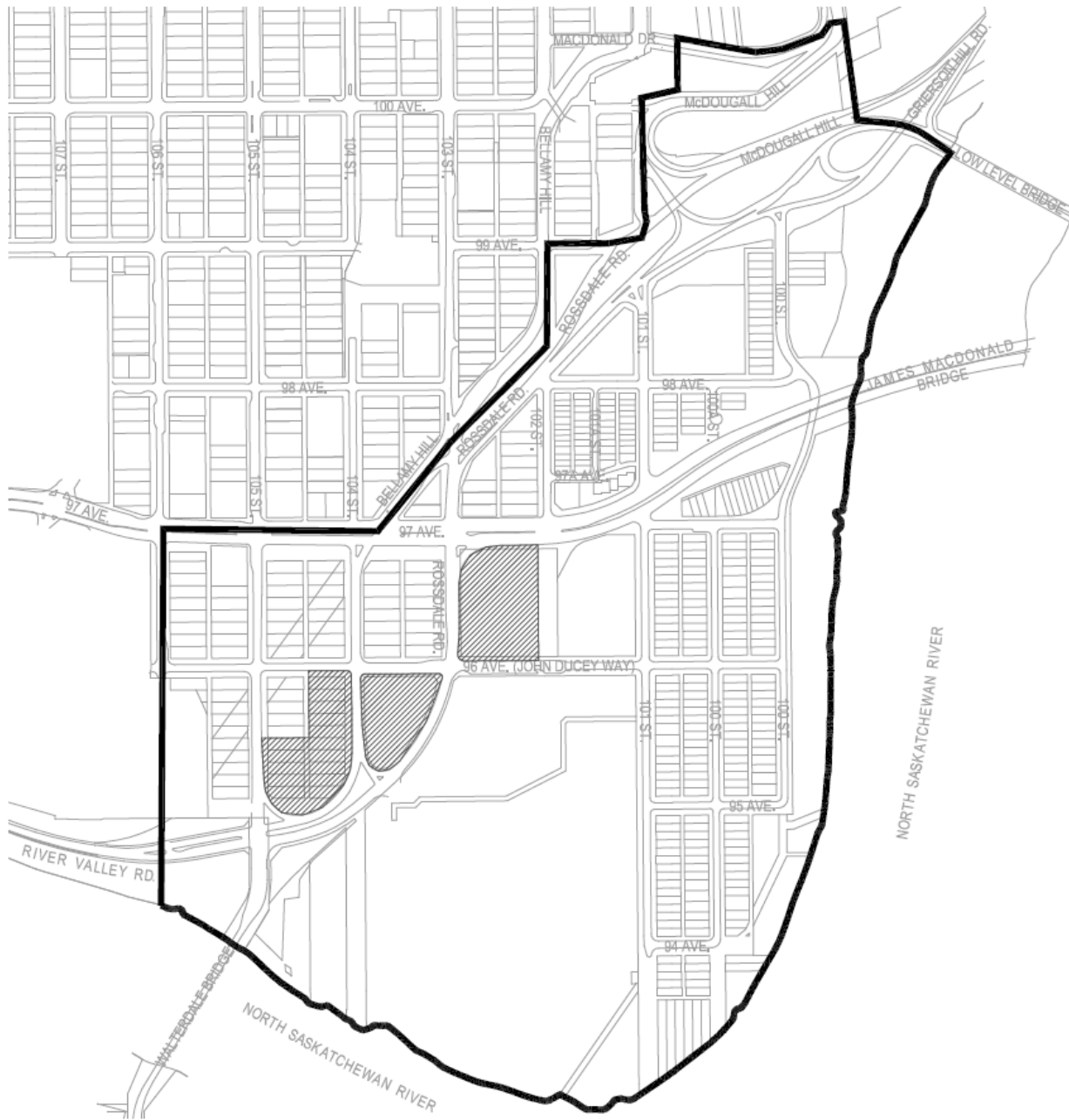
**n) Policy 14: Historical Resources Monitoring Program**

*Within West Rosssdale 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*



**Legend**  
— Rosedale ARP Boundary  
▨ Parking for Telus Field

**Map 5**  
Interim Land Uses



**Rosedale**  
Area Redevelopment Plan  
Edmonton, Alberta

[Amended by Bylaw 15788 Aug 29, 2011]



### 3.5 North Rosssdale Concept

North Rosssdale offers considerable amenity potential as it is located adjacent to both the downtown and the North Saskatchewan River.

The Plan will create a special environment with a mix of low and medium density residential, retail and office commercial and recreational entertainment uses.

The Rosssdale Brewery area is to be developed as a major activity node with commercial retail and recreation/entertainment uses incorporating the existing brewery building. New commercial and residential mixed uses are encouraged on lands adjacent to the Brewery immediately west of 100 Street. Recreational uses of a neighbourhood and City-wide nature are to be considered.

In the short-term the Ortona Gym and Armoury will continue to operate as recreation and office uses respectively. The potential exists for the Ortona site to be a comprehensive planned development of residential and office uses.

The remainder of North Rosssdale is primarily designated for medium density residential uses, with a provision for some office uses adjacent to 97 Avenue/James MacDonald Bridge. Housing forms which are close to the street and provide ample amenity areas are encouraged up to 3 1/2 storeys in height.

As in South and West Rosssdale, North Rosssdale is appropriate for social housing. While no specific sites have been identified, interested groups may pursue such development provided the objectives and policies of the Plan are met.

Pedestrian linkages between the downtown, North Rosssdale and South Rosssdale will be improved in the vicinity of the Rosssdale Brewery and using 102 Street as a pedestrian connection.

#### 3.5.1 North Rosssdale Land Use Policies

**a) Policy 1: Mixed Use – Medium Density Residential & Office Commercial**

*Bylaw 15788  
Aug 29, 2011*

*Lands in North Rosssdale south of Rosssdale 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*

**b) Policy 2: High Density Residential Use**

The area south of 99 Avenue, east of Bellamy Hill Road and north of Rosssdale Road is designated for high density residential use.

Discussion

- *meets Objectives 6 and 7 of this Plan.*
- *high density residential use is compatible with existing uses of a similar nature to the north and west of the site.*
- *existing lots will be consolidated to ensure effective regulation of development on the site.*
- *[deleted]*
- *any development of this property will be subject to the special information requirements of Section 16.1 of the Edmonton Land Use Bylaw No. 5996, as amended.*
- *the site provides an attractive viewpoint of the River Valley. Provisions*

*Bylaw 15788  
Aug 29, 2011*

should be included in any agreement for sale to maintain public access to this viewpoint.

**c) Policy 3: North Rosssdale Direct Development Control District**

The lands east of 101 Street to the River between Rosssdale Road and the James MacDonald Bridge are designated a Direct Redevelopment Control District (DC1) to allow commercial retail, office uses, recreation/entertainment facilities, parks and residential uses.

Discussion

- see Area 17 on Map 4 – Future Land Use and Map 9 – Flood Protection Areas. *Bylaw 15788  
Aug 29, 2011*
- meets Objectives 10 and 39 of this Plan. *Bylaw 15788  
Aug 29, 2011*
- this area offers potential to be developed as a significant activity node due to the Rosssdale Brewery site and proximity to Downtown and the Capital City Recreation Park System.
- new development should be compatible with the Capital City Recreation Park System.
- refer to Parks and Recreation Policies 3 and 4 (Section 3.8.1(c) and (d)).
- refer to land use regulations and design guidelines in Section 5 of this Plan.
- the percentage of designated open space within the DC1 area will remain the same or will be greater than in the existing situation.

**d) Policy 4: Redevelopment/Rehabilitation of the Rosssdale Brewery Building**

Rehabilitation of the Rosssdale Brewery Building will be encouraged as part of the comprehensive development proposed in Policy 3.

Discussion

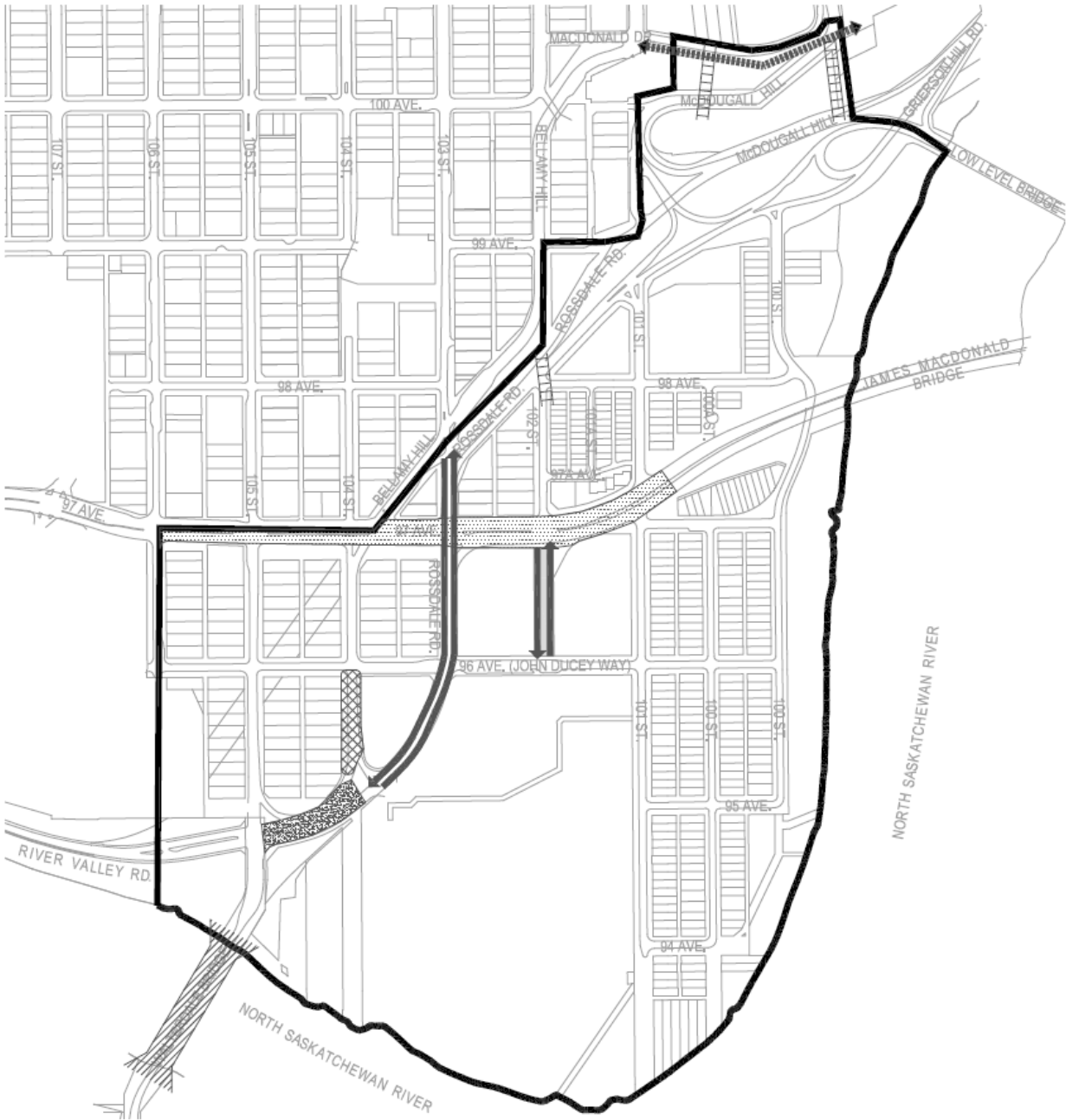
- meets Objectives 36 and 37 of this Plan.
  - see Map 4 - Future Land Use [*deleted*] *Bylaw 15788  
Aug 29, 2011*
  - the Brewery building is one of the oldest unaltered industrial buildings in the Province.
  - rehabilitation/redevelopment to allow greater use and viewing by the public supports the policies of Alberta Culture regarding historically significant buildings.
  - the existing Brewery building will form nucleus of new development.
  - refer to Parks and Recreation Policies 3 and 4 (Section 3.8.1(c) and (d)).
  - refer to land use regulations and urban design guidelines outlined in Section 5.
- e) [*deleted*] *Bylaw 15788  
Aug 29, 2011*
- f) [*deleted*]
- g) [*deleted*]
- h) [*deleted*]

