



Redevelopment Opportunities

Edmonton

River Crossing Business Plan
What We Heard Report - April 25, 2018 Public Workshop

Redevelopment Opportunities

What We Heard Report

Overview

This report provides a summary of public feedback on the second phase of the River Crossing Business Plan project, which culminated in a public workshop in April 2018.

The second phase of the project begins to think about how the project themes translate to new development, use of existing resources, and future land uses in River Crossing. The project team invited the public to share their perspectives on how future development might support the themes and objectives by asking four big questions:

- How do we draw people to River Crossing?
- How do we move people to and through River Crossing?
- How do we support a complete community in River Crossing?
- How do we steward River Crossing?

Input was collected through a public workshop at the Old Timers' Cabin (April 25, 2018) .

How did we get the word out?

- Edmonton.ca/RiverCrossingPlan
- City of Edmonton social media
- Community networks
- Road signs
- Print and online media

Public Workshop

Over 90 people attended the public workshop. Project staff provided a brief presentation to provide an update on work undertaken since the first drop-in workshop held in November 2017, and outlining the process for the night's workshop. Participants were provided an opportunity to learn about the project and provide their input to help guide the preparation of redevelopment concepts for the River Crossing area.



Draft Themes

Workshop Purpose and Process

Purpose

The purpose of the April 25, 2018 public workshop was to gather citizen perspectives on how best to use existing assets, together with new development and land uses, to meet the Business Plan objectives. To guide the conversation, the workshop focused on four objectives identified as important through previous consultation with the public and the project's advisory committees. Attendees were asked to think about four objectives to help guide the workshop discussions on future redevelopment:

- Destination
- Transportation
- Complete Community
- Sustainability

The public workshop sought to use these priority objectives to facilitate discussions on how different land uses could support the project objectives. Each objective draws from the project themes.

Process

After a brief introductory presentation, attendees were invited to join round table discussions on specific objectives. Between each round participants moved to different tables and provided their perspectives. In the first two rounds of discussion, participants were asked to think only about the specific priority area of that table and respond to the following questions:

- Why is this topic important to you?
- What type of activities and amenities do you want?
- What are opportunities we can build on?
- What else needs to be considered?

The third and fourth rounds asked participants to think about the interactions - positive, negative, neutral - that might occur by advancing different objectives. Attendees were asked to identify where the priority areas created conflict between each other, and where they presented opportunities. The conflicts and opportunities were mapped on a poster with colour-coded sticky notes.

Participant feedback is shown on the following pages.

ACTIVITY 1 - PERSPECTIVES ON SPECIFIC OBJECTIVES

Destination Objective

River Crossing will be a Destination. How do we draw people here?

<p>Why is this topic important to you?</p> <ul style="list-style-type: none">• Heritage connection<ul style="list-style-type: none">• Birthplace of Edmonton• Fairground use• History as a trade destination• Historic buildings• Location<ul style="list-style-type: none">• Views to other important landmarks (Legislature, downtown, Strathcona)• Centrality and access to downtown• River valley<ul style="list-style-type: none">• Natural area close to downtown and other neighbourhoods• Access to the river• Existing facilities<ul style="list-style-type: none">• RE/MAX Field• Rossdale power plant
<p>What type of activities and amenities do you want?</p> <ul style="list-style-type: none">• Heritage recognition and interpretation• River access and activities to connect to the river<ul style="list-style-type: none">• Paddling, recreation, trails, boat launch• Facilities to support destination uses<ul style="list-style-type: none">• Recreation rentals• Public washrooms• Active transportation options within the area and connecting to other destinations<ul style="list-style-type: none">• Improved pedestrian spaces and facilities• Walkable and bikeable amenities• Right-scaled retail options<ul style="list-style-type: none">• Boutique stores, neighbourhood services, local restaurants, microbrewery• Spaces for experiences and activities<ul style="list-style-type: none">• Gatherings, fairs, plazas, beer gardens, BBQ area
<p>What are opportunities we can build on?</p> <ul style="list-style-type: none">• Heritage• River connections• RE/MAX Field• Rossdale power plant• Nearby destinations
<p>What else needs to be considered?</p> <ul style="list-style-type: none">• Accessibility• Balancing development with the natural setting / proximity to river• Appropriate scale• Transportation modes• Impact on Traditional Burial Ground and Fort Edmonton Cemetery as well as unidentified burial places

Transportation Objective

Transportation in River Crossing will change. How do we move people to and through the community?

