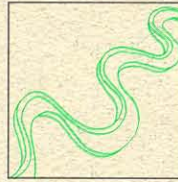


CHAPTER IV



Plan Proposal

THIS chapter contains a description of the conceptual proposals for various areas of the North Saskatchewan River Valley and Ravine System. All areas of the valley and ravine system outside of the existing developed portion (CCRP, Mill Creek and Victoria/MacKinnon areas) are included in the descriptions.

The North Saskatchewan River Valley and Ravine System has been divided into seven map areas; the following information is included for each map area:

- a description of the General Site Program and Activity Potential of the area, derived from the Vision, Principles and Program Statement.
- a Preliminary Development Program itemizing potential work and costs in 1990 dollars.
- notes on land acquisition issues.

The General Site Program and the Preliminary Development Program will be the basis for development of complete program statements in the Master Plan.

A. BIG ISLAND AND AREA

GENERAL SITE PROGRAM AND ACTIVITY POTENTIAL

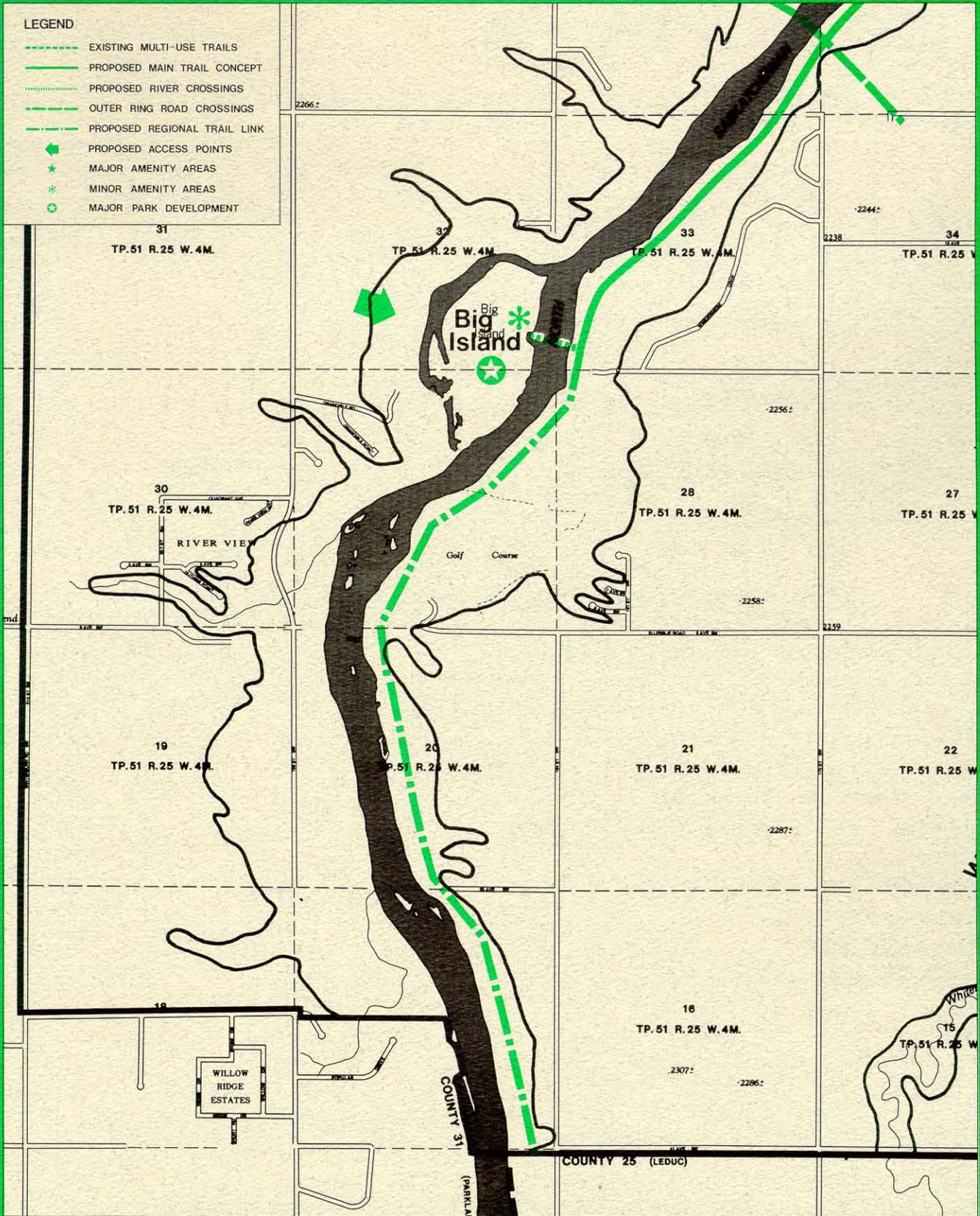
- a water-based, nature oriented park situated on land subject to frequent flooding. Access will be limited to bicycles, pedestrians and boats. Designed for pond life appreciation, bird watching, wildlife observation, hiking, fishing, boat launching, picnicking, snowshoeing and cross-country skiing.
- a pedestrian bridge will link the area to integrated trail to Terwillegar Park (north) and to regional walking trails to Devon (south).
- trail to adjacent communities (west) will be considered when population warrants further development.
- walking trail linkage to Devon.

