

## ROSSDALE UPDATE BULLETIN

### COMMUNITY ADVISORY GROUPS PROVIDE INPUT INTO FUTURE OF THE ROSSDALE POWER PLANT Reports complete second phase of consultation process

#### DEAR NEIGHBOUR,

In November 2004, EPCOR announced that the Rosedale Power Plant would be decommissioned by 2009. Because the future of the site is of interest to many Edmontonians, we initiated a formal dialogue with stakeholders, facilitated by a third-party consultant.

In early 2005, volunteers formed four Community Advisory Task Groups (CATGs). The volunteers included people of various backgrounds, ages, personal interests and experiences. The groups each addressed specific topics of interest:

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

The groups met four times during the year to discuss their values, interests and priorities for the historical Rosedale Power Plant site. We asked the groups to make recommendations for future use that respected the interests and priorities of the Rosedale community, the greater Edmonton community, and the Alberta community at large. In the fall of 2005, each group made a presentation to EPCOR summarizing their discussions. In their presentations, the groups each responded to five broad 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?

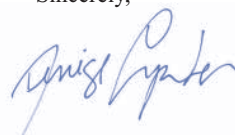
3. What options does your group suggest? Which are your top three (feasible) options? Please explain why these are the most important?
4. What next steps does your group suggest to carry out your top three options?
5. How might EPCOR best engage the community at large in the next phase of the reuse project?

This bulletin summarizes the feedback provided by the Community Advisory Task Groups. On behalf of all our employees, I would like to thank the volunteers who gave of their time and talent to participate in this process.

Receiving this input completes the second phase of the Rosedale Long Term Plan consultation process. The groups have asked us to consider their input in detail, and look at the feasibility of the options presented, as part of planning for the future of the site.

We expect to report back to the community on the next phase for the future of the Rosedale Power Plant site in spring 2006, which will be the starting point for the third phase of the consultation process. We look forward to a continuing dialogue.

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

## COMPLETION OF PHASE II OF THE ROSSDALE LONG TERM PLAN

### SUMMARY OF COMMUNITY ADVISORY GROUP INPUT

This summary has been prepared for EPCOR by Decision Partners, the third-party consultant that facilitated the community advisory input process. The summary includes an options chart that highlights the principal ideas and suggestions that emerged from the Community Advisory Task Group meetings.

Each group in its fifth meeting was asked to work on their top-three “feasible options,” as noted in Question 3: What options does your group suggest? Which are your top three (feasible) options? Please explain why these are the most important?

While the range of options suggested by the CATGs was wide, there were strong common themes. For example, all four groups proposed multi-use facilities in which one or more options would be the primary use that supports a number of other uses and services. The groups stressed that the multi-use facility should be people-focused and aligned with the varied interests of a wide range of people living in the Rosssdale and surrounding Edmonton communities.

All groups placed an emphasis on sustainability, emphasizing that reuse options must be environmentally and economically sustainable over the long term. The groups also believed that EPCOR has a responsibility for stewardship of the opportunity presented by the reuse of the Rosssdale site – specifically, ensuring that whatever option or options are chosen, it results in multiple benefits for a wide range of community citizens.

All of groups spoke of the need to preserve and enhance the natural beauty of the Rosssdale site. The importance of the site as part of the River Valley system and its historical significance were also stressed. Finally, each of the groups emphasized the importance of year-round accessibility for the wider community of Edmonton and Alberta. This core value was reiterated as an important consideration for EPCOR as it engages the community in the next phase.

Overall, the volunteers were excited about the possibilities for reuse of the site and saw the initiative as an opportunity for creative leadership. Every group focused on the positive impact that the re-use could have on Edmonton and Alberta. The groups noted that they looked forward to seeing the next steps unfold after EPCOR representatives have had the opportunity to consider all suggestions from the four groups.

The Heritage Interests group suggested an overarching theme for the re-use, based on the Cree word PEHONAN. The term, which means “a gathering place or waiting place,” was put forth to capture the relationship of people, place, space and time that the Rosssdale site has always encompassed. The group suggested that this overarching theme, and possibly the name, could serve as an umbrella to convey the essence of the primary use(s) and services.

In addition to completing their top three options, groups also addressed Questions 4 and 5 in their final meeting: What next steps does your group suggest to carry out your top three options? How might EPCOR best engage the community at large in the next phase of the reuse project?