Why is this topic important to you?
<ul style="list-style-type: none">• Active transportation modes• River - proximity and access
What type of activities and amenities do you want?
<ul style="list-style-type: none">• Active transportation• Public transit• River uses• Services for active transportation users• Neighbourhood transit
What are opportunities we can build on?
<ul style="list-style-type: none">• Transit connections• Active transportation connections to surrounding areas<ul style="list-style-type: none">• Legislature grounds, downtown, south of the river• Repurposing existing roads• River access
What else needs to be considered?
<ul style="list-style-type: none">• Land disruption of new road infrastructure• 97 Avenue as a barrier to pedestrians and bicyclists• Enforcement on roads and trails• Parking<ul style="list-style-type: none">• Using existing facilities, parking for new uses, destination parking, impact on adjacent residential areas• Impact on commuter traffic with changes to road network• Access to major amenities<ul style="list-style-type: none">• RE/MAX Field, Rosedale power plant• Transit access

Complete Community Objective

The River Crossing area will contribute to a complete community. How do we support a complete community here?

Why is this topic important to you?
<ul style="list-style-type: none">• Impact on existing community of South Rosedale<ul style="list-style-type: none">• Height of new development• Traffic and parking• Retail and commercial opportunities to support the neighbourhood• Local amenities - appropriate mix and scale• Preserving the unique character of Rosedale
What type of activities and amenities do you want?
<ul style="list-style-type: none">• Green spaces - natural areas and open spaces for recreation• Heritage preservation, interpretation and recognition• Local-scale retail• River focus for new development and activities• All-season uses
What are opportunities we can build on?
<ul style="list-style-type: none">• Rosedale power plant<ul style="list-style-type: none">• Community hub, mix of uses, interpretive centre, farmers market• RE/MAX Field<ul style="list-style-type: none">• New and expanded uses, supportive adjacent development• Changes to road network to support active transportation modes for the community• Connections to nearby neighbourhoods and destinations
What else needs to be considered?
<ul style="list-style-type: none">• Access into and out of the neighbourhood for all users• Impact on surrounding communities• Integration with South Rosedale• Design - right scale, densities• Infrastructure capacity, age, upgrades• Affordability and quality of new residential uses

Sustainability Objective

River Crossing will be sustainable. How do we steward this place sustainably?

Why is this topic important to you?
<ul style="list-style-type: none">• Flood risks and associated costs• Proximity to the river• Impact on South Rosedale
What type of activities and amenities do you want?
<ul style="list-style-type: none">• Green infrastructure, design and facilities• Walkable / bikeable neighbourhood• Appropriate densities to sustain commercial uses• Recognized and preserved gravesite areas• Year-round and after-hour uses• Urban agriculture
What are opportunities we can build on?
<ul style="list-style-type: none">• Diverse housing options• Re-use of existing facilities, such as RE/MAX Field and Rosedale power plant• Green spaces
What else needs to be considered?
<ul style="list-style-type: none">• Market impact of new development on other areas of the city• Parking demand for existing and new uses• Traffic impact of new development• Connectivity to adjacent neighbourhoods• Open spaces• Impact on the river

ACTIVITY 1 - INTERACTIONS BETWEEN OBJECTIVES

Destination Objective

Destination - Complete Community

Conflicts	Opportunities
<ul style="list-style-type: none"> • Parking impacts on new and existing community • Potential for destination uses to conflict with community uses 	<ul style="list-style-type: none"> • Greater diversity of population • New amenities and businesses to support residents and visitors • Address connectivity to minimize parking and vehicle traffic impacts in South Rosedale • Greenspaces to serve both residents and visitors • Expanded uses at RE/MAX Field would support destination user experience and provide additional amenities for residents

