



**Riverdale Redevelopment Opportunity**  
Expression of Interest Package

**Edmonton**



# Community Endorsement

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Dear Housing Providers/Builders:

We are Riverdadians, the residents and community of Riverdale. Nestled in the heart of the North Saskatchewan River, we live in a unique, mature and quiet neighbourhood next to downtown Edmonton. Rich in character and bursting with opportunities, we are a diverse, family-friendly, vibrant community grounded in our sense of history. Riverdale offers year-round recreation opportunities that are steps away from home. As a neighbourhood, we value our small-town charm, profound commitment to community and substantial involvement in local affairs.

All Riverdadians have made the considered and confident decision to live in Riverdale. We know what we want and Riverdale has it: a 20-minute walk to work, access to downtown services and amenities and the ability to maintain an active lifestyle surrounded by nature. Warm character blends with modern appeal; enticing families, professionals, singles, couples and seniors alike. For those with children, there is access to an elementary school, open play spaces and an outdoor rink. Little Brick Cafe and General Store and the Community League create a communal hub that connects us to our neighbours, providing opportunities for work-life balance. A range of activities are supported by a wide cross-section of volunteers committed to community well-being.

Throughout the years, Riverdale has experienced significant changes in its built form. These changes include various housing developments, unique residential infill, cooperatives and condos. Riverdadians had varying perspectives on these changes, as we do about the fate of the City-owned surplus land. Regardless of our perspective, we are passionate and proud of Riverdale.

Housing providers and builders should promote and enhance Riverdale's most attractive attributes; our commitment to community, the environment, opportunities for neighbourly interaction, the natural environment and easy access to downtown amenities. Design is important! We are seeking a quality, energy efficient construction, compatible with the existing community streetscape. Preservation of the mature trees is essential. Safety and security must inform the development of these lots. Accessibility for all residents must be a priority. We prefer building heights that are sensitive to the context of the community.

We are diverse, collaborative and courageous in community conversations, and we care deeply about what happens in our community. Edmonton has some of the very best housing providers and builders in the business. We look forward to seeing what unique, innovative and environmentally conscious housing options are possible.

Sincerely,

**The Riverdalian**s



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# Introduction

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As Edmonton continues to grow, a number of recent City Council initiatives are in place to help us move towards becoming a thriving City of two million people, such as the City Plan Project, the Infill Roadmap 2018, and the City-Wide Affordable Housing Framework and Investment Plan. In line with City Council’s strategic goals, we must contemplate the kinds of urban places and neighbourhoods that are needed in order for Edmonton to stay prosperous, healthy and climate resilient.

The City of Edmonton brings surplus City land to market to enable new residential development to occur which helps sustain existing communities. In 2018 Executive Committee directed Administration to prepare a report which addresses the feasibility and options for affordable housing development on the surplus City land in Riverdale outlined in the April 30, 2018 Executive Committee report. The purpose of this expression of interest package is to gather information from the development industry to determine if affordable housing is feasible to develop

on this site or not, and options might exist for this site.

This expression of interest package has been created to provide community and housing providers information about the surplus site and offer them the opportunity to comment on the feasibility of affordable housing development for this site and the opportunity to identify options for development. This information will be used by Administration to reply to the Executive Committee motion.



# Profile of Riverdale

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## HISTORY

Riverdale began over 100 years ago as a place in which to live, work, and do business. Industry was attracted to Riverdale's valley location and strategic advantages with regard to transportation, rich clay deposits, and coal seams. The valley, with its natural development constraints, helped distinguish Riverdale from development patterns and trends in the rest of the growing city. The self-sustaining economy, and its separation from the higher densities and more urban look of neighbouring Boyle Street and Downtown, gave Riverdale the character and appearance of a small town.

Riverdale's relationship to the river has had its advantages and disadvantages. Flooding has always been an example of a potential disadvantage and concern. In 1915 a great flood inundated much of the river valley and convinced industries and businesses to relocate to higher ground. Measures have been taken by the City to control potential damage from any future flooding.





The natural beauty of the river valley has long been the most significant advantage of Riverdale's location, with the River Valley consistently recognized as the major amenity of the city to be enjoyed by all Edmontonians. Prior to World War I, Council adopted a policy establishing the North Saskatchewan River Valley as a unique parkland resource for leisure and recreation. The concept of a river valley park system was later identified in a 1949 report. A system of development controls, and a long term plan of acquiring river valley properties for future parkland, was subsequently introduced.

