

Rossdale Area Redevelopment Application: Rationale

Nestled in the centre of Edmonton, Rossdale is the oldest area of settlement in the City with unique historical and cultural significance along the North Saskatchewan River Valley. The Rossdale ARP was adopted on June 10, 1986 and has been followed by nine amendments and an office consolidation completed on August 26, 2013.

In efforts to transform parts of this neighbourhood into a vibrant community and a special place for all Edmontonians, a long-term city-building initiative called the River Crossing Project took place in 2015. The River Crossing area is historically and culturally significant to Indigenous and non-Indigenous peoples and includes the West Rossdale neighbourhood, Fort Edmonton Cemetery and Traditional Burial Grounds, historic Rossdale Power Plant and part of the north bank of the North Saskatchewan River.

Edmonton City Council directed City Administration to take actions to bring the vision for River Crossing to life by preparing a heritage interpretive plan and a business plan. The River Crossing Heritage Interpretive Plan was completed in 2017 and guides how heritage and culture will be reflected and communicated throughout the area as it evolves over time. The Rossdale Business Plan was completed in 2019 and lays out an updated framework for how the West Rossdale area can redevelop over the next generation. The plan includes a redevelopment concept, a business case suggesting methods for revenue and cost management, as well as a phased implementation plan.

The [proposed Plan Amendment](#) will bring the Rossdale ARP into conformity with the [River Crossing Heritage Interpretive Plan](#) approved by Council on July 11, 2017 and the [River Crossing Business Plan](#) endorsed by Council on September 10, 2019. Both Plans were a key step towards advancing the vision for River Crossing to transform Rossdale into a vibrant community and a special place for all Edmontonians.

A brief description and justification for the proposed text and map amendments is provided in the charts below. Each proposed text and map amendments have been organised according to the following 3 categories:

- Proposed Revisions - pages 3-10
- Proposed New Additions - pages 11-22
- Proposed Deletions - pages 22-23

NOTE: This is a summary of the substantive changes to the ARP, but is not a complete list of all changes. Please see proposed Bylaw (to be drafted) for a complete list of all ARP changes.

PROPOSED REVISIONS	PROPOSED NEW ADDITIONS	PROPOSED DELETIONS
<ul style="list-style-type: none"> ● Population Targets ● Reference to new City Plan ● Reference to RE/MAX field ● Updated Description of the Ortona Armoury ● Overall Park Classification System ● River Promenade ● Maps 1 - Rossdale Plan Location ● Map 2 - Rossdale Plan Area Boundary ● Map 3 - Rossdale Sub-Areas ● Map 4 - Future Land Use ● Map 7 - Future Streetscape Improvements ● Map 8 - Publicly Accessible Open Space Improvements ● Map 9 - Floodplain Protection Area 	<ul style="list-style-type: none"> ● Public Participation Activities ● Innovative Modes ● Bike and Pedestrian Network ● Renewable Energy & Alternative Energy Systems ● Heritage Preservation ● Affordable Housing ● Parking Strategies ● Touch the Water Promenade ● Water Reservoir ● Neighbourhood Level Open Space ● RE/MAX Field ● Policies to support the Proposed Rossdale Rezoning 	<ul style="list-style-type: none"> ● Old Description of the Ortona Armoury ● Reference to 1980 Municipal Development Plan ● Map 5 - Interim Land Uses ● Map 10 - Land Acquisition and Disposal

