

# Planning Report

## Edgemont, Rosenthal, Glenriding Heights Sipiwiyniwak, Nakota Isga, pihêsiwin

**8621 & 8635 - Edgemont Link NW; 1120 - Rosenthal Boulevard NW; & 2321 & 2305 - Glenriding Boulevard SW**

**Position of Administration: Support**

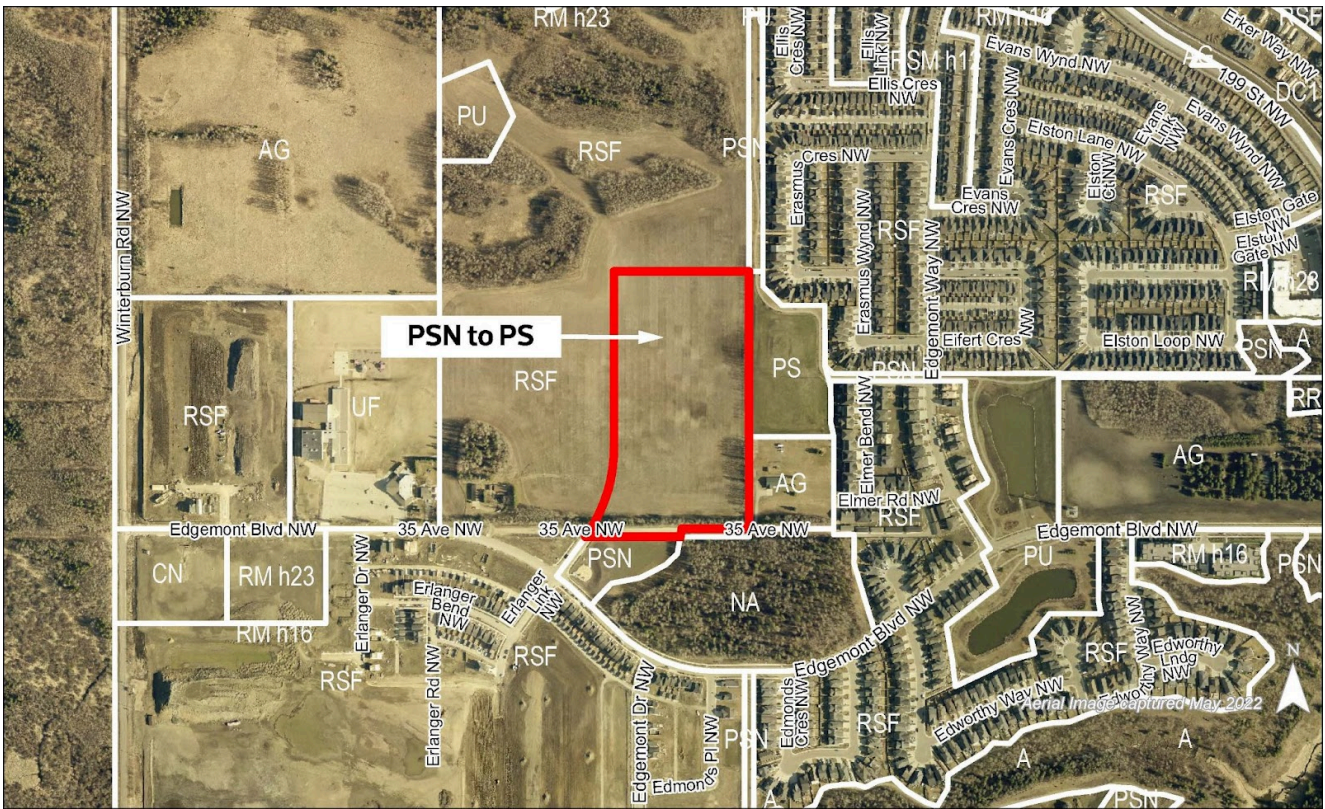


Image 1: Edgemont

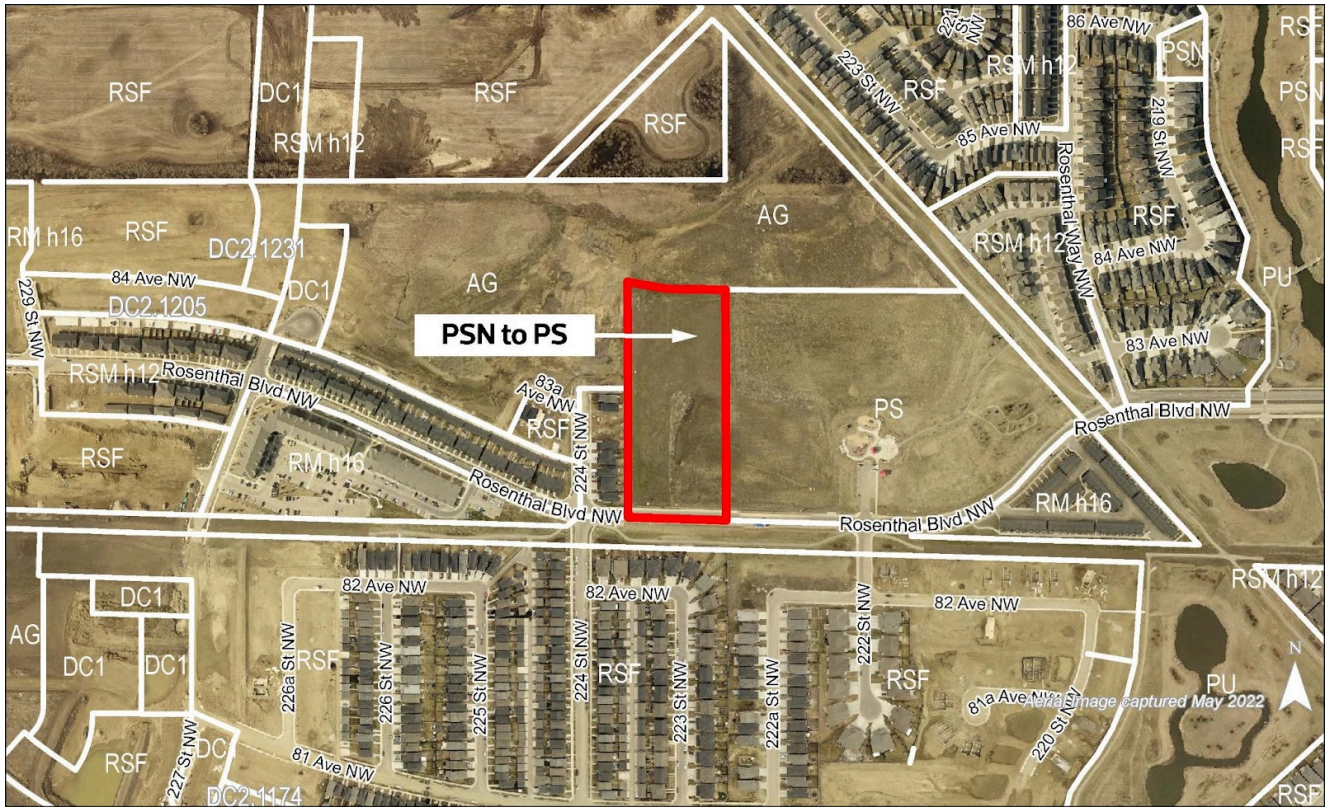


Image 2: Rosenthal



Image 3: Glenridding Heights

## Summary

Charter Bylaw 20766 proposes a rezoning from the Neighbourhood Parks and Services Zone (PSN) to the Parks and Services Zone (PS) to allow development on parkland for educational, recreational and community uses.

Public engagement for this application included a mailed notice and information on the City's webpage. At the time of writing this report, one (1) person was heard from, expressing concern about the rezoning application in Glenridding Heights.