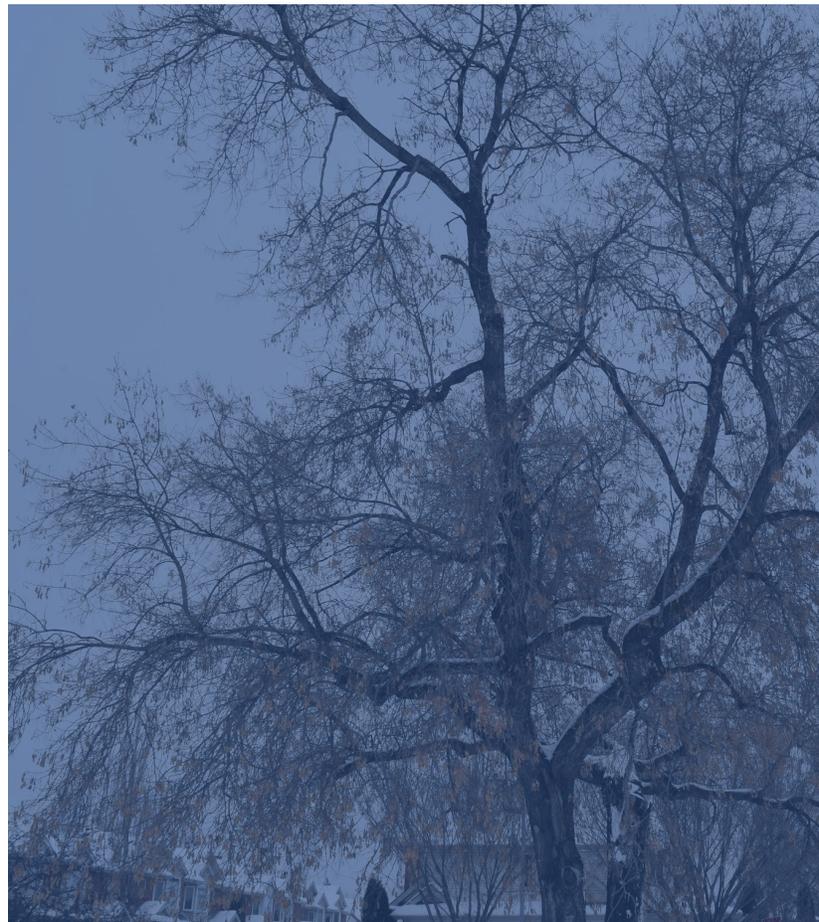
Despite these development controls, Riverdale has evolved as a viable community with its own school and community league. By the 1970s City Council, reacting to public pressure to maintain the river valley communities, as well as proposals for public housing and transportation routes in the valley, authorized the River Valley Study. The Study reflected a major change in public policy towards the river valley. It concluded that the initial objectives of acquiring properties in the valley and ravines for environmental protection and

parklands should be upheld. At the same time it acknowledged concerns over the demolition of low cost housing in the river valley communities and the displacement of low income families. As Riverdale had managed to remain relatively intact, the Study also concluded that retaining Riverdale was a justifiable economic alternative to acquiring the community for parkland.

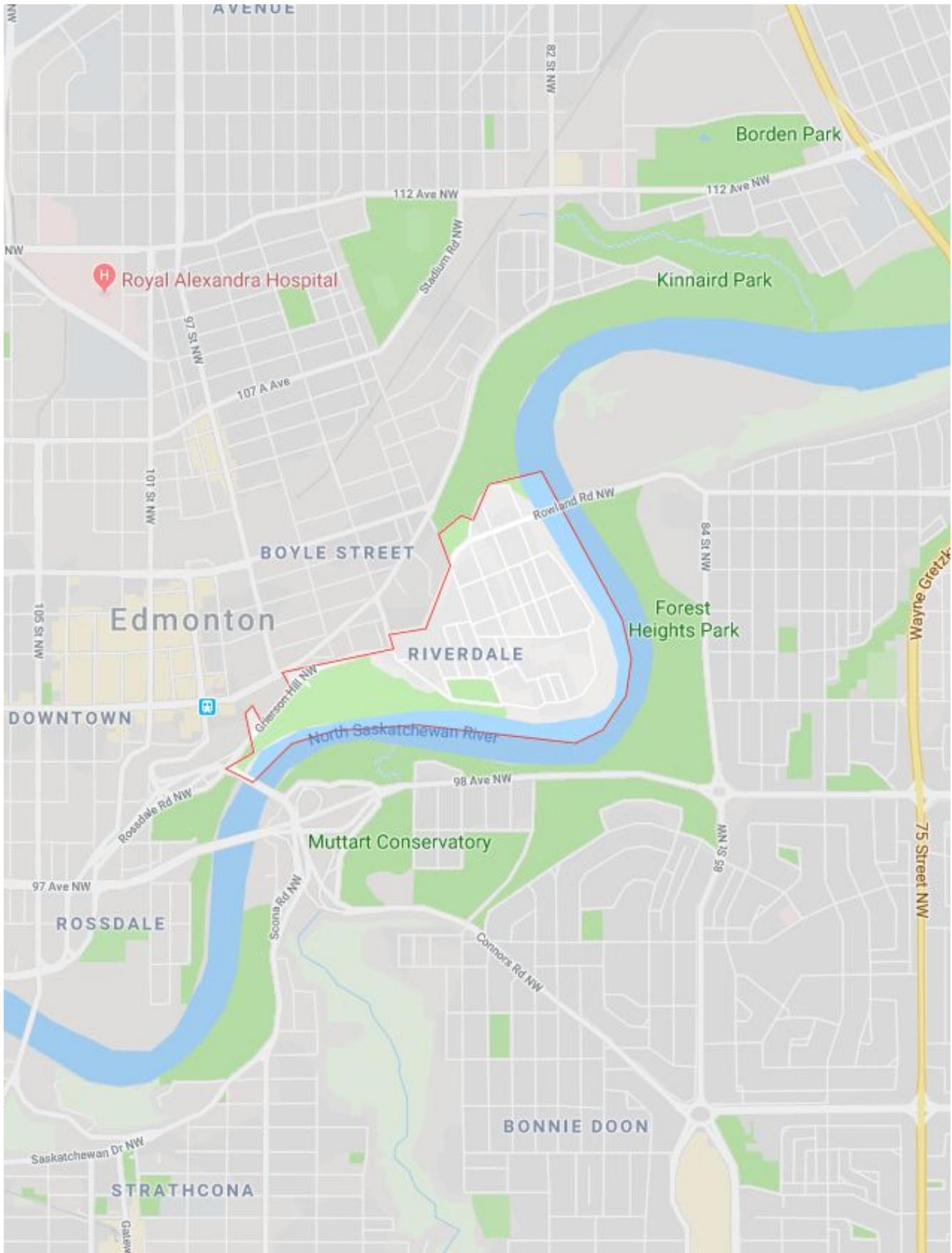
Over time, Riverdale's industrial past has faded while a flourishing community has grown. With a beautiful river valley setting, close proximity to downtown services, a low to medium scale housing mix with affordable housing, deep lots for gardens, pedestrian oriented streetscapes, trails, and surrounding natural slopes and parklands for biking or hiking, have all attracted new residents, infill development, and a strong sense of community. These features and the Riverdale Community Plan, completed in 1977, led to Riverdale's revitalization during the 1980s.

