

ROSSDALE UPDATE BULLETIN

DEAR NEIGHBOUR,

On November 10, 2004, EPCOR announced that the Rosedale power plant will be decommissioned by 2009. EPCOR has a strong commitment to consultation, and plans for reuse of the site called for engaging people to consider the options. Following research conducted with residents in the Rosedale community last August, an independent consultant (Decision Partners) was asked to design and facilitate the next phase of the Rosedale power plant site decommissioning consultation process.

To focus this phase of dialogue, four Community Advisory Task Groups (CATGs) were established in early 2005. The CATGs provided residents of the Rosedale and broader Edmonton community an opportunity to discuss the values, interests and priorities for the historical power plant site and make recommendations on its future use. The four groups that have been established are:

- Community Interests Community Advisory Task Group
- Employee Advisory Task Group
- Heritage Interests Community Advisory Task Group (originally called "Historical Interests")
- Parks, Access and Amenities Community Advisory Task Group

The purpose of the CATGs is to develop recommendations on how EPCOR can best "reuse" the Rosedale power plant site, respecting the interests and priorities of the Rosedale community, the Edmonton community, and the Alberta community at large. Each CATG has been asked to address and report back on the following key questions:

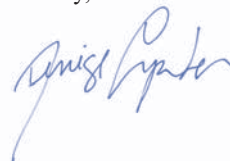
1. Thinking about reuse opportunities for the Rosedale power plant site, what types of things does your group think are important?

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?

Members of the CATGs include people of various ages, personal interests, and experiences. While it was not possible to include representatives of every group and interest, the input EPCOR is obtaining through the CATG process so far represents a remarkable diversity of interests.

This bulletin will provide you with a summary of the first discussions 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/Rossdale>) 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

ROSSDALE LONG TERM PLAN - CATG PROGRESS TO DATE

Decision Partners has prepared the following summaries, which highlight the key ideas and suggestions from the first round of CATG meetings. Another update bulletin will be sent out during the summer and the final bulletin in early November.

The first meeting of the Community, Parks, Heritage and Employee CATGs took place in early April, where members from all of the groups went on a site tour and orientation hosted by EPCOR. In these sessions each CATG addressed the first of five key questions. The CATGs will meet two more times before July, and then wrap up with their final meetings in September.

CATG MEETING SUMMARIES

Community Interests Advisory Task Group Meeting #2 Summary

The second meeting of the Community Interests CATG was held on April 19, 2005. Many members said they were inspired by the site tour earlier in the month. They were enthusiastic about the reuse opportunity and eager to get involved.

Following a brief review of the Terms of Reference, the group was asked to discuss their understanding of the term “Community.” Following quite a lengthy discussion, the sense in the group was that “Community” should be defined in the broadest sense – as people sharing a geographic area and common interests. They agreed that this expansive understanding of community – one that includes the Rossdale community, Edmonton, and Alberta – should be the frame of reference for the CATG. Group members noted that shared interests and values of this community include safety, accessibility (both physical and socio-economic), minimizing environmental impacts in the broadest sense, ensuring the quality of life, and protecting property values.

The group then addressed the first question:

Thinking about reuse opportunities for the Rossdale power plant site, what types of things does our group think are important?

A number of themes emerged including:

- Preserving the historic value of the site.
- Preserving and enhancing the quality of life for the Rossdale community. Managing noise, traffic and safety were key considerations raised.
- Addressing access issues, especially parking and traffic

control, without negatively impacting quality of life in the Rossdale community.

- Preserving and enhancing the natural environment surrounding the site.
- Enhancing the qualities of the River Valley.
- Using the site to attract and unify the broader community.
- Building on the opportunity to integrate city life with natural features in the vicinity.
- Sharing the uniqueness and attractiveness of the site with the broader Edmonton/Alberta community.
- Addressing safety and security issues related to the site.
- Ensuring the financial sustainability of any proposed development.

Employee Advisory Task Group Meetings #1 & #2 – Summary

The first meeting of the Employee Community Advisory Task Group was held on March 29, 2005. The second meeting was held on May 17.

At the first meeting, members were asked to introduce themselves and suggest what they would consider to be successful outcomes of the group’s discussions. A number of themes emerged:

- Something innovative – what an opportunity.
- Preservation of the history of the site as a power generation facility – respect for the integrity of EPCOR’s place on the site.
- A place for me to come with my family and friends.
- A unique re-use.
- A re-use that is welcomed by the local community and all of Edmonton.
- A solution that allows EPCOR to continue to do business – the other side of the site (water services).
- A place to be proud of and to be used during my “time off.”

The first meeting was primarily a review of the decommissioning process to date, a familiarization tour of the site, and a review of the terms of reference for the power plant “reuse” consultation process. Following the site tour, members were asked to think about the first of the five questions that the group would address at the next meeting:

Thinking about reuse opportunities for the Rossdale power plant site, what types of things does our group think are important?

