

Bylaw 21182

A Bylaw to amend Bylaw 16714, as amended, being the
Goodridge Corners Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on February 24, 2014, the Municipal Council of the City of Edmonton, passed Bylaw 16714, being the Goodridge Corners Neighbourhood Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend Bylaw 16714, as amended, the Goodridge Corners Neighbourhood Area Structure Plan through the passage of Bylaw 20785; and

WHEREAS an application was received by the Administration to amend the Goodridge Corners Neighbourhood Area Structure Plan; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act, RSA. 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Bylaw 16714, as amended, the Goodridge Corners Neighbourhood Area Structure Plan is hereby amended by:
 - a. Deleting the first sentence in Section 1.3 “Timeframe:” and replacing with the following:

“Development in the Goodridge Corners Neighbourhood is expected to commence in 2014 and is estimated to be fully complete within approximately twenty years based on current absorption rates.”
 - b. Deleting the second sentence in Section 2.4.5 “Edmonton Garrison Heliport” and replace with the following:

“As such, the Airport Protection Overlay (APO) introduces limitations on development within the Approach Zones and Bird Hazard Zones.
 - c. Deleting the second bullet in Section 3.3.1 “Planning Principles: Residential:”

and replacing with the following;

“Located higher density residential uses in close proximity to the Town Centre with good access to and in support of public transit facilities and cycling paths.”

- d. Deleting the heading and bullets in Section 3.3.1 “Planning Principles: Mixed use Town Centre” and replacing with the following;

“Town Centre

- Develop a comprehensively planned Town Centre, designed to be the main destination within the neighbourhood, that will include a mix of commercial and flex spaces complemented by medium/high density residential uses, to accommodate an approximate land use mix of 90% non-residential and 10% residential.
- Increase the pedestrian safety of the Town Centre and locate the development to the east of the arterial road.
- Create complete communities in designated growth areas.”

- e. Adding a new heading and bullets after the Residential heading and bullets in Section 3.3.1 “Planning Principles: ”;

“Mixed Use

- Develop the Mixed Use area, adjacent to the Town Centre, in a manner that is pedestrian friendly and that promotes medium-density and transit supported developments, that will accommodate a land-use mix of approximately 90% residential and 10% non-residential.
- Focus the Mixed Use residential density near the Town Centre in order to support its commercial development.”

- f. Adding a new heading and bullets after the Business Employment heading and bullets in Section 3.3.1 “Planning Principles: ”;

“Community Services/Institutional

- Promote the development of a range of community services.
- Promote the development of institutional uses.
- Ensure compatibility between supportive community services/institutional uses and adjacent residential areas.
- Ensure compatibility between community services/institutional uses and

adjacent corrections facilities.

- Institutional uses may be developed based on assessed requirements and can accommodate transportation, pedestrian, transit, and parking demands for the use.
 - Where possible, locate buildings in prominent locations (i.e. aligned with public roadways or at intersections) to create visual focal points.
- g. Deleting the first sentence in Section 3.4 “Policy Context” and replacing with the following;
- “This section outlines various plans and policies which are applicable to the Goodridge Corners NASP, including the City of Edmonton’s City Plan.”
- h. Adding the following sentence and table after the first paragraph in Section 3.4 “Policy Context”;
- “The City Plan approved in December 2020, is the City’s strategic growth and development plan and includes the Transportation Master Plan (TMP) to achieve more coordinated decision making. Through its City Plan, the City of Edmonton will shape the city’s urban form and direct the development and implementation of a more detailed plan. The plan also includes a regional component which addresses the coordination of future land use, growth patterns, and transportation systems with Edmonton’s neighbourhood municipalities.

City Plan Policy	NASP Compliance with Policy
Map 1: The City Plan Concept	The NASP and amendment area is located on Map 1’s residential area, which aligns with The City Plan.
Policy Area 2: Live 2.1.2.2 Provide safe, comfortable, and direct active transportation connections between neighbourhoods, community facilities, and schools.	Figure 9 illustrates that major pathways and walkways have been integrated in appropriate locations within the NASP Amendment area to provide safe and comfortable connections throughout the community.
Policy Area 2: Live 2.2.1 Promote compact, mixed use development within districts that support equitable access to employment, education,	The NASP amendment area contains a significant amount of lands for mixed use development (Mixed Use and Town Centre), which provides residential area with nearby

and amenities.	access to employment area, as well as the adjacent institutional area (Community Services/Institutional lands).
Policy Area 2: Live 2.2.3.4 Encourage residential and non-residential redevelopment that contributes to the liveability and adaptability of districts (see map 5 - Non-Residential Opportunities Network).	The NASP concept integrates low, medium, and high density residential within and adjacent to the proposed commercial area (Mixed Use and Town Centre) so that people can work, live, and play within the neighbourhood.
Policy Area 2: Live 2.3.1.2 Enable the development and redevelopment of small commercial sites and centres to support mixed-use local nodes city-wide.	The NASP's Town Centre and Mixed-Use land support the development of small commercial sites within a mixed-use area.
Map 9 Development Pattern Areas: identifies Goodridge Corners as a Developing Area.	The NASP is consistent with the City Plan in that Goodridge Corners is considered a developing area.

- i. Deleting Section 3.4.1 “Municipal Development Plan – The Way We Grow”, in its entirety.
- j. Deleting Section 3.4.2 “Transportation Master Plan – The Way We Move”, in its entirety.
- k. Deleting Section 3.4.3 “Capital Region Growth Plan”, in its entirety.
- l. Adding a bullet at the end of Section 3.5.1 “Urban Design, General Design Guideline, General”;;
“Locate taller built form in and around the Town Centre and the Mixed-Use blocks, with gradual transition of the building height to the lower density residential areas.”
- m. Deleting the third bullet in Section 3.5.1 “Urban Design, General Design Guidelines, Landscaping”, and replacing with the following;
“Provide ample landscaping - hard and soft - within all open spaces, pedestrian linkages and commercial streets, particularly through the Mixed Use and Town Centre lands.
- n. Deleting the last sentence in the first paragraph in Section 3.5.5 ‘Residential’, in its entirety.

- o. Deleting the first paragraph in Section 3.5.5.3 “ Residential, Implementation”, and replacing with the following;
 “Opportunities for innovative housing designs, alternative development standards and / or demonstration sites / pilot projects may be provided through standard zoning districts.”
- p. Deleting the second paragraph in Section 3.5.5 “ Residential, Rationale, Low Density Residential”, and replacing with the following;
 “These areas will typically use the Standard Residential Zones of the Edmonton Zoning Bylaw.”
- q. Deleting the second paragraph in Section 3.5.5 “Residential, Rationale, Street-Oriented Residential”, and replacing with the following;
 “These areas will typically use the Standard Residential Zones of the Edmonton Zoning Bylaw.”
- r. Deleting the second paragraph in Section 3.5.5 “Residential, Rationale, Townhouse Residential”, and replacing with the following;
 “These areas will typically use the Standard Residential Zones of the Edmonton Zoning Bylaw.”
- s. Deleting the third paragraph in Section 3.5.5 “Residential, Rationale, Manufactured Housing”, and replacing with the following;
 “These areas will typically use the Standard Residential Zones of the Edmonton Zoning Bylaw.”
- t. Deleting the third paragraph in Section 3.5.5 “Residential, Rationale, Medium Density Residential”, and replacing with the following;
 “It is anticipated that apartment housing will be developed at an approximate density of 125 units per hectare, however, a higher density of 225 units per hectare shall be permitted at select locations. Stacked Row Housing will be developed at an approximate density of 80 units per hectare and Row Housing will be developed at an approximate density of 42 units per hectare.
 These areas will typically use the Standard Residential Zones of the Edmonton Zoning Bylaw.”
- u. Deleting the paragraphs in Section 3.5.5 “Residential, Rationale, Mixed Use”.

and replacing with the following;

“Mixed Use lands are generally located within the centre of the Plan Area, along both sides of the future arterial roadway. This designation allows for the development of residential buildings, with a commercial component in a vertically-integrated form (within the same building) or in a horizontally-integrated form (in close proximity to one another). Acceptable residential building forms will include low and mid-rise apartment buildings (up to 8 storeys) and stacked row housing, all of which may incorporate a commercial component.

As on the central community districts for Goodridge Corners, the Mixed Use area is easily accessible on foot, by transit, or by car from all areas of the neighbourhood. Combined with the adjacent Medium Density Residential, Community Services/Institutional, and Town Centre land uses, the higher density residential component of the Mixed Use area will support retail and services.

The higher density residential component of the Mixed Use area will support retail and services and public transit. The Mixed Use area will provide a high quality environment for residents to shop, access services, and interact with neighbours.

The Mixed Use area has a targeted mix of approximately 90% residential and 10% non-residential uses. Implementation of the Mixed Use area may utilize standard land use zones in the Edmonton Zoning Bylaw.”

- v. Deleting the last paragraph in Section 3.5.5 “Residential, Rationale, Live Work”, and replacing with the following;
 “Standard Zoning will be used to regulate the land uses within this area.”
- w. Deleting the map “Bylaw 16714 – Goodridge Corners Neighbourhood Area Structure Plan” and replacing it with the map “Bylaw 21182 - Amendment to Goodridge Corners Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and deleting the “amendment area” indicator, and forming part of this bylaw;
- x. Adding the following new Section after Section 3.5.5 “Residential, Rationale,

Variety of Housing Types”;;

“Town Centre

The Town Centre lands are also generally located within the center of the Plan Area, and are located on the east side of the future arterial roadway. This designation allows for the development of buildings up to 6-storeys in height which will include a small portion of residential, paired with a mix of retail, office, flex, and medium density residential uses. These may include grocery, convenience retail, food and beverage focused businesses, medical, retail, multi-tenant office, brewery/distillery, Research and Development uses, and showrooms. The Town Centre will also allow residential uses in the form of low to mid-rise apartment buildings. A land-use mix of 90% non-residential and 10% residential is targeted for this area.

This area will also be designed to be easily accessible on foot, by transit, or by car from all areas of the neighbourhood, and will serve as the central connecting point for transit service. The surrounding higher density residential uses will support the non-residential uses and contribute to the vibrancy of the Town Centre.

Implementation of the Town Centre designation will utilize one or more of the Residential, Commercial, and/or Mixed Use Zones in the Edmonton Zoning Bylaw.”

- y. Deleting the first three paragraphs in Section 3.5.6 “Parkland & Recreation Facilities” and replacing with the following;

“Approximately 18.4 ha of the plan area are designed for parks and natural areas. The Plan proposes one Urban Village Park site, one Pocket Park, one Greenway, and several Natural Areas.