PROPOSED REVISIONS						
Topic	Goal, Objective, Policy or Map	ARP Page #	Google Doc Page #	Current APR Wording	Proposed ARP Wording	Rationale or River Crossing Business Plan Reference
Population Targets	2.1.2 - Population	7	14 of 102	When this plan was prepared, Rossdale is one of the smallest communities in Edmonton with a 1983 population of 545 persons in 292 households.	It was originally expected that the ultimate population for Rossdale would be approximately 4,500 persons. In 2019 there were 818 residents. The River Crossing Business Plan envisioned the construction of housing for up to 4,067 people, some of which would replace existing homes. There is additional development potential in north Rossdale. It is now possible that the neighbourhood could reach a population of 5,000 - 5,500 at full build-out.	Updated to reflect current population and future population target.
Reference to the New City Plan	1.4 - Legal Conformity with Superior Legislation	2	9 of 102	This Plan conforms to the Edmonton General Municipal Plan Bylaw No. 6000, as amended, which specifies the following objectives and policies.	This Plan conforms to the Edmonton Municipal Development Plan, City Plan, Bylaw No. xxxx (bylaw number for City Plan) 6000, as amended, which specifies the following objectives and policies.	Amended to reflect the new City Plan as the Edmonton General Municipal Plan was approved in 1980.

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Reference to RE/MAX Field	Throughout the APR	n/a	n/a	Telus Field	RE/MAX Field	Edmonton's river valley baseball diamond received the new name "Re/Max Field" in May 2020 after the real estate company signed a three-year contract as the naming sponsor.
Updated Description of the Ortona Armoury	3.4 - West Rosedale Concept	26	33 of 102	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.	Ortona Armoury, a City-owned Municipal Historic Resource built in 1914 is on a site currently undergoing extensive rehabilitation. Once rehabilitation work is completed, the Ortona Armoury will again serve as an active artistic hub. The facility will house artist studios and provide an enhanced space for community events. The facility will contribute to the early activation of River Crossing, while also providing much needed community meeting space.	"The Ortona Armoury, a City-owned Municipal Historic Resource built in 1914, is currently undergoing an extensive rehabilitation. Once rehabilitation work is completed, the Ortona Armoury will again serve as an active artistic hub. The facility will house artist studios and provide an enhanced space for community events. Under the management of Arts Habitat Edmonton, the facility will contribute to the early activation of River Crossing, while also providing much needed community meeting space. An adjoining lot to the south of the facility will provide service access to the building and will be designed to double as a programmable outdoor space. The balance of the Ortona Armoury site will be redeveloped as outlined in Section 4.5.2." (River Crossing Business Plan, page 45)

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Overall Park Classification System	3.8 - Parks and Recreation Improvements Policies	57	64	<p>Rossdale contains three types of Parks and Recreation uses:</p> <ul style="list-style-type: none"> - Capital City Recreation Park space - Neighbourhood Parks and Recreation Facilities - Telus Field <p>Map 4: Land Use Map includes:</p> <ul style="list-style-type: none"> - Rivers Edge Interpretive Park - 97th Avenue Plaza - Telus Field - City Wide Parks & Recreation <p>h) Policy 8: Area H - 97 Avenue Plaza</p> <p>This area will be a public park serving the McKay Avenue and North Rossdale areas and help signify the entrance to Downtown.</p>	<p><u>River Crossing Interpretive Park</u></p> <p>Lands identified as River Crossing Interpretive Park on Map 4 - Future Land Use are to be developed as a significant public open space. The space will include distinct but integrated spaces: an Urban Plaza fronting onto 96 Avenue, and an Interpretive Park.</p> <p>The urban plaza will occupy the northeast portion of the interpretive park. Centrally located within River Crossing, the urban plaza will be a convenient and accessible location to provide space and programming for adjacent residents and businesses as well as spill-over activity from the interpretive park and RE/MAX Field. The urban plaza will provide community infrastructure to serve park users and event attendees. To support placemaking and heritage preservation while also offering these services, existing West Rossdale character homes could be relocated and repurposed into a park pavilion.</p>	<p>Revised overall park classification system from reference to CCRP from the 1970s to be consistent with Ribbon of Green (1990), Breathe (2017) and River Crossing Business Plan (2019).</p> <p>The Capital City Recreation Park Plan was completed in the 70s and referred to areas commonly known as Gold Bar Park, Hermitage Park and Rundle Park, any other lands agreed to by the city and province and the area of the Strathcona Science park in the County of Strathcona, downstream from the Imperial Oil Refinery.</p> <p>The River Crossing Business Plan's terms for park spaces in the ARP include:</p> <ul style="list-style-type: none"> - River Crossing Interpretive Park - Urban Plaza - Donald Ross School Park - RE/MAX Field - Water Reservoir

