



WEST ELBOW LAP

RIDEAU ROXBORO AMENDMENTS

EXECUTIVE SUMMARY

PAGE 2:

- CHANGE "Rideau Park, Roxboro" In first paragraph to "Rideau Roxboro".
- CHANGE "Rideau Park and Roxboro" on map to "Rideau Roxboro".

CURRENT CONTEXT

PAGE 4

- DELETE SEPARATE DESCRIPTIONS OF Rideau Park and Roxboro, as below:

Rideau Park

Rideau Park, adjacent to the Elbow River, was developed prior to World War I. Historically Rideau Park saw single detached residential developments throughout the community, with the exception of Rideau Towers, a collection of multi-residential apartments built in 1954. Today, Rideau Park is comprised of low-density residential in close proximity to the Elbow River valley and easy access to commercial opportunities along the 4 Street SW Main Street area, which sits north of Rideau Park.

Roxboro

Roxboro sits adjacent to the Elbow River and the pathway and parks that line the Elbow River Valley. Residential development in Roxboro was not completed until 1923 due to a real estate collapse, and through the 20th century the community saw the emergence of low-density residential infill development. Today, residents enjoy access to open spaces along the Elbow River, as well as easy access to the 4 Street SW Main Street to the north of the community.

- ADD DESCRIPTION FOR RIDEAU ROXBORO, as below.

RIDEAU ROXBORO

Rideau Roxboro is a small community that sits between the Elbow River and the Roxboro escarpment in the east, and extends to the plateau of the Mission escarpment to the south. It was developed along 4th Street SW as a twin community, Roxborough Place and Rideau Park Extension, in 1911, and has functioned as one community since that time, and is historically known as Rideau Roxboro. That relationship was formalized in May of 1960, when Rideau Roxboro officially became one community. Historically Rideau Roxboro saw single detached residential developments throughout the community, with the exception of Rideau Towers, a collection of Heritage multi-residences and townhomes built in 1954. Today, Rideau Roxboro is a mixture of low-density

properties in close proximity to the Elbow River valley and easy access to commercial opportunities along the 4 Street SW Main Street area, which sits north of the Mission Bridge.

SECTION 1

1.1 INTRODUCTION VISUALIZING GROWTH

PAGE 15, paragraph 2,

- Change "Rideau Park, Roxboro" to "Rideau Roxboro".

MAP ONE, COMMUNITY CONTEXT

PAGE 16

- Change "Rideau Park and Roxboro" on map to "Rideau Roxboro".
- Delete red boundary line running along 4th Street SW from Mission Road to 30th Avenue SW that separates the community.

SECTION 1.2 VISION AND CORE VALUES

PAGE 19 (VISUALIZING GROWTH)

FIGURE 2, ILLUSTRATIVE MAP

- Change separate titles of "Rideau Park and Roxboro" to "Rideau Roxboro".

SECTION 1.3 COMMUNITY CONTEXT

PAGE 21, paragraph 2

- REMOVE: "Rideau Park, Roxboro"
- Add: Rideau Roxboro

PAGE 22, paragraph 6

- REMOVE: "Rideau Park, Roxboro"
- Add: Rideau Roxboro

SECTION: COMMUNITY CORRIDORS

PAGE 25

- Delete 4 Street SW (south of the Elbow River).

MAP 2: COMMUNITY CHARACTERISTICS AND ATTRIBUTES

PAGE 27

- Remove "Community Corridor" designation of 4th Street SW south of the Mission Bridge to 30th Avenue SW.

SECTION 2 ENABLING GROWTH

2.1.1 MAP 3: URBAN FORM

PAGE 31:

- REMOVE 4TH STREET SW AS “COMMUNITY CONNECTOR”
- IDENTIFY 4TH STREET SW FROM MISSION BRIDGE TO 30TH AVENUE SW AS “NEIGHBOURHOOD LOCAL”.

MAP 4: BUILDING SCALE

PAGE 32:

- IDENTIFY 4TH STREET SW FROM MISSION BRIDGE TO 30TH AVENUE SW AS “LIMITED” BUILDING SCALE.