The volunteers consistently stressed the importance of proper planning – including feasibility studies on key aspects of the proposed reuse project – as EPCOR moves forward. The groups encouraged EPCOR representatives to build on the various options suggested for possible reuse of the site, while recognizing that fully identifying and characterizing various options for re-use was challenging. The groups acknowledged that the next steps for defining an appropriate reuse for the site will require the expertise of a wide range of professionals including, for example, experienced and qualified professionals from the fields of architecture, engineering, finance, property development and marketing, construction, historical preservation, museum design and development to name a few.

The process came to a conclusion with sponsors from each group making a presentation of their group’s core values, options, and recommendations to EPCOR representatives. During the presentations, the sponsors emphasized that their group’s options were offered as concepts only – no one was inflexibly committed to a single idea. Instead, upon seeing the work of the other groups, sponsors commented on the similarities that were evident among values and core ideas. Sponsors urged EPCOR to consider the options synergistically, rather than as a collection of separate possibilities. The groups also encouraged EPCOR to maintain open communication with the community as it moves through the next steps.

A summary chart of their presentations is included on the following pages. This chart outlines the Core Values for each Community Advisory Task Group (in alphabetical order), along with each group’s top three options. The option type is listed in the second column, followed by an outline of the central concept and a description of the supporting services envisioned for the option if implemented.

# ROSSDALE LONG TERM PLAN

## CATG VALUES AND OPTIONS

### COMMUNITY CATG

Core Values	Option	Central Concept	Supporting Services and Ideas
<ol style="list-style-type: none"> <li>Preserving historic value of the site (including consideration for preservation of the High Pressure Building if determined appropriate, including contents and stacks).</li> <li>Developing the site for public use and enjoyment, while preserving the River Valley.</li> <li>While recognizing the need for appropriate commercial uses of the site for financial sustainability, ensure the site provides as much public use and access as possible.</li> <li>Recreational/Cultural and/or Leisure focus with appropriate commercial – appropriately scaled – for reuse. Light industrial could be considered if compatible (e.g., glass blowing).</li> <li>Balance reuse opportunities with community needs and concerns (such as family oriented activities, protection from undue traffic and noise, etc.).</li> <li>Integrate development with surrounding area (including West Rosssdale).</li> <li>Sustainability – long-term economic and environmental viability.</li> <li>Long-term flexibility – cycles of reuse; long term adaptability to reuse.</li> <li>Access (year-round, inexpensive).</li> <li>Compatible mixed use.</li> </ol>	<b>#1: Multi-Use CULTURAL</b>	<p>A cultural centre, including the following:</p> <ul style="list-style-type: none"> <li>A Museum of Natural History and Science – could be extension of the Royal Alberta Museum, a satellite of the Museum of Civilization or the Royal Tyrell Museum.</li> <li>A theatre or other performing arts space.</li> <li>A public gallery.</li> </ul>	<ul style="list-style-type: none"> <li>Include history of power generation</li> <li>Need government sponsorship</li> <li>Link to education</li> <li>University &amp; Museum as anchor – space for University holdings</li> <li>Involve City – history of Edmonton</li> <li>Restaurants/Tea House in Pump House</li> <li>Galleries, shops</li> <li>Events</li> <li>Artists’ Studios</li> </ul>
	<b>#2: Multi-Use RECREATIONAL</b>	<p>Extreme Family Sports Amusement Centre:</p> <ul style="list-style-type: none"> <li>Attraction scaled to building.</li> <li>It would complement the Kinsmen Field House – they could also manage it.</li> </ul>	<ul style="list-style-type: none"> <li>Cirque de Soleil concept</li> <li>Presentations, training, local performers</li> <li>Creating new shows</li> <li>Skateboard facility – indoor</li> <li>Rock climbing, bungee jumping</li> <li>Tea House in Pump House</li> <li>Sports rentals</li> <li>Services for River Valley users</li> <li>Properly managed</li> <li>Family-oriented</li> </ul>
	<b>#3: Multi-Use RESIDENTIAL–COMMERCIAL–CULTURAL</b>	<ul style="list-style-type: none"> <li>Combine some residential use to support other uses on the site.</li> <li>Could include a year-round “City Market” and indoor boardwalk.</li> <li>This would support future residential development in West Rosssdale.</li> </ul>	<ul style="list-style-type: none"> <li>Shops</li> <li>Restaurants</li> <li>Tea House in Pump House</li> <li>Office space</li> <li>Festivals and events</li> <li>Shuttle from downtown</li> <li>Live and work spaces</li> <li>Boutique Hotel</li> <li>Condos, Condo/hotel</li> </ul>