Administration supports this application because it:

- Supports the preparation and future construction of planned school sites.
- Is compatible with surrounding existing and planned land uses.
- Aligns with The City Plan by providing open space amenities (parks and schools).

## Application Details

This application was submitted by the Zoning Bylaw Unit of the City of Edmonton to correct an error with the application of the Joint Use Agreement during the city wide rezoning as it pertained to these sites. This was due to the Joint Use Agreement mapping data not aligning with the registered Agreement.

## Rezoning

For all three (3) sites, the proposed Parks and Services Zone (PS) would allow developments with the following key characteristics:

- Development on parkland for educational (e.g. schools and libraries), recreational and community uses (e.g. parks and natural areas).
- A maximum building height of 16.0 m.

The rezoning application conforms with the Edgemont Neighbourhood Area Structure Plan (NASP), the Rosenthal Neighbourhood Structure Plan (NSP) and the Glenridding Heights NSP, which designate each site for school/park uses.

## Sites and Surrounding Areas

The three subject sites measure approximately as follows:

- Edgemont: 5.48 ha
- Rosenthal: 1.94 ha
- Glenridding Heights: 5.48 ha

	Existing Zoning	Current Development
<b>Subject Site Edgemont</b>	Neighbourhood Parks and Services Zone (PSN)	Vacant
<b>North</b>	Small Scale Flex Residential Zone (RSF)	Vacant
<b>East</b>	Parks and Services Zone (PS) Agricultural Zone (AG)	Vacant
<b>South</b>	Neighbourhood Parks and Services Zone (PSN)	Vacant
<b>West</b>	Small Scale Flex Residential Zone (RSF)	Vacant

/

	Existing Zoning	Current Development
<b>Subject Site Rosenthal</b>	Neighbourhood Parks and Services Zone (PSN)	Vacant
<b>North</b>	Agricultural Zone (AG)	Vacant
<b>East</b>	Parks and Services Zone (PS)	Vacant
<b>South</b>	Public Utility Zone (PU)	Vacant
<b>West</b>	Small Scale Flex Residential Zone (RSF)	Vacant

	Existing Zoning	Current Development
<b>Subject Site Glenridding Heights</b>	Neighbourhood Parks and Services Zone (PSN)	Vacant

<b>North</b>	Small-Medium Scale Transition Residential Zone (RSM - h12) Small Scale Flex Residential Zone (RSF)	Developed row housing units Developed single and semi-detached housing
<b>East</b>	Small Scale Flex Residential Zone (RSF)	Developed single and semi-detached housing
<b>South</b>	Small Scale Flex Residential Zone (RSF)	Developed single and semi-detached housing
<b>West</b>	Small Scale Flex Residential Zone (RSF)	Developed single and semi-detached housing

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the rezoning to the PSN Zone complies with the approved plans for each neighbourhood. The basic approach included:

### Mailed Notice, March 4, 2024

- Notification radius: 60 metres
- Recipients:
  - Edgemont: 17
  - Rosenthal: 231
  - Glenridding Heights: 180
- Responses: 1 (Glenridding Heights)
  - Opposed: 1 (100%)
    - The respondent stated that the Glenridding Heights site should stay under the current PSN zoning in order to accommodate communal recreational space such as a community league or recreation centre that would benefit a broader range of residents.

### Webpage

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

### Notified Community Organizations

- Edgemont Community League
- Greater Windermere Community League
- Edmonton Rosenthal Community League

- West Edmonton Communities Area Council

## **Application Analysis**

### **The City Plan**

The application contributes to the provision of parks and school sites in Edgemont, Rosenthal and Glenriding Heights and facilitates the continued development of these neighbourhoods.

It aligns with the relevant goals and policies of The City Plan pertaining to ensuring equal opportunities for people to easily connect to open spaces amenities through a system of pathways that support active transportation modes.