Concept- 98 Avenue between 101 Street and 102 Street












**Concept- 100 Street near Rosedale Brewery**





**Legend**

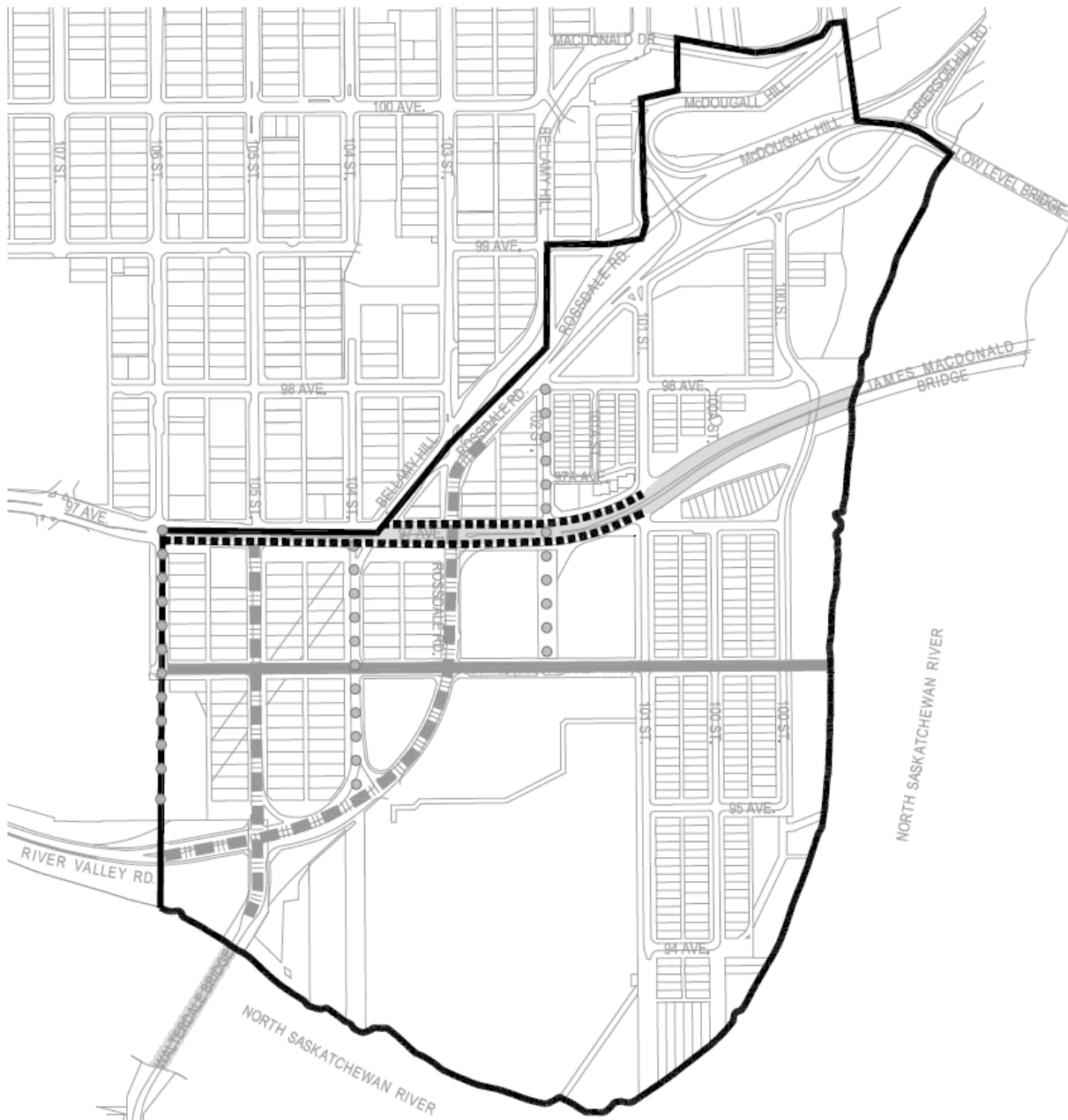
-  Rossdale ARP Boundary
-  Existing Stairs
-  Heritage Trail
-  Proposed Two Way Traffic
-  Proposed Right of Way Development
-  New Bridge
-  Road Closure
-  Proposed Reconfiguration of 97th Avenue
-  Proposed Reconfiguration of Roadway Median & Intersection

**Map 6**  
Roads & Circulation

**Rossdale**  
Area Redevelopment Plan  
Edmonton, Alberta



[Amended by Bylaw 15788 Aug 29, 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

**Rossdale**  
Area Redevelopment Plan  
Edmonton, Alberta



[Amended by Bylaw 15788 Aug 29, 2011]

### 3.6 Transportation Policies

#### 3.6.1 Roadways and Pedestrian Circulation

Several roadways in Rosssdale are major arterials which serve a regional transportation function. The Plan acknowledges the necessity of this function while seeking to improve the co-existence of these roadways with the neighbourhood. To achieve this, the impact of traffic volumes and noise must be minimized and the roadway environment for pedestrians improved to help utilize these roadways as community streets. *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 Rosssdale 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 Rosssdale in Edmonton.*

Bylaw 15788  
Aug 29, 2011

North Rosssdale has some unique circulation problems due to the alignment of major arterial roadways bordering on it. Existing roadway and laneway alignments have created irregularly shaped land parcels which pose a challenge to redevelop. The potential exists to realign the existing local roadway pattern and close certain access points to the area to create a more desirable environment for residential redevelopment.

##### a) Policy 1: Arterial Roadways and Truck Routes

The arterial roads and truck routes shown on Map 6 will continue to provide these functions through the Plan Area.

##### Discussion

- see Map 6 - Roads and Circulation.
- roads designated as arterials in the Rosssdale Plan area are: Rosssdale Road, 103 Street, Bellamy Hill Road, 104 Street, 105 Street and 97 Avenue and a portion of River Road.
- the following are regular (24 hour) truck routes: 97 Avenue, Rosssdale Road, River Road, and 103 Street and 104 Street south of 97 Avenue.

##### 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 Rosssdale Urban Design Plan. This streetscape improvement will be completed by the City of Edmonton or in partnership with developers.*

Bylaw 15788  
Aug 29, 2011

##### 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 Grand Boulevard – 97 Avenue of the West Rosssdale Urban Design Plan will help to mitigate the impacts of this major arterial road, and enhance pedestrian environment along 97 Avenue.*

##### 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 Rosssdale Urban Design Plan. This streetscape improvement will be completed by the City of Edmonton or in*

Bylaw 15788  
Aug 29, 2011

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 Rosssdale 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..

**d) Policy 4: 105 Street Treatment**

Bylaw 15788  
Aug 29, 2011

The City will undertake detailed design of a new streetscape for 105 Street, based on the preliminary direction established in the West Rosssdale 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 Rosssdale 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.

**e) Policy 5: 106 Street, 104 Street and 102 Street Green Street Treatment**

Bylaw 15788  
Aug 29, 2011

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 Rosssdale 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 Rosssdale 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.

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

Bylaw 15788  
Aug 29, 2011

The City will undertake detailed design and construction of Rosssdale Road to a two-way road in order to reduce the traffic between 105 Street and Rosssdale Road, improving pedestrian safety and circulation in the blocks in between. Access to Rosssdale 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 Rosssdale Road of the West Rosssdale Urban Design Plan will help improve walkability in West Rosssdale.*

**g) Policy 7: Downtown Pedestrian Access**

The City will institute changes to improve pedestrian access between the Downtown and North Rosssdale.

Discussion

- meets Objectives 26 and 27 of this Plan.
- *see Map 6 - Roads and Circulation.*
- the Plan intends that a major amenity node be developed in North Rosssdale (including the Rosssdale Brewery area) and improved access is necessary to
- encourage people to visit the area from the Downtown.
- *better pedestrian access in this area is needed in order to develop 104 Street and 96 Avenue as pedestrian-oriented streets.*

*Bylaw 15788  
Aug 29, 2011*

*Bylaw 15788  
Aug 29, 2011*

**3.6.2 Parking Strategies**

Two major parking problems are addressed by these policies - parking for the Trappers baseball games and all day parking by downtown office workers in North Rosssdale.

*Both existing and new parking will be better signed in order to educate baseball fans on parking locations. The strategy also identifies permanent parking for Telus Field in the long term following as indicated in West Rosssdale Land Use Policy 7 (see Section 3.4).*

*Bylaw 15788  
Aug 29, 2011*

In order to achieve this, the sale and redevelopment of city owned lands must be phased to correspond to the Trappers relocation plans.

Both existing and new parking will be better signed and parking areas announced at baseball games in order to educate baseball fans on parking locations. At the same time, parking restrictions will be enforced in the South Rosssdale residential area in order to discourage on-street parking during games if requested by residents.

The strategy also identifies permanent parking for *Telus Field* in the long term following the Trappers relocation as is indicated in West Rosssdale Land Use Policy 7 (see Section 3.4).

The second problem of parking in North Rosssdale results from its location adjacent to downtown and the fact that it is largely undeveloped. As redevelopment of the area occurs, these streets will be needed by local residents for access and parking. The Plan strategy is to discourage all-day parking by persons outside the community in order to avoid conflicts between local residents and downtown office workers.

**h) Policy 8: Parking Control Measures for *Telus Field***

The City will introduce a parking management program in South Rosssdale which provides resident parking during events at *Telus Field* when requested to do so by neighbourhood residents.

Discussion

- residents have major concerns over lack of on-street resident parking during baseball games but do not desire parking bans or restrictions on all streets.
- the intention of the Plan is to provide for resident sticker parking only on the east side of all streets and the south side of all avenues with the west side of streets and north side of avenues available for general

public parking.

- stickers would be issued to all South Rossdale residents.
- the program would only be introduced at the request of residents in accordance with procedures used by *Transportation Services*.
- meets Objective 29 of this Plan.

**i) Policy 9: Parking for Telus Field**

*Bylaw 15788  
Aug 29, 2011*

*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..*

[deleted]

*Bylaw 15788  
Aug 29, 2011  
Bylaw 15788  
Aug 29, 2011*

**j) Policy 10: Parking in North Rossdale**

At the request of residents, the City will institute a parking management program for existing residences. As new development occurs, the City will institute time parking limits during week day daytime hours on the following roadways in North Rossdale: 102 Street, 101 Street, 100 Street, and 98 Avenue.

Discussion

- *meets Objective 27 of this Plan.*
- will be phased in with new development.
- residents in this area have expressed numerous concerns over all day parking on these roadways by people working in the downtown area.
- a parking management program will discourage this activity and still allow residents of the area reasonable use of on-street parking.

*Bylaw 15788  
Aug 29, 2011*

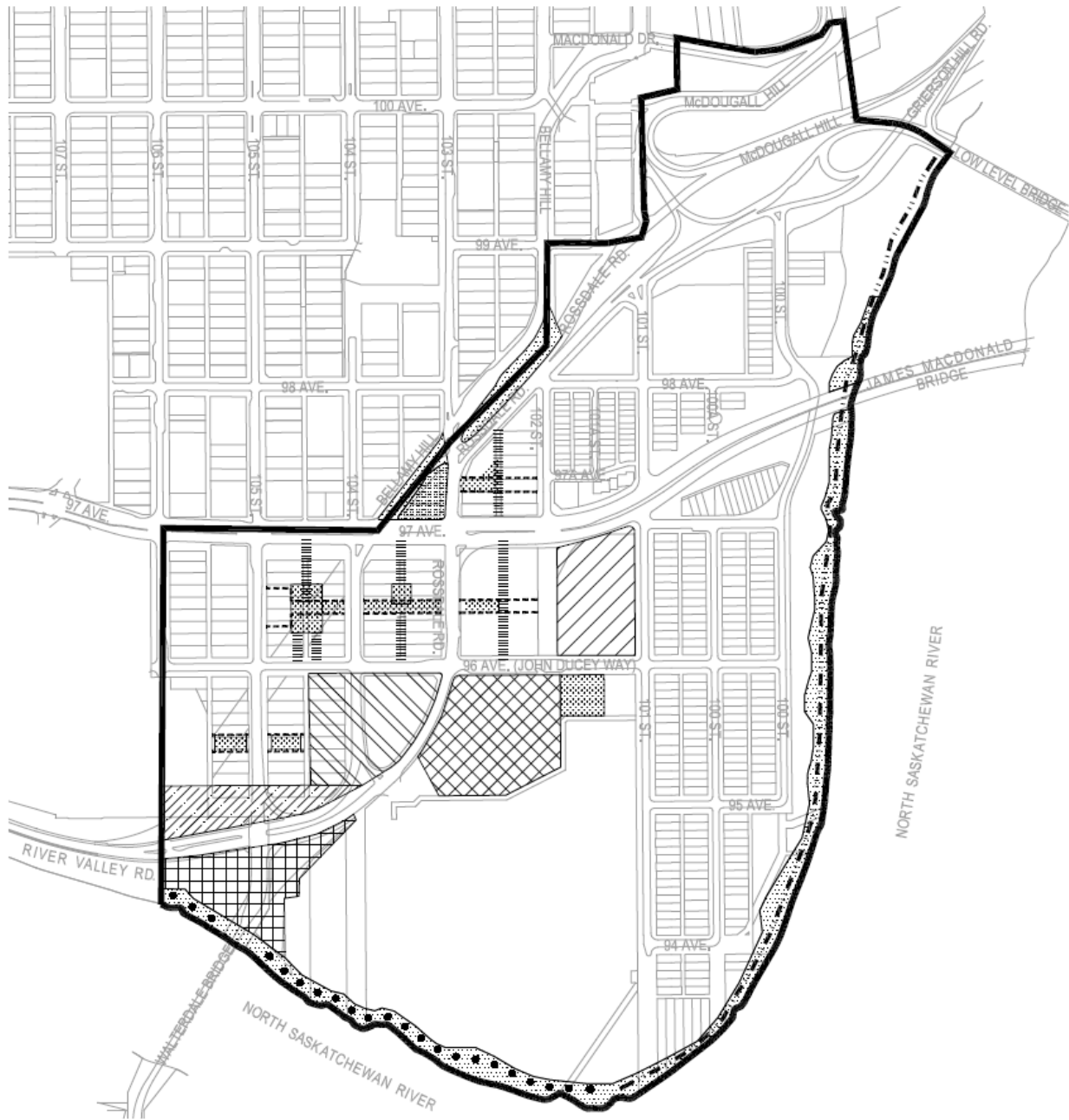
**k) Policy 11: Parking in West Rossdale**

*Bylaw 15788  
Aug 29, 2011*

As development occurs in West Rossdale, the City will consider off-peak on-street parking on selected arterials.