LAND ACQUISITION

- Renewal of lease for Big Island required.
- Access easements required for trail development on private land.

PRELIMINARY DEVELOPMENT PROGRAM AND COSTS

• 15 km walking trail to Devon	\$	300,000
• Pedestrian Bridge	\$	3,700,000
• Minor amenity area	\$	125,000
• Pier development	\$	50,000
• Big Island walking trails	\$	72,000
• 3 km main trail (to 23 Ave)	\$	170,000
• Site restoration	\$	100,000
Capital Development Total Cost	\$	4,517,000



MAP A: BIG ISLAND AND AREA

B. TERWILLEGAR PARK AND AREA

GENERAL SITE PROGRAM AND ACTIVITY POTENTIAL

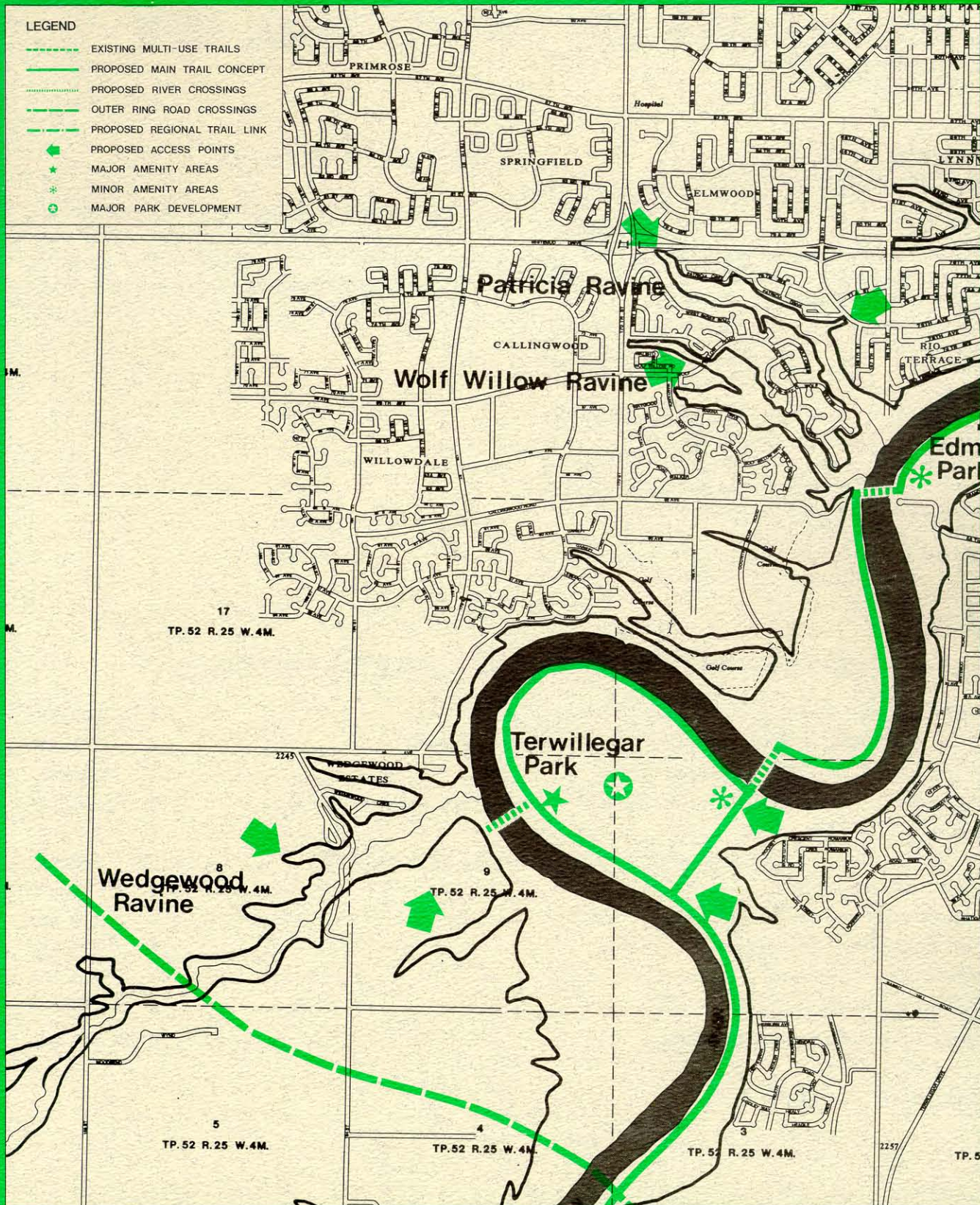
- a water-based, nature oriented park which creates a natural preserve area and re-establishes a viable ecology by utilizing existing and restored resources. Designed for pond life appreciation, bird watching, wildlife observation, hiking, fishing, boat launching, introduction to flatwater canoeing, snowshoeing, social skating and picnicking. Potential for relocation of the John Janzen Nature Centre.
- an integrated trail will provide opportunity for bicycling, cross-country skiing, jogging and walking.
- linkage to adjacent neighbourhoods.
- linkage to Wedgewood, Gariepy, Wolf Willow and Patricia Ravines, Ft. Edmonton Park and Big Island via pedestrian bridges.