### **Draft District Plans**

The District Policy and District Plans are still in draft form. With consideration of this policy and these plans by Council anticipated in the near future, the following analysis is for information purposes only and was not a factor in Administration's recommendation.

The Edgemont and Rosenthal sites are within the boundaries of the draft West Henday District Plan. The Glenriding Heights site is within the boundaries of the draft Southwest District Plan. The West Henday District Plan identifies three (3) planned park sites in the Edgemont neighbourhood and the Southwest District Plan Identifies a planned park (5 ha) in the southern portion of Glenriding Heights, and a local node along Rabbit Hill Road NW.

The rezoning application to the PS Zone conforms to the respective district plans by:

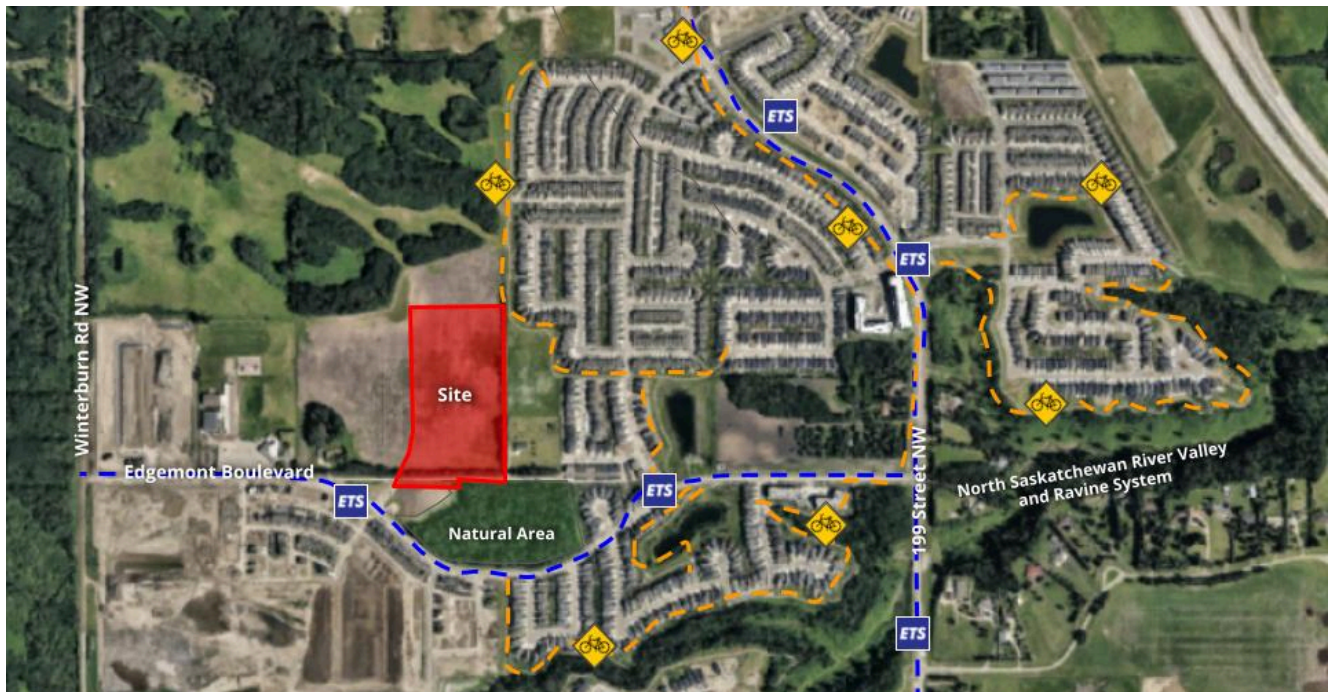
- Providing essential community amenities in the form of parkland and schools.
- Allowing for the sequential development of these neighbourhoods.
- Contributing to overall connectivity between existing and planned open spaces, residential areas and commercial nodes.