Discussion

- will provide additional, convenient parking for residents and guests.



**Legend**

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

**Map 8**  
Publicly Accessible  
Open Space  
Improvements

**Rossdale**  
Area Redevelopment Plan  
Edmonton, Alberta



[Amended by Bylaw 15788 Aug 29, 2011]

### 3.7 Public Area Improvements Policies

The primary goal of the Plan is to revitalize the neighbourhood. In order to achieve this goal, improvements to the streets, utilities and other public areas must be undertaken to encourage redevelopment.

The neighbourhood has good potential for redevelopment, considering its location adjacent to downtown and river valley amenities. However, West and North Rosssdale suffer negative impacts from arterial roadways and South Rosssdale suffers some intrusion from the presence of City-wide utilities and *Telus Field*. These impacts can be mitigated through public area improvements which increase the attractiveness of the environment.

The City can achieve rejuvenation of the neighbourhood both by taking a lead role in installing public improvements and by encouraging private investment through conditions on land sales. These improvements will eventually increase the values of property in the area, thus improving the return on investment by the City.

**a) Policy 1: Streetscaping Upgrading of 96 Avenue, 97 Avenue, 105 Street, 106 Street, 104 Street, 102 Street, and Rosssdale Road**

*Bylaw 15788  
Aug 29, 2011*

*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 Rosssdale Road. These improvements should be consistent with the direction of the West Rosssdale Urban Design Plan.*

Discussion

- *Meets Objectives 29 and 30 of this Plan*
- *See Map 7 – Future Streetscape 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 Rosssdale 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.*

**b) Policy 2: Street and Sidewalk Repairs**

The City will undertake roadway and sidewalk repairs and replacement during the initial phase of neighbourhood redevelopment.

Discussion

- *meets Objective 27 of this Plan.*
- *a number of road and sidewalk repairs are needed to bring them up to City standards.*
- *upgrading of roads and sidewalks will support neighbourhood revitalization.*
- *may assist in the City's land development and land marketing strategies.*
  
- *upgrading in North Rosssdale will not take place until it is determined if any roads are to be closed (Section 3.5.1(b)).*

**c) Policy 3: Upgrading of Lanes and Street Lighting**

The City will resurface back lanes and install lane lighting as new development is phased in, if desired by local residents, under the Local

Improvement Program.

Discussion

- meets Objective 27 of this Plan.
- in low density residential areas, the City will work with local residents to provide lane resurfacing and lighting.
- in medium and high density residential areas and commercial areas, the City will work with developers to ensure that treatment of lanes and street lighting is appropriate and meets City standards, including those of the Land Use Bylaw No. 5996.

**d) Policy 4: Public Art**

*Bylaw 15788  
Aug 29, 2011*

*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.*

**e) Policy 5: Water, Sanitary Sewer and Drainage Upgrading**

Sanitary sewer and drainage improvements necessary for future redevelopment according to the Plan will be undertaken through City and private financing prior to redevelopment.

Discussion

- meets *Objective 32* of this Plan.
- *Infrastructure Services* have indicated that significant sanitary sewer and drainage improvements will be needed to facilitate new development as proposed in the Plan.
- due to the City’s long standing policy to eventually acquire all lands in Rosssdale for parks purposes only minimum maintenance of water and sanitation systems has been undertaken.

*Bylaw 15788  
Aug 29, 2011*

**f) Policy 6: Protection of Traditional Burial Grounds/Fort Edmonton Cemetery**

*Bylaw 14042  
July 14, 2005*

The Traditonal Burial Grounds/Fort Edmonton Cemetery will be formally designated as an historic cemetery by the Province of Alberta. The City of Edmonton and Alberta Community Developmetn (ACD) have worked with the Stakeholders/Descendent Groups and Associations to ensure that the archaeological and historical significance of the site is protected.

Discussion

- Meets Objective 36 of this Plan.
- See Map 8 – Public Area Improvements.
- Given the archaeological and hisotrical significance of this site, Alberta Community Development will act as the regulator. All construcion and operational activity proposed for the site must be approved by Alberta Community Development.

**f) Policy 6: Utility Location within the Traditional Burial Grounds/Fort Edmonton Cemetery**

*Bylaw 14042  
July 14, 2005*

The existing utilites in this area will be registered as easements on title of the property. Due to the historical and archaeological sensitivity of the site, new utilities will not be permitted to be installed in the site.

Discussion

- Meets Objective 36 of this Plan.

- In order to protect the site, new utilities will not be permitted in this area, except to service the Traditional Burial Grounds/Fort Edmonton Cemetery and parkland.
- All utility companies will be encouraged to plan for the eventual relocation of their facilities outside of the area and to abandon the existing facilities in place.
- Any maintenance to the existing utilities located in the site must be conducted in accordance with the operational protocol.

**g) Policy 7: Heritage Interpretation**

Bylaw 15788  
Aug 29, 2011

*Rosssdale 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.*

Discussion

- 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 Rosssdale Urban Design Plan

**h) Policy 8: Pedestrian and Cycling Connections**

Bylaw 15788  
Aug 29, 2011

*The City will encourage pedestrian and cycling as modes of transportation in Rosssdale 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 Rosssdale 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**

Bylaw 15788  
Aug 29, 2011

*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 Rosssdale.*

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 Rosssdale.
- 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 Rosssdale Generating Station and is to be reflected in the Rosssdale Area Redevelopment Plan and the West Rosssdale Urban Design Plan.
- The bridge is to recognize the pedestrian oriented nature of the West Rosssdale area and the EPCOR's Rosssdale Generating Station as a major destination.

**j) Policy 10: River Promenade**

Bylaw 15788  
Aug 29, 2011

*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 Rosssdale would enhance one of the City's best assets – the North Saskatchewan River. Rosssdale 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*

**[deleted]**

*Bylaw 15788  
Aug 29, 2011*

### 3.8 Parks and Recreation Improvements Policies

Rosssdale contains three types of Parks and Recreation uses - Capital City Recreation Park space, Neighbourhood Parks and Recreation Facilities, and *Telus Field*.

#### 3.8.1 Capital City Recreation Park (CCRP)

This park is a regional open space and trail system along the River's edge. Rosssdale is presently at the western terminus of the designated CCRP system. The intent of the Plan is to upgrade the existing trail system and develop a stronger link between it and other City trails to the west in the Government Centre area and to the south side of the River. The Plan recommends a special viewpoint park treatment of the trail system at the river edge near 96 Avenue and 95 Avenue and the incorporation of new parks amenities in the redevelopment of the Rosssdale Brewery area of the CCRP. The design, of any improvements within the CCRP will include a review of natural areas along the river and means of preserving and enhancing those areas.

[deleted]

Bylaw 15788  
Aug 29, 2011

##### a) Policy 1: Capital City Recreation Park Viewpoints

The City will construct viewpoints as part of the Capital City Recreation Park improvements near the River's edge at 96 Avenue and 95 Avenue.

##### Discussion

- meets Objective 18 of this Plan.
- see Map 9 - Parks and Recreation Improvements.
- detailed design work for these viewpoints will be incorporated into the plans for the CCRP trail extension.

##### b) Policy 2: Capital City Recreation Park Improvements in Rosssdale Brewery Area

The city will improve the Capital City Recreation Park facilities near the Rosssdale Brewery site in conjunction with the Direct Control District specified in Section 3.5.1(c).

##### Discussion

- meets Objective 18 of this Plan.
- as part of the development of a concept for the DC1 area, the use of this area for picnicking and other family-oriented passive recreation activities, special events and neighbourhood needs will be reviewed.
- public washroom and cooking facilities are needed for users of the picnic area.
- see Map 9 - Parks and Recreation Improvements.

##### c) Policy 3: Diamond Park Improvements

*Community Services* will undertake a review of Diamond Park as part of the concept for the Direct Control area of which it is part.

##### Discussion

- meets Objective 18 of this Plan.
- see Map 4 - Future Land Use.
- Diamond Park's role as a neighbourhood or City-wide facility will be reviewed. This will complement the redevelopment of the Rosssdale



Brewery area as proposed in this Plan.

- see Map 4 and 9.

[deleted]

Bylaw 15788  
Aug 29, 2011  
Bylaw 15788  
Aug 29, 2011

**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 Rosssdale 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: Rosssdale Park**

Bylaw 15788  
Aug 29, 2011

*The City will utilize Rosssdale 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 Rosssdale Generating Station are opened to the public.

**3.8.2 Neighbourhood Parks and Recreation Facilities**

Several sports fields exist in Rosssdale including a baseball diamond and cricket pitch in Diamond Park and three baseball diamonds south of Donald Ross School. [deleted]

Bylaw 15788  
Aug 29, 2011

The Little Flower School building adjacent to *Telus Field* provides an adequate community league facility at the present time.

However, redevelopment will create an increasing demand for new community facilities in the future.

The Plan provides for the existing building to continue to function in the interim, and provides sufficient room for expansion when the community is in a position to develop a new facility.

Existing playground facilities will also be retained and improved.

**f) Policy 6: Donald Ross School Grounds**

The sports fields on the lands south of the Donald Ross School will be retained, and improved in the long term.

Discussion

- see Map 4 - Future Land Use.
- these sports fields are well used and form an important part of the neighbourhood park facilities.
- the school is still owned by the Edmonton Public School Board. It may be

available for school uses if student populations are large enough.

**g) Policy 7: Existing Community League Facility**

The existing Community League site and facilities will remain until there is a demand for a new facility.

Discussion

- meets Objective 16 of this Plan.
- the Community League feels that they are adequately served by the existing facility at present. However, they acknowledge that redevelopment will bring new residents which may create a demand for more extensive community league facilities in the future.
- the existing Little Flower School building may be relocated to a new site to consolidate all facilities.

[deleted]

*Bylaw 15788  
Aug 29, 2011*

**h) Policy 8: Existing Children's Playground**

The present children's playground south of 95 Avenue and east of 100A Street will remain in this location. The City and community will jointly upgrade the playground with new lighting and equipment as the need arises.

Discussion

- meets Objective 16 of this Plan.
- see Map 9 - Parks and Recreation Improvements.
- this location is suitable as the majority of family-oriented housing is located in South Rosedale.
- any improvements will be done under the Neighbourhood Park Development Program.

[deleted]

*Bylaw 15788  
Aug 29, 2011*

[Map deleted as per Bylaw 15788 Aug 29, 2011]

### 3.9 City-Wide Facilities Policies

#### a) Policy 1: Future of Existing Facilities

The existing *EPCOR Water, Infrastructure Services* and *Community Services* facilities will remain as long-term uses within the designated utilities area.

