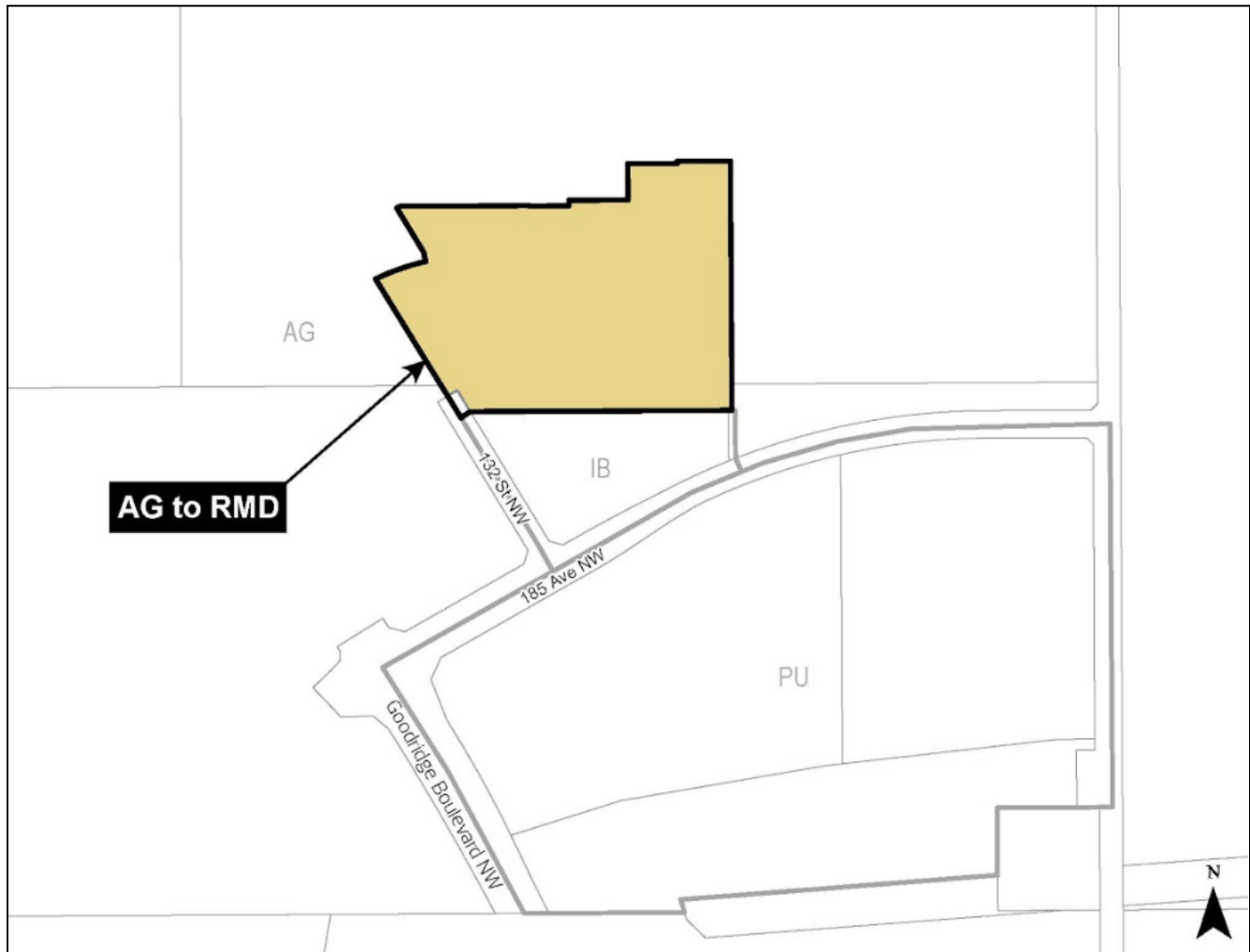


Administration Report Goodridge Corners

Edmonton

18350 and 18523 - 127 Street NW

To allow for low density and street oriented residential development.



Recommendation: That Charter Bylaw 20465 to amend the Zoning Bylaw from the (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides the opportunity for housing diversity in the Goodridge Corners neighbourhood.
- Is compatible with the existing and planned land uses.

- Conforms with the Goodridge Corners Neighbourhood Area Structure Plan and aligns with The City Plan.

Application Summary

CHARTER BYLAW 20465 would amend the Zoning Bylaw, as it applies to the subject site, from the (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone to allow for residential development, including single and semi-detached housing and row housing.

This application was accepted on January 25, 2023, from David Timchak, Land Development Planning, on behalf of the City of Edmonton.