			<p>i) Policy 9: Area I - River's Edge – Interpretive Park</p> <p>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.</p> <p>j) Policy 10: Area J - Telus Field</p> <p>This area will continue to accommodate the baseball park. Potential exists for more active and intensive programming with retail frontage along 96 Avenue.</p>	<p>The interpretive park is intended to pay homage to Edmonton's Indigenous and settler past, present and future: to be a place dedicated to cultural connection and understanding. A key to building meaning and placemaking, the park will be a programmable space. It will provide a platform to share stories and learn about the people and cultures connected to this place and will interpret themes from the River Crossing Heritage Interpretive Plan. It will also serve as a venue for Indigenous communities to perform ceremonies and host cultural events, and as a welcoming gathering place for Edmontonians and visitors of all ages.</p> <p>The park will be co-designed with Indigenous communities and others to address programming needs and appropriately commemorate and celebrate the city's Indigenous and settler legacy and potential. The location of the park is itself significant as it includes a known prehistoric archaeological site. The size and siting of the park also provide a sensitive transition between the highly urban area north of the park and the burial grounds/ cemetery to the south. A pedestrian link should be provided from the termination of 104 Street</p>	
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					<p>through to Rossdale Road to connect the interpretive park to key sites and destinations along the river. While the interpretive park is envisioned as a city-wide public space, it could also be designed to accommodate neighbourhood uses and events.</p> <p>In the redesign of Rossdale Road, consideration should be given to closure of the road during special events at the interpretive park.</p> <p><u>Donald Ross School Park</u></p> <p>Lands identified as Donald Ross School Park on Map 4 - Future Land Use will be developed and maintained as a neighbourhood level open space. The space may include passive or active recreational use, and be designed to mitigate flooding in the neighbourhood if necessary.</p> <p><u>Policy 10 - Area 10 - RE/MAX Field</u></p> <p>This area will continue to accommodate the baseball park. Potential exists for more active and intensive programming with retail frontage along 96 Avenue, as per the policies in Section 3.4.1.(c) for At-Grade Commercial Area, and other development that adds to utilization of the facility and/or activation of the site.</p>	
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					Discussion <ul style="list-style-type: none"> See Area 10 on Map 4 – Future Land Use. 	
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River Promenade	Section 3.7 - (j) Policy 10: Touch the Water Promenade	57	64	<p>River Promenade</p> <p>The City has envisioned a River Promenade along the north bank of the river in certain areas such as Louise McKinney Riverfront Park. The continuation of this promenade along the river bank in Rossdale would enhance one of the City's best assets – the North Saskatchewan River. Rossdale is a unique neighbourhood in Edmonton that comes much closer to the river than most other development. There is an opportunity to strengthen the neighbourhood's relationship to the river.</p>	<p>The City has envisioned a River Promenade along the north bank of the river in certain areas such as Louise McKinney Riverfront Park. The continuation of this promenade along the river bank in Rossdale would enhance one of the City's best assets – the North Saskatchewan River. Rossdale is a unique neighbourhood in Edmonton that comes much closer to the river than most other development. There is an opportunity to strengthen the neighbourhood's relationship to the river through the development of the Touch the Water Promenade.</p> <ul style="list-style-type: none"> Create a riverfront promenade that improves access to and within the river valley and creates enhanced opportunities for recreation, celebration, heritage interpretation and social gathering (see Map 4 - area 18) 	<p>Added to be consistent with the proposed Touch the Water Promenade project.</p> <p>“The river valley is a place people have been drawn to and gathered at since time immemorial. The City is exploring ways to improve access to the central river valley with the Touch the Water Promenade project. If the project moves forward, it would include opportunities to celebrate heritage, encourage recreation and connect people with nature.</p> <p>The Touch the Water Promenade will focus on a central stretch of the north bank along the North Saskatchewan River Valley in 2 connected areas. One area is adjacent to the Rossdale neighbourhood and the other is upstream of the river, along River Valley Road to Government House Park” (City of Edmonton Touch the Water project City web page).</p>