### **Land Use Compatibility**

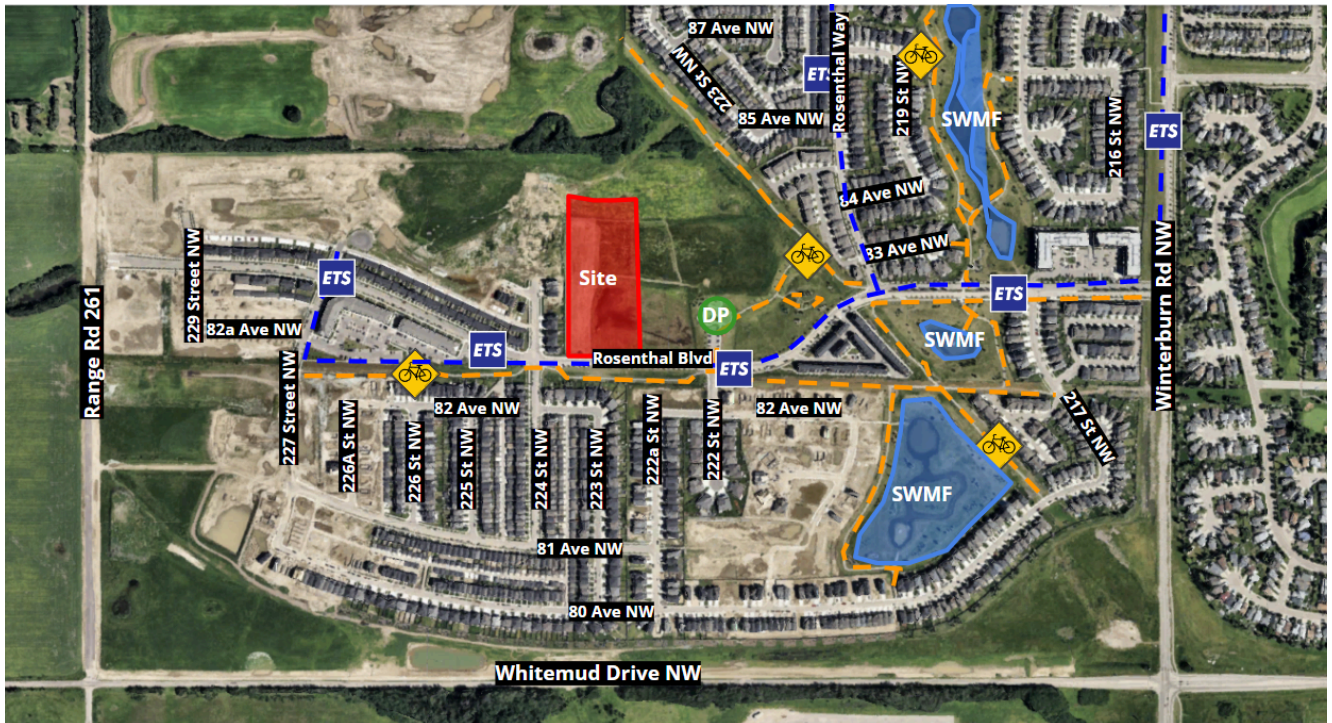
Each of the three (3) sites are compatible with surrounding and planned land uses. The rezoning application complies with the Edgemont NASP, Rosenthal NSP and Glenriding Heights NSP, which designates each site for school and park uses.

The table below compares the current PSN Zone to the proposed PS Zone.