The proposal conforms with the Goodridge Corners Neighbourhood Area Structure Plan by allowing for low density residential and street oriented development. It aligns with The City Plan by facilitating future growth to a population of 1.25 million within Edmonton's existing boundaries, providing the necessary infrastructure for active modes of transportation and contributing to a complete community.

Based on the characteristics of this application, the file was brought forward to the public using the Basic Approach. This Approach was selected because the proposed zoning change follows the statutory plan and continues the anticipated development of the area.

The Basic Approach included the following techniques:

Advance Notice, February 6, 2023

- Number of recipients: 15
- Number of responses with concerns: 0

Webpage

- edmonton.ca/goodridgecornersaplanningapplications

Common comments heard throughout the various methods include:

No formal feedback or position was received from the Cumberland/Oxford Community League and the Castle Downs Recreation Society Area Council at the time this report was written.

Site and Surrounding Area

The subject site is approximately 5.6 hectares in size and is located north of 185 Avenue NW and east of 132 Street NW in the north-central portion of the neighbourhood. The Goodridge Corners neighbourhood is in the early stages of development. It is planned for a mix of residential, commercial, institutional, open space, and business employment uses, creating a complete neighbourhood. The site is currently undeveloped and primarily surrounded by other undeveloped lands intended for low and medium density residential, commercial and industrial business employment. The lands southeast of the site zoned (PU)

Public Utility contains the Northwest Police Campus.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped
CONTEXT		
North	(AG) Agricultural Zone	Undeveloped
East	(AG) Agricultural Zone	Undeveloped
South	(IB) Industrial Business Zone	Undeveloped
West	(AG) Agricultural Zone	Undeveloped

Planning Analysis

The City Plan

The proposed rezoning area aligns with The City Plan goals and policies by:

- accommodating all future growth for an additional 1.25 million population within Edmonton's existing boundaries;
- providing sidewalks and pedestrian connections, helping create a walkable City;
- providing on-demand transit contributing to building a more efficient and seamless mobility system within the city and region; and
- contributing to a complete community.

Plans in Effect

The subject site is within the Goodridge Corners Neighbourhood Area Structure Plan, which designates the land for low density residential and street oriented land uses in the form of single detached, semi-detached, and row housing. This proposed rezoning conforms to the policies and objectives of the Goodridge Corners Neighbourhood Area Structure Plan by providing for various densities and housing types, which contributes to a well-balanced and complete neighbourhood.

Land Use Compatibility

The proposed RMD Zone will allow for the development of single and semi-detached housing up to 10 metres (approximately 2.5 storeys) and row housing up to 12 metres (3.0 storeys) in height. The RMD Zone regulations allow for a zero lot line setback, lane access, various densities, site coverage and widths, which allows for efficient utilization of land and contributes to a compact urban form.

The proposed RMD Zone is compatible with the existing and planned surrounding area regarding development regulations and uses. An associated proposed subdivision is in review by administration; it will provide walkway connections for active modes of transport and pedestrian linkages to a future park and the surrounding planned development.

Technical Review

Transportation

With the development of the subject lands, construction of adjacent collector roadway and a secondary emergency access route will be required. With the future subdivisions, extension of Goodridge Boulevard NW from the existing terminus to north and collector road will be required to provide a complete looping network for the area.

Transit

There is currently no conventional bus service operating in Goodridge Corners. ETS intends to provide service in the future, but implementation depends on demand, neighbourhood build-out and available funding for transit.

On-demand transit is currently provided to Goodridge Corners with one (1) actively used bus stop east of the rezoning site. This stop is located adjacent to the Northwest Police Campus, south of 185 Avenue NW.

