

## 18503 - 132 Street NW

### Position of Administration: Support



## Summary

Bylaw 20785 proposes an amendment to the Goodridge Corners Neighbourhood Area Structure Plan (NASP) to allow for Community and Basic Services within the Business Employment area.

Charter Bylaw 20786 proposes a rezoning from the Business Employment Zone (BE) to the Urban Facilities Zone (UF) to allow for larger facilities that provide community services.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. No responses were received.

## Application Details

Davis Consulting Group submitted this application on behalf of the Dar Al Sunnah Institute.

## Rezoning

The proposed Urban Facilities Zone (UF) would allow the development of institutional and community services uses with the following key characteristics:

- Provides for community and basic services.
- Allows for the development of schools, parks, and outdoor recreation uses.
- Allows for a maximum height of 16.0 metres.

## Site and Surrounding Area

The subject site is approximately 1.6 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 and is planned for a mix of residential, commercial, institutional, open space, business employment uses and areas of protected natural areas, 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 Public Utility contain the Northwest Police Campus and the site has access to on-demand transit and bike routes.

	Existing Zoning	Current Development
<b>Subject Site</b>	(BE) Business Employment Zone	Undeveloped
<b>North</b>	(RSF) Small Scale Flex Residential Zone	Undeveloped
<b>East</b>	(AG) Agricultural Zone	Undeveloped
<b>South</b>	(PU) Public Utility Zone	Stormwater Management Facility & the Northwest Police Campus
<b>West</b>	(AG) Agricultural Zone	Undeveloped

## Community Insights

This application was brought forward to the public using a basic approach. The basic approach was selected because it is considered a simple application as it utilizes a standard zone and supports The City Plan. The basic approach included the following:

## Mailed Notice, January 8, 2024

- Notification radius: 123 metres
- Recipients: 9
- Responses: 0

## Site Signage, January 18, 2024

- One rezoning information sign was placed on the property facing 132 Street NW.

## Webpage

- [edmonton.ca/rezoningapplications](http://edmonton.ca/rezoningapplications)

## Notified Community Organizations

- Cumberland / Oxford Community League
- Castle Downs Recreation Society Area Council

## Application Analysis



Site analysis context

## The City Plan

The subject site is located within the Northwest District in The City Plan and is identified as residential land use. The proposed rezoning and plan amendment aligns with The City Plan Big

City Move, A Community of Communities, by providing opportunities for residents to connect with each other and access work, school, business and recreation daily.

## **Neighbourhood Structure Plan**

The subject site is within the Goodridge Corners Neighbourhood Area Structure Plan (NASP) and is designated as business employment. The NASP policies guide the business employment area and allow for a range of business industrial, light industrial, detention, and protective services.

The proposed amendment will continue to provide for business and light industrial uses and add community service to the business employment area to allow for school uses. The amendment will contribute to a well-balanced and complete neighbourhood.

## **Land Use Compatibility**

The UF Zone will allow for a range of community service and education facilities, such as schools and health service uses. The intent to develop a private school with a maximum height of 16.0 metres will be compatible with existing and surrounding areas.

## **Mobility**

The proposed UF Zone will allow for larger facilities that provide institutional services, community services, or recreational activities, including developing a private school with a maximum height of 16.0 metres. The proposed UF Zone will be compatible with the existing and surrounding area.

As the neighbourhood develops, the location of this rezoning site will be activated with several amenities nearby. Upon development of the rezoning site, safe pedestrian crossing may be required at the 185 Avenue and 132 Street intersection. This requirement will be further reviewed and refined at the development permit stage.

Edmonton Transit Service (ETS) operates an On-demand Transit service near the rezoning site. The nearest in-use On-demand bus stop is 500-700 metres walking distance east of the subject site. In the future, the entire subject site will be within 600 metres of walking distance to transit service.

## **Open Space**

The proposed rezoning from the Business Employment Zone (BE) to the Urban Facilities Zone (UF) was reviewed and conforms with the proposed plan amendment. The proposed zoning will allow for the future development of a private school. Open Space has no concerns regarding rezoning the site to UF Zone to allow the operation of a private school.