	<b>PSN Current</b>	<b>PS Proposed</b>
<b>Typical Uses</b>	Limited development on parkland and playgrounds at a neighbourhood level	Development on parkland to serve educational, recreational, and community uses at a city-wide, district, and neighbourhood level
<b>Maximum Height</b>	14.0 m	16.0 m
<b>Minimum Front Setback</b> (abutting a street)	6.0 m	6.0 m
<b>Minimum Rear Setback</b> (abutting an alley)	4.5 m	4.5 m



*Edgemont - Site analysis context*



Rosenthal - Site analysis context



Glenridding Heights - Site Context Analysis

**Transit**

Conventional transit service is currently available and adjacent to both the Rosenthal and Glenridding sites. The Edgemont site is served by On Demand service along Edgemont Boulevard within 300m.



## Open Space

The proposed PS zonings were reviewed, and are in conformance with the Plans for the areas.

With respect to the Edgemont site, the zoning will allow for the development of the Edgemont EPSB K-9 school. Once built, the school will provide space for up to 950 students. The remainder of the park will continue to provide open space opportunities for residents.

With respect to Glenridding Heights and Rosenthal, the proposed rezoning is part of preparing the site for future schools and will support eventual construction. The Glenridding Heights site is planned for an EPSB elementary school, and the Rosenthal site is planned for an EPSB K-6 school.

## Utilities

The proposed rezoning area conforms to the Rosenthal, Glenridding Heights and Edgemont Neighbourhood Design Reports (NDR's), which identify sanitary and stormwater servicing plans for those neighbourhoods. Sewer services are available by connections to the sewers within Rosenthal Boulevard NW, Glenridding Boulevard SW, and future Edgemont Link NW. These existing and future systems have been designed and constructed to accommodate development under the proposed rezoning.

## Appendices

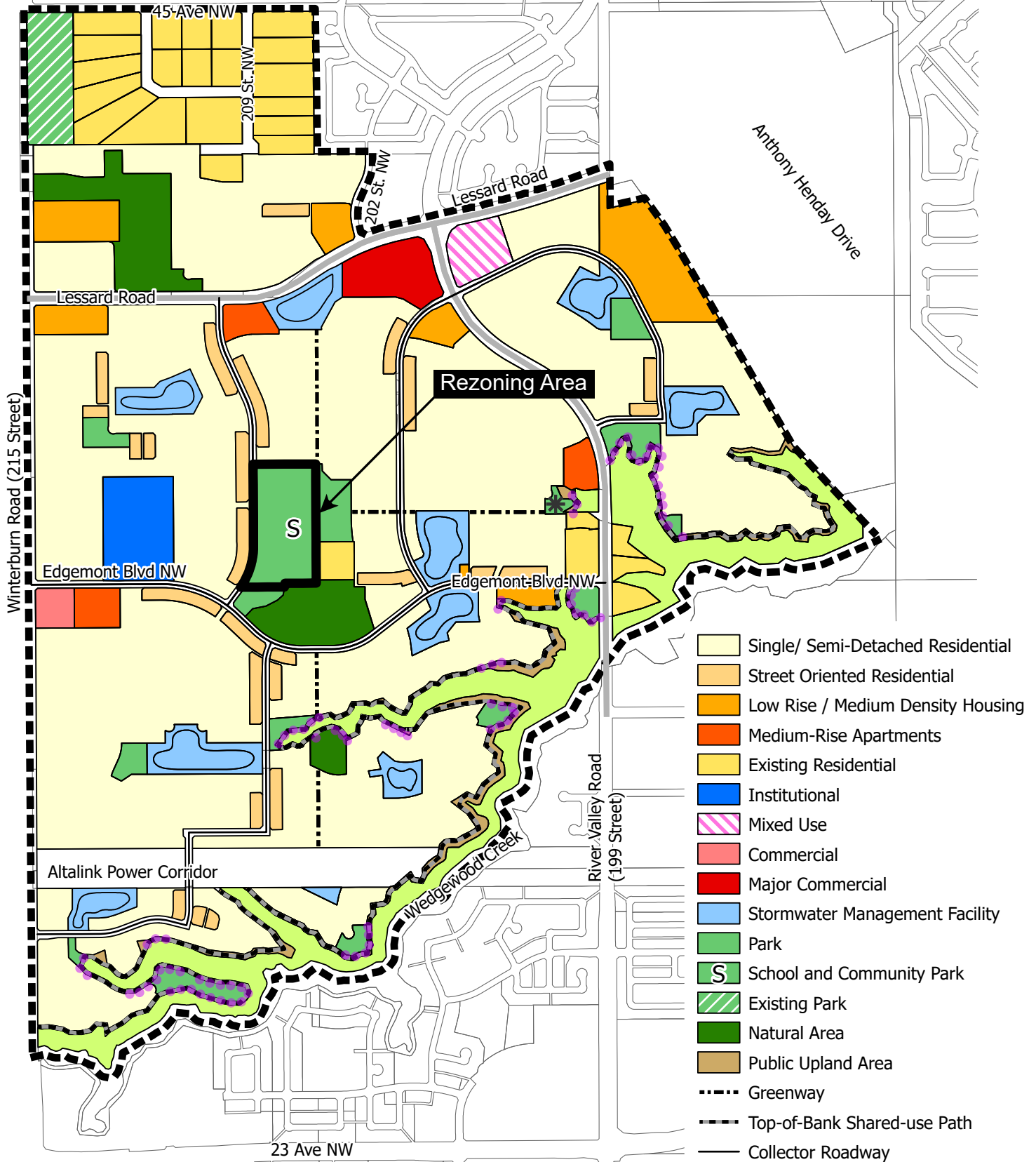
1. Context Plan Map (Edgemont)
2. Context Plan Map (Rosenthal)
3. Context Plan Map (Glenridding Heights)