The Urban Village Park is approximately 6 ha in size. The site is intended to accommodate park and sportsfield facilities, as well as a possible future Community League facility.

One Pocket Park is located in the north central portion of the plan area and is approximately 1.5 ha in size. This park is intended to provide passive recreation opportunities for the community, which may include small gathering areas such

as a public square.”

- z. Deleting the first paragraph in Section 3.5.6 “Parkland & Recreation Facilities, Rational”, and replacing with the following;

“A combination of park spaces are planned for the Goodridge Corners NASP area. These parks are located to serve various residential sub-areas to provide daily opportunities for active and passive recreation. A variety of park space configurations and uses are proposed within the neighbourhood to meet the needs of all users in this community. All parks are connected to the path network (and sidewalks) to ensure that they are highly accessible and intermixed with residential uses.”

- aa. Deleting the third paragraph in Section 3.5.6 “Parkland & Recreation Facilities, Rational”, and replacing with the following;

To ensure that all residents have convenient and adequate access to open space., one Pocket Park will serve residents east of the future arterial roadway. Pocket parks are generally smaller and are intended to accommodate passive recreation opportunities.”

- bb. Deleting 3.5.7 “Mixed Use Town Centre” and replacing with the following;

“Town Centre

Approximately 10.2 ha of the Plan area is designated as Town Centre. It is envisioned to be the main destination within the neighbourhood. This designation is intended to be a vibrant, pedestrian friendly development including a mix of retail, office, flex, and medium density residential uses. These may include grocery, convenience retail, food and beverage focused businesses, medical retail, multi-tenant office, brewery/distillery, research and development, and showrooms. It will also allow residential uses in the form of low to mid-rise apartment buildings.

The Town Centre will include an approximate mix of 90% non-residential and 10% residential uses. Implementation of the Town Centre designation will utilize one or more of the Residential, Commercial and/or Mixed Use zones in the Edmonton Zoning Bylaw.

The Town Centre designation is intended to be flexible, and its business

opportunities will respond to market conditions at the time of development.

The Town Centre has been located and oriented to be away from the busy arterial roadway (Goodridge Boulevard) to create a pedestrian friendly environment. At the same time, it will benefit from convenient multi-modal access from the adjacent streets, sidewalks, walkways, and Shared Use Paths (SUPs).

Objective	NASP Policy	Implementation
3.5.7.1 Develop a comprehensively planned mixed use Town Centre with residential uses complemented by commercial and other uses.	The Town Centre site shall generally provide the opportunity for residential, retail (e.g. restaurants and cafes, food stores, financial services, dry cleaners), and office uses within walking distance of each other.	Implementation of the Town Centre policies may be achieved through standard zones.
3.5.7.2 Develop the Town Centre as a higher intensity, compact, and pedestrian friendly district.	The Town Centre shall provide a network of multi-modal connections including internal streets, sidewalks, SUPs, and/or walkways to promote access and walkability. The Town Centre shall provide open spaces in the form of pedestrian-friendly streets, plazas, and/or outdoor seating/dining areas to support pedestrian movement, passive recreation, and complement the businesses in the area.	Implementation of the Town Centre policies shall be achieved through any applicable Standard Zone.

Rationale

In conjunction with the preparation of the Goodridge Corners Market Analysis report, the following four key ideas are intended to guide the development of the Town Centre and support its continued success.

1. Horizontal Mixed-Use rather than Vertical Mixed-Use

Due to its suburban context, vertical mixed-use is not cost-feasible for the private industry due to high construction costs and lower rental rates. Focus on horizontal rather than vertical mixed-use. A small amount of vertical mixed-use in the Town Centre could potentially be incorporated in the design.

2. Four Corners Approach

Move the Town Centre/four corners to a more pedestrian oriented intersection, away from Goodridge Blvd. Create the Town Centre as the “heart” for Goodridge Corners.

3. Reduce Business Employment and Emphasize “Flex”

Reduce the amount of business employment and focus on flex office and flex light industrial uses. Flex uses will “future proof” the Town Centre by offering development that caters to a variety of businesses.

4. Leverage Medical Services and Offices

Incorporate medical services and medical offices within the Town Centre.

Urban Design Approach

This section outlines the overall approach for the design of the Town Centre.

- The Town Centre’s entrance will be oriented towards the intersection of 185 Avenue and 132 Street, and will be framed by buildings in each corner. As shown in the accompanying Figure A: Street Network, the Town Centre internal street will include:

- A Main Street extending south from 132 Street into the Town Centre, serving as a prominent and primary pedestrian-oriented corridor, will terminate at a pedestrian-oriented promenade overlooking the existing stormwater pond to the south.
- Secondary Streets will break up the larger block into smaller, walkable, blocks and will promote pedestrian access throughout the Town Centre.
- A pedestrian-oriented Promenade running east-west, along the southern boundary, supporting activities like walking, outdoor seating, and dining.

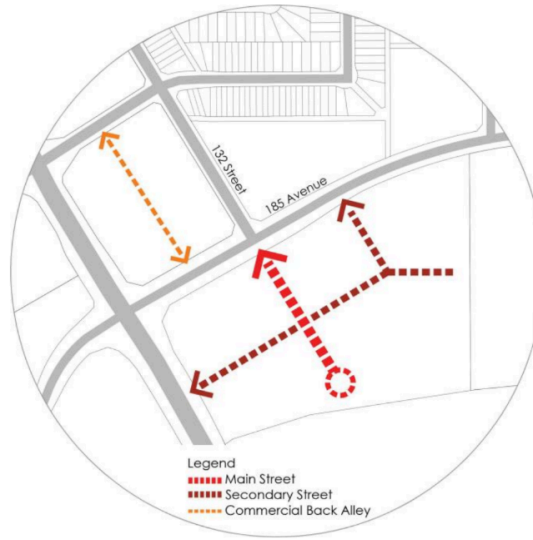


Figure A: Street Network

- The street and block structure of the TownCentre will be defined by its network of internal streets, with buildings oriented towards and aligned with the streets, prioritizing the Main Street (see Figure B: Active Commercial Frontages).

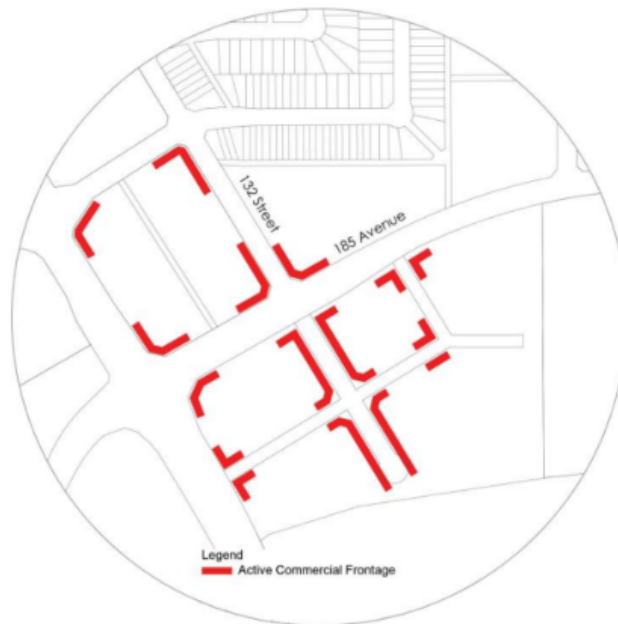


Figure B Active Commercial Frontages

- Residential uses, in the form of 4 to 6 storey apartments, may be located at the southeast corner of the town centre along the pedestrian-oriented promenade and will be integrated horizontally with other non-

residential uses on the site. Alternate locations may be considered if access or site servicing constraints arise through detailed site planning and design. Active connections with surrounding areas will be incorporated through sidewalks, Shared Use Paths (SUPs) and walkways (see Figure C: Pedestrian Connectivity).



Figure C: Pedestrian Connectivity

- The stormwater pond adjacent to the Town Centre will offer additional opportunities for recreation and public gathering.
- Buildings on the Town Centre block north of 185 Avenue will be oriented towards and aligned with adjacent public streets. Surface parking should be located at the rear of the property and off of the main streets.
- A variety of retail, office, flex, and residential uses will be integrated into the Town Centre to create a vibrant destination for the neighbourhood.

Urban Design Objectives

The following urban design objectives will guide the design of the Town Centre as a high quality, pedestrian-friendly, multi-use, and well-connected development with enhanced public spaces.

Public Realm:

- Create Vibrant Central Spaces: Design the central area to incorporate a Main Street and civic plaza with thoughtful design and placement to attract people.
- Facilitate Seamless Movement: Ensure unrestricted movement between different areas of the Town Centre by promoting movement through clear sightlines.
- Activate the Public Realm through Programming: Implement diverse programs and events to animate spaces, fostering community engagement.
- Design Flexible Event Spaces: Develop open areas and provide necessary infrastructure that can accommodate various events and activities to support them.
- Integrate Uses: Seamlessly incorporate facilities such as ground oriented store fronts and patios to enrich public spaces.
- Ensure Accessibility: Ensure universally accessible design of the public realm; see City of Edmonton Access Design Guide.
- Promote Environmental Sustainability: Consider environmentally sustainable design.
- Approaches such as Low Impact Development landscaping to reduce stormwater runoff, the planting of trees, and maximizing the soft surface vs. hard surface to reduce the “heat island effect”.

Street and Block Pattern:

Establish Flexible Patterns: Develop adaptable streets and block networks that support evolving public realms.

- Integrate Diverse Spaces: Strategically arrange streets, open spaces, and buildings to create engaging gathering spaces,
- Define Street Hierarchy: Establish guidelines for pedestrian-friendly streets tailored to the scale of the Town Centre.
- Optimize Sidewalk Design: Design sidewalks for various uses. Link

parking facilities to key public areas and businesses.

- **Prioritize Pedestrian Safety:** Ensure safe and comfortable pedestrian environments with appropriate lighting and signage.
- **Enhance the Public Realm with Landscaping:** Integrate landscaping and art to define public spaces and avoid vacant areas.
- **Shape the Public Realm with Building Design:** Encourage buildings that enhance the public realm, considering scale and materials.
- **Prioritize Pedestrian Connections:** Design the site layout so that frequent pedestrian and mid-block connections are provided. Ensure that pedestrian connections are no more than 80 m apart.