*Bylaw 15788  
Aug 29, 2011*

#### Discussion

- a review of these facilities has determined that their location in Rossdale is necessary.
- if any facility is considered surplus or is relocated, the City will initiate a study to identify alternate uses for the site.
- see Map 4 - Future Land Use and Map 11 - Districting Proposed.
- *EPCOR's Rossdale Generating Station is being decommissioned.*

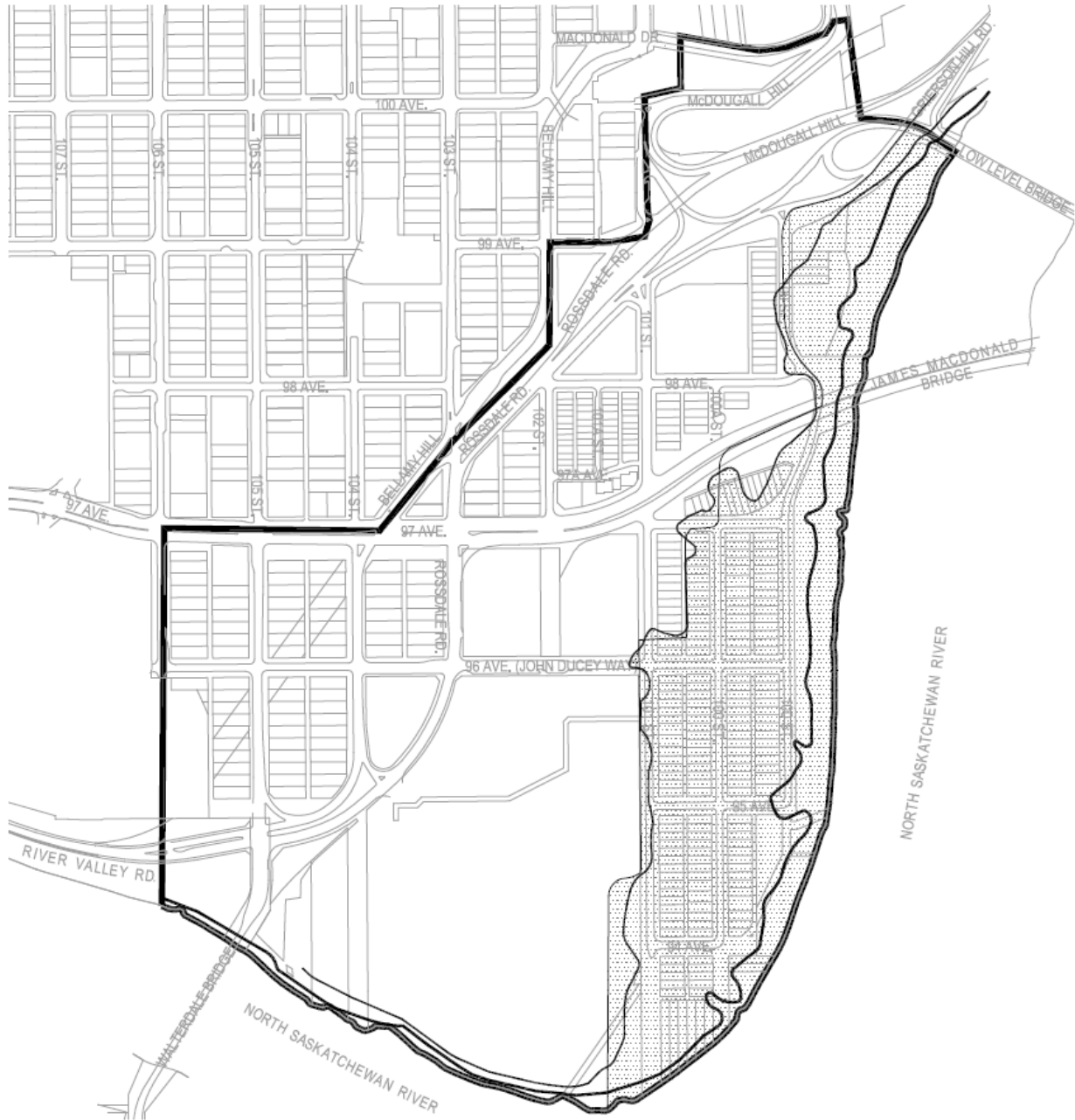
*Bylaw 15788  
Aug 29, 2011*

#### b) Policy 2: Noxious Materials and Procedures





The City will avoid the use of materials and/or procedures in the utilities area which are either hazardous or offensive to residents in the adjacent residential neighbourhood.

#### Discussion

- residents in the area have raised concerns about the use of chemicals and smoke during fire training procedures.
- *Community Services* has indicated that training with hazardous and/or noxious materials will not be carried out at this location.
- residents have noted occasional odours from the water treatment facility.



**Legend**

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

**Map 9**  
Floodplain Protection Area

**Rosedale**  
Area Redevelopment Plan  
Edmonton, Alberta



[Amended by Bylaw 15788 Aug 29, 2011]

### 3.10 Floodplain Management Policies

For the purposes of this Plan:

The 1:100 year floodplain is the geographic extent of land area which would be inundated by floodwater during a flood event which may occur once every 100 years and has a one percent (1%) chance of occurrence in any given year.

The 1:25 year floodplain is the geographic extent of land area which would be inundated by floodwater during a flood event which may occur once every 25 years and has a four percent (4%) chance of occurrence in any given year.

The intent of the Plan is to provide adequate flood protection for all new development. This is achieved by requiring that all development within the general flood-risk area take into account measures to minimize the potential for flood damage. In the high risk area (1:25 year), additional development restrictions are imposed which allow only park and recreation and essential utilities uses to be built.

**a) Policy 1: Floodplain Regulations**

The City will require that development within the 1:100 year floodplain satisfies the requirements of the Floodplain Protection Overlay (Schedule 812) in the Land Use Bylaw #5996 as amended.

Discussion

- *meets Objective 34 of this Plan.*
- *see Map 9 - Flood Protection Areas.*
- these procedures will alert owners/developers to the potential flood risks before building in the area. They will require that owners/developers consider due precautions to minimize the potential for flood damage.

*Bylaw 15788  
Aug 29, 2011*

**b) Policy 2: Development Restrictions**

The City will prohibit all new development within the 1:25 year floodplain, with the exception of parks and recreation facilities and utilities deemed essential by Council.

Discussion

- *meets Objective 34 of this Plan.*
- *see Map 9 - Flood Protection Areas.*
- This area is seen as being highly susceptible to flooding. All lands within the 1:25 year floodplain area are restricted to park uses through the Capital City Park Restricted Development Area (RDA) (except utility areas). However, certain facilities such as the Capital City Recreation Park Trail System and some essential City utilities located or partially located within the 1:25 year floodplain will undergo further expansion in future. As the area covered by the RDA is larger than that covered by the 1:25 year floodplain, there is an extra margin of safety built into this regulation which restricts all development.

*Bylaw 15788  
Aug 29, 2011*

**c) Policy 3: Existing Development**

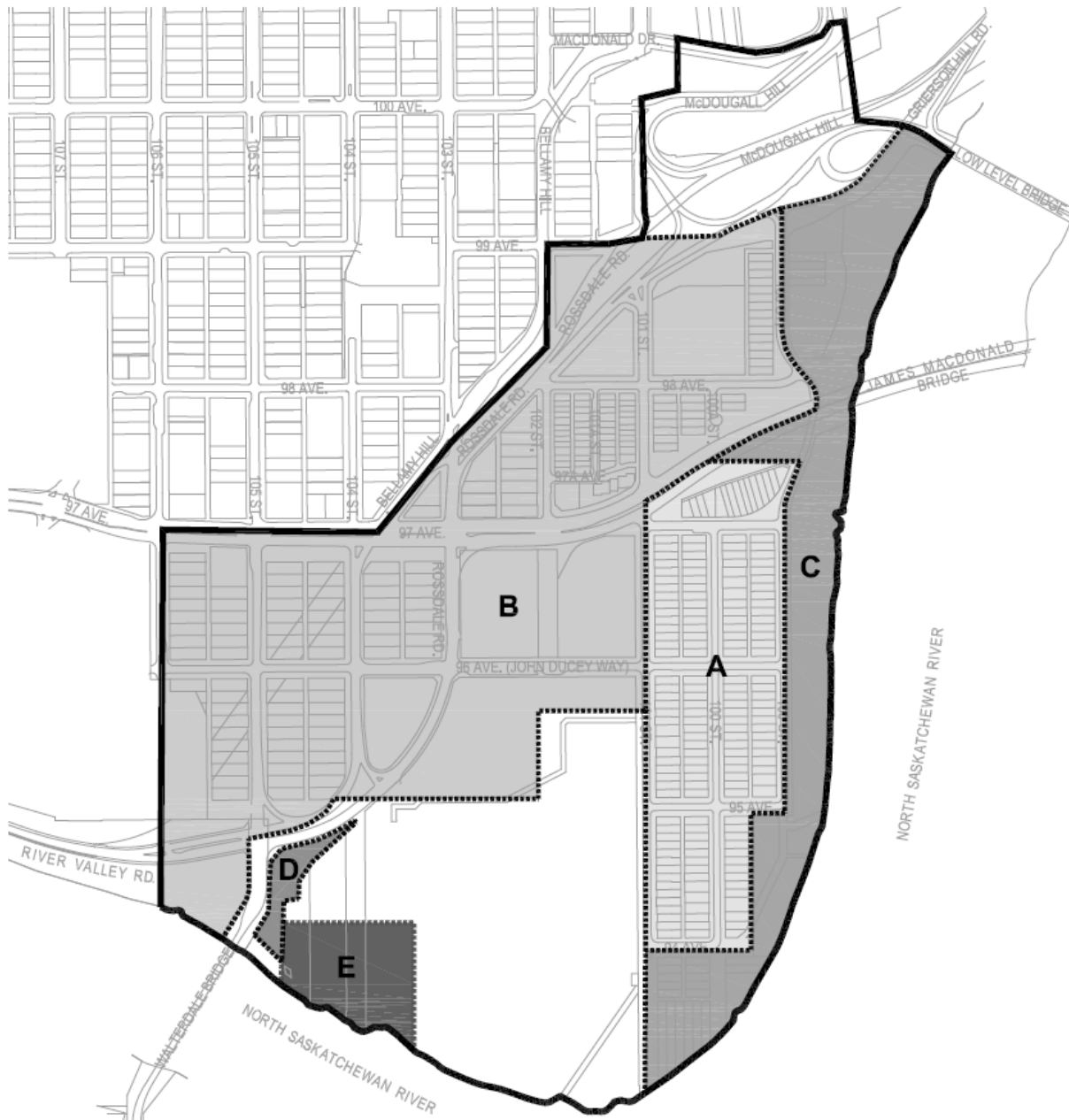
Development within the 1:100 year floodplain area, where lawfully existing on sites at the date of adoption of this Bylaw, is not subject to the regulations of the Floodplain Protection Overlay. However, all further undertakings which increase the flood-vulnerable floor space of a property will be required to meet these regulations.

Discussion







Bylaw 15788  
Aug 29, 2011

- *meets Objective 34 of this Plan.*
- further undertakings do not include works such as maintaining, repairing or upgrading existing structures. For example the following would not be considered further undertakings:
  - insulating
  - upgrading services (wiring, plumbing)
  - new roof
  - installation of a basement (if it does not lead to further flood hazard)
  - repairing a structure partially damaged by an act of nature
  - finishing a basement for a recreation room.
- a ground floor addition of approximately 14.0 m<sup>2</sup> (150.7 sq. ft.) or less.
- a further undertaking refers to new construction undertaken to buildings existing at the passing of this Bylaw which results in an increase in livable floor space.
- the following are examples of further undertakings:
  - finishing a basement as a suite or primary living quarters
  - a ground floor addition, which increases the livable floor space by 14.0 m<sup>2</sup> (150 sq. ft.) or more
  - rebuilding a structure with a larger flood vulnerable area than the original structure.
- persons seeking National Housing Act financing for redevelopment of an existing dwelling must still conform to Canada Mortgage and Housing Corporation requirements.

[Map deleted as per Bylaw 15788 Aug 29, 2011]



**Legend**

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

**Map 10**  
Land Disposal & Acquisition



**Rossdale**  
**Area Redevelopment Plan**  
Edmonton, Alberta

[Amended by Bylaw 15788 Aug 29, 2011]

### 3.11 Land Disposal Policies

Bylaw 15788  
Aug 29, 2011

#### 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 Rosssdale will be managed in a manner that mitigates disruption and nuisances such as noise, dust, and loss of privacy.

### 3.12 Land Acquisition and Development Policies

Bylaw 15788  
Aug 29, 2011

#### 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.

#### 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 Rosssdale area.. The City will explore ways to facilitate orderly and economic development in Rosssdale. These could include, but not be limited to activities such as acquisitions, consolidations, trades, road and lane closures and subdivisions of consolidated lots.

### 3.13 Fiscal Policies

#### a) Policy 1: Parkland Purchase Reserve Account

Funds derived from the disposition of publicly-owned lands in Rosssdale 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 Rosssdale recommended by this Plan, other than those improvements for which Provincial and Federal funding is being pursued.

Bylaw 15788  
Aug 29, 2011

#### b) Policy 2: Funding Capital Works

As discussed in the West Rosssdale 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.*

[Map deleted as per Bylaw 15788 Aug 29, 2011]

## SECTION 4 – IMPLEMENTATION PROGRAM

Implementation of the West Rosssdale Urban Design Plan within the context of the Rosssdale 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.