Destination - Transportation

Conflicts	Opportunities
<ul style="list-style-type: none"> • Parking needs for new and existing destination uses • Crossing 97 Avenue is difficult for pedestrians, limiting access for downtown population • Existing roads are an impediment to walkability and connectivity 	<ul style="list-style-type: none"> • Historical signage • Improved and coordinated alternative transportation access <ul style="list-style-type: none"> • Shuttle / transit • Pedestrian network • River valley trail system • Bike network • Improved connections to nearby parking (Kinsmen, Victoria Park, Louise McKinney, Legislature) • Improved year-round infrastructure • Reduced parking demand by improved active transportation infrastructure • Providing river access and facilities for canoes / kayaks

Destination - Sustainability

Conflicts	Opportunities
<ul style="list-style-type: none"> Increased number of residents and users might impact ecological functions Risk of flood may impact destination uses close to the river High-density development for financial sustainability could detract from destination opportunities (views, unique character, river valley location) Parking requirements for new uses could impact open space uses 	<ul style="list-style-type: none"> Repurposed power plant - reuse of existing facilities and destination Better use of existing underutilized parking facilities nearby Improved transportation modes (transit, walking, cycling, river use) benefit both destination and sustainability Expanded use of RE/MAX Field to improve financial sustainability and support destination Open space provides destination and environmental benefits

Complete Community - Transportation

Conflicts	Opportunities
<ul style="list-style-type: none"> Existing arterial road network limits opportunities for development, pedestrian access, and connectivity 97 Avenue is currently a major barrier between Rosedale and downtown Poor transit connections limit accessibility for those without a vehicle Current intersection design and width of streets limits pedestrian access and safety Limited bicycle facilities 	<ul style="list-style-type: none"> Improved pedestrian safety and access with redesigned road network and street design Consolidated and simplified road network to improve pedestrian environment, increase developable area, and decrease traffic impact on new and existing community Improve 97 Avenue for all modes of transportation, including improved crossings Alternative transit options, such as local shuttles, trolley, gondola Improved transit connections for increased population in new residential development and destination users Improved connectivity and facilities for cyclists Improved connectivity to the west and north, and to nearby services and facilities

Complete Community - Sustainability

Conflicts	Opportunities
<ul style="list-style-type: none"> • More open space would mean less development revenues • Affordable housing would improve livability but would reduce developer profits • Risk of development with more flooding - climate change • Challenge of enough development financially while limiting impact of scale • Challenge of beautiful and calming and green river valley identity versus cluttered development • Need to preserve markers of history and greenery • High-rise residential may not be suitable for families 	<ul style="list-style-type: none"> • Housing could benefit area and optimize premium land with appropriate locations to integrate with adjacent neighbourhoods • Affordable housing would make a more socially sustainable area • River valley location provides opportunities for physical and mental health benefits with exposure to nature and recreation opportunities • Appropriate scale and design to maximize sun exposure and assure accessibility

Transportation - Sustainability

Conflicts	Opportunities
<ul style="list-style-type: none"> • Significant vehicle traffic on arterial routes results in emissions and noise pollution, negatively impacting the environment • Potential conflicts between different active transportation users on trail network • Parking for new and existing development negatively impacts on open space opportunities 	<ul style="list-style-type: none"> • Improved access and facilities for river users • Opportunity for a Rosedale high street • Optimized transit service increases financial sustainability

Thank You

The project team wishes to thank everyone who has been involved to date and all those who contributed their feedback at the April 25 public workshop or in writing.

How Feedback Will be Used

Input from the workshop will assist in the preparation of redevelopment concepts and will inform the business plan. Participant feedback will help identify resident preferences and provide insight into anticipated interactions between land uses in the redevelopment.