LAND ACQUISITION

- Access easements required in Wedgewood Ravine and private lands below Edmonton Golf and Country Club for trail development.

PRELIMINARY DEVELOPMENT PROGRAM AND COSTS

• Wedgewood to Terwillegar Pedestrian Bridge	\$ 3,300,000
• Terwillegar to Edmonton Golf & Country Club Bridge	\$ 2,750,000
• Edmonton Golf and Country Club to Ft. Edmonton Bridge	\$ 3,240,000
• 8 km main trail (23 Ave to 58 Ave)	\$ 455,000
• Wedgewood ravine trails	\$ 75,000
• Patricia/Wolf Willow Ravines trail	\$ 80,000
• Terwillegar major amenity area (building, parking)	\$ 1,600,000
• Site services	\$ 2,000,000
• Boating facilities	\$ 75,000
• Landscape restoration	\$ 2,500,000
• Minor amenity area	\$ 120,000
Capital Development Total Cost	\$ 16,195,000



MAP B: TERWILLEGAR PARK AND AREA

C. WHITEMUD, BUENA VISTA AND WEST CENTRAL RIVER VALLEY AREA

GENERAL SITE PROGRAM AND ACTIVITY POTENTIAL

- pedestrian oriented nature park designed for informal recreational use and picnicking.
- an integrated trail will provide for bicycling, cross-country skiing, jogging and walking.
- linkage to adjacent neighbourhoods, Valley Zoo and McKenzie Ravine.
- linkage to Wm. Hawrelak Park by pedestrian bridge.
- linkage to Ft. Edmonton and Whitemud Ravine by streetcar and pedestrian bridge.
- need for a pedestrian bridge connecting MacKinnon and Mayfair areas should be assessed in view of existing and future pedestrian and trail improvements to Groat Bridge.
- completion of Ft. Edmonton, Valley Zoo and Muttart according to their Master Plans.