SECTION 2.6 HERITAGE, PRECINCTS

PAGE 98, Precinct 1 (Elbow Park, Rideau Park, Roxboro)

- REMOVE: “Rideau Park, Roxboro”
- Add: Rideau Roxboro

REMOVE: Rideau Park, Roxboro: a. Decks above the main floor may project beyond the main façade of the building.

ADD: Rideau Roxboro:

- Soft landscaping and mature trees are strongly encouraged in the front, side, and rear setbacks.
- Units that face the street should provide front entrances that are visible from and oriented toward the street.

SECTION: APPENDIXES

PAGE 141:

- REMOVE: “Rideau Park, Roxboro”
- Add: Rideau Roxboro

PAGE 156, “ERLTON”

- REMOVE: “Rideau Park, Roxboro”
- Add: Rideau Roxboro

SECTION, THE COMMUNITIES: DESCRIPTIONS

PAGE 160-161:

- Delete separate descriptions of “Rideau Park and Roxboro” and re-title Rideau Roxboro.
- Add description as below:

In 1911, Frederick Lowes began to develop the twin community of Roxborough Place and Rideau Park Extension along 4th Street SW for the one block between the Mission Bridge and Mission Hill, in similar upper-middle class lines

as Elbow Park and Mount Royal before the First World War. The community is bound by the Elbow River along the east, north and west, and a steep escarpment at known as Roxboro Hill/Roxboro Park in the far east; and extends up a plateau on the Mission escarpment to the south. In 1912, Lowes spent more than \$50,000 to wash away part of the escarpment in Roxboro Park, using hydraulic pumping equipment in order to level the river flats below with the washed-away soil. A concrete bridge (replacing a wooden bridge which had been destroyed by flooding) was built across the Elbow in 1915, connecting residents to its northern neighbours. Many of the original homes built during these years still stand today. In 1954, a small group of condominiums and townhouses were built atop the Mission escarpment.

Almost from the start, the twin community functioned as one, and was commonly and historically known as Rideau Roxboro. Rideau Roxboro residents began to develop recreational facilities and meeting places throughout the community, such as badminton facility at the end of Rideau Road in 1931 and a Boy Scout Hall on 5th Street SW 1927. An Elementary and Junior High School was built in 1930.

The combined Rideau Roxboro Community Association of Calgary was formally recognized and registered under the Societies Act of Alberta on May 13, 1960. The original Marion Gibson Hall was constructed during that year – later replaced by a more substantial log house frame, built by the resident O'Gorman brothers in 1981. It is a character and historic clubhouse very much in use today, as is the Sarah Scout Hall. Today, the Elbow River pathway continues from the Mission Bridge through the west side of the community to a natural wooded area to the south. A fork in the pathway leads up the Mission Hill escarpment past Lindsay's Folly, the ruins of a never-completed sandstone mansion begun in 1913 for Dr. Neville James Lindsay (1845-1925), a pioneer physician and surgeon who, among other appointments, served as a government-appointed physician to the Siksika, Stoney, and Tsuut'ina reserves and to Indigenous schools in the Calgary area. Dr. Lindsay retired from medicine in 1908 and became a real estate developer, and he owned the site of present-day Lindsay Park, which is named for him.

The five evaluated historic resources of the community include the Sara Scout Hall (609 Rideau Road SW), a Vernacular-style Boy Scout Hall from 1927 which also functioned as a venue to hold town hall meetings for Rideau Roxboro, Rideau Elementary and Junior High School, a Collegiate Gothic building from 1930 (829 Rideau Road SW), as well as Lindsay's Folly (3625 4 Street SW), Rideau Towers (3204 Rideau Place SW), and the log construction Southern Alberta Pioneers' Memorial Building (3625 4 Street SW) on the hill's plateau, dedicated during Alberta's golden jubilee year in 1955.

CHANGE Lindsay's Folly (3625 4 Street SW)
PAGE 162: Change Rideau Park to Rideau Roxboro.