Modern day Riverdale boasts an active and vocal community, with a consistent and relatively high percentage of

residents involved in Community League activities. Numerous opportunities for active modes of transportation, as well as active leisure and recreation activities and events, have led to a distinct character of a neighbourhood that values the outdoors. Riverdale includes a great diversity of people, lifestyles, and homes, as evidenced by the demographic profile in the next section. What any visitor or new resident to Riverdale will experience is a charming, unique, and welcoming community that values its history, the environment, and different perspectives.



# Riverdale Neighbourhood



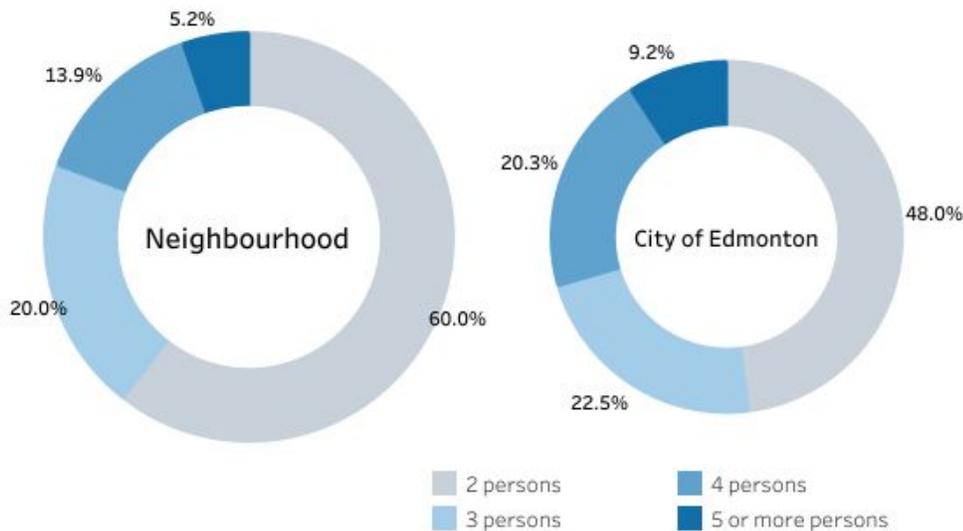
## DEMOGRAPHIC PROFILE

According to the 2016 federal census, Riverdale's total population is 2,040. As the chart on page 10 indicates, there is a diversity of age groups in Riverdale.

In terms of household size, there is a majority of two person households in Riverdale, and the average family size of 2.7 is consistent with the city-wide average of 2.9.

When comparing the age and types of homes in Riverdale, there is significant diversity, especially when compared to the city-wide numbers.

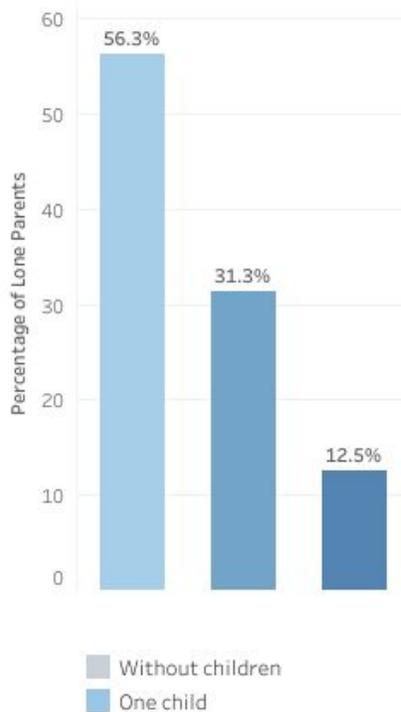
### Number of Census Families by Size of Family