Written By: Carla Semeniuk

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



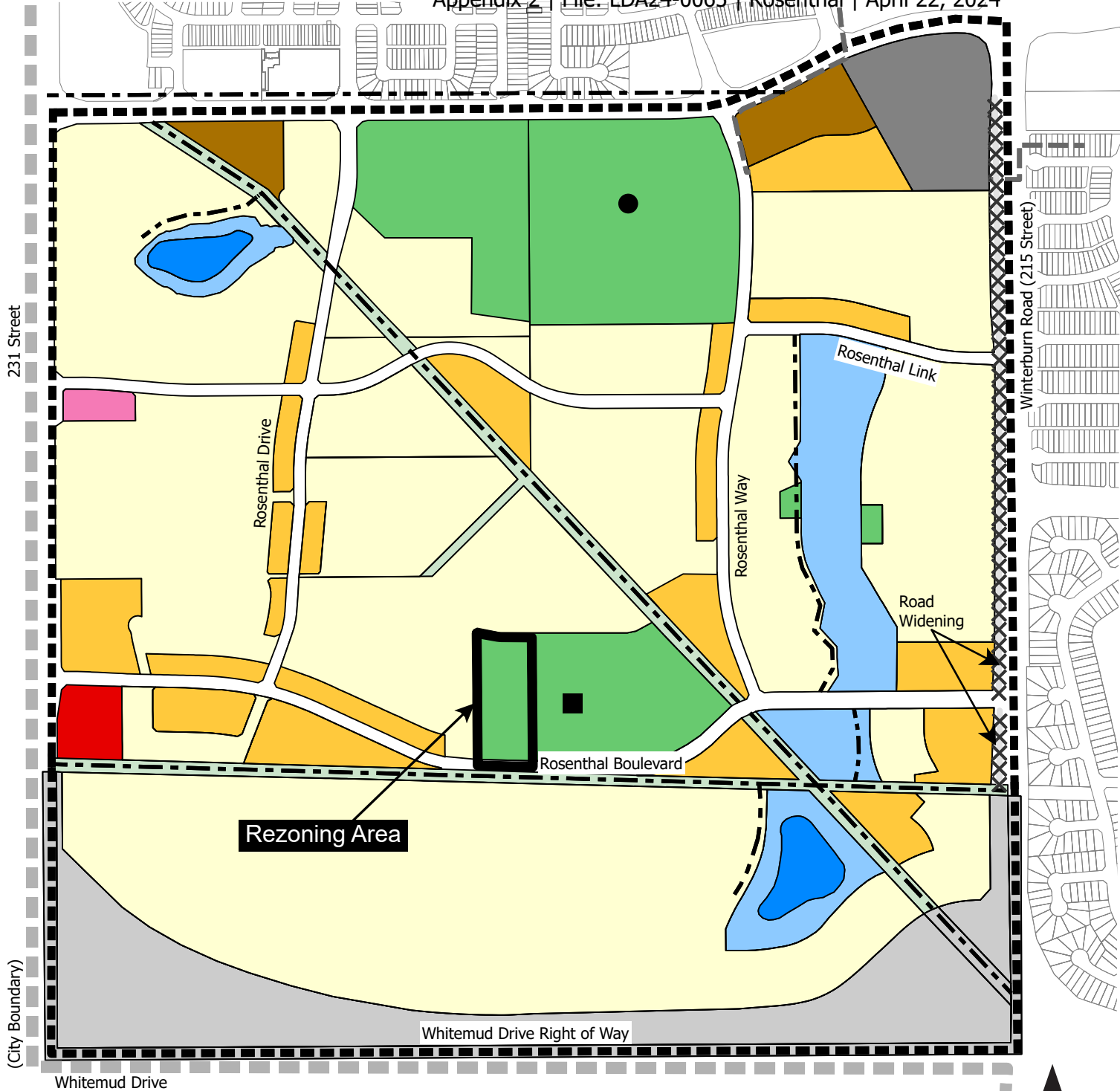
**BYLAW 20666**  
**EDGEMONT**  
 Neighbourhood Area Structure Plan  
 (as amended)



