Built Form:

- **Promote Architectural Diversity:** Encourage a variety of architectural styles and building designs to create visual interest and reflect the unique identity of the Town Center.
- **Ensure Human Scale Development:** Design buildings with appropriate height and scale to maintain a pedestrian-friendly environment. Avoid overwhelming structures that detract from the public realm.
- **Sustainable Design Practices:** Promote environmentally sustainable and energy-efficient design features to reduce the ecological footprint of the Town Centre and enhance its long- term viability.
- **Integrate Building Frontages:** Design building frontages to interact with the public realm. Incorporate features such as active ground-floor uses, transparent storefronts, and engaging facades. These elements enhance the pedestrian experience and contribute to a vibrant streetscape.
- **Create Visual Continuity:** Ensure coherence and visual consistency among buildings. Establish a sense of place and strengthen the identity of the town center. A cohesive urban fabric reinforces the overall character and appeal of the public realm.
- **Enhance Weather Protection:** Provide weather protection elements at building entrances in the form of awnings and canopies.

Connectivity:

- **Promote Connectivity and Accessibility:** Design the town center to facilitate easy access between different uses, promoting pedestrian-friendly environments and enhancing overall connectivity and accessibility.
- **Enhance Pedestrian Experience:** Create vibrant sidewalks with retail spaces and amenities, fostering community ownership and engagement.
- **Ensure Functional Sidewalk Design:** Activate sidewalks with occupied retail spaces, incorporating quality materials and regular maintenance.
- **Integrate Open Spaces and Parks:** Establish connections to larger park/open spaces, enhancing overall connectivity and providing recreational opportunities.

Mix of Uses:

- **Foster a Diverse Mix of Uses:** Integrate a variety of functions, including retail, residential, office, civic, and recreational amenities. This creates a vibrant and dynamic Town Centre that serves the diverse needs of the community.
- **Implement the “Work, Live, Shop” Concept:** Embrace the traditional town center concept by incorporating a mix of uses. From markets and civic buildings to offices, hotels, and urban plazas, this approach fosters round-the-clock activity, enhancing the lively environment throughout the day and evening.
- **Utilize Multi-use Development:** Create multi-use developments where various uses are located within walking distance but not necessarily within the same building. This streamlines construction processes and mitigates complexities associated with traditional mixed-use projects.
- **Support Local Merchants:** Encourage a mix of local and national merchants, fostering community and authenticity.”

- cc. Deleting the first sentence of the first paragraph in Section 3.5.8 “Business Employment”, and replacing with the following;
 “The Goodridge Corners NASP designates approximately 2.2 ha of land as Business Employment (BE).”
- dd. Deleting the paragraph in Section 3.5.8.1 “Business Employment, Implementation”, and replacing with the following;
 “Business Employment land uses may be provided through standard zoning.”
- ee. Adding the following new section after Section 3.5.8 “Business Employment” and renumbering the remainder of the section accordingly.

“Section 3.5.9 Mixed Use

Approximately 6.7 ha of the Plan Area has been designated Mixed Use. This designation will allow for the development of medium-density residential, that includes a commercial component in a horizontally integrated form (in close proximity to one another) or in a vertically integrated form

(within the same building). Acceptable residential building forms will include low- and mid-rise apartment buildings (up to 8 storeys), and stacked row housing, all of which may incorporate a commercial component. The Mixed Use designation is intended to be flexible in order to respond to market conditions, but will generally represent a land use mix of 80% residential and 20% commercial.

Located along the arterial roadway, the Mixed Use area will benefit from a high degree of permeability, accessibility and visibility. Mixed Use sites should also promote pedestrian movement within and through the area. Linkages to roadways, shared-use paths and open spaces should be emphasized in site design. Implementation of the Mixed Use area may utilize Standard Zones in the Edmonton Zoning Bylaw.

Objective	NASP Policy	Implementation
3.5.9.1 Develop the Mixed Use area in a manner that is pedestrian friendly, and that promotes compact development, higher densities and transit use.	The mixed use area shall encompass a complete network of pedestrian linkages that interconnect building entrances, parking areas, transit stops, public sidewalks and crossings, adjacent properties, adjoining off-street walkways and other key destinations on or adjacent to the site.	Implementation of the Mixed Use policies may be achieved through conventional land use zones.

- ff. Adding the following new section after newly renumbered Section 3.5.10 “Transportation”;

“Section 3.5.11 Community Services/Institutional

The Goodridge Corners NASP designates approximately 8.8 ha of land as Community Services / Institutional. Public or privately owned organizations, urban and institutional service uses aid in the development of a complete community. Complete communities include a range of housing types, commercial, recreational, community services and institutional uses and provide a physical and social environment where residents can live, learn, work and play.

Community Services/Institutional uses can include schools, police station, libraries, fire hall, cemetery, social and health services, and religious/community buildings. Currently there is a Police Station, Remand Centre, and Youth Centre adjacent the Goodridge Corners to the east and a careful review of the compatibility of the surrounding future uses will be required.

Objective	NASP Policy	Implementation
3.5.11.1 Permit the development of a range of community services and institutional uses.	A range of community services and institutional uses may be developed in areas as designated Community Services / Institutional.	Community Services / Institutional land uses will be regulated according to conventional zones of the City of Edmonton Zoning Bylaw.
3.5.11.2 Ensure compatibility between Community Services / Institutional and residential areas.	a) Community Services / Institutional uses immediately adjacent to residential areas shall be limited to uses which create no nuisance factor. b) Separation space, fencing and building orientation and design shall of Community Services / Institutional adjacent to residential areas	The City of Edmonton shall review zoning applications to ensure compatibility of uses.
3.5.11.3 Ensure compatibility between Community Services / Institutional and existing corrections facilities.	Community Services / Institutional areas adjacent to the Youth Centre and the Remand Centre shall be restricted to uses that are generally not open to the general public. Examples of incompatible uses include religious assemblies, community centres, and schools.	The City of Edmonton shall review zoning applications to ensure compatibility of uses adjacent to the Youth Centre and the Remand Centre, and will specify the area affected.
3.5.11.4 Reduce the environmental impact of Community Services / Institutional development in the area.	Encourage site planning and building construction techniques which utilize low impact design, energy and material efficient design and waste reduction.	Developments within this area should conform to the Community Services / Institutional Design Guidelines wherever possible.

Rationale

The Community Services/Institutional area provides vital services within the

neighbourhood and beyond. The potential expansion of detention and protective services is also considered to be a compatible use in the Community Services/Institutional area.

Design Guidelines

Design guidelines for the Community Services/Institutional area include:

- Promoting high performance building design through the use of third-party certification (i.e. LEED) to reduce net energy and water use, to reduce greenhouse gas emissions, and encourage the use of environmentally friendly construction materials.
- Encouraging an integrated stormwater management plan for the CS/I area. Provisions for water reuse in industrial processes or irrigation could be included. The use of green roofs should also be encouraged.
- Providing pedestrian connections between buildings, parking areas, transit routes and amenity spaces that are separate from vehicle traffic. Planting trees along pedestrian routes is encouraged.
- Encouraging the use of alternative road cross-sections. Emphasis should be placed on cost-effectiveness and reducing the amount of impermeable surfaces. Cross-sections should consider potential truck traffic.
- Encouraging the implementation of Transportation Demand Management (TDM) programs with development approval in order to reduce single-occupancy vehicle travel.
- Encouraging building placement close or fronting onto public roadways. Loading facilities and parking should be accommodated towards the rear of buildings or where shared use between properties is more likely.
- Encouraging alternative power generation and district heating and cooling. Shared energy or residual energy use may require easements or rights-of-way between lots or across the area.
- Encouraging the protection of natural habitat. Site planning should consider retaining trees and native vegetation wherever possible and feasible.

- Encouraging appropriate built form and functional transitioning adjacent to residential areas. Where the Community Service/Institutional area abuts residential areas, care should be given to ensure privacy and security are maintained and that buildings are of a compatible scale. Consideration should be made to ensure that land uses are compatible with respect to noise and other possible conflicts.
- gg. Deleting the second paragraph in newly renumbered Section 3.5.10.5 “Transportation, Implementation”, and replacing with the following;
“Transit service in the Community Services / Institutional area will require roadway looping or bus turnarounds.”
- hh. Deleting the last sentence in the first paragraph in Section 3.6 Infrastructure, Serving & Staging, Stage 1”, and replacing with the following;
“Some low density residential land, some Community Services / Institutional land and the school / park site are included.”
- ii. Deleting the sentence in Section 3.6 “Infrastructure, Serving & Staging, Development Staging, Stage 5”, and replacing with the following;
“The final stage includes the completion of the Community Services/Industrial area, the north residential and mixed-use area.”
- jj. Deleting Table 2 “Goodridge Corners Neighbourhood Area Structure Plan Land Use and Population Statistics” and replacing it with Table 2 “Goodridge Corners NASP Amendment, Bylaw 21182 Table 2: Land Use and Population Statistics”, attached hereto as Schedule “B”, and forming part of this bylaw;
- kk. Deleting the map “Figure One - Location Plan” and replacing it with the map “Figure One - Location Plan”, attached hereto as Schedule “C”, and forming part of this bylaw;
- ll. Deleting the map “Figure Two - Context Plan” and replacing it with the map “Figure Two - Context Plan”, attached hereto as Schedule “D”, and forming part of this bylaw;
- mm. Deleting the map “Figure Three - Land Ownership” and replacing it with the map “Figure Three - Land Ownership”, attached hereto as Schedule “E”, and forming part of this bylaw;

- nn. Deleting the map “Figure Four - Topography” and replacing it with the map “Figure Four - Topography”, attached hereto as Schedule “F”, and forming part of this bylaw;
- oo. Deleting the map “Figure Five - Site Features” and replacing it with the map “Figure Five - Site Features”, attached hereto as Schedule “G”, and forming part of this bylaw;
- pp. Deleting the map “Figure Six - Environmental Site Assessment” and replacing it with the map “Figure Six - Environmental Site Assessment”, attached hereto as Schedule “H”, and forming part of this bylaw;
- qq. Deleting the map “Figure Seven - Development Concept” and replacing it with the map “Figure Seven - Development Concept with Local Overlay”, attached hereto as Schedule “I”, and forming part of this bylaw;
- rr. Deleting the map “Figure Eight - Parkland and Recreation Facilities” and replacing it with the map “Figure Eight - Parkland and Recreation Facilities”, attached hereto as Schedule “J”, and forming part of this bylaw;
- ss. Deleting the map “Figure Nine - Pedestrian and Cycling Network” and replacing it with the map “Figure Nine - Pedestrian and Cycling Network”, attached hereto as Schedule “K”, and forming part of this bylaw;
- tt. Deleting the map “Figure Ten - Transportation Network” and replacing it with the map “Figure Ten - Transportation Network”, attached hereto as Schedule “L”, and forming part of this bylaw;
- uu. Deleting the map “Figure Eleven - Sanitary Servicing” and replacing it with the map “Figure Eleven - Sanitary Servicing”, attached hereto as Schedule “M”, and forming part of this bylaw;
- vv. Deleting the map “Figure Twelve - Water Servicing” and replacing it with the map “Figure Twelve - Water Servicing”, attached hereto as Schedule “N”, and forming part of this bylaw;
- ww. Deleting the map “Figure Thirteen - Stormwater Management” and replacing it with the map “Figure Thirteen - Stormwater Management”, attached hereto as Schedule “O”, and forming part of this bylaw; and

- xx. Deleting the map “Figure Fourteen - Staging” and replacing it with the map “Figure Fourteen - Staging”, attached hereto as Schedule “P”, and forming part of this bylaw.

READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

Amendment Area

23/39

Sturgeon County

Future 112 Street

Existing 127 Street

Future Arterial Road

Anthony Henday Drive

142 St

Veness Road

City of St. Albert

Canossa Neighbourhood

Rapperswill Neighbourhood

Albany Neighbourhood

**BYLAW 21182
AMENDMENT TO
GOODRIDGE CORNERS
Neighbourhood Area Structure Plan
(as amended)**



- Low Density Residential (LDR)
- Street Oriented (SO)
- Town House (TH)
- Reverse Housing (RH)
- Medium Density Residential (MDR)
- Manufactured Housing (MH)
- Business Employment

- Live / Work
- Mixed Use
- Town Centre
- Park (Municipal Reserve)
- Natural Area (Environmental Reserve)
- Buffer

- PUL / Utility Right-of-Way
- Stormwater Management Facility
- Protected Wetland Area (NW7018)
- Institutional
- Community Services / Institutional
- Crown Land
- Possible Future Road Right-of-Way Connection

- Collector
- Arterial Roadway
- CN Rail
- NASP Boundary
- Collector Roadway
- Greenway
- Amendment Area

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.

Goodridge Corners NASP Amendment, Bylaw 21182**Table 2: Land Use and Population Statistics**

	Area (ha)	% of GA	% of GDA	% of AGDA		
GROSS AREA (GA)	260.1					
Pipeline and Utility R/W	2.8	1.1%				
Protected Wetland (Environmental Reserve)	2.5	0.9%				
Arterial Road R/W	3.9	1.5%				
GROSS DEVELOPABLE AREA (GDA)	250.9		100.0%			
Institutional/Crown Land/Protected Wetland Area *	67.7		27.0%			
ADJUSTED GROSS DEVELOPABLE AREA (AGDA)	183.2			100.0%		
Town Centre (Non-Residential Area)**	9.2		3.7%	5.0%		
Mixed Use (Non-Residential Area)***	1.3		0.5%	0.7%		
Business Employment	2.2		0.9%	1.2%		
Community Services/Institutional	8.0		3.2%	4.3%		
Parkland, Recreation, School (Municipal Reserve)****						
Urban Village Park	6.04		2.4%	3.3%		
Pocket Park	1.52		0.6%	0.8%		
Greenway	0.70		0.3%	0.4%		
Natural Area (Municipal Reserve)****	10.16		4.0%	5.5%		
Infrastructure / Servicing						
Stormwater Management						
Facilities	22.9		9.1%	12.5%		
Buffer	4.3		1.7%	2.3%		
Transportation						
Circulation	27.6		11.0%	15.1%		
TOTAL NON-RESIDENTIAL AREA	93.8		37.4%	51.2%		
NET RESIDENTIAL AREA (NRA)	89.4		35.6%	48.8%		
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
	Area (ha)	Unit/ha	Units	People/Unit	Population	% of NRA
LDR						
Single/Semi-Detached	35.3	25	883	2.8	2,471	39.5%
Reverse Housing	2.8	25	70	2.8	196	3.1%
Manufactured Housing	8.1	25	203	2.8	567	9.1%

MDR						
Town House	6.8	45	305	2.8	853	7.6%
Street Oriented	14.8	45	664	2.8	1,860	16.5%
Live/Work	4.3	45	194	2.8	542	4.8%
Medium Density Housing	11.0	90	990	1.8	1,782	12.3%
Mixed Use (Residential Area)***	5.4	90	482	1.8	868	6.0%
Medium to High Rise						
Town Centre (Residential Area)**	1.0	225	230	1.5	344	1.1%
Total Residential	89.4		4,019		9,483	100.0 %

SUSTAINABILITY MEASURES

Population Density	106	persons per net residential hectare
Unit Density	45	units per net residential hectare
Low Density / Medium Density Units	34.1 %	/ 65.9%
Population (%) within 500 m of Parkland	100.0 %	
Population (%) within 400 m of Transit Service	100.0 %	
Population (%) within 600 m of Commercial Service	82.0 %	
Presence/Loss of Natural Area Features	Land	Water
Protected as Environmental Reserve (ha)	0.0	2.5
Conserved as Naturalized Municipal Reserve (ha)	10.2	0.0
Protected through other means (ha)	0.0	0.0

STUDENT GENERATION

	Public	Separate
Elementary	366	183
Junior High	183	92
Senior High	183	92
Subtotal	733	366
Total Student Population		1,099

* Institutional/Crown Land/Protected Wetland Area includes Edmonton Young Offender Centre, Edmonton Remand Centre, Wetland (NW 7018) and adjacent open space.

** Town Centre area assumed to be 90% non residential and 10% Residential land uses.

*** Mixed Use area assumed to be 20% non-Residential and 80% Residential land uses.

**** Municipal Reserve dedication to be determined at the time of subdivision.

GOODRIDGE CORNERS

NEIGHBOURHOOD AREA STRUCTURE PLAN

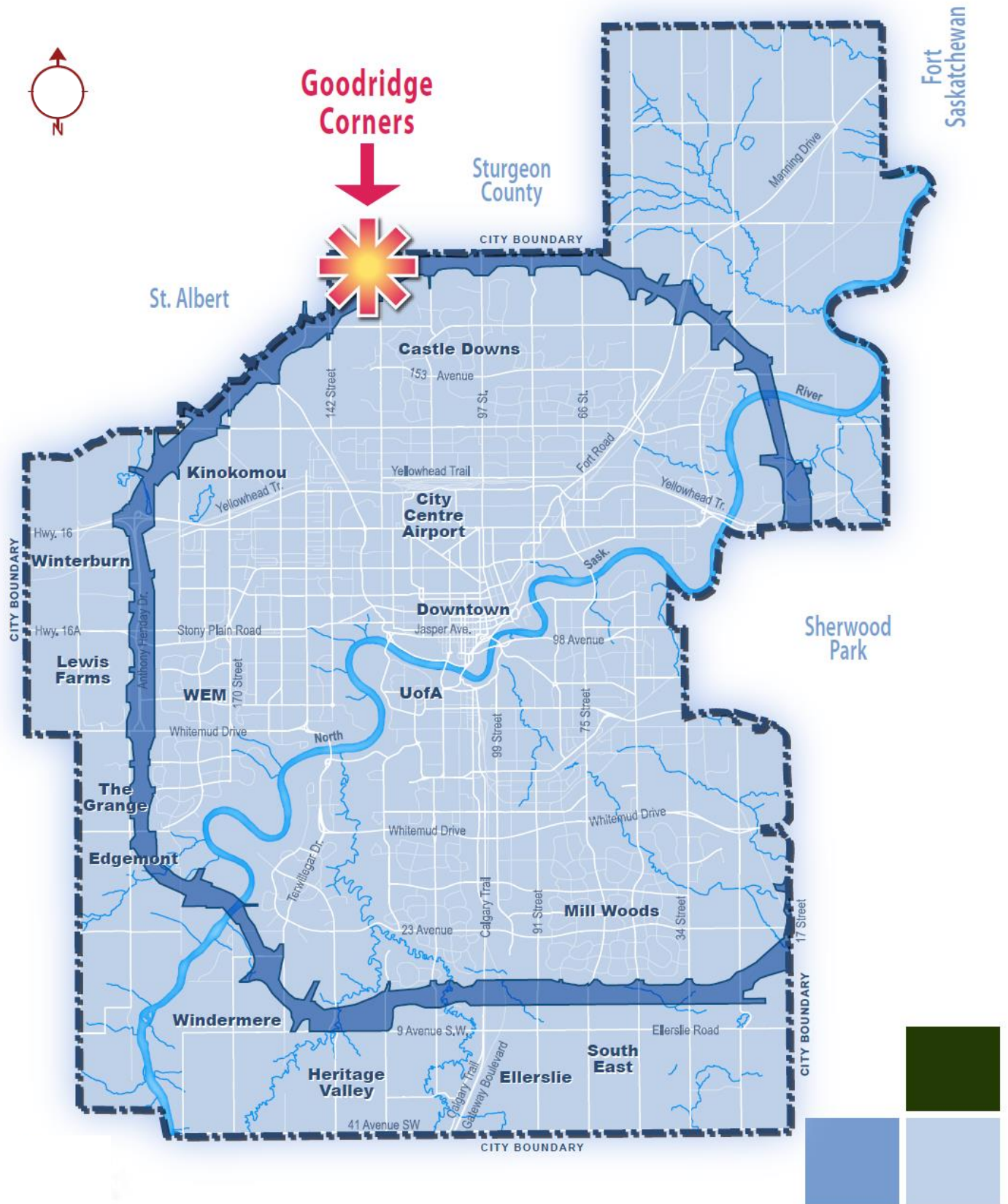
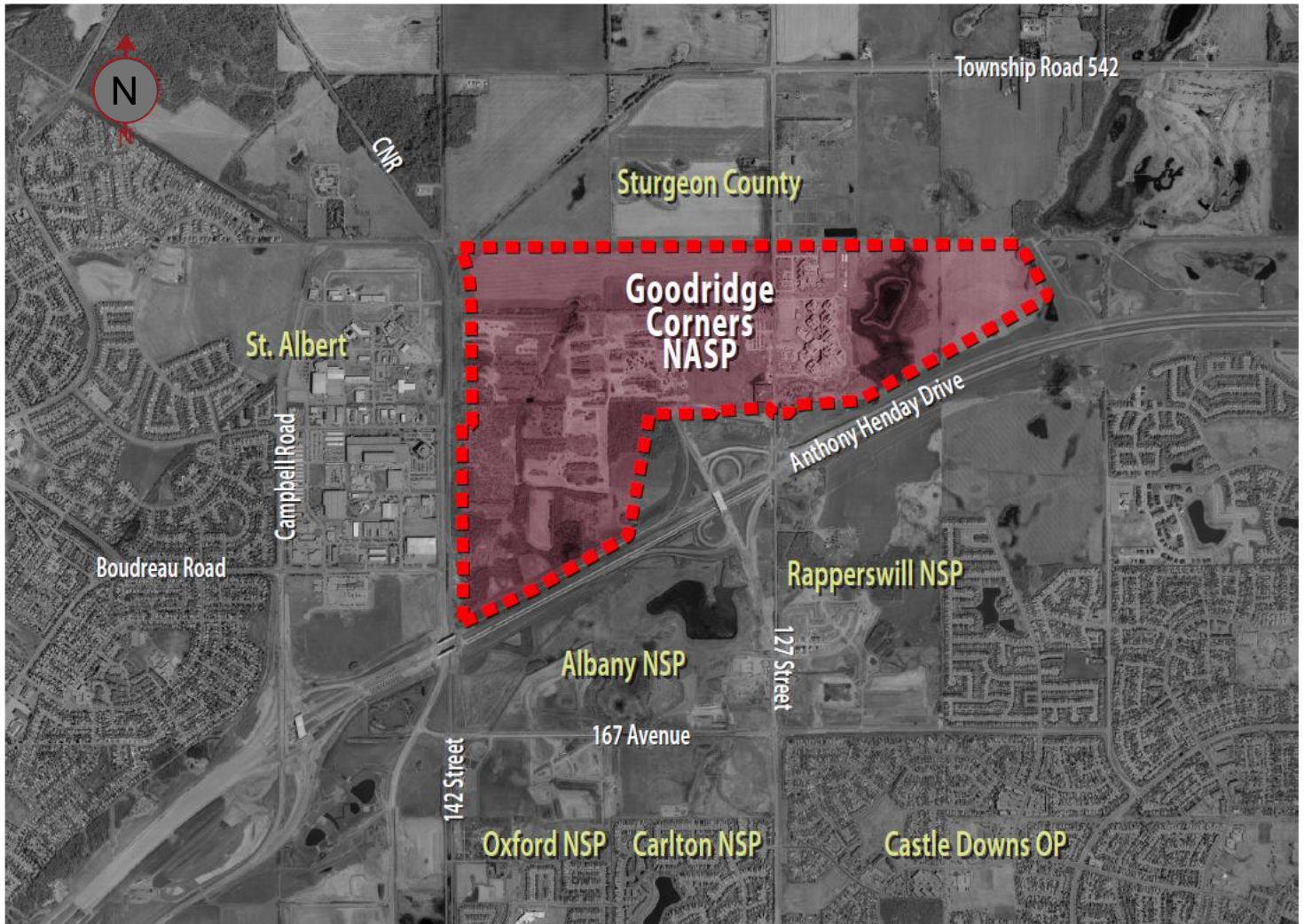