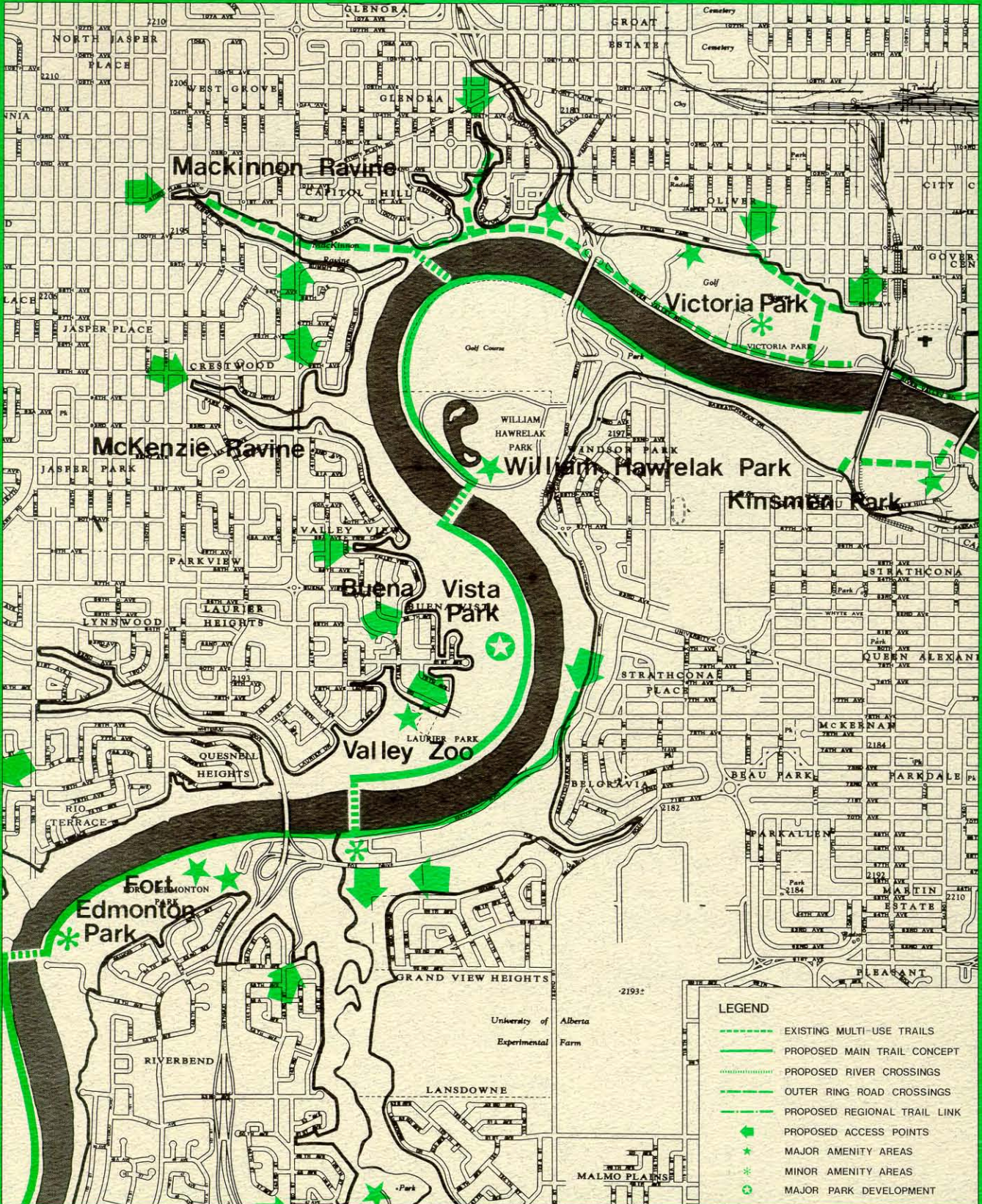
LAND ACQUISITION

- Two isolated private properties in Buena Vista Park require access easements or purchase. Trail easement is in place for one additional private property.
- An access agreement is required through the river edge portion of the University Forestry Reserve.

PRELIMINARY DEVELOPMENT PROGRAM AND COSTS

• Whitemud Park to Laurier Park Pedestrian/Streetcar Bridge	\$ 6,500,000
• Buena Vista Park to Wm. Hawrelak Park Pedestrian Bridge	\$ 3,225,000
• Mayfair to MacKinnon Pedestrian Bridge	\$ 3,000,000
• 11.5 km main trail (West end of Ft. Edmonton Park to High Level Bridge)	\$ 650,000
• 2 minor amenity nodes	\$ 250,000
• Buena Vista Park improvements (road, parking and park improvements)	\$ 700,000
• access trail development	\$ 150,000
• Fort Edmonton access road relocation*	\$ 320,000
• Fort Edmonton facilities (hotel)	\$ 3,250,000
• Valley Zoo infrastructure	\$ 7,500,000
• Muttart Conservatory/Grierson Hill	\$ 4,750,000
Capital Development Total Cost	\$ 30,295,000