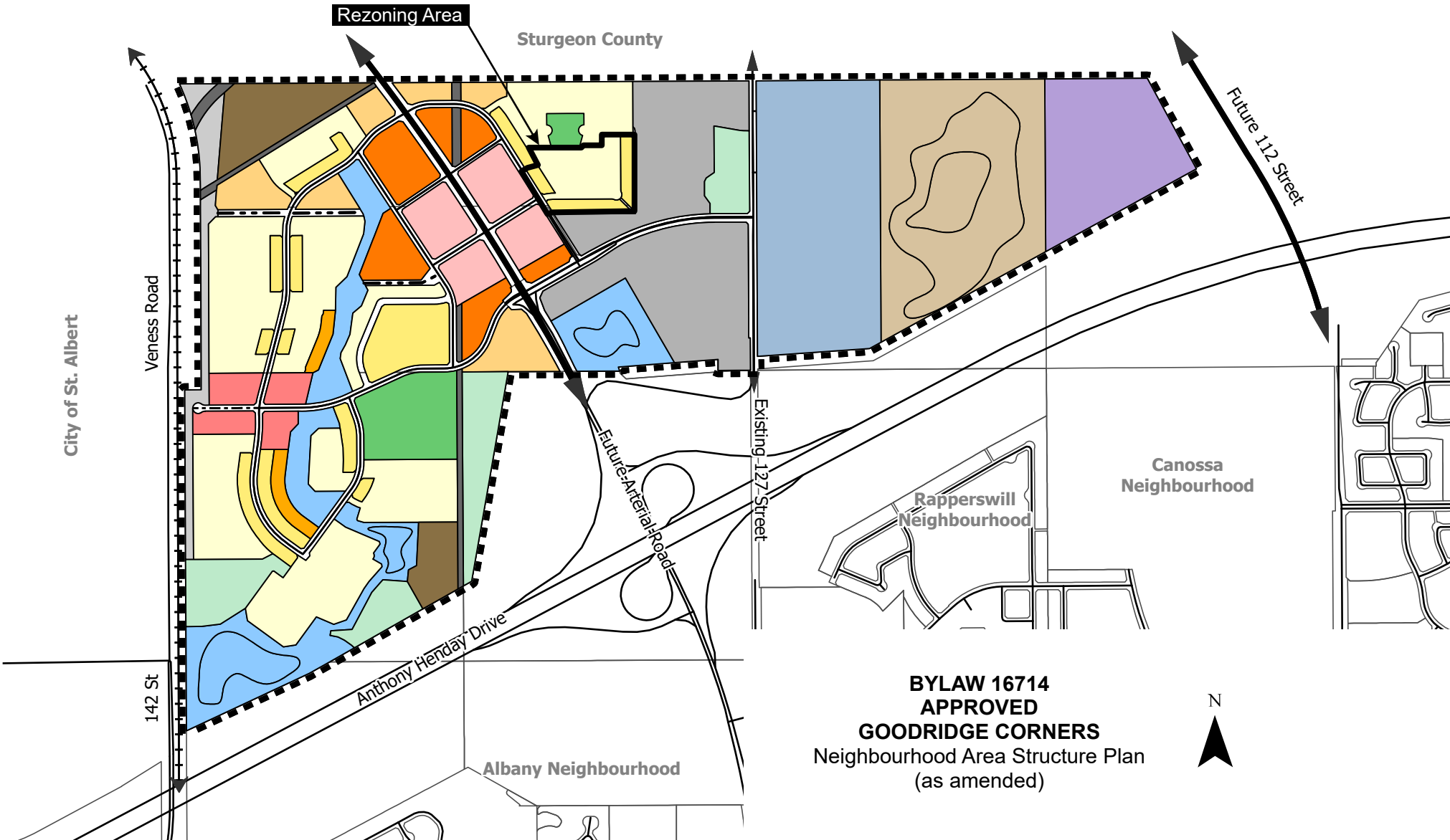
Drainage

The proposed rezoning conforms to the Goodridge Corners Neighbourhood Design Report, which provides a plan for sanitary and stormwater servicing as development proceeds in the neighbourhood.

Sanitary and stormwater services are available from the existing sewers within 132 Street NW. These existing systems have been designed and constructed to accommodate development under the proposed zoning.

Appendices

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 16714
APPROVED
GOODRIDGE CORNERS
Neighbourhood Area Structure Plan
(as amended)**



- | | | | | |
|----------------------------------|---------------------------|---------------------------------|---------------------------------------|-------------------|
| Low Density Residential (LDR) | Manufactured Housing (MH) | Natural Area (MR or ER) | Institutional | Arterial Roadway |
| Street Oriented (SO) | Live / Work | Buffer | Crown Land | CN Rail |
| Town House (TH) | Mixed Use | PUL / Utility Right-of-Way | Possible Future Road | NASP Boundary |
| Reverse Housing (RH) | Business Employment | Stormwater Management Facility | Right-of-Way Connection to St. Albert | Collector Roadway |
| Medium Density Residential (MDR) | Park | Protected Wetland Area (NW7018) | Collector | Greenway |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20465
Location:	North of 185 Avenue NW and east of 132 Street NW
Addresses:	18350 - 127 Street NW 18523 - 127 Street NW
Legal Descriptions:	A portion of SE-12-54-25-4 & a portion of Block OT, Plan 5780NY
Site Area:	5.59 ha
Neighbourhood:	Goodridge Corners
Ward:	Anirniq
Notified Community Organizations:	Cumberland/Oxford Community League & Castle Downs Recreation Society Area Council
Applicant:	David Tymchak, Real Estate

Planning Framework

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(RMD) Residential Mixed Dwelling Zone
Plan in Effect:	Goodridge Corners Neighbourhood Area Structure Plan
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Vivian Gamache

Tim Ford

Development Services

Planning Coordination