					<ul style="list-style-type: none"> Ensure that Touch the Water's development considers and integrates with the repurposed Rossdale Power Plant complex 	
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PROPOSED REVISIONS

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Maps 1 - Rossdale Plan Location	Before table of contents	2	5 of 102	n/a	n/a	Revised to show amended plan boundary
Map 3 - Rossdale Sub-Areas	2.3 - Issues	13	20 of 102	n/a	n/a	Revised to show amended plan boundary
Map 4 - Future Land Use	2.4 - Plan Objectives	18	25 of 102	n/a	n/a	Revised to update future land use classifications for West Rossdale to reflect the River Crossing Business Plan, including updated parks, residential and community uses

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Map 2 - Rosedale Plan Area Boundary (Schedule A to Bylaw 8139)	1.4 Legal Conformity with Superior Legislation	5	12 of 102	n/a	n/a	Amend to exclude provincial land from the Plan area boundary.
Map 7 - Future Streetscape Improvements	3.5.1 North Rosedale Land Use Policies	42	49 of 102	n/a	n/a	Revised to reflect updated streetscape improvement direction in the River Crossing Business Plan, including changes to 96 and 97 Avenue; 102, 104 and 105 Streets; and, Rosedale Road
Map 8 - Publicly Accessible Open Space Improvements	3.6.2 Parking Strategies	47, 50	54 of 102	n/a	n/a	Revised to reflect updated open space improvement direction in the River Crossing Business Plan, including Touch the Water Promenade, Interpretive Park, Donald Ross School Grounds, and neighbourhood open space.
Map 9 - Floodplain Protection Area	3.9 City-Wide Facilities Policies	67	74 of 102	n/a	n/a	Revised to reflect current flood risk data and the City's Floodplain Protection Overlay

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Public Participation Activities	2.2 - Public Participation Activities	9	16 of 102	n/a	The public participation process continued between 2017 - 2019 with extensive stakeholder, public and Indigenous involvement throughout the development of the River Crossing Heritage Interpretive Plan, 2017 and the River Crossing Business Plan, 2019. Several workshops and engagement opportunities were held to receive feedback on the preferred development concept for the River Crossing area, key policy directions and implementation actions for how to bring the River Crossing vision of River Crossing to life.	Added description of public engagement as part of the preparation of the West Rosedale Urban Design Plan, The River Crossing Heritage Interpretive Plan, the River Crossing Business Plan and associated amendments to this Rosedale Area Redevelopment Plan in the 2008 - 2011 period.
Innovative Modes	3.6.3 - Connectivity	53	60 of 102	n/a	Connection to this neighbourhood as a destination place through innovative, low carbon modes is encouraged. City projects such as the Touch the Water Promenade may bring water crafts to this area. A gondola system proposed by a private group could transport people to and from River Crossing without vehicles or parking. There may also be opportunities for river-based tourism activities, such as a canoe/kayak route from Fort Edmonton to River Crossing.	Added policy on current and future opportunities for connectivity to Rosedale through innovative and low carbon modes.
Bike and Pedestrian Network		44	51 of 102	n/a	<p>The City will explore opportunities to improve pedestrian and active transportation integration with 97 Avenue during arterial road renewal. This will include better crossing facilities, sidewalk and multi-use trail improvements. Where possible, lane reductions will be used to provide great space for other transportation modes.</p> <p>The road network will be redesigned to create streets for people while accommodating regional travel connectivity. Existing arterial roadways bordering River Crossing will be maintained, and enhanced to prioritize transit, where appropriate. Interior arterial roadways will be redesigned as 'people first' places that safely and comfortably accommodate movement by a variety of modes. This will</p>	<p>Added policy to support the improvement of the bike and pedestrian network in Rosedale as per the River Crossing Business Plan.</p> <p>"Currently, the arterial streets dividing the area and the fragmented pedestrian and bicycle networks create barriers, limit access, and discourage walking and cycling."</p> <p>"The River Crossing redevelopment represents an important opportunity to enhance pedestrian and cycling connectivity within the area and between the river valley and Downtown, including the Walterdale Bridge trails and planned Touch the Water and North Shore promenades. Changing the function and intent of the streets currently operating within the area needs to be carefully considered in order</p>