Bylaw 15788  
Aug 29, 2011

Synergies between improvements planned for the Legislature Grounds and West Rosssdale 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	Rosssdale 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 Rosssdale 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.	<i>Committee to be established that will work with Sustainable Development to oversee the integration of heritage commemoration in the public realm in West Rosedale</i>	<i>Program</i>	<i>SD EAUAC RCL</i>	<i>City Operating Budget</i>
9.	<i>Detailed Design Plans for Interpretation, Archaeological and Commemoration</i>	<i>Capital Project</i>	<i>SD</i>	<i>City Capital Budget/ Developer Public Art Contribution</i>
10.	<i>Detailed Design of Walterdale Bridge</i>	<i>Capital Project</i>	<i>TRANS</i>	<i>City Budget/ Provincial and Federal Grants</i>

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

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

9.	<i>Design and development of downtown gateways</i>	<i>Capital Projects</i>	<i>SD</i>	<i>City Capital Budget / Private Developer Public Art Contribution</i>
10.	<i>Staged Development of residential units and commercial space</i>		<i>SD</i>	<i>Proceeds from Land Sales</i>
11.	<i>Review and update of Rossdale Urban Design Plan at 10 year intervals</i>	<i>Policy</i>	<i>SD</i>	<i>City Operational Budget</i>

*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.*

## SECTION 5 – LAND USE REGULATIONS AND REDEVELOPMENT GUIDELINES

### 5.1 Introduction

This section outlines the application of the City of Edmonton Zoning Bylaw (Bylaw 12800) to the Rosssdale Area Redevelopment Plan area. It is provided for the convenience of the public and the guidance of the Development Officer in considering proposed development and exercising discretion pursuant to the Zoning Bylaw.

*Bylaw 12801  
May 30, 2001*

The Zoning Bylaw, as amended, regulates and controls the use and development of land within the boundaries of the Area Redevelopment Plan. The Bylaw takes precedence over any information provided in this section, and the public is advised to refer directly to the regulations of the Zoning Bylaw including the General Regulations and other applicable provisions.

Within a Plan area, certain regulatory aspects of conventional land use zones (such as minimum yard requirements or density, for example) may be modified in order to achieve certain policy or design objectives. Two ways to accomplish this are:

- *advice to the Development Officer* - guidelines established through the preparation of the Area Redevelopment Plan, and
- *overlay provisions* - regulations established through City-wide Overlays.

Advice to the Development Officer provides direction in the exercise of his authority to vary regulations when approving, refusing or imposing appropriate conditions on the development of lands, and are established as guidelines or directives in the Plan. Overlay provisions alter or add new regulations to the Zone, and are established as Citywide Overlays in the Zoning Bylaw itself. This Area Redevelopment Plan contains development guidelines for certain residential zones. Citywide Overlay provisions also apply to some of those zones.

For all lands not affected by overlay provisions, the development regulations for uses are those of the Zoning Bylaw. The Development Officer may consider the guidelines and vary certain regulations when authorized to use discretion. For those lands affected by both overlay provisions and guidelines, the regulations are those of the Zone as altered by the overlay, and the Development Officer will use discretion to approve, refuse or impose appropriate conditions on the development of those lands in consideration of the guidelines of this Plan.

In certain cases, site specific regulation is needed to provide for unique blends of uses and development regulations that cannot be found within the conventional zoning framework of the Zoning Bylaw. These direct control provisions are defined as follows:

DC1 Provision - The purpose of this provision is to provide for detailed, sensitive control of the use, development, siting and design of buildings and disturbance of land where this is necessary to establish, preserve or enhance:

- areas of unique character or special environmental concern as identified and specified in an Area Structure Plan or Area Redevelopment Plan; or
- areas or sites of special historical, cultural, paleontological, archaeological, natural, scientific, or aesthetic interest, as designated in the Historical Resources Act.

*Sustainable Development* will be responsible for the preparation of amendments to this Area Redevelopment Plan for Council approval, after a general meeting in the community, prior to Council's consideration of:

*Bylaw 12925  
January 9, 2002*

1. any development that substantially changes any objective or policy of the Plan;
2. any major new civic projects undertaken for arterial roadways or parks and recreation facilities which have not been described already in this Plan; and
3. where directed by Council.

The Plan amendment will be comprised of the following components:

1. full map and text amendments along with a discussion outlining the new planning rationale for the land use rezoning or other planning decision; and
2. circulation of the proposed Plan amendment and notification to the affected property owners and the Community League.

*[deleted]*

*Bylaw 15788  
Aug 29, 2011*

## **5.2 Redevelopment Guidelines**

The Rosssdale ARP proposes Redevelopment Guidelines for several districts which give additional direction for redevelopment. The guidelines reflect the intent of the plan with respect to building form, style, massing, and relationship to the street. These guidelines are complementary to the land use regulations but are a reference guide rather than a legal requirement for development.

## **5.3 RF3 – Rosssdale Low Density Redevelopment District**

### **5.3.1 Area of Application**

Applies to the area bounded by 101 street on the west, 94 Avenue on the south, the CCRP on the east and the James MacDonald Bridge on the north.

*Bylaw 12801  
May 30, 2001*

### **5.3.2 Rationale**

The RF3 area is a low density residential area where infill development on vacant lots and rehabilitation of existing housing are encouraged. The sub-area is predominantly single family, taking advantage of the quieter part of the Rosssdale area and its more secluded location from downtown and traffic arterials.

### **5.3.3 Redevelopment Guidelines**

The RF3 Zone provides opportunities to develop single family and semi-detached housing within South Rosssdale. This will ensure that the sub-area remains a low density predominantly single family enclave.

It also provides for the construction of two-family, triplex and apartment or row housing containing up to four units as discretionary uses. This type of development should be encouraged only in locations towards the ends of blocks and should be encouraged to front onto the Avenues.

### **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:*

*Bylaw 15788  
Aug 29, 2011*

- a) the minimum site area should be 300 m<sup>2</sup> for each Single Detached Dwelling;
- b) the minimum site width should be 10 m for each Single Detached Dwelling;
- c) the maximum site coverage for a Principal Building should not exceed 35% and for an accessory building should not exceed 15%. The maximum total site coverage should not exceed 45%;
- d) the minimum Front Yard should be 3.0m;
- e) any development which is located between 3.0 m and 5.0 m of the front lot line should have a Height no greater than one storey or 3.3 m. The Development Officer may allow an increase in Height of this portion of the site provided that all of the following criteria are met:
  - i) the development remains one storey for that portion of the site;
  - ii) the increase in Height is related to flood proofing; and
  - iii) the increase in Height provides a design more compatible with the streetscape;
- f) the minimum Rear Yard for an accessory building should be 1.2 m;
- g) Side Yards should be established on the following basis:
  - i) on a corner site where the building fronts on the Front Yard, the minimum Side Yard abutting a flanking public roadway other than a lane should be 20% of the site width, to a maximum requirement of 3.0 m. The Side Yard abutting a flanking public roadway may be reduced to 1.5 m where development between 1.5 m and 20% of the site width from the side lot line does not have a Height greater than the limit prescribed in (e) and is an open area such as a side porch or veranda; and
  - ii) on a corner site where the building fronts on a flanking public roadway other than a lane, the minimum Side Yard abutting the flanking public roadway should be 3.0 m;
- h) Notwithstanding any other provisions of the Zoning Bylaw, the subdivision officer may approve the creation of a lot of less frontage or area than those required in this Zone if such lot is created in recognition of an encroachment of a building existing at the date of the passage of Bylaw 8139. Such lot will be considered to conform for the purposes of the Permitted and Discretionary Uses;
- i) Where the Accessory Building is a detached garage and where the vehicle doors of the detached garage face the rear property line of the site, no portion of the garage should be located less than 1.2 m from the rear property line;
- j) Where the Accessory Building is a detached garage, the vehicle doors of the detached garage should not face any flanking public roadway;
- k) No entry to any new Dwelling should be placed on the side walls:
  - i) where the Side Yard is less than 3.0 m; or
  - ii) unless the entrance is generally oriented toward the front or rear of the property to ensure the privacy of adjacent properties. On a corner site, a side entrance to the flanking roadway or lane may be allowed where, in the opinion of the Development Officer, the building is oriented toward the Front Yard and the side entrance is secondary.

**5.4 RF6 – Medium Density Multiple Family District**

(Section 170, Land Use Bylaw)

**5.4.1 Area of Application**

Applies to the Ross Flats Apartments located at the southwest corner of 96 Avenue and 101 Street.

**5.4.2 Rationale**

The RF6 district recognizes the existing use on the site.

**5.5 [deleted]**

*Bylaw 16543  
August 26, 2013*

*Sections 5.6 and 5.7 removed by Bylaw 12801 – May 30, 2001*

**5.8 [deleted]**

*Bylaw 15788  
Aug 29, 2011*

**5.9 [deleted]**

*Bylaw 15788  
Aug 29, 2011*

**5.10 [deleted]**

*Bylaw 15788  
Aug 29, 2011*

**5.11 A – Metropolitan Recreation District**

(Section 540, Land Use Bylaw)

**5.11.1 Area of Application**

Generally, all those lands within the Capital City Recreation Park (except the Rossdale Brewery area), *Telus Field* and some of the lands along the Valley edge in North Rossdale.

**5.11.2 Rationale**

To provide a district for publicly owned, regional recreational facilities.

**5.12 DC1 (Area 1) Rossdale Brewery Area Direct Control District**

*Bylaw 16543  
August 26, 2013*

**5.12.1 General Purpose**

To preserve the Rossdale Brewery- a designated historic resource- and provide a district for a mix of residential, parks, commercial, entertainment, cultural and educational uses appropriate to its relationship to the downtown and the river edge and to the River Valley lands. A mixed-use urban environment with a balanced range of opportunities for living, working and recreation will be encouraged.

**5.12.2 Area of Application**

A portion of North Rossdale generally located north of 97 Avenue NW, east of 101 Street NW, and south of Rossdale Road NW, as shown on Appendix 1 annexed to the Bylaw adopting this Provision.

**5.12.3 Uses****Sub Area A**

- a. Apartment Housing
- b. Creation and Production Establishments
- c. Duplex Housing
- d. General Retail Stores which do not exceed 150 m2
- e. Hotels
- f. Major Eating and Drinking Establishments



- g. Minor Eating and Drinking Establishments
- h. Professional, Financial and Office Support Services
- i. Row Housing
- j. Semi-Detached Housing
- k. Single Detached Housing
- l. Stacked Row Housing
- m. Public Libraries and Cultural Exhibits
- n. Public Park
- o. Fascia On-Premise Signs
- p. Projecting On-Premise Signs
- q. Temporary Signs, excluding trailer mounted signs and/or signs with changeable copy

**Sub Area B – Rossdale Brewery**

- a. Apartment Housing
- b. Row Housing
- c. Single Detached Housing, only for Lot 17, Block 7, Plan Q
- d. Stacked Row Housing
- e. Live Work Unit
- f. Minor Home Based Business
- g. Bars and Neighbourhood Pubs, for less than 200 occupants and 240m<sup>2</sup> of Public Space
- h. Creation and Production Establishments, with a Floor Area up to 480m<sup>2</sup>
- i. General Retail Stores, with a Floor Area up to 480 m<sup>2</sup>
- j. Hotels
- k. Professional, Financial and Office Support Services, with a Floor Area up to 200m<sup>2</sup>
- l. Restaurants, for less than 400 occupants and 480m<sup>2</sup> of Public Space
- m. Specialty Food Services, for less than 400 occupants and 480m<sup>2</sup> of Public Space
- n. Fascia On-Premise Signs
- o. Projecting On-Premise Signs
- p. Temporary Signs, excluding trailer mounted signs and/or signs with changeable copy

**Sub Area C – Public Parks**

- a. Child Care Services
- b. Child Care Services
- c. Community Recreation Services
- d. Indoor Participant Recreation Services
- e. Outdoor Participant Recreation Services
- f. Public Park
- g. Natural Science Exhibits
- h. Public Libraries and Cultural Exhibits
- i. Restaurants, for less than 100 occupants and 120 m<sup>2</sup> of Public Space
- j. Specialty Foods Services, for less than 100 occupants and 120 m<sup>2</sup> of Public Space
- k. Spectator Entertainment Establishments
- l. Spectator Sports Establishments
- m. Fascia On-premises Signs
- n. Freestanding On-premises Signs
- o. Projecting On-premises Signs
- p. Temporary On-premises Signs

**Sub Area D – Metropolitan Recreation**

- a. Child Care Services

- b. Community Recreation Services
- c. Exhibition and Convention Facilities
- d. Greenhouses, Plant Nurseries and Market Gardens
- e. Indoor Participant Recreation Services
- f. Minor Impact Utility Services
- g. Natural Resource Development
- h. Natural Science Exhibits
- i. Outdoor Participant Recreation Services
- j. Protective and Emergency Services
- k. Public Libraries and Cultural Exhibits
- l. Public Park
- m. Spectator Entertainment Establishments
- n. Spectator Sports Establishments
- o. Fascia On-premises Signs
- p. Freestanding On-premises Signs
- q. Projecting On-premises Signs
- r. Temporary On-premises Signs

#### **5.12.4 Development Regulations**

##### **5.12.4.1 Development Regulations for Sub Area A**

- a. The maximum building Height shall not exceed 15 m nor 3½ storeys.
- b. Development within the Floodplain shall comply with the Floodplain Protection Overlay – Section 812.
- c. Commercial development will be concentrated generally in the Rosedale Brewery building and on lands immediately surrounding the Brewery on the west side of 100 Street.
- d. Commercial or Urban Service Uses will be limited to small scale operations no larger than 500 m<sup>2</sup> gross Floor Area for each business.
- e. Single-detached housing, duplex housing and semi-detached housing shall comply with the Redevelopment Regulations of the RF3 Zone
- f. For all other housing types in Residential Uses:
  - i. The minimum front Setback shall be 2.5 m
  - ii. The minimum rear Setback shall be 3 m
  - iii. The Minimum Private Outdoor Amenity Area shall be 12 m<sup>2</sup> per Dwelling for Dwellings any part of which is contained in the lowest storey and 6 m<sup>2</sup> per Dwelling for Dwellings no part of which is contained in the lowest storey. Private Outdoor Amenity Area at ground level shall not be provided in the front Yard.
  - iv. The maximum residential density shall be 155 dwellings/ha
- g. Entries to Dwellings at the first and second floor shall be directly accessible to the street.
- h. Parking shall be provided in accordance with Section 54.
- i. Parking must be provided in a manner such that it is screened from adjacent streets.
- j. Access to parking and loading areas should be via the lane but, where not feasible, established with minimum disruption to pedestrian use of the streets.
- k. Landscaping shall be provided in accordance with Section 55.
- l. Roof tops shall be designed and oriented such that mechanical equipment is screened from view.