## **Utilities**

The proposed rezoning conforms to the Goodridge Corners Neighbourhood Design Report (NDR), 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**

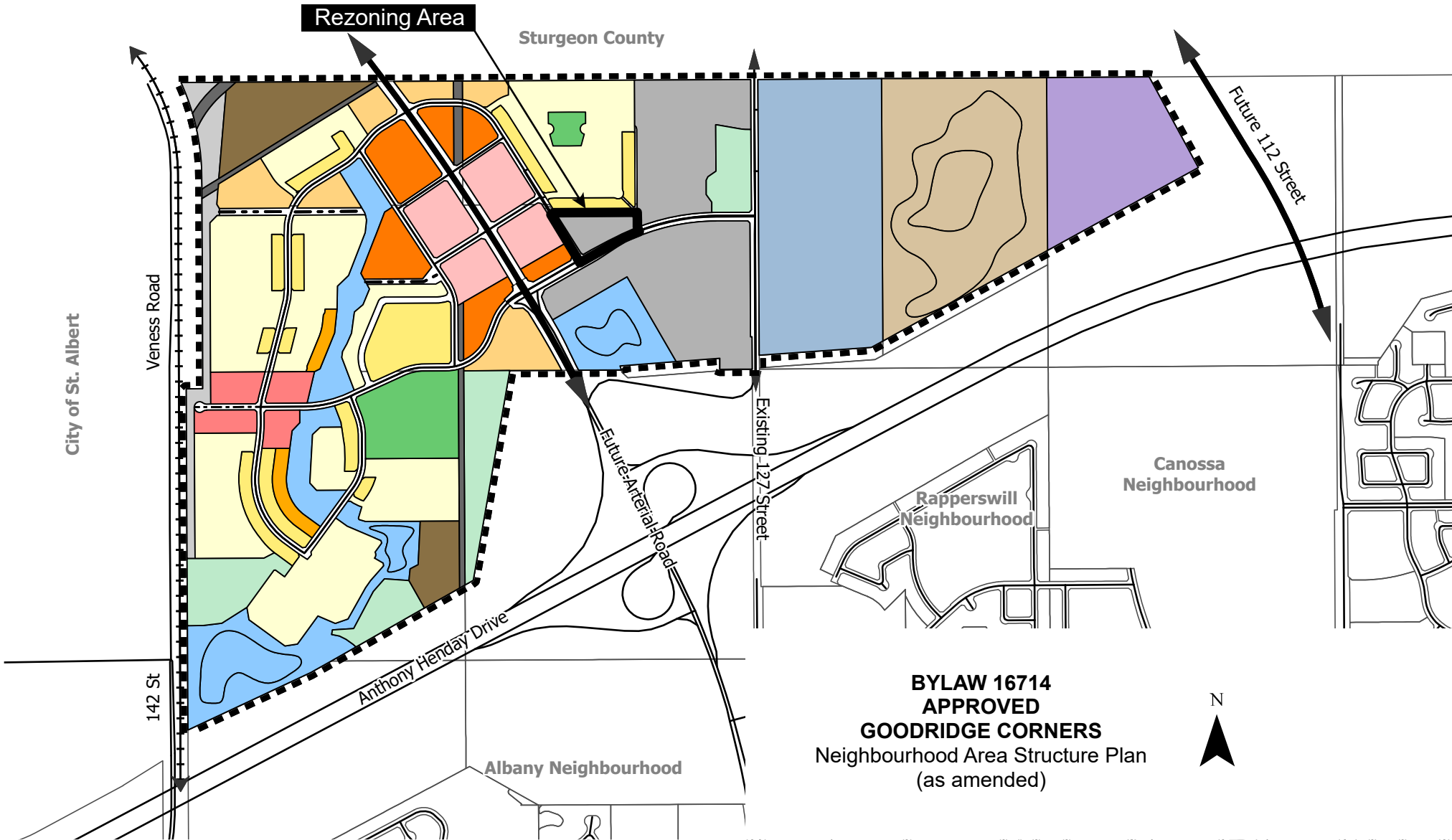
### 1. Context Map

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Branch: Development Services

Section: Planning Coordination



- |                                  |                           |                                 |                                       |                   |
|----------------------------------|---------------------------|---------------------------------|---------------------------------------|-------------------|
| 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.