					involve converting Rossdale Road into a two-way street; wide, accessible sidewalks; safe and convenient crossings; bike lanes, bike parking, and the possibility of bike share docking stations; and buildings oriented to the street.	to successfully achieve the River Crossing vision and goals.” “In the long term a redesign of 97 Avenue, the widest road in central Edmonton, should be contemplated to reduce its barrier effect on walking and cycling between Rossdale and Downtown.” “Limited pedestrian and cycling facilities are currently provided within the Rossdale neighbourhood and therefore currently create an inconsistent and disconnected network for cycling trips through the River Crossing area.” (River Crossing Business Plan, page 21 - 2.8: Transportation & Page DT (appendix) (Existing Active Modes Accommodation)
Renewable Energy & Alternative Energy Systems	3.14 Renewable Energy & Alternative Energy Systems	73	80 of 102		Redevelopment in Rossdale will consider and adopt advancements in technology and policy toward climate resilience and energy efficiency. ‘The City of Edmonton has committed to a long-term goal of carbon-neutrality. This plan recognizes the City’s commitment to reducing community Greenhouse Gas (GHG) emissions by 35 percent from 2005 levels by 2035. As that target falls within the timeline of redeveloping the Rossdale area, actions and guidelines will seek ways to reduce the GHG footprint of redevelopment through effective transportation change, building efficiency, renewable energy sources and densification of the urban form.’ (River Crossing Business Plan, page 23).	Added policy to be consistent with the River Crossing Plan and the City’s commitment to reducing community Greenhouse Gas (GHG) emissions by 35 percent from 2005 levels by 2035.
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Heritage Preservation	2.4 Plan Objectives Objective 41	17	24 of 102	n/a	To recognize and interpret the intangible history of Rossdale, including archaeological resources and oral histories.	Added objective to recognize the importance of intangible heritage resources (archaeological sites, oral histories). The addition supports opportunities for future heritage interpretation through redevelopment and other activities.
Affordable Housing	3.4.1 West Rossdale Land Use Policies I) Policy 13: Affordable Housing	31	38 of 102	n/a	Opportunity to explore future affordable housing in the Rossdale area is identified as a possible use for lands within areas designated for mid to mid-high rise housing.	Added policy to support affordable housing as per alignment with River Crossing Business Plan. "River Crossing will primarily feature market based housing. In alignment with City policy C601, however, affordable housing will be integrated within the development area. New affordable housing will compensate for existing low rent units that will be lost during redevelopment and contribute to the goal of having an affordable housing neighbourhood ratio of 16 percent. Affordable housing may be stand-alone or incorporated into mixed market projects." "Given the area's documented use as a traditional and historical campsite, its proximity to the river, burial grounds / cemetery, downtown services and postsecondary education, First Nations and Métis communities have identified River Crossing as an ideal location for affordable housing for Indigenous people." (River Crossing Business Plan, page 49).
Parking Strategies	3.6.2 - Parking Strategies	47	54 of 102	n/a	Areas north and west of RE/MAX Field that historically accommodated surface parking will be redeveloped gradually over the next 10 - 15 years. This will give time for alternative strategies to be prepared to get people to and from the facility and other activity areas, and for people to adjust their travel modes.	Added wording to be consistent with River Crossing Business Plan.
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Touch the Water Promenade	Throughout ARP	n/a	n/a	n/a	<p>Section 3.7 - (j) Policy 10: Touch the Water Promenade</p> <p>The City has envisioned a River Promenade along the north bank of the river in certain areas such as Louise McKinney Riverfront Park. The continuation of this promenade along the river bank in Rossdale would enhance one of the City’s best assets – the North Saskatchewan River. Rossdale is a unique neighbourhood in Edmonton that comes much closer to the river than most other development. There is an opportunity to strengthen the neighbourhood’s relationship to the river through the development of the Touch the Water Promenade.</p> <ul style="list-style-type: none"> ▪ Create a riverfront promenade that improves access to and within the river valley and creates enhanced opportunities for recreation, celebration, heritage interpretation and social gathering (see Map 4 - area 18) ▪ Ensure that Touch the Water’s development considers and integrates with the repurposed Rossdale Power Plant complex <p>3.6.1 Roadways and Pedestrian Circulation - e) Policy 5: 104 Street and 102 Street Treatment</p> <p>The City will undertake detailed design of a new streetscape for 104 Street and 102 Street based on the preliminary direction established in the River Crossing Business Plan.</p>	<p>Added to be consistent with the proposed Touch the Water Promenade project.</p> <p>“The river valley is a place people have been drawn to and gathered at since time immemorial. The City is exploring ways to improve access to the central river valley with the Touch the Water Promenade project. If the project moves forward, it would include opportunities to celebrate heritage, encourage recreation and connect people with nature.</p> <p>The Touch the Water Promenade will focus on a central stretch of the north bank along the North Saskatchewan River Valley in 2 connected areas. One area is adjacent to the Rossdale neighbourhood and the other is upstream of the river, along River Valley Road to Government House Park” (City of Edmonton Touch the Water project City web page).</p>