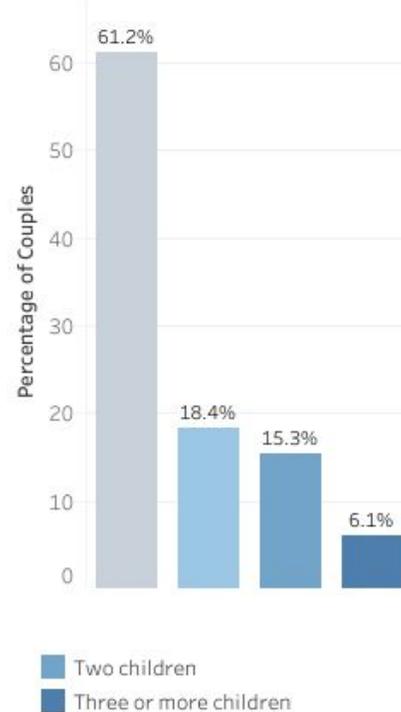
Riverdale	City of Edmonton
Average Family Size: 2.7	Average Family Size: 2.9
Total: 575 Families	Total: 247,020 Families

### Parent with Children

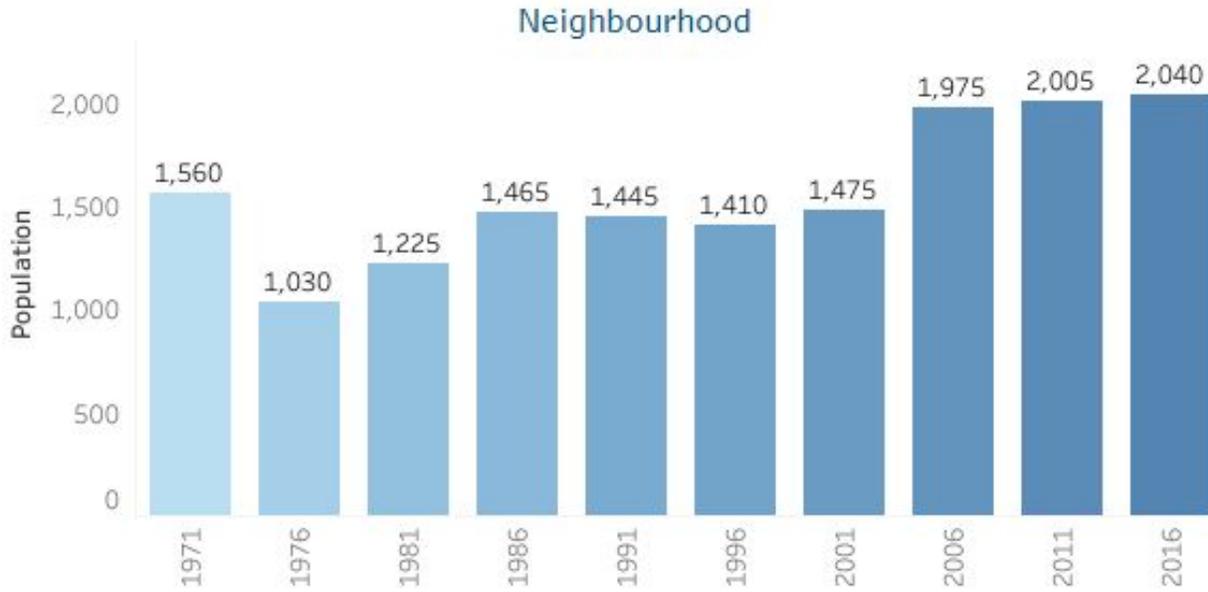
Lone Parent Families



Couple Parent Families



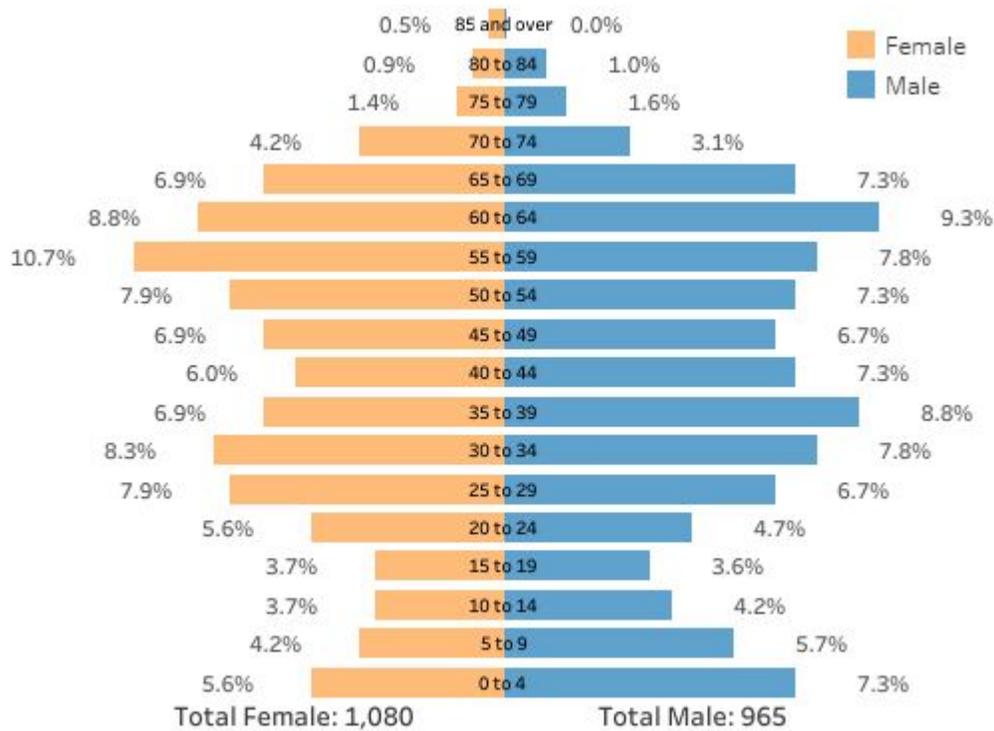
# Total Population



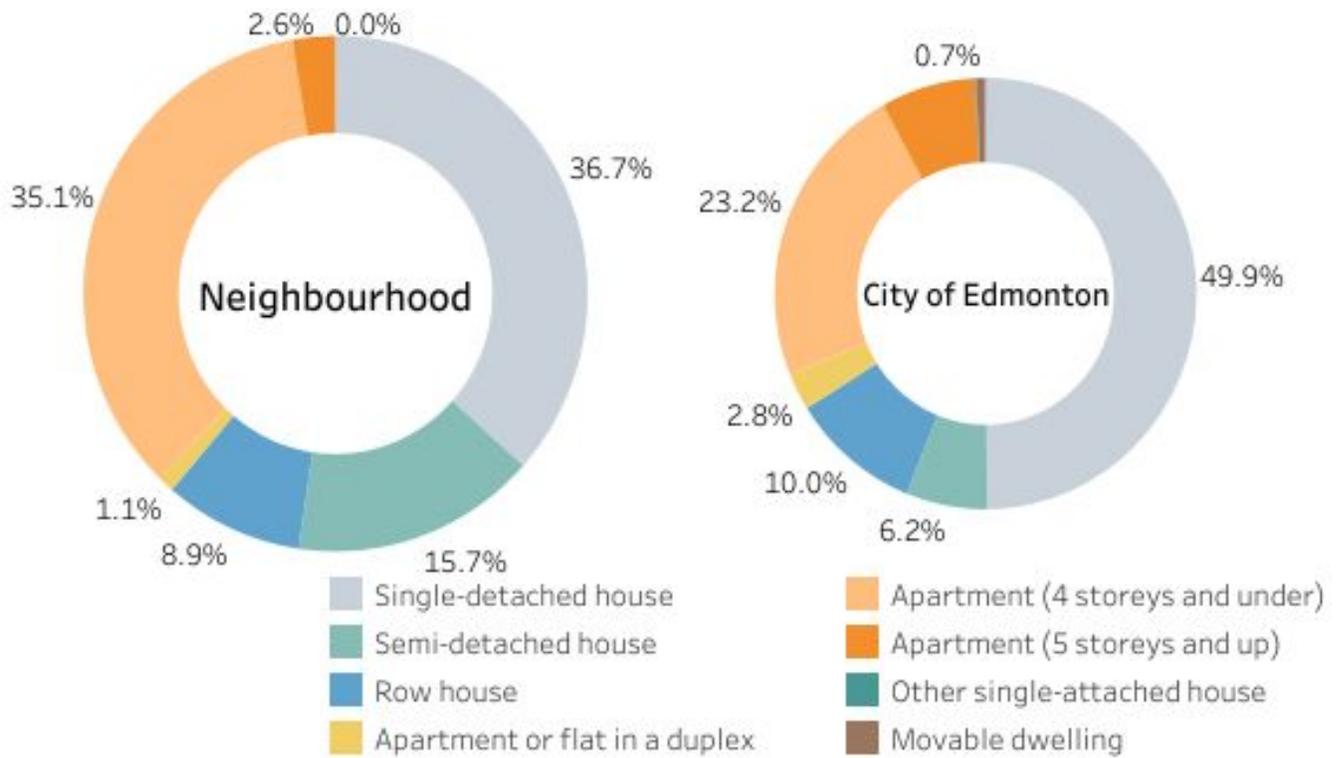
# Age Distribution



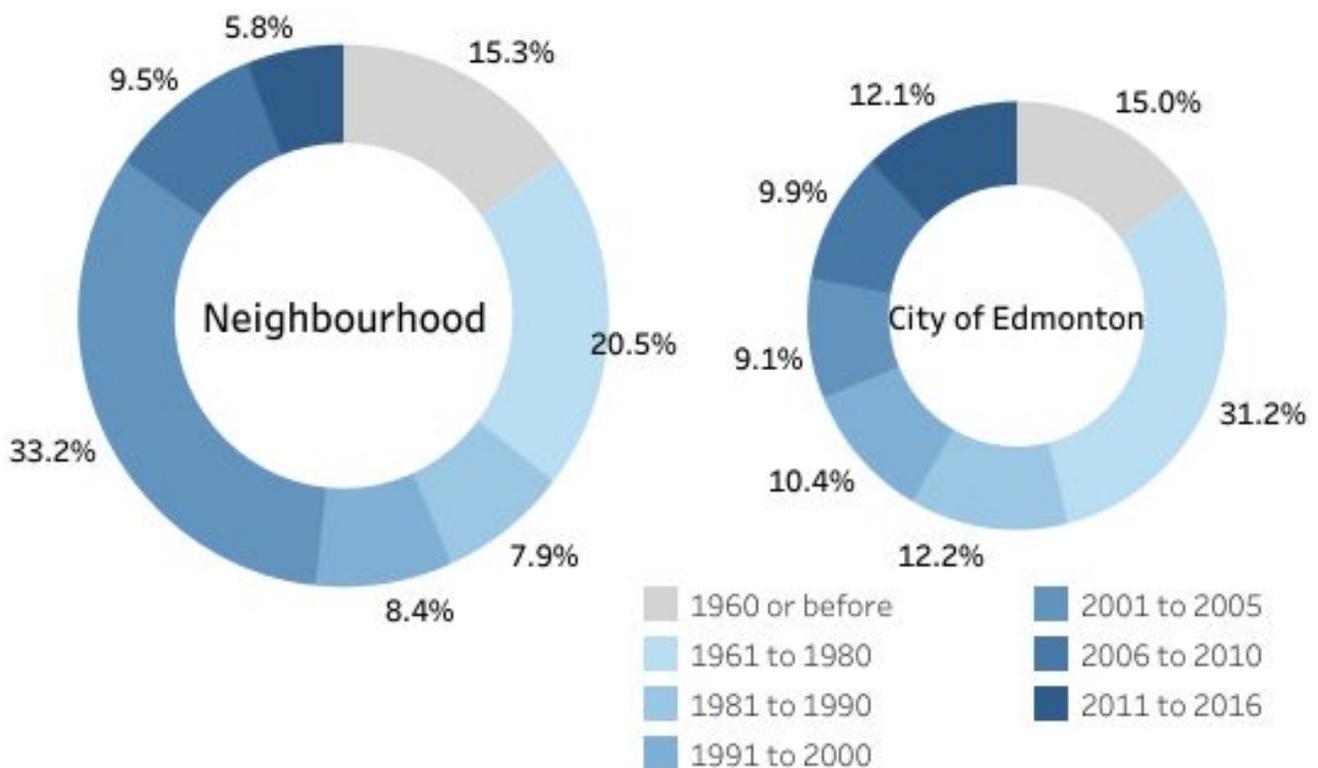
# Population by Age and Gender



## Private Dwellings by Structure Type



## Private Dwellings by Construction Year

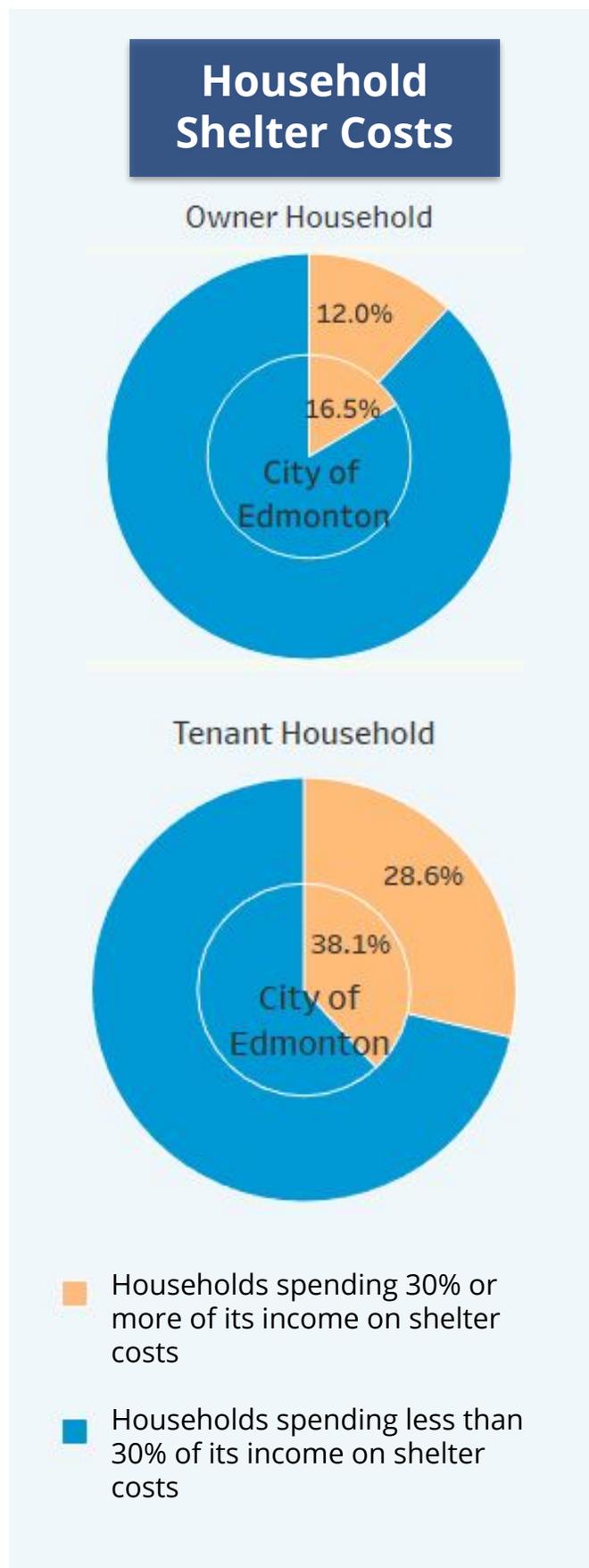