figure one
location plan

GOODRIDGE CORNERS

NEIGHBOURHOOD AREA STRUCTURE PLAN



Legend

■■■■ NASP Boundary

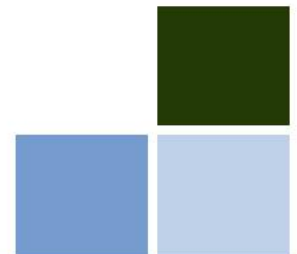
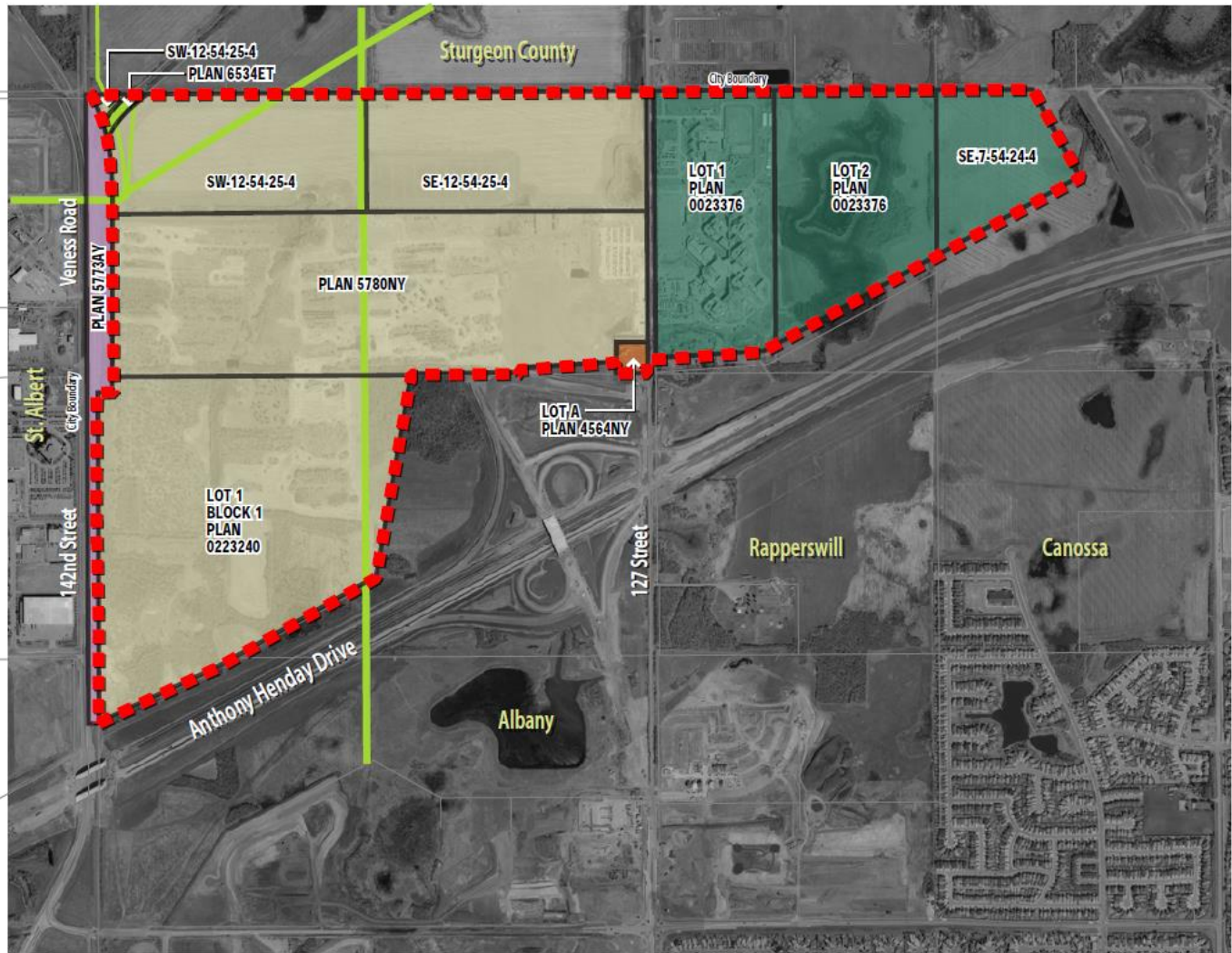


figure two
context plan

GOODRIDGE CORNERS NEIGHBOURHOOD AREA STRUCTURE PLAN



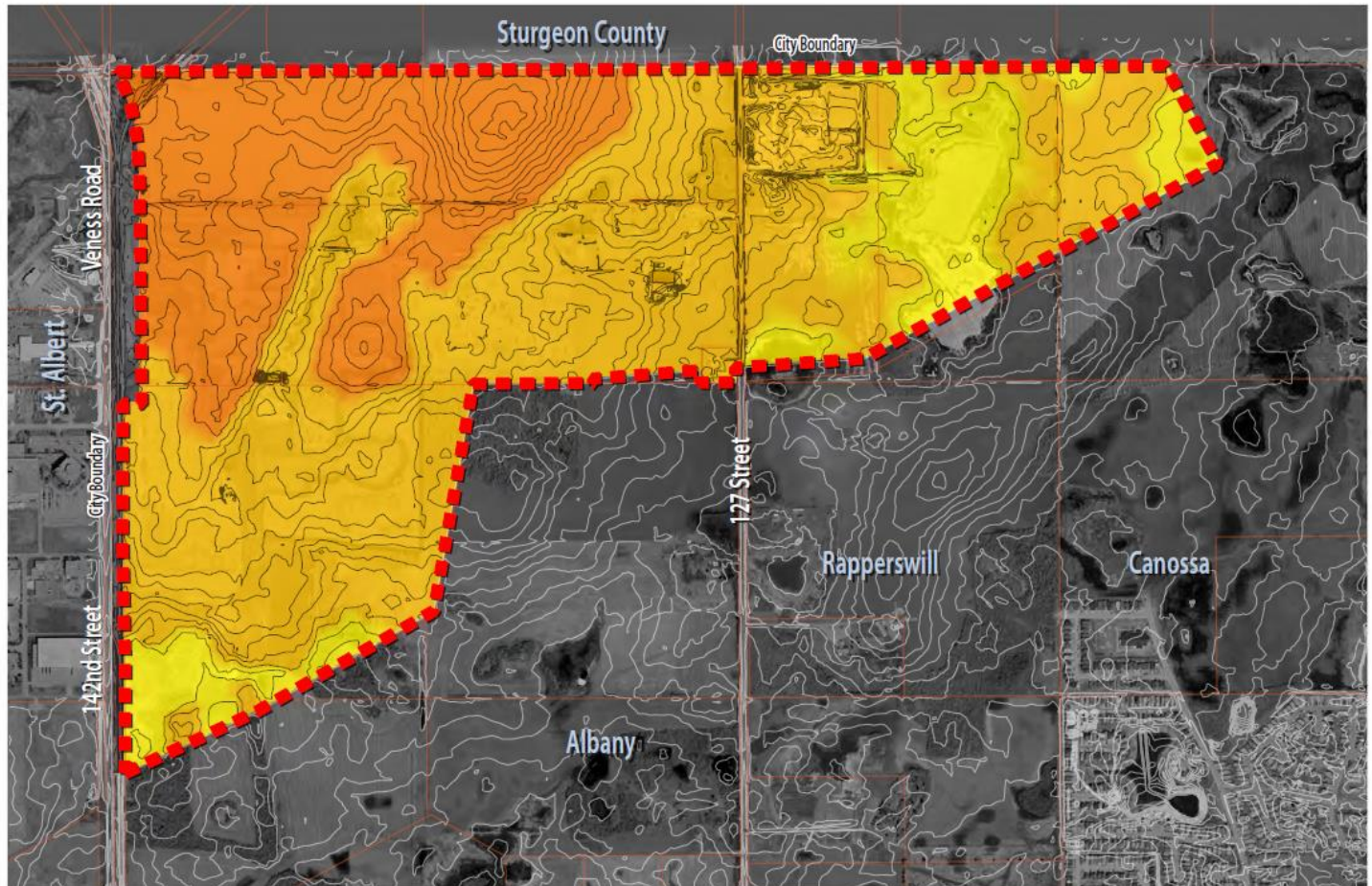
Legend

- ■ ■ ■ NASP Boundary
- Her Majesty the Queen In Right of Alberta
- City of Edmonton
- Private Non-Corporate
- Utility Right of Way
- Private Corporate (Railway Right of Way)

figure three
land ownership

GOODRIDGE CORNERS

NEIGHBOURHOOD AREA STRUCTURE PLAN



Legend

■ ■ ■ ■ NASP Boundary

Elevation:

■ 680m - 685m
 ■ 685m - 690m
 ■ 690m - 695m

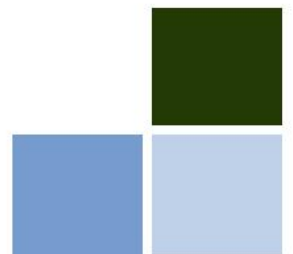


figure four
topography

GOODRIDGE CORNERS NEIGHBOURHOOD AREA STRUCTURE PLAN



Legend

- | | | |
|--------------------|------------------|------------------------|
| Reclaimed Gas Well | Residential Yard | Sewer Pipeline |
| Reclaimed Oil Well | Dumpsite | Gas Pipeline |
| Test Well | Storage 1 | Abandoned Gas Pipeline |
| | | Abandoned Right of Way |
| | | Public Utility Lot |
| | | NASP Boundary |

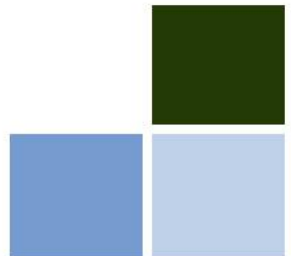


figure five
site features

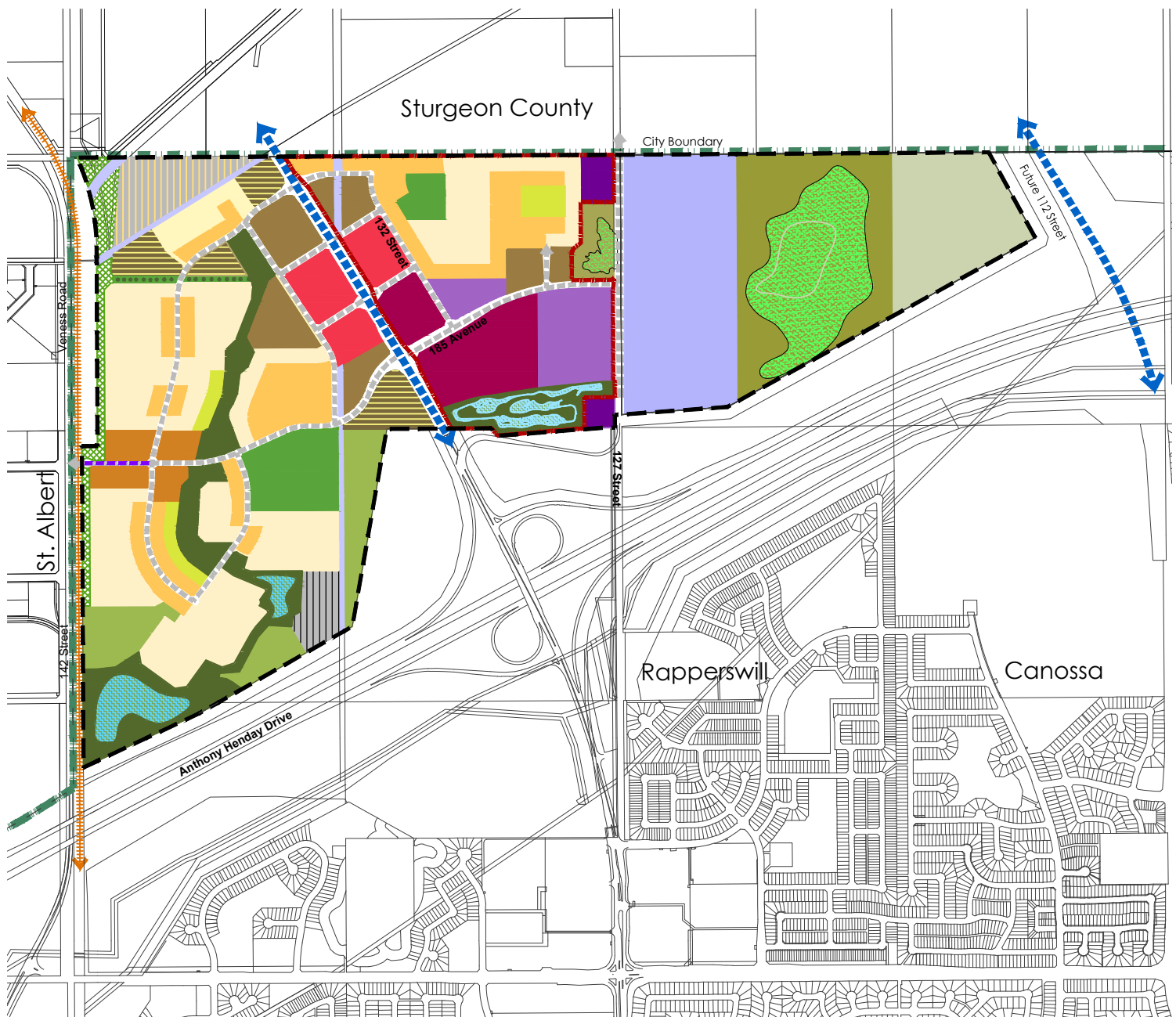
GOODRIDGE CORNERS NEIGHBOURHOOD AREA STRUCTURE PLAN



Legend

- ■ ■ ■ NASP Boundary
- Phase I ESA Completed
- Phase I ESA Update Completed

figure six
environmental site assessment



LEGEND

Low Density Residential	Municipal Reserve (Park Space)	Road R/W - May be required for future connection to St. Albert
Street Oriented	Natural Area	Collector Roadway
Town House	Greenway	Arterial Roadway
Reverse Housing	Buffer	CN Rail
Medium Density Residential	PUL/Utility Right-of-Way	Municipal Boundary
Manufactured Housing	Stormwater Management Facility	NASP Boundary
Live/Work	Protected Wetland Area (NW7018)	Amendment Area Boundary
Mixed Use	Crown Land	
Town Centre	Institutional	
Business Employment	Community Services / Institutional	



Figure 7
Development Concept with Local Overlay



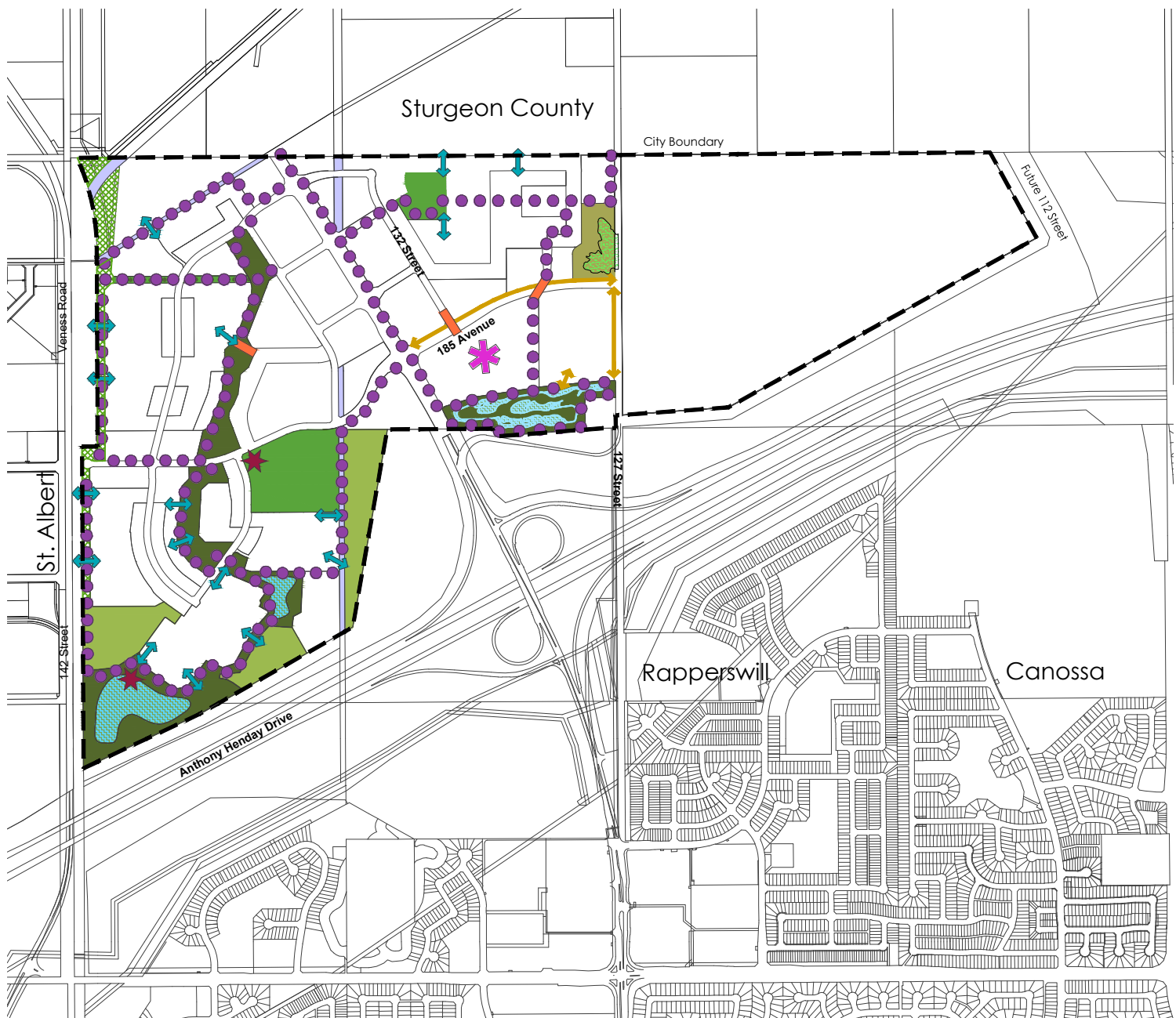
LEGEND

- Municipal Reserve (Park Space)
- Natural Area
- Greenway
- Buffer
- PUL/Utility Right-of-Way
- Stormwater Management Facility
- Protected Wetland Area (NW7018)