				<p>These streetscape improvements will be completed by the City of Edmonton or in partnership with developers. 104 Street will become a single lane of traffic in each direction and on-street parking, the intent being a lively pedestrian commercial street accommodating local vehicular traffic. Whether or not cars are allowed on 104 Street, the roadway will terminate south of 96 Avenue. Pedestrian / bike routes will connect 104 Street to the interpretive park, Traditional Burial Grounds/Fort Edmonton Cemetery, Rossdale Power Plant and Touch the Water Promenade. Through an upgrade to the stairs on 104 Street between 98 and 99 Avenues contemplated in the Downtown Public Places Plan, 104 Street will also be an important pedestrian connection to Downtown.</p> <p>3.8 Parks and Recreation Improvements Policies</p> <p>Currently, Rossdale contains three types of Parks and Recreation uses - Capital City Recreation Park space, Greenway, Municipal Cemetery and Community Park. Neighbourhood Parks and Recreation Facilities, and Telus Field. Future amenity and open spaces that will serve the neighbourhood's needs include the Urban Plaza, Interpretive Park, Touch the Water promenade, community parks space and the redevelopment of RE/MAX field.</p> <p>3.6.3 Connectivity</p> <p>Connection to this neighbourhood as a destination place through innovative, low carbon modes is encouraged. City projects such as the Touch the Water Promenade may bring water crafts to this area. A gondola system proposed by a private group could transport people to and from River Crossing</p>	
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					without vehicles or parking. There may also be opportunities for river-based tourism activities, such as a canoe/kayak route from Fort Edmonton to River Crossing.	
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Water Reservoir	3.8.1 River Valley & Greenway Trail System in Rossdale i) Policy 10: Water Reservoir	61	68 of 102	n/a	<p>“The EPCOR water reservoir has the potential to become an outdoor amenity for Edmontonians. Currently, the land above the underground reservoir is an inaccessible grass field. In support of the River Crossing initiative, EPCOR is expected to provide public access to this space for activities that would not impact the continued function of the reservoir (no vehicles would be allowed). This space could be actively programmed with events, movable furniture, lightweight play structures and temporary installations. There could be synergies with RE/MAX Field provided that needed access on the intervening road is respected. Access to the reservoir will also knit the Rossdale neighbourhood together in an important new way by providing direct pedestrian access between South Rossdale and the interpretive park, power plant, and burial grounds cemetery.” (River Crossing Business Plan, page 50).</p>	Added description of the EPCOR water reservoir to be consistent with the River Crossing Business Plan.
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Neighbourhood Level Open Space	3.8.1 River Valley & Greenway Trail System in Rosedale j) Policy 11: Neighbourhood Level Open Space	61	68 of 102	n/a	<p>Through a land transfer with EPCOR, open space east of RE/MAX Field and the Rosedale Water Treatment Plant is expected to be retained as community park space. The eastern portion of the Donald Ross school field will also be preserved as open space if funding to acquire this land from Edmonton Public Schools can be obtained.</p> <p>This area is depicted and shown as Area #6 on Map 4 - Future Land Use, such that it serves as a neighbourhood level open space to provide residents surrounding this area with access to outdoor space. The future use and programming of these lands will be determined in consultation with the community.</p>	Added description of the new neighbourhood level open space to be consistent with the River Crossing Business Plan.
Description of RE/MAX Field	3.8.1 River Valley & Greenway Trail System in Rosedale g) Policy 8: RE/MAX Field	60	67 of 102	n/a	<p>A revitalized RE/MAX Field has the potential to honour the long history of sports in Rosedale.</p> <p>The City is seeking an operator for a new 10-year lease for the facility. The operator will be encouraged to program a variety of sports, cultural, entertainment, and community events and to make better year-round use of the facility. Redevelopment in conjunction with RE/MAX Field that would better activate the area is encouraged, e.g. making year-round use of existing commercial space within RE/MAX Field; replacing temporary bleachers with housing or commercial space.</p> <p>Areas that historically accommodated surface parking for RE/MAX Field are expected to be redeveloped gradually over the next 10 - 15 years. This will give time for alternative strategies to be prepared to get people to and from the facility and for facility users to adjust their travel modes.</p> <p>If, through the 10-year lease opportunity RE/</p>	Added description of the RE/MAX field to be consistent with the River Crossing Business Plan.