In terms of housing affordability, the standard benchmark used to determine whether or not a household is experiencing challenges with housing costs is the percentage of household income spent on housing. If the housing costs exceed 30% of the household income, then the household is considered to be experiencing housing affordability challenges. This image shows that both owner and renter households in Riverdale (the outer circles) are typically faring better in this regard when compared to the city-wide average.

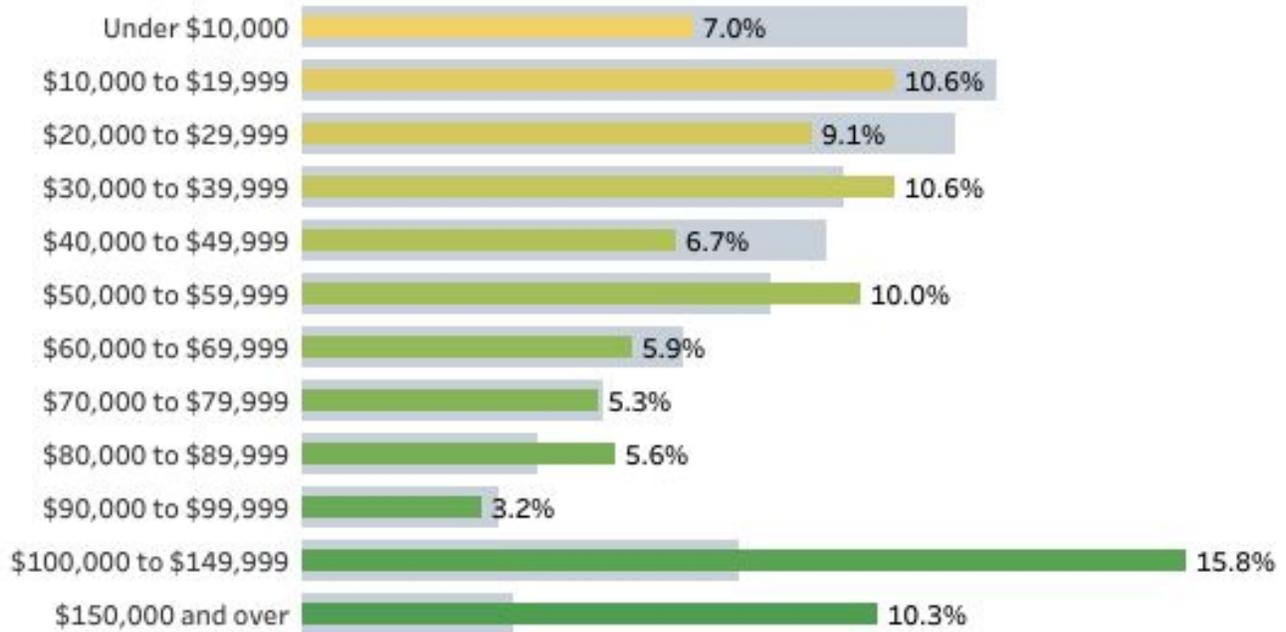
Like other aspects, household income in Riverdale also shows significant diversity, with relatively distributed income levels across the population (see next page).

Following the trend of diversity, and following from the data on the age and type of homes, Riverdale's built form demonstrates various architectural styles and character. This is no surprise based on Riverdale's neighbourhood history.

Adding to the character of the neighbourhood are the local amenities, such as the community league buildings,



## Household Income in 2015



### Riverdale

Prevalence of Low Income Measure, after tax 5.4%  
(25% sample size: 1,705)

### City of Edmonton

Prevalence of Low Income Measure, after tax 10.9%  
(25% sample size: 749,395)

parks and playgrounds, green spaces, Little Brick - the local cafe and gathering place, and of course the North Saskatchewan River.

Based on building permit activity from 2014 to 2018, there have been 21 net dwelling units built at a construction value of \$16,599,279. When compared to other neighbourhoods experiencing significant infill development, these numbers show

relatively minimal redevelopment activity in Riverdale.





