



October 30, 2020

### Rossdale Rezoning Application: Rationale

River Crossing is a unique historical, cultural and community area nestled in the North Saskatchewan River Valley. The [River Crossing Business Plan](#), endorsed by Edmonton City Council on September 10, 2019, is a key step towards advancing the vision for River Crossing to transform West Rossdale into a vibrant community and a special place for all Edmontonians.

The *River Crossing Business Plan* first phase of Implementation provides direction to “rezone key sites within River Crossing” in conjunction with the Rossdale Area Redevelopment Plan (ARP) amendments (Section 6.2, p. 67).

The attached [Rossdale Rezoning Map](#), based on the current Subdivision Application (LDA18-0365), shows the parcels proposed to be rezoned. The proposed new zones are all standard zones. For the River Valley Activity Node (AN) Zone, a new Appendix V is proposed. A draft of the [proposed AN Appendix V](#) is included as part of the application. A brief description and justification for each parcel and the proposed rezoning is provided in the chart below. With the exception of Block G (which is owned by the Province), the City owns (or is in the process of obtaining ownership to) all parcels proposed to be rezoned.

RE/MAX Field, Touch the Water and Rossdale Power Plant			
Lot	Current Zone(s)	Proposed Zones	Rationale
New Lot 1	A and PU	AN	<p>This site is RE/MAX Field.</p> <p>The <i>River Crossing Business Plan</i> calls for RE/MAX Field to be “reimagined as an urban-facing facility used year-round for cultural activities and other events in addition to baseball.”(p.31)</p> <p>The plan also encourages the RE/MAX operator “to program a variety of sports, cultural, entertainment, and community events and to make better year-round use of the facility.” (p.41)</p>



			<p>The current A and PU zones limit the uses envisioned to facilitate those opportunities.</p> <p>Therefore, rezoning to AN - River Valley Activity Node Zone, with a new Appendix V applicable to RE/MAX Field, will allow greater flexibility for the City and the RE/MAX Field operators and meet the intent of the Rossdale ARP amendments now proposed based on the <i>River Crossing Business Plan</i>.</p>
<b>New Lot 10</b>	A and PU	AN	<p>This site is adjacent to RE/MAX Field.</p> <p>The AN Zone with a new Appendix V is proposed to ensure compatibility with RE/MAX Field and provide complementary opportunities.</p>
<b>New Lot 9</b>	PU	AN	<p>This site is south west of RE/MAX Field and adjacent to the road giving access to the Rossdale Power Plant and the Rossdale Water Treatment Plant.</p> <p>Similar to New Lot 10, given the site’s proximity to RE/MAX Field, the AN Zone is proposed to ensure compatibility with RE/MAX Field and provide complementary opportunities.</p>
<b>New Lot 7</b>	A and PU	AN	<p>This riparian area extends from the Walterdale Bridge to approximately 101 Street and includes the Rossdale Power Plant complex.</p> <p>The <i>River Crossing Business Plan</i> identifies this area as part of the Touch the Water Promenade (Figure 17, p.36). It also encourages the repurposing of the Rossdale Power Plant buildings for a variety of cultural, institutional, commercial, and entertainment uses (p.44).</p> <p>Rezoning to AN Zone, with the new Appendix V, will facilitate Touch the Water as well as provide flexibility to allow for the sensitive re-use of the Rossdale Power Plant.</p>



Neighbourhood Open Space			
Lot	Current Zone(s)	Proposed Zones	Rationale
New Lot 4	PU	AP	<p>This site is located east of RE/MAX Field and south of the Rossdale Community League. It is open space currently used for a community garden.</p> <p>The <i>River Crossing Business Plan</i> identifies this site as a Neighbourhood Open Space (Figure 17, p.36). The proposed amendment to the Rossdale ARP describes this site “as a neighbourhood level community open space to provide residents surrounding this area with access to outdoor space.”</p> <p>The AP - Public Parks Zone is proposed as the most suitable zone to facilitate this neighbourhood level open space function.</p>
New Lot 6MR	PU	AP	<p>This site is open space located east of the EPCOR complex.</p> <p>Similar to New Lot 4, it is also identified as a Neighbourhood Open Space in the <i>River Crossing Business Plan</i> and the proposed amendment to the ARP.</p> <p>The AP - Public Parks Zone is also proposed.</p>

Interpretive Park			
Lot	Current Zone(s)	Proposed Zones	Rationale
Lots 2-7	DC1	A	<p>These six lots are located east of 105 Street and north of Rossdale Road.</p> <p>The <i>River Crossing Business Plan</i> includes these lots as</p>



			<p>part of the interpretive park “intended to pay homage to Edmonton’s Indigenous and settler past, present and future: to be a place dedicated to cultural connection and understanding.” (p.38)</p> <p>The adjacent lots and parcels that also form part of the Interpretive Park are already zoned A -Metropolitan Recreation Zone.</p> <p>To meet the intent of the <i>River Crossing Business Plan</i>, align with the ARP and facilitate future development of the interpretive park, A -Metropolitan Recreation Zone is proposed.</p>
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Provincial Lands			
Lot	Current Zone(s)	Proposed Zones	Rationale
(Portion of) Block G, Lot 1	DC1	AJ	<p>This portion of land, west of 105 Street and north of River Valley Road, is the eastern edge of the Legislature Grounds.</p> <p>The Government of Alberta bought it from the City in 2017, however it still carries the residential DC1 zoning from an earlier, now outdated plan.</p> <p>The AJ - Alternative Jurisdiction Zone is proposed to conform with the AJ zone in effect for the rest of the Legislature Grounds. The master plan for the grounds identifies this area as open space. This open space should complement the future interpretive park.</p>

Low-midrise Housing			
Lot	Current Zone(s)	Proposed Zones	Rationale



<p><b>Lots 117-119</b></p>	<p>A</p>	<p>DC1</p>	<p>These three lots are located west of 104 Street and south of 96 Avenue.</p> <p>The River Crossing Business Plan designates these lots as low-midrise housing (4-6 storeys) (Figure 22 - Land use, p. 47).</p> <p>The current A zone would not apply and merits rezoning it now to be transparent about the future opportunities for these lots.</p> <p>Adding these lots to the DC1 Rossdale (Area C) would enable development consistent with the Business Plan and ARP amendments.</p>
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