*funding ear marked for 1991



MAP C: WHITEMUD, BUENA VISTA AND WEST CENTRAL RIVER VALLEY AREA

D. WHITEMUD/BLACKMUD CREEKS

GENERAL SITE PROGRAM AND ACTIVITY POTENTIAL

- The Whitemud/Blackmud Creeks are identified as a Nature Reserve in a plan approved by City Council in January, 1990.
- Phase I (Creek mouth to 23 Ave) will contain a granular trail and 10 stream crossings with access points from adjacent residential areas. Amenity areas are identified at Whitemud Park and Snow Valley.
- Phase II (Blackmud Creek from 23 Ave to 111 Street) is identified as a wildlife sanctuary with trail development restricted to the top of bank area.
- The Twin Brooks Park is proposed to be a district level park designed to meet the needs of communities adjacent to Blackmud Ravine. Design program will be developed between Department and adjacent communities. Significant opportunity exists to link Twin Brooks Park to the Whitemud Ravine Nature Reserve.

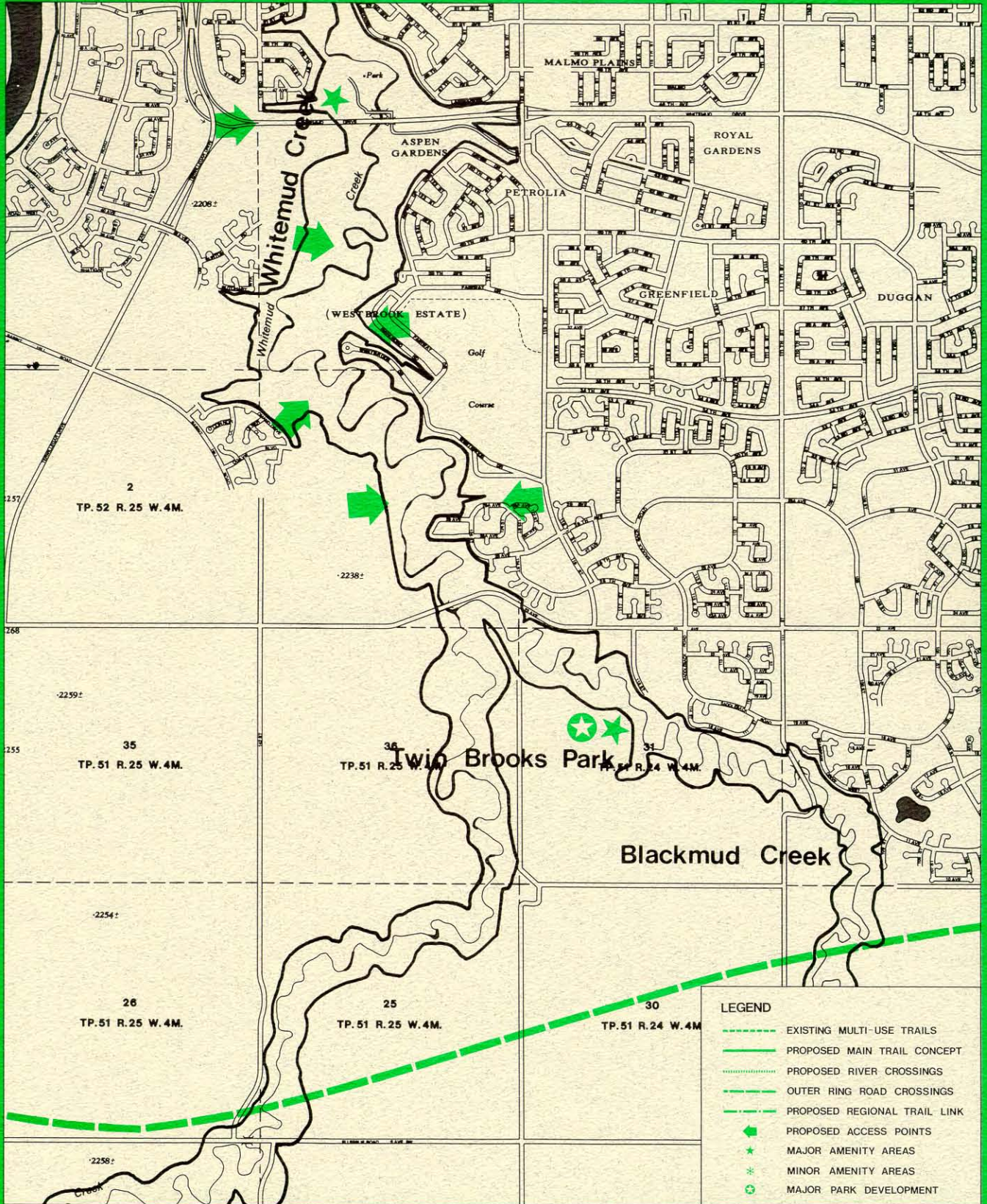
LAND ACQUISITION

- Trail easements have been secured through Phase I Area
- Trail easements must be negotiated for Phase II areas.
- Twin Brooks Park site is City-owned