					MAX Field does not prove viable and successful in activating the River Crossing area, the site can be redeveloped with housing that interfaces with the EPCOR water reservoir.	
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Policies to support the Proposed Rosedale Rezoning	<u>RE/MAX Field</u> - Section 3.4.1. j) Policy 10, ARP page 31 (Google doc ~ p.38) and - Section 3.8.1 g) Policy 8, ARP pages 60-61 (Google doc ~ p.67) <u>Power Plant complex</u> - Section 3.9 a) Policy 1, ARP page 64 (Google doc ~ p.71) <u>Touch the Water</u> - Section 3.7 j) Policy 10, ARP page 57 (Google doc ~ p.64)	31 - 57	38 - 64 of 102	n/a	(Bolded text added to existing text reflect rezoning) f) Policy 10: Area 10 J - RE/MAXTelus Field This area will continue to accommodate the baseball park. Potential exists for more active and intensive programming with retail frontage along 96 Avenue, as per the policies in Section 3.4.1.(c) for At-Grade Commercial Area, and other development that adds to utilization of the facility and/or activation of the site. Discussion: <ul style="list-style-type: none"> ▪ See Area 10 on Map 4 – Future Land Use. g) Policy 8: RE/MAX Field A revitalized RE/MAX Field has the potential to honour the long history of sports in Rosedale. The City is seeking an operator for a new 10-year lease for the facility. The operator will be encouraged to program a variety of sports,	The proposed rezonings are part of the implementation for the River Crossing Business Plan and are intended to align with the proposed amendments to the Rosedale ARP.