- Single/ Semi-Detached Residential
- Street Oriented Residential
- Low Rise / Medium Density Housing
- Medium-Rise Apartments
- Existing Residential
- Institutional
- Mixed Use
- Commercial
- Major Commercial
- Stormwater Management Facility
- Park
- School and Community Park
- Existing Park
- Natural Area
- Public Upland Area
- Greenway
- Top-of-Bank Shared-use Path
- Collector Roadway
- Arterial Roadway
- NASP Boundary
- Top-of-Bank Roadway / Park
- Top-of-Bank & Public Uplands Area to be interpreted by aerial photograph, to be revised prior to rezoning stage

**Note:** In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

**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.



**BYLAW 20520**  
**ROSENTHAL**  
 Neighbourhood Structure Plan  
 (as amended)

- |   |  |   |
|---|--|---|
|  Low Density Residential        |  Whitemud Drive Interchange Lands         |  Road Widening      |
|  Medium Density Residential     |  DC1 Community Centre                     |  Town Centre        |
|  High Density Residential       |  Utility Corridor                         |  Multi-Use Corridor |
|  Neighbourhood Commercial       |  Separate High School / Recreation Centre |  NSP Boundary       |
|  Community Commercial           |  Public Elementary / Junior High - K - 9  |   |
|  Stormwater Management Facility |  |   |
|  Park / School                  |  |   |

**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.



**BYLAW 19931**  
**GLENRIDGING HEIGHTS**  
 Neighbourhood Structure Plan  
 (as amended)

- |                                    |                                |                              |
|------------------------------------|--------------------------------|------------------------------|
| Single / Semi-Detached Residential | Stormwater Management Facility | Greenway                     |
| Row Housing                        | School / Park                  | Greenway (Municipal Reserve) |
| Low-Rise / Medium Density Housing  | District Park                  | Collector Roadway            |
| Neighbourhood Commercial           | Utility Right-of-Way           | Arterial Roadway             |
| High Density Residential           |                                | Urban Roadway                |
|                                    |                                | NSP Boundary                 |

**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.