### EMPLOYEE CATG

Core Values	Option	Central Concept	Supporting Services and Ideas
<ol style="list-style-type: none"> <li>Must embrace the concept of “community stewardship” – the community at large.</li> <li>Reuse must help to improve the relationships with the community. Uses must bridge with the community.</li> <li>Reuse must be economically sustainable.</li> <li>Reuse must affirm that EPCOR is here, will stay here, and has a long history in the area.</li> <li>Reuse must celebrate the history of power generation on the site.</li> </ol>	<b>#1: EPCOR Use Option</b> <ul style="list-style-type: none"> <li>Multi-Use Facility for EPCOR employees, with community use of the grounds and some of the supporting services.</li> <li>Owned and operated by EPCOR.</li> </ul>	<ul style="list-style-type: none"> <li>Facilities for EPCOR to use for its own needs and would support community-focused services, while maintaining the aesthetic and historical aspects of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Offices for EPCOR employees to consolidate operations in one central area</li> <li>Conference centre</li> <li>EPCOR Power Training Centre</li> <li>EPCOR Water Centre of Excellence</li> <li>Fitness facilities</li> <li>Social meeting areas</li> <li>Other support facilities for EPCOR employees (day care, food and beverage outlets)</li> <li>Historical interpretive centre</li> <li>Open grounds around the site for public use</li> </ul>

## EMPLOYEE CATG (continued)

Core Values	Option	Central Concept	Supporting Services and Ideas
<p>6. It must preserve the broad and varied history of the area (as a fairgrounds, the Aboriginal presence in the area, etc.).</p> <p>7. Reuse must celebrate the historical look and feel of the site and the buildings. Environmental and cosmetic clean-up of the site should restore the original majestic stature.</p> <p>8. Reuse must improve the aesthetics of the site.</p> <p>9. 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.</p> <p>10. Reuse must respect the environment and be environmentally responsible.</p> <p>11. Reuse must be compatible with and tie in with the River Valley.</p> <p>12. 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. Creation of a “people place” – lots of people – all ages, family-oriented (maybe residential development).</p> <p>13. Include improved accessibility (for walking, riding, parking, and security needs).</p> <p>14. Any reuse of the site must be safe and secure for all users.</p>	<p><b>#2: JOINT Use Option</b></p> <ul style="list-style-type: none"> <li>Multi Use Educational Facility for the Community and EPCOR.</li> <li>Independently Operated – Someone else manages the facility while EPCOR is a major user.</li> </ul>	<ul style="list-style-type: none"> <li>A conference/training facility with classrooms, training areas, meeting rooms to support education, training and learning.</li> <li>Primary tenant – University of Alberta or NAIT with EPCOR as a sponsor and provider of support.</li> </ul>	<ul style="list-style-type: none"> <li>Conference and training centre</li> <li>Align core courses to some of company’s values</li> <li>Experiential Learning – similar to the Bennett Centre or the Odysium</li> <li>Include a power museum / interpretive centre</li> <li>Provide commercial services to support education and training uses</li> </ul>
	<p><b>#3: INDEPENDENT Option</b></p> <ul style="list-style-type: none"> <li>Community-Focused Multi Use Residential and Sports Facility.</li> <li>Independently owned and operated but sponsored by EPCOR.</li> </ul>	<ul style="list-style-type: none"> <li>Combine some residential use to support other uses on the site.</li> <li>Could include a year-round “City Market” and indoor boardwalk.</li> <li>This would support future residential development in West Rosedale.</li> </ul>	<ul style="list-style-type: none"> <li>Shops</li> <li>Restaurants</li> <li>Tea House in Pump House</li> <li>Office space</li> <li>Festivals and events</li> <li>Shuttle from downtown</li> <li>Live and work spaces</li> <li>Boutique Hotel</li> <li>Condos, Condo/hotel</li> </ul>