- Park Space (MR) Suggested Location
- Potential Community Garden Location
- NASP Boundary



Figure 8
Parkland and Recreation Facilities



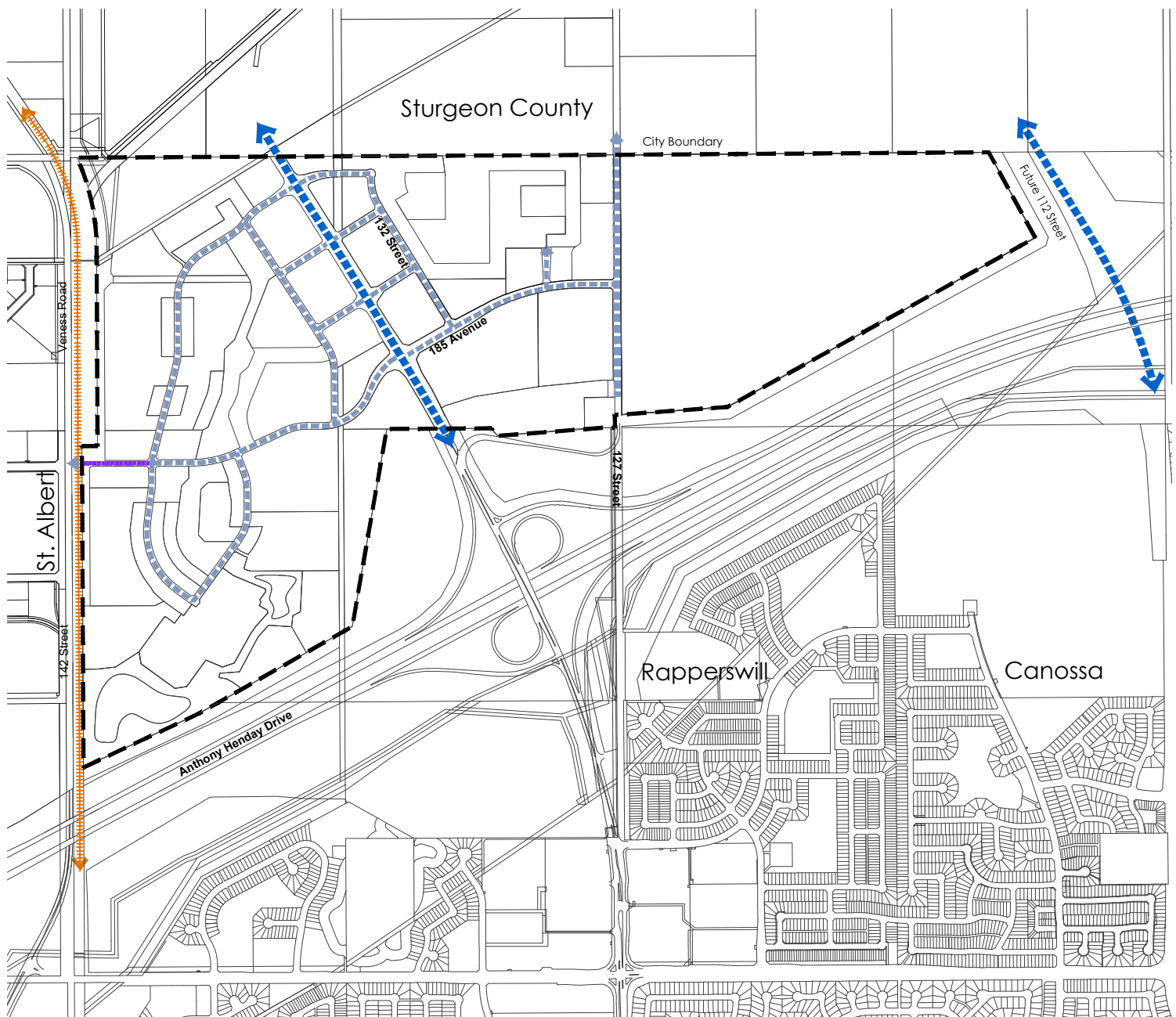
LEGEND

- Municipal Reserve (Park Space)
- Natural Area
- Greenway
- Buffer
- PUL/Utility Right-of-Way
- Stormwater Management Facility
- Protected Wetland Area (NW7018)

- Shared Use Paths
- Potential Pedestrian Crossing
- Potential Pathway Connections
- Existing Pathway Connector
- Town centre
- Destinations
- NASP Boundary



Figure 9
Pedestrian and Cycling Network

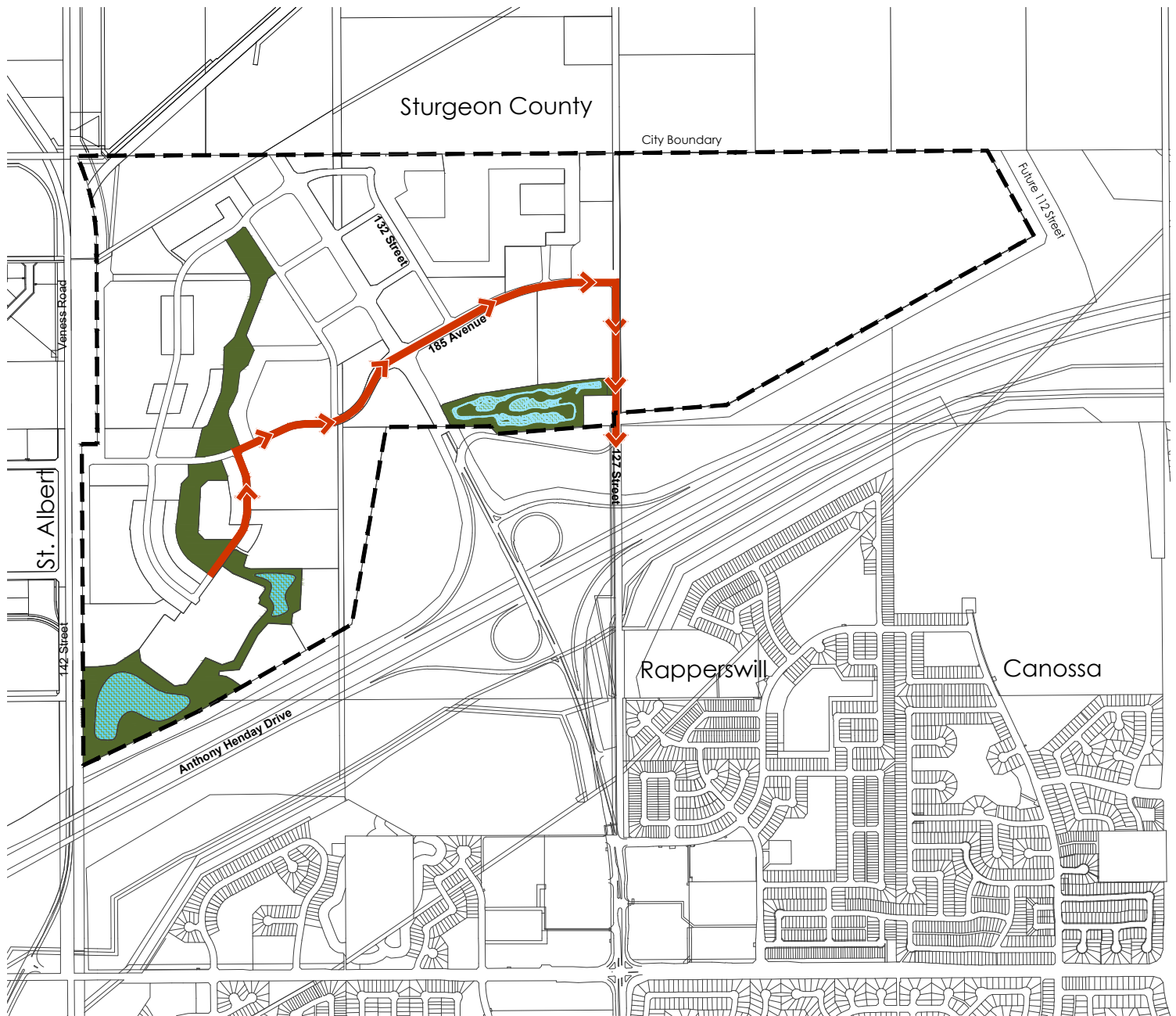


LEGEND

- ■ ■ ■ ■ Road R/W - May be required for future connection to St. Albert
- ■ ■ ■ ■ Collector Roadway
- ■ ■ ■ ■ Arterial Roadway
- +++++ CN Rail
- — — — — NASP Boundary