- m. New housing in the form of Apartment, Row, and Stacked Row Housing is the preferred housing form and will be encouraged over Single Detached, Semi-detached and Duplex Housing.
- n. Signs shall be in accordance with Schedule 59H of the Zoning Bylaw.

**5.12.4.2 Development Regulations for Sub Area B Rosssdale Brewery**

- a. Development shall be in general conformance with Appendix 2 (Concept Site Plan).
- b. For the purposes of this Bylaw, building Height shall be calculated using the geodetic grade elevation of 622.25 and shall not exceed 19 m.
- c. Notwithstanding Section 4.2(b) a single feature identification spire is permitted within the zone subject to the following restrictions:
  - i. The maximum Height of the spire shall be 26m and not exceed 15 m<sup>2</sup> in area
  - ii. The spire shall be located adjacent to and east of the Brewery, within the adjoining commercial quadrant generally as shown on Appendix 2.
  - iii. Finish materials of the spire shall be predominantly brick to match the brewery brick.
  - iv. The spire shall contain no occupancy other than an elevator or stairwell.
  - v. Signage shall be complementary and sensitive to the adjacent Brewery.
  - vi. Signage shall be limited to Fascia On-premises Signs.
- d. Minimum Setbacks shall be as indicated in Appendix 3 (Setbacks) attached.
- e. The minimum Amenity Area shall be 7.5 m<sup>2</sup> per Dwelling.
- f. The maximum Density shall be 155 dwellings/ha.
- g. Commercial Uses shall be generally concentrated in the Rosssdale Brewery building and on lands immediately surrounding the Brewery on both sides of 100 Street as per Appendix 2 (Concept Site Plan).
- h. All ground floor Commercial Uses shall provide weather protection in the form of a canopy or other architectural element at the entries.
- i. Entries to residential Dwellings at the first and second floor shall be directly accessible at grade.
- j. The Owner shall submit a Crime Prevention Through Environmental Design (CPTED) Assessment that shall be to the satisfaction of the Development Officer prior to the issuance of a Development Permit to ensure that development on the Site provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City (City of Edmonton, 1995).
- k. Signs shall be in accordance with Schedule 59H of the Zoning Bylaw.

**Parking, Loading and Storage**

- a. Vehicular and Bicycle Parking shall be provided and located to the satisfaction of the Development Officer in consultation with Transportation Services and in accordance with Section 54 of the Zoning Bylaw.
- b. Notwithstanding Section 4.2.1(a) minimum vehicular parking requirements shall be as follows:

Use	Vehicle Parking Spaces Required
Apartment Housing, Row Housing, Stacked Row Housing	
Bachelor Suite and Bed Sitting room	0.5 parking stall/unit
One bedroom Dwelling Units	0.75 parking stall / unit
Two or more bedroom Dwelling Units	1.0 parking stall / unit
All Non-Residential Uses	Minimum of 1 parking stall / 300m <sup>2</sup> of gross floor area Maximum of 2.0 parking stall / 100m <sup>2</sup> of gross floor area

- c. For the purposes of parking, Area 1, Sub Area B shall be considered one site.
- d. All required vehicular parking shall be provided underground, except residential visitor vehicular parking to a maximum of 6 spaces.
- e. A maximum of one (1) loading space shall be provided and shall be a minimum of 3.7 m by 5.5 m. Loading and unloading may occur in parking; but, only in off hours.
- f. Loading, storage and trash collection areas shall be concealed from view from adjacent roadways and sites in accordance with the provisions of Section 55 of the Zoning Bylaw. Trash collection and storage areas shall be located within the building. Trash collection areas shall be designed to the satisfaction of the Development Officer in consultation with Waste Management and Transportation Services.
- g. Access to parking and loading areas should be via the lane but, where not feasible, established with minimum disruption to pedestrian use of the streets. Access to underground parking shall not be permitted via 98 Avenue west of 100 Street.
- h. The driveway ramps for underground parking structures shall be at grade at the property line and must not exceed a slope of 6% for a distance of 4.5m inside the property line, or to the satisfaction of the Development Officer in consultation with Transportation Services.
- i. Retaining walls adjacent to parkade ramps shall not exceed 0.3m in height within 3.0m of property line.
- j. Parkade ramp retaining walls that are visible from the street and/or pedestrian connections shall be architecturally treated and articulated, to the satisfaction of the Development Officer.
- k. Any portion of the Parkade that is exposed shall be designed and articulated to the satisfaction of the Development Officer.

#### **Landscaping**

- a. Streetscape improvements along 100 Street, including boulevard trees spaced at a maximum of 10 m and sidewalk upgrades, shall be required as a condition of the issuance of the development permit for the adjacent site, to the satisfaction of the Development Officer in consultation with Transportation Services.
- b. A Landscape Plan prepared by a registered Landscape Architect shall be submitted as a condition of the issuance of the development permit for the portion of the Site being developed, to the satisfaction of the Development Officer as per Section 55 of the Zoning Bylaw.

**Pedestrian Connections**

- a. The owner(s) shall design and construct a publicly accessible internal minimum clear width 3.0 m hardscaped pedestrian walkway, including lighting and landscaping, connecting the River Valley to the Rossdale Community, as generally shown in Appendix 4 (Pedestrian Connection Plan) and to the satisfaction of the Development Officer in consultation with Transportation Services and Parks Planning. The hardscaped pedestrian pathway shall be constructed wholly on private lands east of alley west of 100 Street NW (Lot 12-15, Block 15, Plan Q; Lot 19-20, Block 7, Plan Q; and Lot 2, Block 2, Plan 0021114) and 1.5 m on private (Lot 2, Block 2, Plan 0021114) and 1.5 m on public lands west of the alley as shown on Appendix 4 (Pedestrian Connection Plan).
  - i. The owner(s) shall enter into a Utility Right-of-Way Agreement for those portions of the hardscaped pedestrian walkway that are located within private property.
  - ii. Prior to the issuance of Development Permit, the owner(s) shall register a Public Access Easement to ensure the public access along the hardscaped pedestrian pathway. The easement shall make the private property owner(s) responsible for maintenance and liability.
- b. Off-site Improvements
  - i. The owner shall design and construct a minimum clear width 3.0 m hardscaped pedestrian walkway connecting the internal path aforementioned in Section 4.2.3 (a) to the River Valley Trail System to the satisfaction of Development Officer in consultation with Transportation Services and Parks Planning.

**Urban Design and Architectural Treatment**

- a. Massing and exterior treatments for the development shall be in general conformance with Appendix 5 (Massing and Elevation Treatments).
- b. Buildings shall be constructed with durable, high quality materials. The use of vinyl and masonry stucco as a finishing material shall not be permitted.
- c. Buildings adjacent to the Brewery shall be constructed and consist of a compatible architecture style with the Brewery to the satisfaction of the Development Officer in consultation with the Heritage Officer.
- d. Facades shall be designed to articulate individual units through the use of entrance features, roofline features, recessed or projected features, colours, materials or other architectural elements.
- e. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
- f. Active commercial frontages, generally as shown on Appendix 6 (Active Frontages Plan), shall be developed providing direct entrances and windows fronting onto pedestrian circulation spaces. Provide clear glazing on at least 60% of ground floor windows at these locations. Provide weather protection in the form of canopies or other architectural elements above commercial entrances to create a comfortable pedestrian environment.
- g. Active residential frontages, generally as shown on Appendix 6, shall be developed providing such features as porches, staircases, stoops, semi-private outdoor areas or landscaped yards.

**Heritage – Preservation of the Brewery Building**

- a. The Brewery building shall be preserved and any development shall be in

- accordance with the associated designating Bylaw 16360 (as a Municipal Historic Resource).
- b. The Brewery facades (north, west, and the roof), to the extent outlined in Bylaw 16360 shall be protected and form the exterior of the building.
- c. Additions to the Brewery shall be minimized and designed such that it retains its prominence and appearance as a standalone building.
- d. Additions, alterations, and changes shall respect the original character of the building, materials, and architectural features.

### **Flood Proofing**

- a. Development within the Floodplain shall to the satisfaction of the Development Officer:
  - i. comply with the Floodplain Protection Overlay – Section 812;
  - ii. have no bedrooms below grade;
  - iii. flood-proofing of electrical panel and heating units;
  - iv. provide site and basement drainage plans; and
  - v. the grading plan shall mitigate impacts of flooding.

### **Green Sustainable Practices and Targets**

- a. Green sustainable targets shall be applicable to new construction within the zone and shall include the following:
  - i. A minimum of 50% of residential and residential related building roof areas shall be covered with high emissivity roofing (emissivity of 0.9 or greater), vegetated roofing, or a combination thereof.
  - ii. The design shall reduce energy consumption by 24% over the comparable Canadian Model National Energy Code Building (1997).
  - iii. The project shall meet the LEED fundamental refrigerant management prerequisite requirements (no CFC use in HVAC equipment).
  - iv. The project's plumbing fixtures shall meet the LEED baseline standard for water use.
  - v. Lighting in all residential common areas and commercial areas shall exceed the efficiency specified in the Model National Energy Code for Buildings by 15% (1997) and shall comply with IES recommendations for illumination levels and lighting energy density.
  - vi. The design shall specify paints with VOC emissions that do not exceed the VOC and chemical component limits of Green Seal's Standards SS-11 January 1997 requirements or acceptable alternate standard.
- b. Demonstration of compliance for each stage of the development shall be provided with declaration of performance letters pertaining to each sustainable target signed by a design professional to the satisfaction of the Development Officer. The declaration of performance letters may be signed by the appropriate team member working on a specific sustainable target or by an independent design professional retained by the owner(s) to verify the design adherence to a particular sustainable target.

### **Environmental**

- a. Prior to the release of drawings for Building Permit review, the applicant and/or owner shall provide to the satisfaction of the Development Officer and the Environmental Planning Group in consultation with Alberta Environment and Sustainable Resource Development, Alberta Health Services, and

Transportation Services that the lands have been remediated to allow for the intended use.