PRELIMINARY DEVELOPMENT PROGRAM AND COSTS

• Whitemud Creek Phase I*	.....	\$	500,000
Phase II*	.....	\$	600,000
• Twin Brooks District Park			
- Amenity structures	.....	\$	600,000
- Roads and parking	.....	\$	600,000
- Site grading and seeding	.....	\$	300,000
- Site landscaping	.....	\$	300,000
Capital Development Total Cost	.....	\$	2,900,000

*budgeted amounts for 1990 and 1992



MAP D: WHITEMUD/BLACKMUD CREEKS

E. HERMITAGE/CLOVER BAR AREAS

GENERAL SITE PROGRAM AND ACTIVITY POTENTIAL

- a nature oriented outdoor recreation park which creates a natural preserve area and an opportunity for pond life appreciation, bird watching, wildlife observation, hiking, fishing, introduction to flat-water canoeing, snowshoeing, social skating and picnicking.
- an integrated trail will provide opportunity for bicycling, cross-country skiing, jogging and walking.
- linkage to Kennedale and Kernohan Ravines, adjacent neighbourhoods, Rundle Park, and regional trail system to Ft. Saskatchewan.
- linkage to future Clover Bar Recreation Area and County of Strathcona via pedestrian bridge. A recreation feasibility study will be required to analyze potential of Clover Bar area.

LAND ACQUISITION

- Hermitage Park lands and Clover Bar Recreation Area lands are City-owned.
- Trail easements or acquisition of provincially and privately held lands will be required to link Clover Bar Recreation Area to Hermitage Park.

PRELIMINARY DEVELOPMENT PROGRAM AND COSTS

• Pedestrian Bridge (North Hermitage to Clover Bar)	\$ 3,250,000
• Major amenity area upgrading	\$ 1,000,000
• Minor amenity area (2)	\$ 250,000
• 6.6 km main trail development	\$ 376,000
• access trail development	\$ 200,000
• Clover Bar redevelopment	\$ 6,000,000
Capital Development Total Cost	\$ 11,076,000