Figure 10
Transportation Network



LEGEND




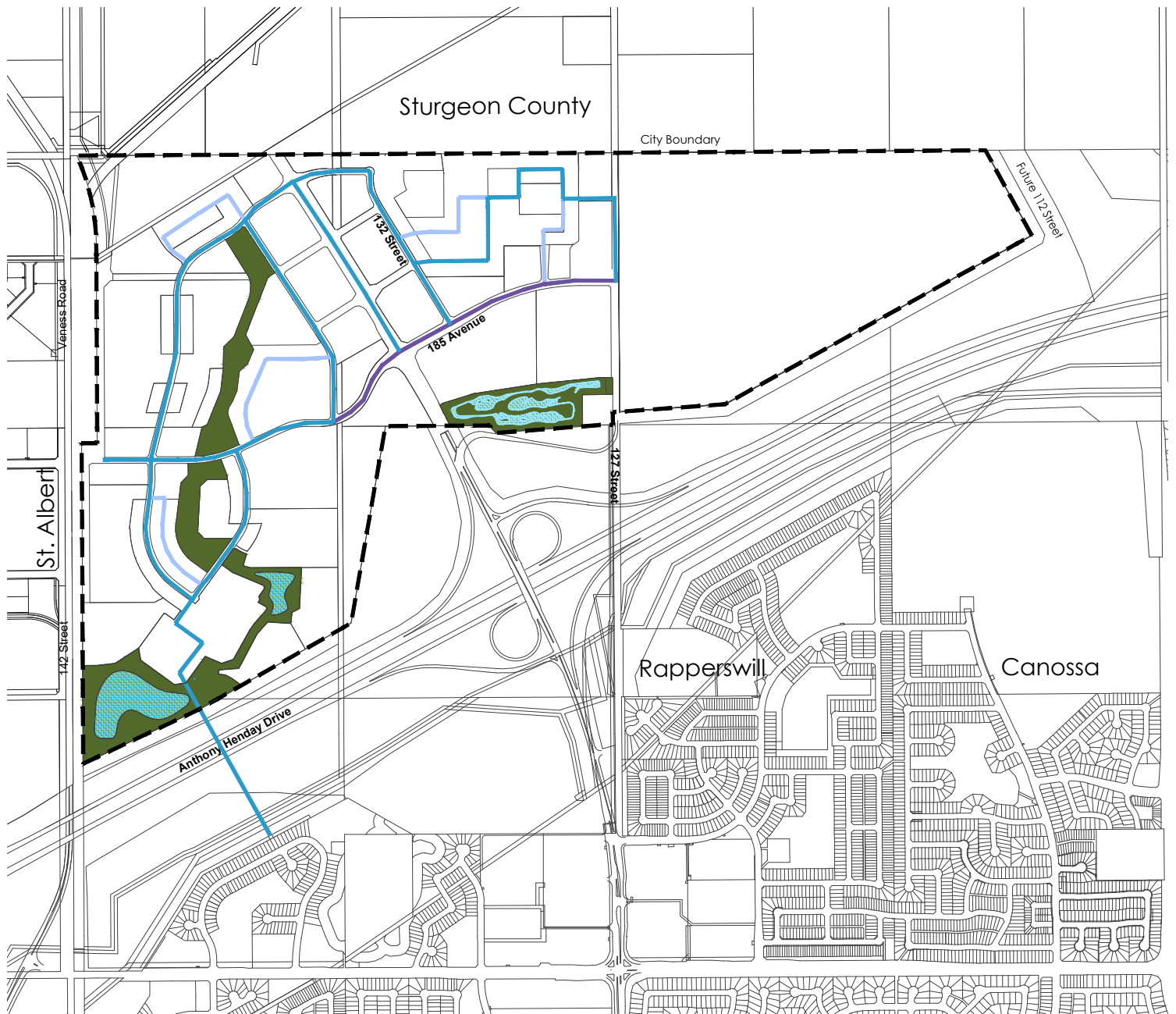
-  Stormwater Management Facility
-  Sanitary Trunk
-  NASP Boundary



Figure 11
Sanitary Servicing



LEGEND







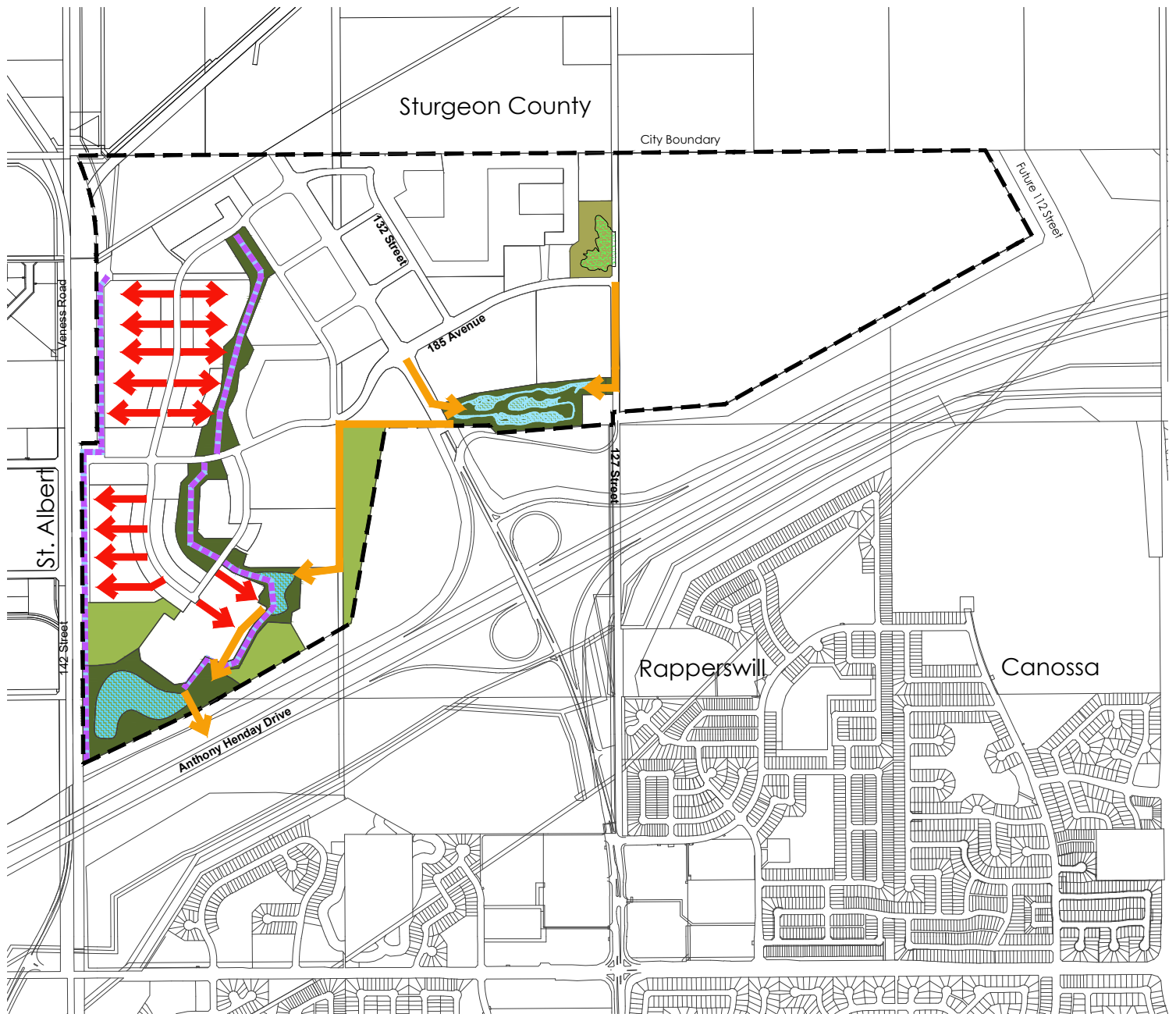
-  Stormwater Management Facility
-  250 Diameter Water Main
-  300 Diameter Water Main
-  350 Diameter Water Main
-  450 Diameter Water Main
-  NASP Boundary



Figure 12
Water Servicing



LEGEND







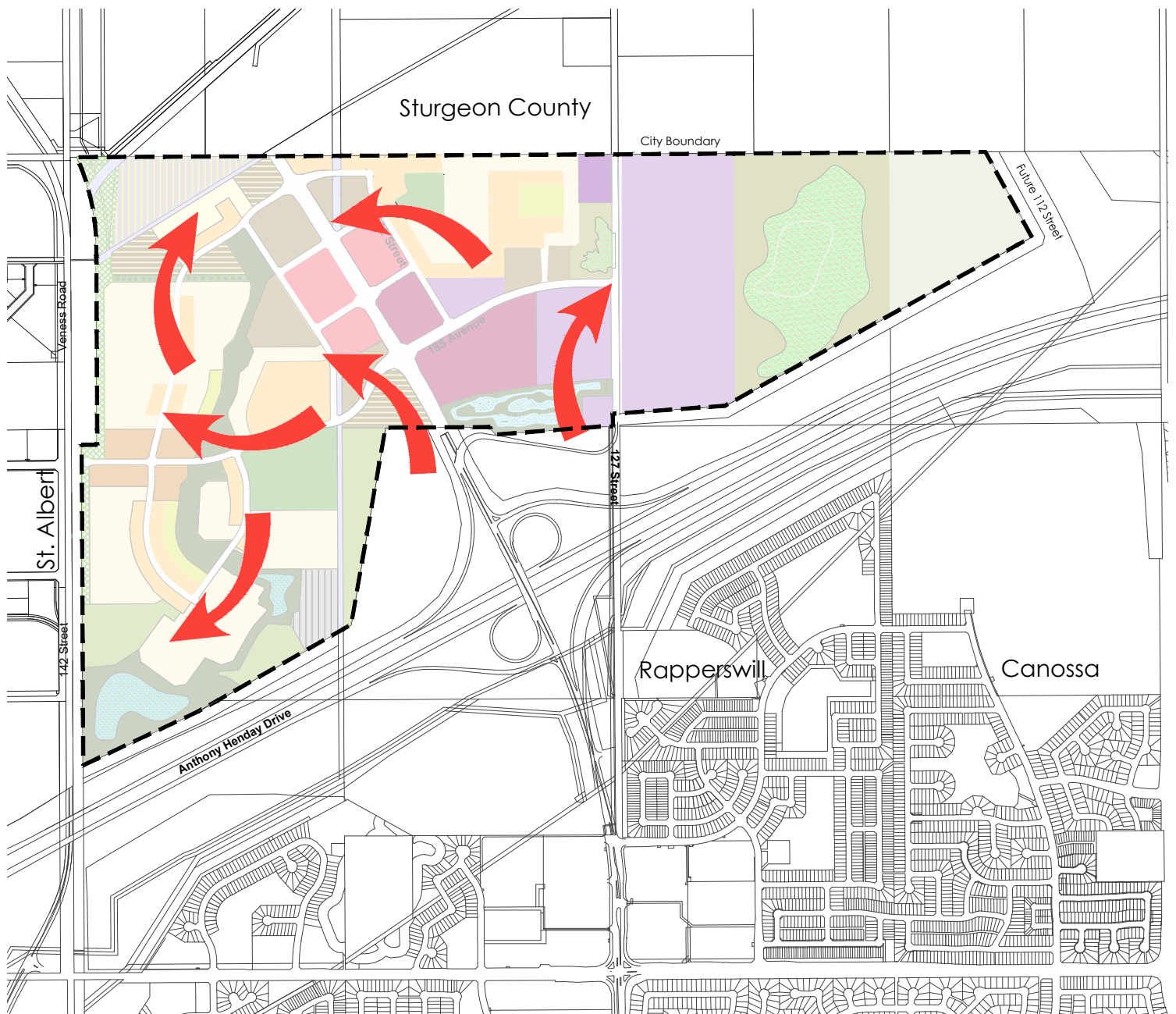
-  Stormwater Management Facility
-  Protected Wetland Area (NW7018)
-  Storm Flow Direction
-  Vegetated Channel (bioswale)
-  Storm Trunk
-  NASP Boundary



Figure 13
Stormwater Management



LEGEND



-  Staging Direction
-  NASP Boundary



Figure 14
Staging