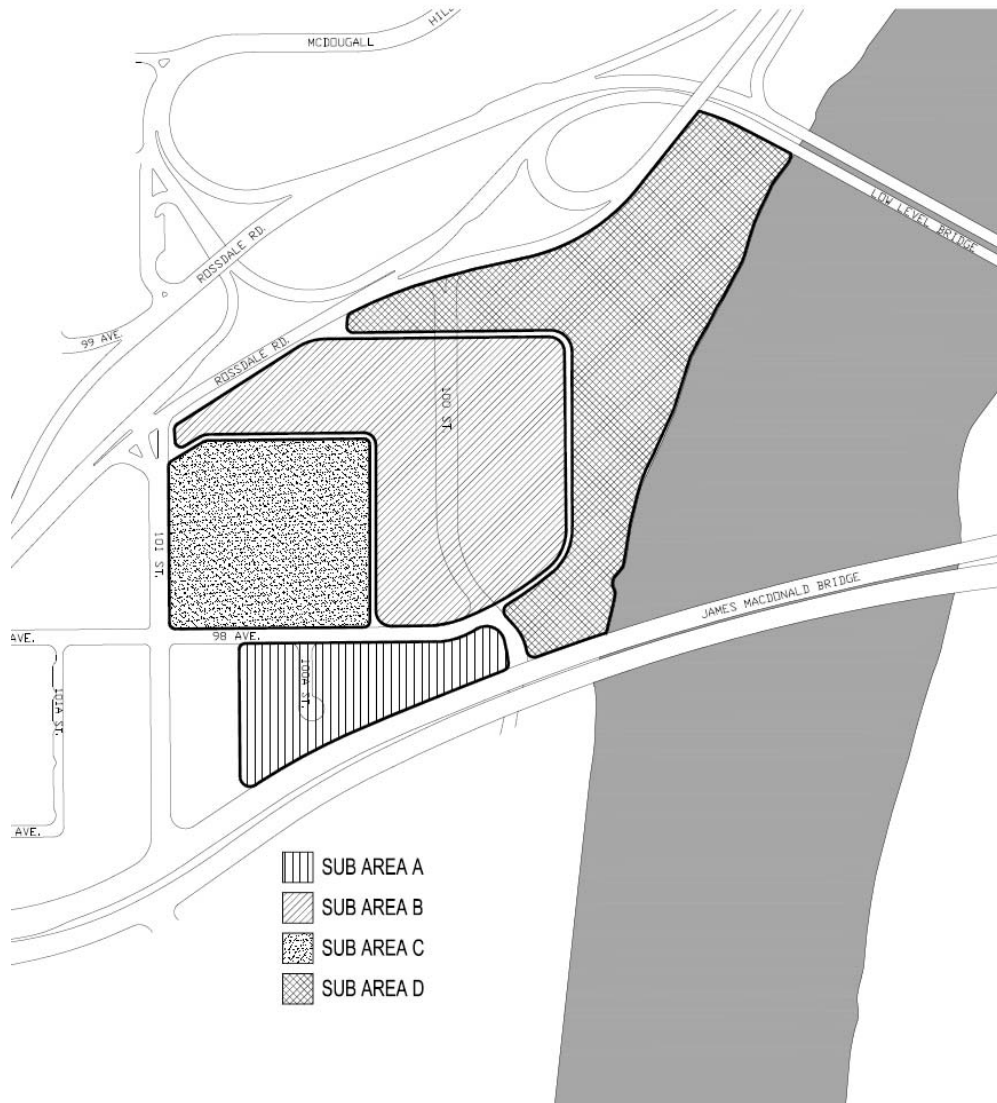
- b. Lot 17, Block 7, Plan Q may develop Single Detached Housing without Environmental review.

**5.12.4.3 Development Regulations for Sub Area C Public Parks**

- a. The minimum Front Setback shall be 6.0 m.
- b. The minimum Rear Setback shall be 7.5 m.
- c. The minimum Side Setback shall be 4.5 m.
- d. The maximum building Height shall be 10.0 m unless otherwise approved by the Development Officer where deemed appropriate for the Use and having regard to the Height allowed in adjacent Zones.
- e. Signs shall comply with the regulations in Schedule 59C.
- f. Prior to the release of drawings for Building Permit review, the applicant and/or owner shall provide to the satisfaction of the Development Officer and the Environmental Planning Group in consultation with Alberta Environment and Sustainable Resource Development, Alberta Health Services, and Transportation Services that the lands have been remediated to allow for the intended use.

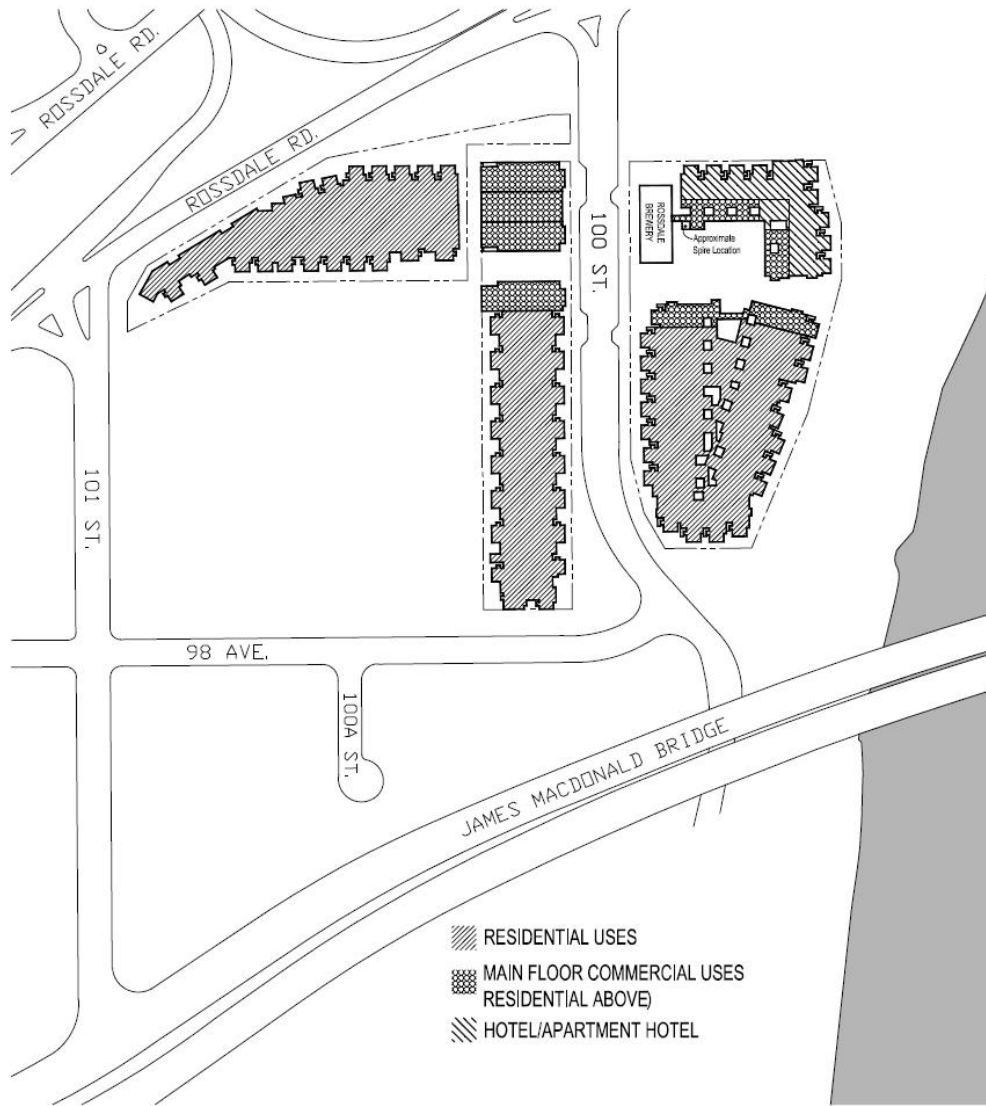
**5.12.4.4 Development Regulations for Sub Area D Metropolitan Recreation**

- a. The minimum Front Setback shall be 7.5 m.
- b. The minimum Rear Setback shall be 7.5 m.
- c. The minimum Side Setback shall be 7.5 m.
- d. The maximum Building Height shall be 10.0 m unless otherwise approved by the Development Officer where deemed appropriate for the Use.
- e. An environmental review for all developments may be required prior to the issuance of a Development Permit at the discretion of the Development Officer.
- f. Where a Single Detached Dwelling is developed in this Zone, a maximum of one Dwelling per lot shall be allowed.
- g. Signs shall comply with the regulations found in Schedule 59H.
- h. Prior to the release of drawings for Building Permit review, the applicant and/or owner shall provide to the satisfaction of the Development Officer and the Environmental Planning Group in consultation with Alberta Environment and Sustainable Resource Development, Alberta Health Services, and Transportation Services that the lands have been remediated to allow for the intended use.