## HERITAGE INTERESTS CATG

Core Values	Option	Central Concept	Supporting Services and Ideas
<p>1. All aspects of the site be considered</p> <ul style="list-style-type: none"> <li>topography, geography, and land use (the historical buildings, cemetery, layers of heritage, etc.)</li> <li>An important heritage (not just historical) site; its value is historical, cultural, scientific and technological, natural and geographical.</li> <li>Opportunity for multiple uses, including the arts.</li> <li>Opportunity to develop creativity on site; to develop art pieces on site in a creative environment.</li> <li>All stories must be considered</li> </ul> <p>2. Should celebrate the birthplace of the City of Edmonton and the Province of Alberta.</p> <p>3. Should become a people place</p> <ul style="list-style-type: none"> <li>recreational, educational, respectful, celebratory.</li> </ul> <p>4. All uses must respect the historic integrity of the site.</p> <p>5. Capitalize on the potential of entire site.</p>	<p>Overarching Theme: PEHONAN – a Cree word meaning a gathering place, waiting place.</p> <p>This word could be the name of the new site and capture the relationship of people, place, space and time.</p> <p><b>#1: Multi-Use CULTURAL</b></p>	<p>The overarching approach has three important components:</p> <ul style="list-style-type: none"> <li>An Eco-Museum perspective</li> <li>A Grand Hall</li> <li>Sensitive Commercial Development</li> </ul> <p>Eco Museum</p> <ul style="list-style-type: none"> <li>Takes an integrated view of the site that involves historic and contemporary uses – historic buildings, geography, natural history, social history.</li> <li>It will tell the human and natural history of the site.</li> </ul>	<p>Create an interpretive storyline that weaves in:</p> <ul style="list-style-type: none"> <li>8,000+ years of Aboriginal history.</li> <li>The fur trade era.</li> <li>The Fort Edmonton Cemetery and Traditional Burial Grounds.</li> <li>The birthplace of the city / birthplace of Alberta.</li> <li>The people and stories of power generation: <ul style="list-style-type: none"> <li>Leave certain areas “frozen in time” e.g. Control room, as though employees had just left.</li> </ul> </li> <li>Retain High Pressure Building and consider its interpretive and architectural value.</li> <li>Consider a giant mural (trompe l’oeil) on the High Pressure Building south façade.</li> <li>Install interpretive signs and displays throughout the site.</li> <li>Allow for guided or audio tours.</li> </ul>

## HERITAGE INTERESTS CATG (continued)

Core Values	Option	Central Concept	Supporting Services and Ideas
<p>6. Historic and contemporary uses of this place are very special.</p> <ul style="list-style-type: none"> <li>– Relationship with the Ft. Edmonton Cemetery and Traditional Burial Grounds must be considered with reuse opportunities.</li> <li>– The most significant remaining site that demonstrates the power generation story in Alberta.</li> <li>– All of the buildings on the site, including those that are not currently designated historical, should be preserved to tell this important story.</li> </ul> <p>7. Respect the location and its position in the river valley.</p> <p>8. Must encourage both day time and night time uses.</p> <p>9. Strive to make the site accessible to as many people as possible.</p> <p>10. Use discretion for commercial uses of space.</p>	<p><b>#2: Multi-Use CULTURAL</b></p>	<p>The Grand Hall</p> <ul style="list-style-type: none"> <li>• Low Pressure Building is the signature element.</li> <li>• Minimal refurbishment – retain the grand industrial space.</li> <li>• Make use of the original names – e.g., The Turbine Hall and Boiler Room.</li> <li>• Inventive adaptation of ground and basement levels for cultural performances, receptions, presentations.</li> </ul>	<ul style="list-style-type: none"> <li>• Uses: Specialized meetings, celebrations, receptions, educational and cultural events, etc.</li> <li>• Provide heritage interpretation such as large scale banners, archival images</li> <li>• Include a 200 seat theatre space in basement – time share between resident theatre group and a film society</li> <li>• Illuminate the stacks at night</li> </ul>
	<p><b>#3: Multi-Use COMMERCIAL</b></p>	<p>Sensitive Commercial Development</p> <ul style="list-style-type: none"> <li>• Appropriate commercial uses would reinforce the concept of a unique river valley destination, that is universally accessible.</li> </ul>	<ul style="list-style-type: none"> <li>• Development must be respectful of the heritage value of the site – must not compromise the historical resource, nor the cultural sensitivity of the site</li> <li>• Small and “character” businesses – restaurants, boutiques, food and beverage services</li> <li>• Meeting facilities</li> <li>• Tea House in the Pump House – surrounding deck overlooking the river</li> </ul>