F. OLDMAN CREEK/HORSEHILLS CREEK AND AREA

GENERAL SITE PROGRAM AND ACTIVITY POTENTIAL

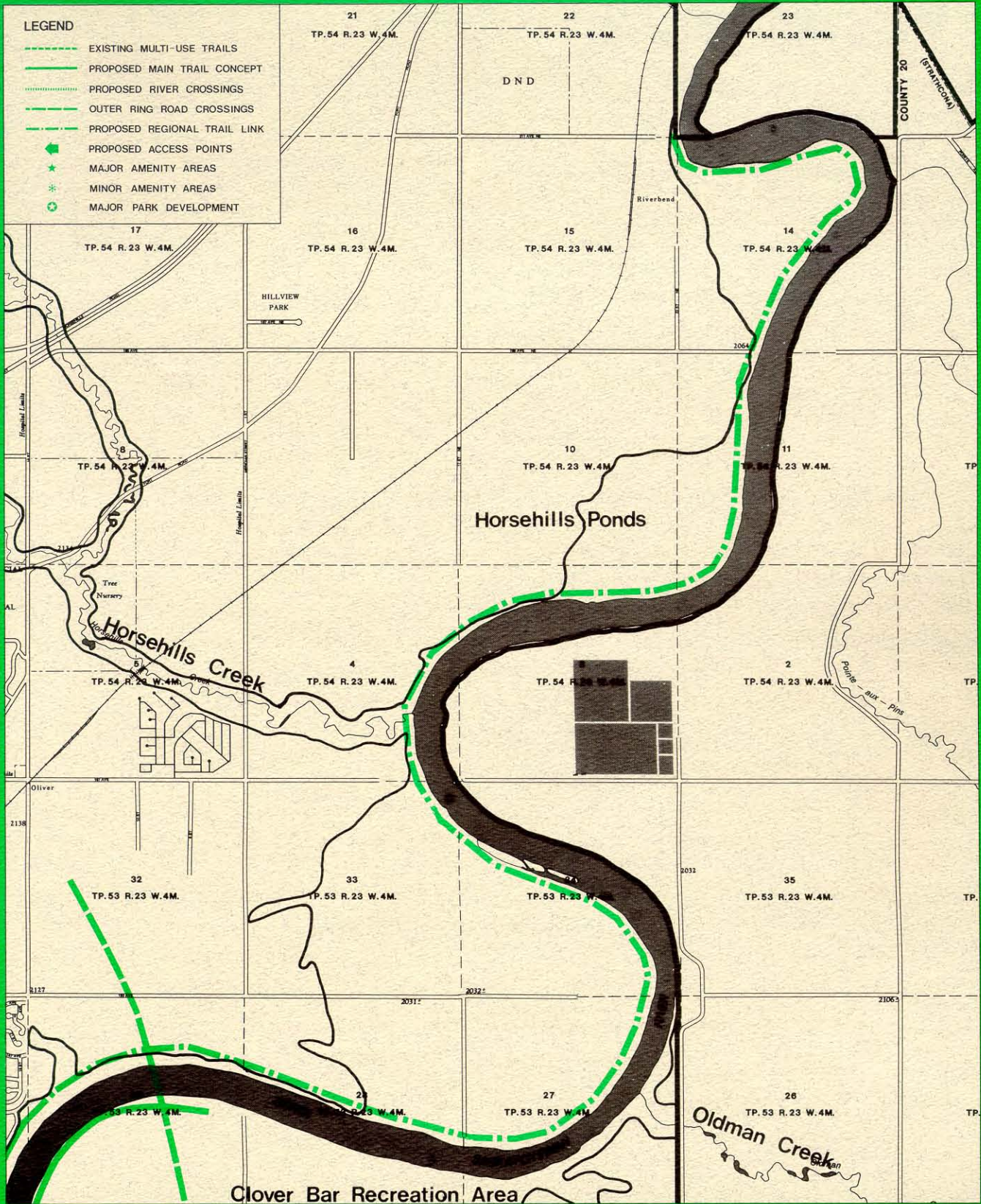
- A regional walking trail linking Hermitage Park to Ft. Saskatchewan and County of Strathcona.
- Future opportunities exist to provide protection of and access to the Oldman Creek and Horsehills Creek areas. These areas should be studied to determine their potential.
- Potential exists for redevelopment of the Horsehills pond areas as water - based nature oriented area through restoration of the site.
- Potential exists to tie the Oldman Creek area to the Clover Bar Recreation Area.

LAND ACQUISITION

- Trail access easements will be required through private lands to develop walking trails.
- Possible future acquisition of Horsehills ponds property.

PRELIMINARY DEVELOPMENT PROGRAM AND COSTS

• 21 km walking trail to Ft. Saskatchewan	\$	420,000
• Redevelopment of Horsehills ponds		<u>not determined</u>
Capital Development Total Cost	\$	420,000



