

ROSSDALE UPDATE BULLETIN

DEAR NEIGHBOUR,

In the June 2005 Rosedale Update Bulletin EPCOR provided a summary of the first two meetings held by each of the four Community Advisory Task Groups (CATGs) established to provide recommendations on how EPCOR could best “reuse” the Rosedale power plant site, in a way that respects the interests and priorities of the Rosedale community, the Edmonton community, and the Alberta community at large. This bulletin will provide a second update on the work of these committees.

The four groups that were established are:

- Community Interests Community Advisory Task Group;
- Employee Advisory Task Group;
- Heritage Interests Community Advisory Task Group;
- Parks, Access and Amenities Community Advisory Task Group.

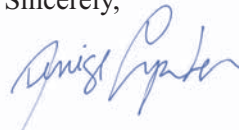
Each CATG was asked to address and report back on the following key questions:

1. Thinking about reuse opportunities for the Rosedale power plant site, what types of things does your group think are important?

2. How could the interests your group represents – Community, Employees, Heritage Interests, or Parks – best be incorporated in the reuse of the Rosedale power plant site?
3. What options does your group suggest? Which are your top three (feasible) options? Please explain why these are the most important.
4. What next steps does your group suggest to carry out your top three options?
5. How might EPCOR best engage the community at large in the next phase of the reuse project?

This bulletin will provide you with a summary of the second set of decisions that have been facilitated by Decision Partners with the four CATG groups. If you would like more information about the Rosedale Long Term Plan, please visit the EPCOR web-site (<http://www.epcor.ca/citizenship/Public+Consultation/Rosedale>) where you can view the plan and background information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Denise Carpenter'.

Denise Carpenter, APR
Sr. Vice President, Public & Government Affairs

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Decisions Partners has prepared the following summaries, which highlighted the key ideas and suggestions from the second round of CATG meetings. A final update bulletin will be sent out at the conclusion of this phase of the Rossdale Long Term Plan.

The third and fourth meeting of each CATG focused much of their work on addressing the third question:

“What options does your group suggest?”

Which are your top three (feasible) options?

Please explain why these are the most important.”

Following a review of their Core Values (see below) as identified in earlier meetings, CATG members brainstormed and discussed feasible options to the future development of the decommissioned site.

Each CATG was then facilitated through a discussion to select their top three preferred options. In their final meetings at the end of September, they will complete work on their three “feasible options” as noted in Question 3, then address Questions 4 and 5.

CORE VALUES

In summary the key Core Values discussed by members of the four CATGs included the following:

- Long-term sustainability and economic viability of any reuse of the site. Reflecting on this, all of the CATGs have discussed the need to make the facilities multi-purpose.
- There must be a good balance between site reuse opportunities that are pursued, and the needs of the local community and the Edmonton community at large, ensuring that these community priorities are properly served.
- New developments must have a future focus, while preserving the historical value of the site. The CATGs have discussed the historical value of the site in some depth, especially its Aboriginal, industrial, cultural and community heritage.
- The design and construction of future developments and infrastructure must respect, preserve and incorporate the unique historical buildings and reflect the heritage of the original site for future generations. As one CATG stated, any reuse option selected must: “Keep the sense of grandeur and awe”.
- Site reuse option(s) must be integrated with the surrounding area, be aesthetically pleasing and be done in a way that respects the environment and is appropriately tied into the River Valley.
- The new facilities must serve the function of providing a safe and secure “meeting” or “gathering” place for all people of all ages, throughout the year.

OPTIONS BEING PROPOSED

While they reflect diverse thinking, the options that are currently being developed by the CATGs have much in common and, in a multi-use facility, more than one option might be possible.

All four groups are proposing multi-use facilities that are people-focused and aligned with multiple stakeholder interests. The CATGs suggest that such an approach aligns with and supports the need for the reuse to be sustainable and economically viable over the long term.

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CATG members have stressed that the new structures must be integrated with the surrounding area and respect the environment by ensuring the existence of parkland and open green spaces. Broadly, the CATGs would like to see family-focused development and space utilization that can generate civic pride in the site and its contribution to the needs, growth and quality of life in Rosssdale and surrounding areas.

Site reuse ideas can generally be summarized under the following option categories:

COMMERCIAL

CATG members see many opportunities for including commercial elements in the site reuse. Commercial ideas that have been proposed include conference facilities and office space, retail stores and boutiques, sports equipment rental facilities, along with restaurants and cafes, and possibly some residential opportunities.

CULTURAL

Group members envision facilities that respect the need to preserve historical buildings and the site's heritage for future generations. Ideas about reuse that would promote cultural education and diversity might include a natural science and history museum, a power museum, a theatre and cultural/interpretive centre for the performing arts, heritage displays and interpretive panels and/or tours.

RECREATIONAL

Ideas that promote community wellness and family recreation include spaces and entertainment for people of all ages, sports activities and a fitness centre. Areas for public gatherings and green space to promote outdoor family activities would be an important element in any option. Further, CATG members have discussed the opportunity of partnering with, and complementing or adding to, the services of organizations with similar community mandates.

EDUCATIONAL

Options are being considered that have an educational focus. Ideas discussed include spaces designed to host school fairs and state-of-the-science attractions. Other considerations are educational and training facilities for College and/or University students, for EPCOR and other power industry companies, and possibly for the general public. Again, the CATGs have discussed the potential to partner with various educational institutions to provide more well-rounded and complementary services to the community.

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FINAL STEPS IN THIS PHASE OF THE PROCESS

Each of the CATGs has now met four times and is well on its way to developing recommendations for EPCOR to consider. They will conclude their final meetings at the end of September 2005.

Later this fall, the CATGs will share the results of their work with EPCOR representatives. Planning for those sessions, along with an opportunity for EPCOR to reflect on the recommendations of the CATGs and then respond back to the CATGs is currently underway. We are also working on plans for communicating with the Rosssdale and broader Edmonton communities about the recommendations of the CATGs and the next steps at this time.

EPCOR representatives will then present a detailed plan for site reuse to all stakeholders during Phase III of the Stakeholder Engagement Process.



For More Information

For more information about Rosssdale operations or future planning, please contact Mary Molloy, Manager Public Consultation, EPCOR at (780) 412-3364 or mmolloy@epcor.ca