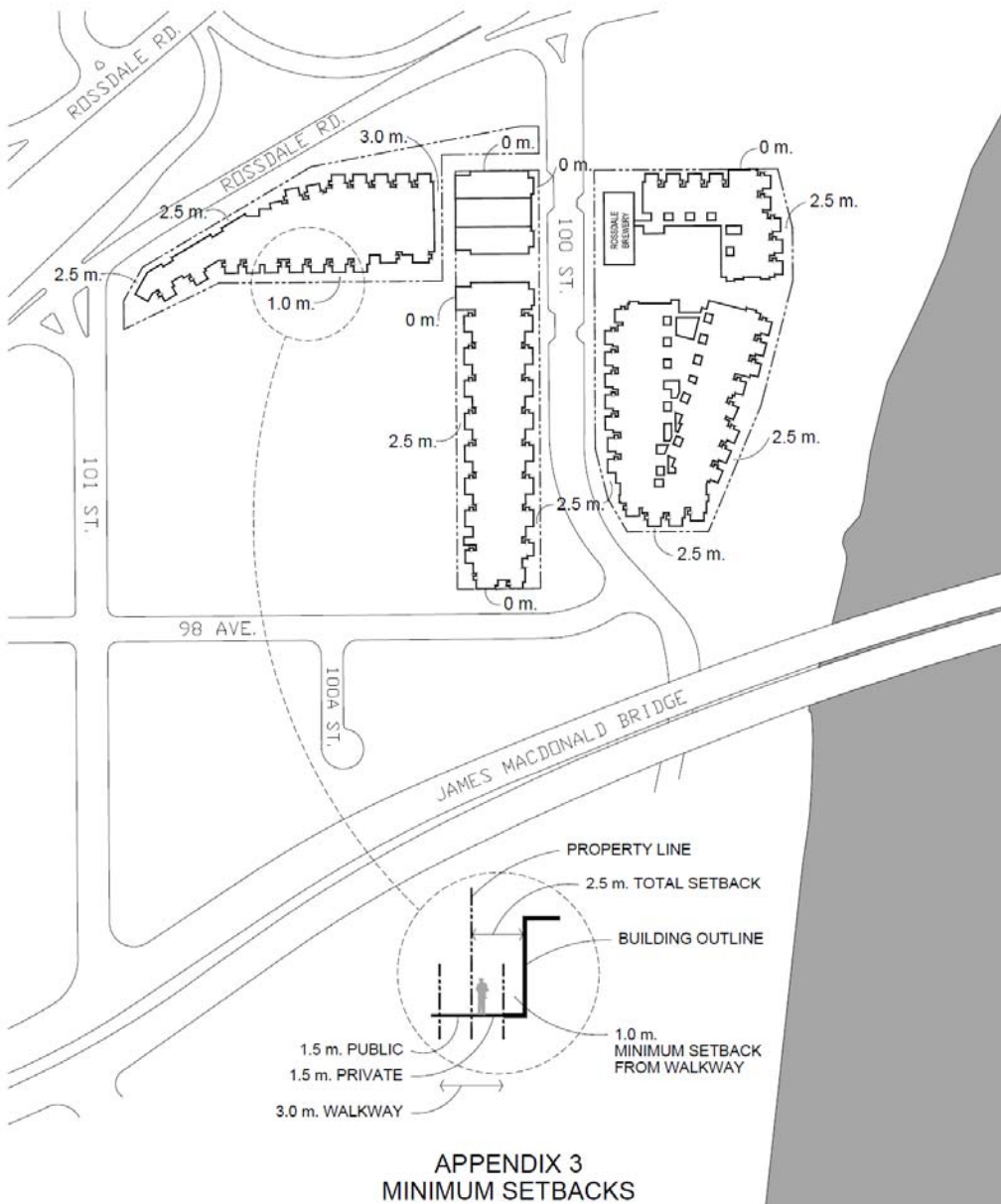


APPENDIX 1  
LAND USE DISTRIBUTION

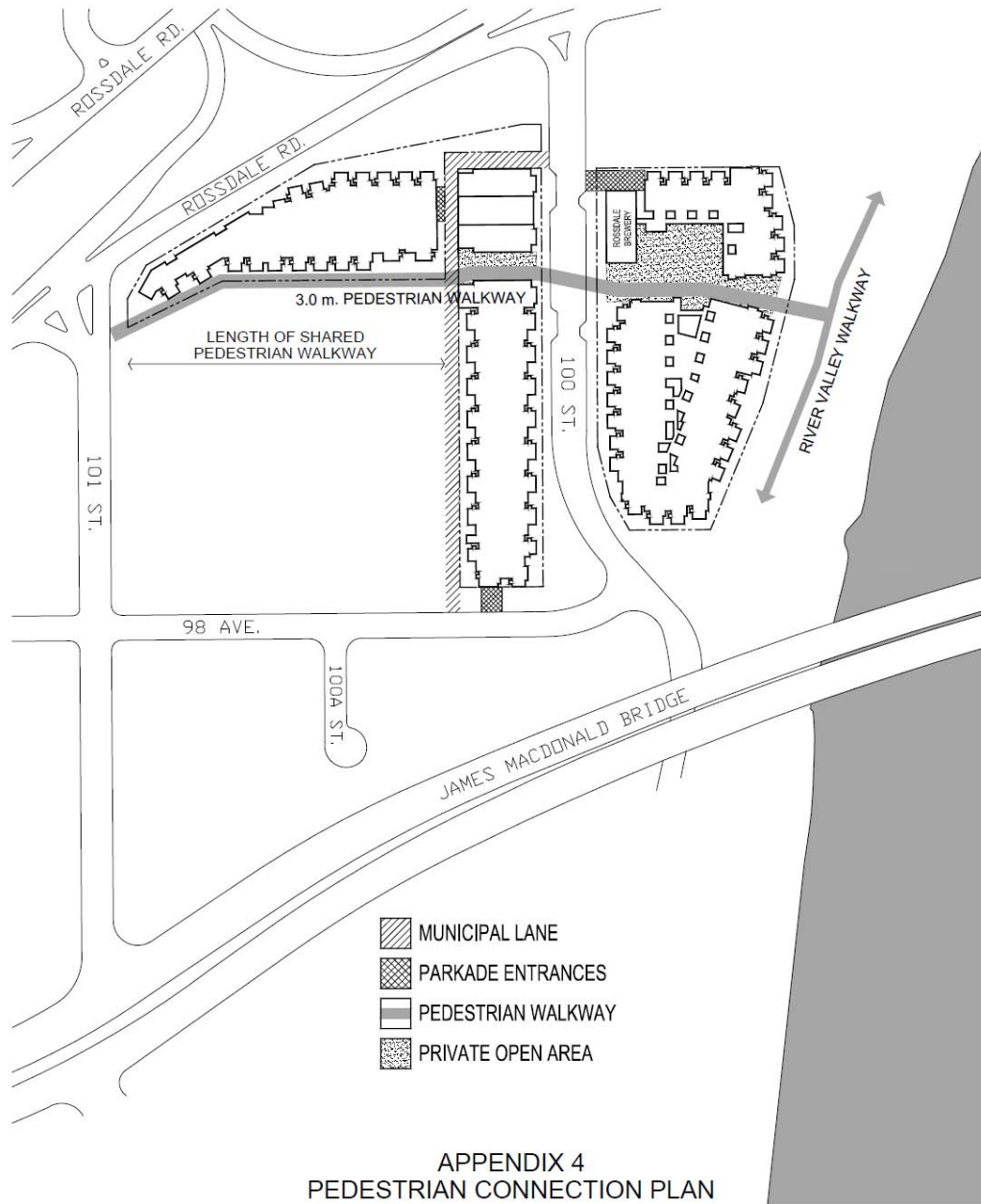




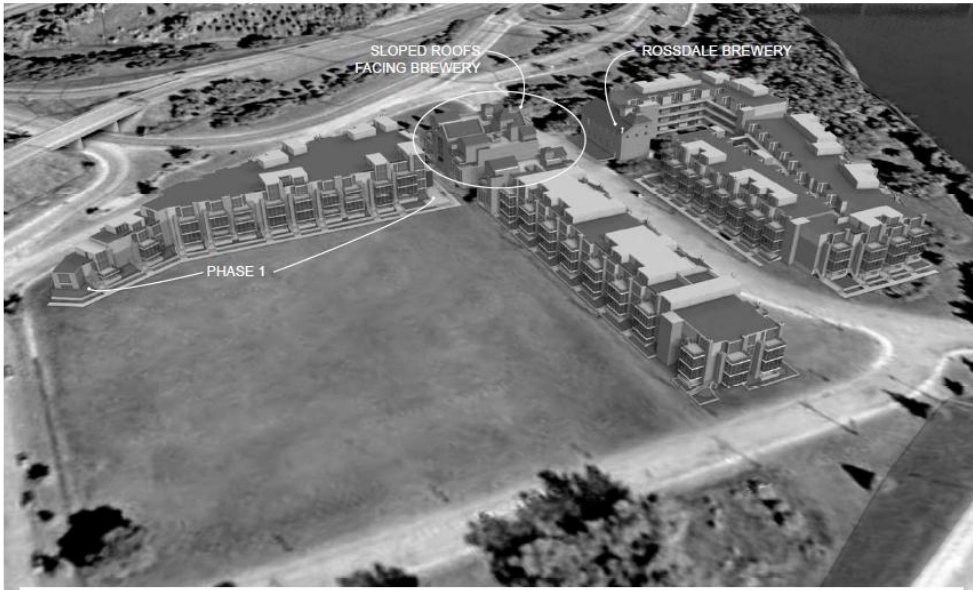
**APPENDIX 2  
CONCEPT SITE PLAN**



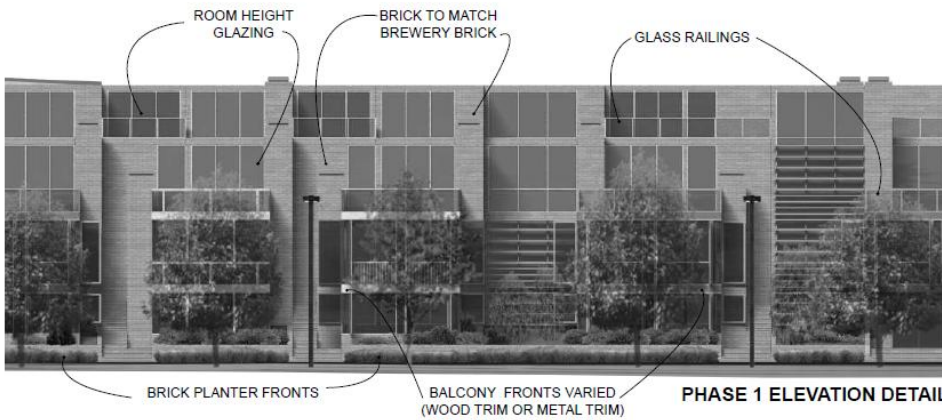
APPENDIX 3  
MINIMUM SETBACKS



APPENDIX 4  
PEDESTRIAN CONNECTION PLAN

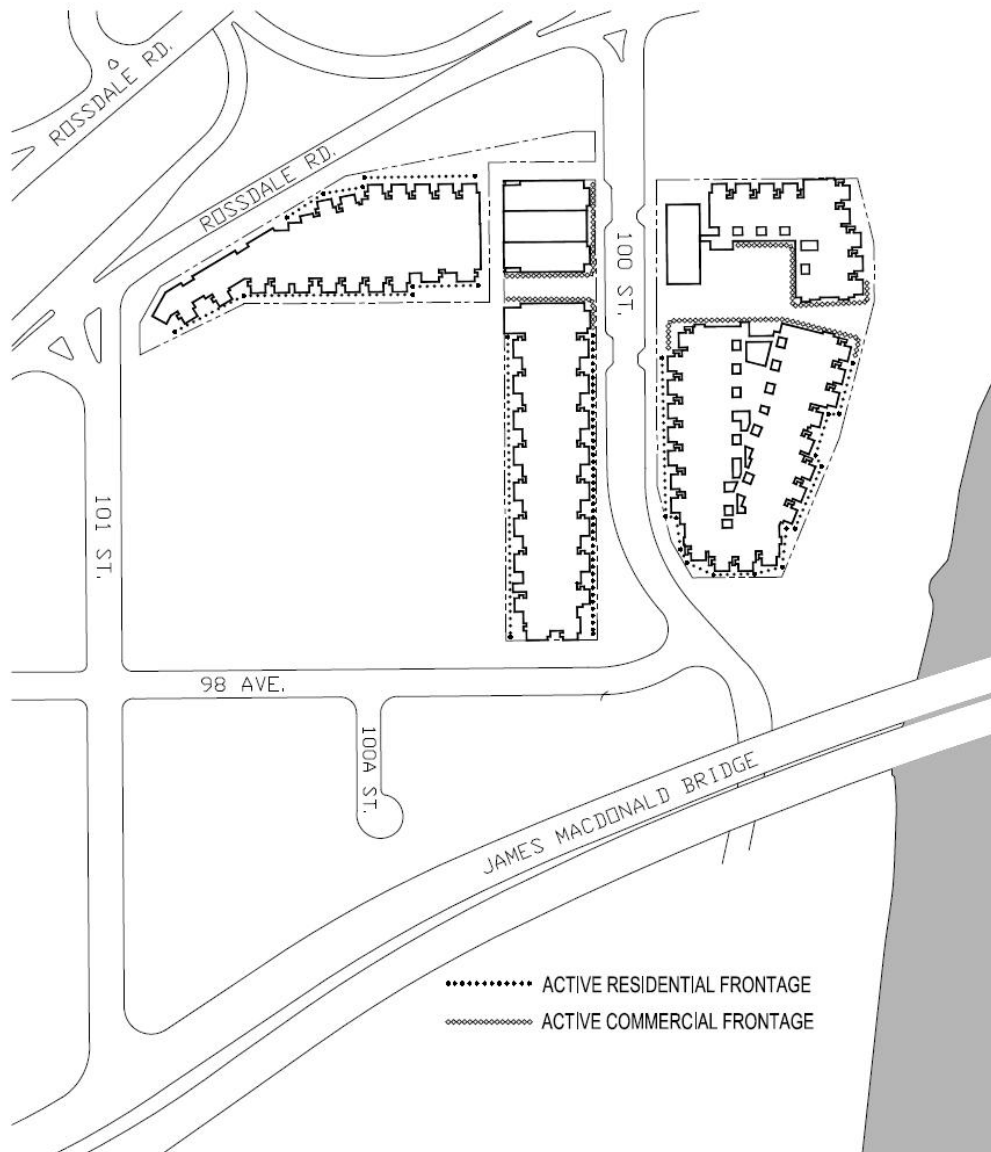


OVERALL SITE MASSING



PHASE 1 ELEVATION DETAIL

**APPENDIX 5  
MASSING & ELEVATION TREATMENTS**



**APPENDIX 6  
ACTIVE FRONTAGES PLAN**

**5.13 DC1 (Area 2)***Bylaw 12801  
May 30, 2001***5.13.1 Area of Application**

Applies to a portion of North Rosssdale east of Rosssdale Road and north of 97 Avenue designated DC1 in the Zoning Bylaw and shown as DC1 (Area 2) in Map 11.

**5.13.2 Rationale**

Intended as a medium density, predominately residential area with small-scale street oriented housing, with provision for commercial office uses located in the southern portion of North Rosssdale along 97 Avenue.

**5.13.3 Redevelopment Guidelines**

Guidelines recognize the impacts of traffic and noise from 97 Avenue, proximity to the downtown and the River, the sub-area's high visibility from the River Valley edge and views of downtown.

Site design is very important in mitigating traffic and noise.

Building height and style will dictate the quality of views into, out of, and within the area.

A system of pedestrian oriented streets and public spaces connect the area to the River and downtown.

New housing in the form of apartment, row, and stacked row housing is the preferred housing form and will be encouraged over single detached, semi-detached and duplex housing.

**5.13.4 Uses**

- a) Apartment Housing
- b) Apartment Hotels
- c) Boarding and Lodging Houses
- d) Business Support Services
- e) Child Care Services
- f) Convenience Retail Stores
- g) Duplex Housing
- h) Fascia on premises signs
- i) Freestanding on premises signs
- j) Indoor Participant Recreation Services
- k) Limited Group Homes
- l) Major Home Based Business
- m) Minor Home Based Business
- n) Personal Service Shops
- o) Professional, Financial and Office Support Services
- p) Projecting on premises signs
- q) Row Housing
- r) Semi-detached Housing
- s) Single Detached Housing
- t) Temporary on premises signs

**5.13.5 Development Regulations**

- a) the maximum total Floor Area Ratio shall be 1.5;
- b) the maximum Density shall be 155 dwellings/ha;
- c) the maximum Density shall be 155 dwellings/ha;
- d) the minimum Front Yard shall be 2.5 m, except for structures fronting on Rosssdale Road, where the minimum Front Yard shall be 3.5 m and for residential structures fronting on 97 Avenue where the minimum Front Yard shall be 8.0 m. For commercial structures fronting on 97 Avenue no Yard is required;

- e) the minimum Rear Yard shall be 3.0 m;
- f) parking shall be provided in accordance with the Zoning Bylaw;
- g) parking must be provided underground or in a manner such that it is screened from view from adjacent streets;
- h) parking and loading facilities shall not front onto public roadways;
- i) the maximum total site coverage shall be 55%;
- j) a minimum Private Outdoor Amenity Area of 12 m<sup>2</sup> per Dwelling shall be provided for Dwellings any part of which is contained in the lowest storey and 6 m<sup>2</sup> per Dwelling shall be provided for at least 75% of Dwellings no part of which is contained in the lowest storey. Private Outdoor Amenity Space at ground level shall not be provided in the Front Yard. Ground related Amenity Space shall equal at least 25% of the total site area;
- k) a minimum Private Outdoor Amenity Area of 12 m<sup>2</sup> per Dwelling shall be provided for Dwellings any part of which is contained in the lowest storey and 6 m<sup>2</sup> per Dwelling shall be provided for at least 75% of Dwellings no part of which is contained in the lowest storey. Private Outdoor Amenity Space at ground level shall not be provided in the Front Yard. Ground related Amenity Space shall equal at least 25% of the total site area;
- l) roof tops shall be designed and oriented such that mechanical equipment is screened from view;
- m) Personal Service Shops and Convenience Retail Stores shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. The total gross floor area of these uses on any site shall not exceed 100 m<sup>2</sup>;
- n) the development regulations of the RF3 Zone shall apply to any Duplex Housing, Semidetached Housing and Single Detached Housing within this Provision; and
- o) Signs shall comply with the regulations found in Schedule 59B.