## PARKS, ACCESS AND AMENITIES CATG

Core Values	Option	Central Concept	Supporting Services and Ideas
<p>1. A defining piece for Edmonton – unique reuse of the site – that enhances the quality of life.</p> <p>2. Honouring the past.</p> <p>3. Community – respecting local interests, while creating a reuse opportunity that is of value to the broader community.</p> <p>4. Safe, physical access to the site for everyone, year-round.</p> <p>5. Sustainable design – sustainable use of energy, reflecting EPCOR’s values as an energy company.</p> <p>6. Financially sustainable – multi-use.</p> <p>7. Enhanced connection with park and River Valley for all.</p> <p>NOTE: The High Pressure building could be considered in any of the Options listed if its use complements the reuse opportunity.</p>	<p><b>#1: Multi-Use CULTURAL</b></p>	<ul style="list-style-type: none"> <li>• Market Tenant – could be EPCOR or another major tenant for 100,000 square feet of office space that would support the ancillary uses.</li> <li>• Building within a building.</li> </ul>	<ul style="list-style-type: none"> <li>• Historical, interpretive piece</li> <li>• Cafés/restaurants</li> <li>• Services</li> <li>• Conference facilities</li> <li>• Industrial museum base and pump house</li> <li>• Other pump house à café/restaurant</li> <li>• Parking/parkade</li> </ul>
	<p><b>#2: Multi-Use CULTURAL</b></p>	<ul style="list-style-type: none"> <li>• University of Alberta or College faculty could be primary tenant that would support the ancillary uses.</li> <li>• Building within a building.</li> </ul>	<ul style="list-style-type: none"> <li>• Historical, interpretive piece</li> <li>• Galleries, displays, working artists’ studios (if Faculty had an arts focus)</li> <li>• Residence for grad students, visiting artists, artists in residence (if Faculty had an arts focus)</li> <li>• Cafés/restaurants</li> <li>• Services</li> <li>• Conference facilities</li> <li>• Parking/parkade</li> </ul>
	<p><b>#3: Multi-Use COMMERCIAL</b></p>	<ul style="list-style-type: none"> <li>• Multi Recreational Facility – indoor soccer, fitness, rock climbing, etc. – that would complement the Kinsmen Field House offerings and support the ancillary uses.</li> <li>• Building within a building.</li> </ul>	<ul style="list-style-type: none"> <li>• Historical, interpretive piece.</li> <li>• Partner with Kinsmen Field House</li> <li>• Sports equipment rentals</li> <li>• Services</li> <li>• Cafés/ restaurants</li> <li>• Take down High Pressure building à make park, soccer field, or parkade; or –</li> <li>• Parking in basement of High Pressure building; soccer field at ground level</li> </ul>

## CATG Member List

Community Interests Advisory Task Group	Employee Advisory Task Group	Heritage Interests Advisory Task Group	Parks, Access and Amenities Advisory Task Group
<b>Anne Marie Decore &amp; Lynn Parish, Co-Sponsors</b> Greg Brandsgard John Diduch Gene Dub PJ Duggan Ellen Hambrook Woody Johnson Lindsay Kelly Steve Lenarduzzi Norm Lipinski David Murray John Oxenford Michael Pucylo	<b>Trevor Grams &amp; Whitney Rockley, Co-Sponsors</b> Rick Burron Kirstine Hull Gary Krushelniski Ray Mageau Leanne Redmond Ken Warren Rudy Welz David Wong	<b>Tim Willis, Sponsor</b> Calvin Bruneau Lewis Cardinal Catherine C. Cole Chester Cunningham Adriana Davies Anita Parker PearlAnn Reichwein Matthais Reinicke Willi Viehmann	<b>Sol Rolinger, Sponsor</b> Dr. Ted Aaron Bruce Bentley Brian Countryman Adam Farr Ruth Kelly Lt. Col. Al Markewicz Brent McDonough Sandra OpdenKamp Jeff Pesaruk Tom Redl Esther Starkman

### EPCOR'S INITIAL COMMENTS AND NEXT STEPS

EPCOR met with the sponsors of each of the four Community Advisory Task Groups after the groups had their final meetings. We found that the four groups shared a common set of values and beliefs, and that their values and beliefs were similar to our own. We also agreed with the sponsors that although the groups worked independently, there were common themes reflected in their presentations, and these themes formed a strong foundation for the next phase of the project.

Our initial view is that the common themes from the community feedback include:

- A desire to celebrate, commemorate and interpret the history,
- The need for economic sustainability, including an option where we could remain a major or principal tenant,
- A desire to open parts of the site to the public and users of the river valley,
- A desire to consider preserving or adapting the High Pressure Plant, rather than returning it to green space,
- A commercial or commemorative use for the pump house building.

In addition to these suggestions, there were many other areas where the groups were largely in agreement.

EPCOR thanks the sponsors and members of each of the Community Advisory Task Groups for their time and effort in meeting to discuss the future reuse of the Rosedale Power Plant site. Their work has concluded this phase in the process, but the process itself is far from completed.

The next phase will be for EPCOR to review in detail the implications of the options identified by the key themes. We will take the time to review and assess the practicalities of all the options, then bring the CATG members back to together in the spring to review the options and discuss Phase III in the process.

### For More Information

For more information on the Rosedale Long Term Plan consultation process, please visit the EPCOR web-site: [http://www.epcor.ca/citizenship/Public + Consultation/Rosedale](http://www.epcor.ca/citizenship/Public+Consultation/Rosedale)

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