The second meeting focused on the responses to this question and a lively and inclusive discussion resulted in a series of value statements that will guide the group as they address the subsequent questions.

Value statements generated in the second meeting include the following:

- Reuse opportunities must embrace the concept of “community stewardship” – to seize the opportunity that the reuse must be of benefit to the community – to give something to the community.
- Reuse must help to improve the relationships with the community – both the immediate Rossdale community and the larger Edmonton community. Reuse must bridge with the community.
- Reuse must affirm that EPCOR is here, will stay here, and has a long history in the area.
- It must preserve the broad and varied history of the area (as a fairgrounds, the Aboriginal presence in the area, etc.).
- Reuse should not repeat or duplicate what is already in the River Valley or is being proposed or constructed, such as the plans for Louise McKinney Park.
- Reuse should complement other River Valley attractions.
- The future use of the site should be a place to stop in at and be a part of – not just a place that we drive by.
- Reuse must celebrate the historical look and feel of the site and the buildings. Reuse must include environmental and cosmetic clean up of the site and buildings to restore the original majestic stature.
- Reuse must celebrate the history of power generation on the site.
- Reuse should consider commercial and residential viability of the site (new buildings, a wharf or pier into the river, a market) while maintaining the historical integrity of the site.

Heritage Interests Community Advisory Task Group Meeting #2 Summary

The second meeting of the Heritage Interests CATG was held on April 21, 2005. The meeting was characterized by a comfortable, enthusiastic flow of ideas and suggestions amongst group members who played off each other’s suggestions to develop new ideas and thoughts.

Following a review of the Terms of Reference, the members were asked to collectively define their understanding of the term “historical interests” to ensure that their

understanding of the scope of their task was shared amongst all members. Very quickly, they began discussing the differences between “history” and “heritage” and agreed that “Historical” has a narrower definition than “Heritage” since “Heritage” includes:

- Natural
- Cultural
- Scientific
- Technological
- Geological

As a result of this discussion, the group has asked that their title be changed to “Heritage Interests Community Advisory Task Group.”

The group then addressed the first of the five questions outlined in the CATG mandate:

Thinking about reuse opportunities for the Rossdale power plant site, what types of things does our group think are important?

A number of themes emerged from the group’s discussion, including:

- Relationship with the Fort Edmonton Cemetery and Traditional Burial Grounds must be considered and respected by any reuse opportunity.
- All aspects of site should be considered – historical buildings, cemetery, the grounds and the historic remains under the ground.
- It should become a people place -- recreational, educational, respectful, celebratory.
- Keep sight of EPCOR story. Historical themes dating back 8000 years ago to 150 years to EPCOR history.
- “PEHONAN” – Cree name meaning gathering place, waiting place – might be an appropriate title for the site.
- Cannot be Static – must be performance/living space to draw people to it.
- Keep sense of grandeur and “ahh” of large space/building

Parks, Access and Amenities Community Advisory Task Group Meeting #2 Summary

The second meeting of the Parks, Access and Amenities CATG was held on April 18, 2005. The group expressed great interest in the opportunity to participate in defining options for reuse for the historic power plant site and some commented that they

had done a considerable amount of thinking about the potential for the site following the orientation tour April 2.

Following a brief discussion on the Terms of Reference, the members were asked to think about how they would define the terms “parks,” “access,” and “amenities” in terms of their mandate. A lively discussion followed in which the group agreed that an expansive definition of “parks” was needed, suggesting that parks are public spaces that enhance quality of life for a community. They suggested that development at the Rossdale site should connect with existing River Valley parks system and that the spiritual and sacred notions surrounding this land should be considered in any options put forward by the group. Some commented that parks should not be used for “parking”. Protection of the park land was a value raised by the group.

Two broad concepts for the term “access” emerged: making the site physically accessible (roads, busing, parking, trail access, etc.) and making the site socially accessible (consideration for needs of families, women, and equity groups). Physical access was seen to be a challenge, likely requiring significant re-routing or updating of roads, bridges, etc. Regarding “amenities,” there was some limited discussion about the need for general facilities at the site (refreshments, washrooms, trails, etc.), but discussion centred on overall possibilities for the site, such as ideas for making the site a recognizable and enduring destination for use by the local community and others. Again, the importance of integrating the site with existing amenities in the area emerged as an important value.

The group then addressed the first question posed of all of the CATGs:

Thinking about reuse opportunities for the Rossdale power plant site, what types of things does our group think are important?

A number of themes emerged including:

- Making the site a significant attraction for people from Edmonton and beyond.
- Respecting the historical / interpretive value of the site.
- Integrating development with existing parks and local area attractions.
- Promoting sustainability, in terms of available funding and avoiding duplication of other attractions.
- Promoting sustainability “as a defining value” for EPCOR as a utility company and for Edmonton re-using the site in a way that respects the social, historical environmental aspects of the site.

For More Information

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