## Site Context

The subject site is comprised of vacant land formerly used for housing at 102 Avenue and 92 Street immediately below Rowland Road. The site is small (0.22 hectares), is bounded by a laneway on the north and west, by 92 street on the east and residential development to the south. The building site is vacant and zoned for Low Density Infill development (RF2).

Original houses on the site were constructed in the 1920's and acquired by the City in the 1960's for a transportation project. The houses were rented out until they reached the end of their useful economic life. The last house was demolished in 2016. Following the demolition, staff from a number of departments were engaged to determine how best to use the site. The review considered the Riverdale Area Structure

Plan (ARP), Edmonton's Infill Roadmap, affordable housing plans, and other relevant policies and plans in place.

Based on these integrated discussions among different City departments, the site was declared surplus and subdivided to allow new forms of housing to be developed.

# Property Details

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## Neighbourhood

Riverdale

## Location

92 Street and 102 Avenue NW, Edmonton

## Legal description

Lot 1-5, Block 1, Plan 1721840

## Addresses

- 10188 - 92 Street
- 10190 - 92 Street
- 10192 - 92 Street
- 10194 - 92 Street
- 10194 - 92 Street

**Total Site Area** | 0.22 ha (0.5436 acres)

## Zoning | (RF2) Low-Density Infill

- If rezoning is proposed, it will be the buyer's responsibility

## Riverdale Area Redevelopment Plan (pg. 33)

Policy 3.7.1 The City Housing Commission will hold the property shown on Map 5 for the provision of low cost affordable housing until December 31, 1995.

Policy 3.7.2 The City will continue to maintain and rent existing City owned houses in Riverdale, as shown on Map 5, until the end of their economic life. After this time, the feasibility of redeveloping these properties for affordable housing will be examined.

## Servicing

According to current hydraulic modelling, the water service to the lots will support low density development consistent with the zoning. The storm and sanitary pipes in this area will also support low density development consistent with the zoning. Any significant increases in density will require an investigation into the servicing capacity for the lots and may trigger the need for infrastructure upgrades to meet the increased demand on water, sanitary, or storm services.

**Access (streets and lanes):** Primary access through 92 street. The secondary access (for parking) is available from the lane on the back of the property.

Garbage collection: Every wednesday

# Submission Criteria

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Builders and housing providers interested in responding to this expression of interest <sup>1</sup> on proposed affordable housing forms that could be developed on this vacant building site are required to provide the following information:

- Applicant’s experience in building and managing housing
- Vision for the site and how development will meet affordable housing guidelines
  - Type and amount of affordable housing proposed (if any) (e.g. type, tenure, funding need), if feasible
  - Confirmation of capacity to develop this site. E.g. experience of firm, availability of required capital and operating funding.
  - Details of any City contributions required to develop the site, if any.
- Description of how the project will be financially viable
- Planned Development
  - Describe the form of new housing proposed to be developed and who the target market will be: owner-occupied and/or rental
  - Number of homes proposed, including a breakdown of rental and ownership homes, if applicable.
- Demonstrate how the developer will engage with the neighbourhood residents on the development process
- Project development schedule: provide a proposed schedule of the project’s proposed development start and completion timelines

It is the expectation of the City that all potential builders will abide by the good construction practices and guidelines for working with communities that have been developed as best practices. Please see <https://www.cityofedmontoninfill.ca/builders> for more information.

<sup>1</sup> All responses to this EOI are confidential and limited to City internal review and reporting. Response to this EOI may not result in any future agreement or development.

# Development Process



[edmonton.ca/engagement](http://edmonton.ca/engagement)

**SHARE YOUR VOICE**  
**SHAPE OUR CITY**

## What will be considered to determine Feasibility?



[edmonton.ca/engagement](http://edmonton.ca/engagement)

**SHARE YOUR VOICE**  
**SHAPE OUR CITY**

# Disposition and Development Process

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The City will be offering this vacant land for sale to support new residential development. City land sales occur at market value, unless City Council directs Administration otherwise. If so, the Municipal Government Act requires the sale to be advertised. The flow chart on page 17 shows where we are in the development process for the lots in Riverdale.

## Expression of Interest (EOI) tentative project schedule

- February 28, 2019
  - EOI sent to Housing Providers
- March 28, 2019 - April 09, 2019
  - EOI Received and Reviewed
- April 10, 2019 - May 01, 2019
  - Detail submission requested
- May 23, 2019 - June 06, 2019
  - Selection of the successful proponent

## Submission Time

Expression of interest (EOI) can be submitted to [riverdaleland@edmonton.ca](mailto:riverdaleland@edmonton.ca) by 5:00 pm mountain standard time Thursday, March 28, 2019. (submission should reach by 5:00 pm March 28, 2019)

## Submission Materials

Submission can be digital (submitted via email at [riverdaleland@edmonton.ca](mailto:riverdaleland@edmonton.ca)) or hard copy/ies can be mailed at Civic Property Services, 10th Floor, edmonton Tower, 10111 104 Ave NW, Edmonton, AB T5J 4X1

## Question and Comments

If you have any questions about this package, please contact the City at [riverdaleland@edmonton.ca](mailto:riverdaleland@edmonton.ca).