MAP F: OLDMAN CREEK/HORSEHILLS CREEK AND AREA

G. UPPER MILL CREEK AREA

GENERAL SITE PROGRAM AND ACTIVITY POTENTIAL

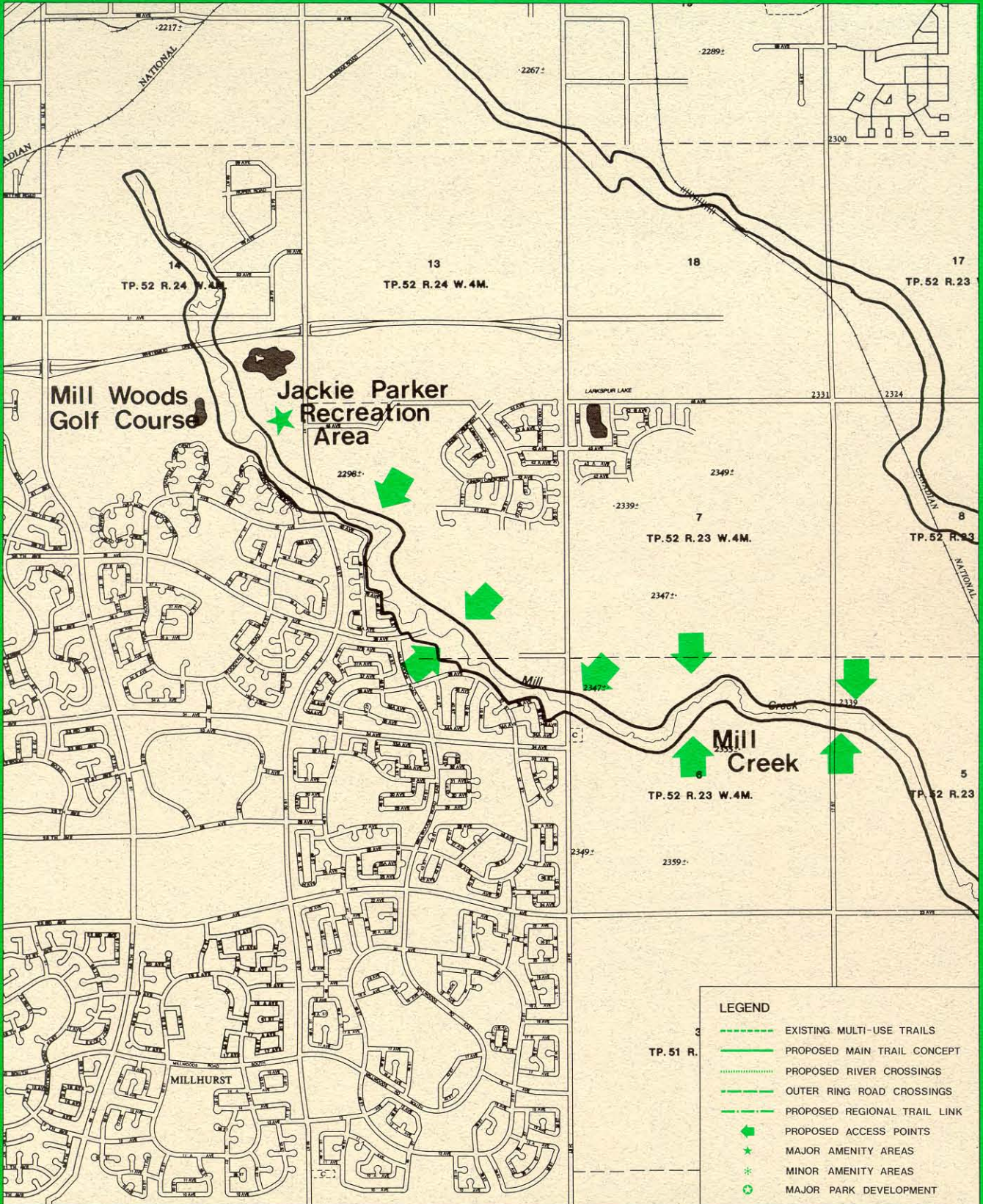
- A nature oriented trail system linked to Jackie Parker Recreation Area and the Millwoods Golf Course.
- Potential for future reconstruction of the original ravine alignment (or a close approximation) through the industrial area should be examined to determine if a direct link between the upper reaches of the creek and Mill Creek Ravine Park is feasible.
- Potential for tie-in to Strathcona County system at the point where Mill Creek intersects Highway 14 should be examined.

LAND ACQUISITION

- Lands along Mill Creek are owned by the City or will be acquired through subdivision.
- Trail easements or acquisition may be required in the industrial area to re-establish a direct link.

PRELIMINARY DEVELOPMENT PROGRAM AND COSTS

• Jackie Parker Recreation Area	\$ 500,000
• Trail connections	not determined
• Link between upper and lower creek areas	<u>not determined</u>
Capital Development Total Cost	\$ 500,000



MAP G: UPPER MILL CREEK AREA

H. CAPITAL COST SUMMARY

• Big Island and Area	\$ 4,517,000
• Terwillegar Park and Area	\$ 16,195,000
• Buena Vista and Area	\$ 30,295,000
• Whitemud/Blackmud Creek Area	\$ 2,900,000
• Hermitage/Clover Bar Area	\$ 11,076,000
• Old Man Creek/Horsehills Creek Area	\$ 420,000
• Upper Mill Creek Area	\$ 500,000
	<u>\$ 65,903,000</u>
• Land Acquisition/Easement Acquisition	\$ 1,000,000
Total of Concept Plan Estimated Capital Costs	\$ 66,903,000
(in 1990 dollars)	