				<p>cultural, entertainment, and community events and to make better year-round use of the facility. Redevelopment in conjunction with RE/MAX Field that would better activate the area is encouraged, e.g. making year-round use of existing commercial space within RE/MAX Field; replacing temporary bleachers with housing or commercial space.</p> <p>Areas that historically accommodated surface parking for RE/MAX Field are expected to be redeveloped gradually over the next 10 - 15 years. This will give time for alternative strategies to be prepared to get people to and from the facility and for facility users to adjust their travel modes.</p> <p>If, through the 10-year lease opportunity RE/MAX Field does not prove viable and successful in activating the River Crossing area, the site can be redeveloped with housing that interfaces with the EPCOR water reservoir.</p> <p>a) Policy 1: Future of Existing Facilities</p> <p>The existing EPCOR Water, Infrastructure Services and Community Services facilities will remain as long-term uses within the designated utilities area.</p> <p>Discussion</p> <ul style="list-style-type: none"> ▪ 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. 	
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				<ul style="list-style-type: none"> ▪ EPCOR's Rossdale Generating Station has beenis being decommissioned. Over time it will be repurposed with a mix of primarily public-oriented uses as allowed by renovations to the complex.. ▪ Retain and repurpose the Rossdale Power Plant buildings for a variety of cultural, institutional, commercial, and entertainment uses. <p>j) Policy 10: Touch the Water Promenade</p> <p>The City has envisioned a River Promenade along the north bank of the river in certain areas such as Louise McKinney Riverfront Park. The continuation of this promenade along the river bank in Rossdale would enhance one of the City's best assets – the North Saskatchewan River. Rossdale is a unique neighbourhood in Edmonton that comes much closer to the river than most other development. There is an opportunity to strengthen the neighbourhood's relationship to the river through the development of the Touch the Water Promenade.</p> <ul style="list-style-type: none"> ▪ Create a riverfront promenade that improves access to and within the river valley and creates enhanced opportunities for recreation, celebration, heritage interpretation and social gathering (see Map 4 - area 18) ▪ Ensure that Touch the Water's development considers and integrates with the repurposed Rossdale Power Plant complex 	
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PROPOSED DELETIONS						
Topic	Goal, Objective or	Page #	Google	Current APR Wording	Proposed ARP Wording	Rationale or River Crossing

	Policy		Doc Page #			Business Plan Reference
Old Description of the Ortona Armoury	3.5 - North Rosedale Concept	34	41 of 102	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.	Ortona Armoury, a City-owned Municipal Historic Resource built in 1914 is on a site currently undergoing extensive rehabilitation. Once rehabilitation work is completed, the Ortona Armoury will again serve as an active artistic hub. The facility will house artist studios and provide an enhanced space for community events. The facility will contribute to the early activation of River Crossing, while also providing much needed community meeting space.	“The Ortona Armoury, a City-owned Municipal Historic Resource built in 1914, is currently undergoing an extensive rehabilitation. Once rehabilitation work is completed, the Ortona Armoury will again serve as an active artistic hub. The facility will house artist studios and provide an enhanced space for community events. Under the management of Arts Habitat Edmonton, the facility will contribute to the early activation of River Crossing, while also providing much needed community meeting space. An adjoining lot to the south of the facility will provide service access to the building and will be designed to double as a programmable outdoor space. The balance of the Ortona Armoury site will be redeveloped as outlined in Section 4.5.2.” (River Crossing Business Plan, page 45)
Map 5 - Interim Land Uses	n/a	n/a	n/a	n/a	n/a	Deleted in its entirety as it was no longer required to support written policy
Map 10 - Land Acquisition and Disposal	3.10 Floodplain Management Policies	70	77 of 102	n/a	n/a	Deleted in its entirety as it was no longer required to support written policy
Reference to Municipal Development Plan	Section 1.4 - Legal Conformity and Superior Legislation	2	9 of 102	This Plan conforms to the Edmonton General Municipal Plan Bylaw No. 6000, as amended, which specifies the following objectives and policies.	This Plan conforms to the Edmonton General Municipal Plan, City Plan, Bylaw No. xxxx (bylaw number for City Plan) 6000, as amended, which specifies the following objectives and policies.	Deleted to reflect the new City Plan as the Edmonton General Municipal Plan was approved in 1980.

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