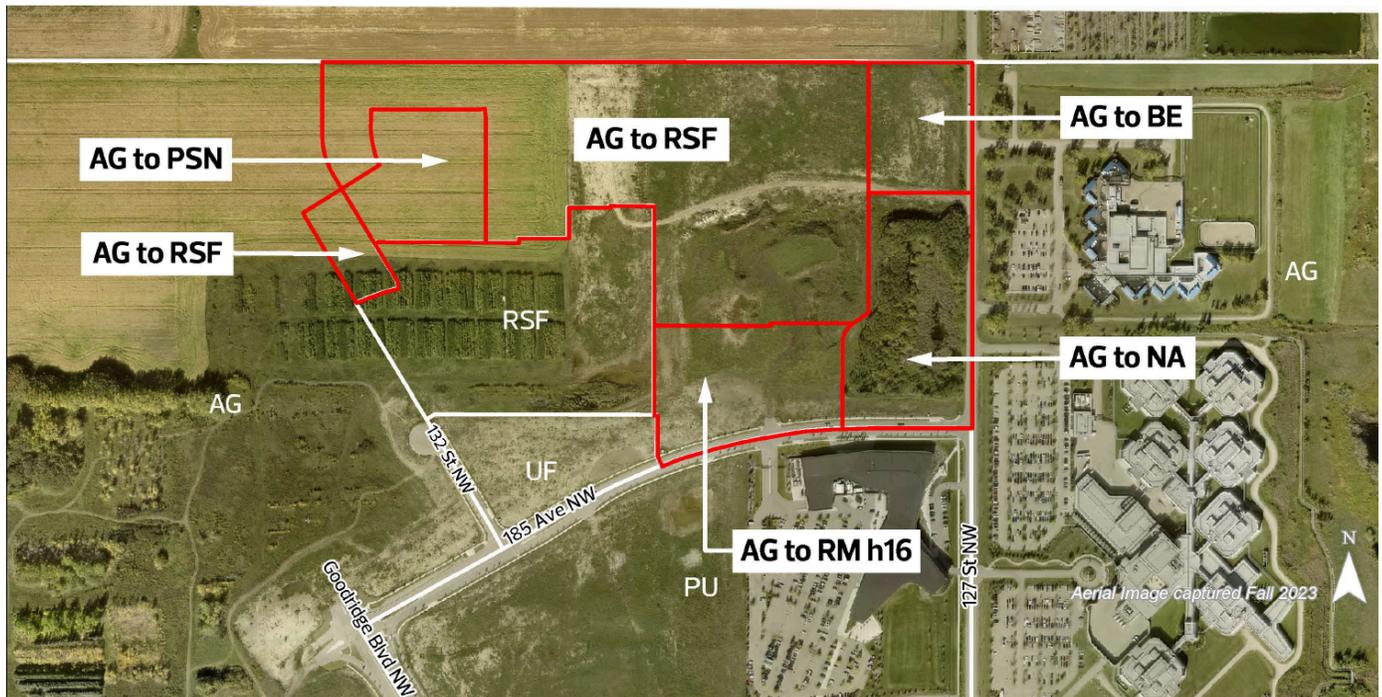


18350 - 127 Street NW and 18523 - 127 Street NW

Position of Administration: Support



Summary

Bylaw 21182 proposes an amendment to the Goodridge Corners Neighbourhood Area Structure Plan (NASP) to add new land use designations with associated policy direction, and reconfigure land uses to allow for the continued development of an approved neighbourhood while maintaining the overall vision of the Goodridge Corners NASP.

In addition, the proposed Bylaw proposes Administrative amendments to update the Land Use and Population Statistics.

Charter Bylaw 21183 proposes a rezoning from the Agriculture Zone (AG) to the Natural Areas (NA), Neighbourhood Parks and Services (PSN), Small Scale Flex Residential (RSF), Medium Scale Residential (RM h16) and Business Employment (BE) Zones to allow the protection of natural areas, smaller scale parks, small and medium scale housing, community, and light industrial and small commercial business uses.

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

Administration supports this application because it:

- Creates a diversity of housing choices.
- Allows for the protection of Natural Areas.
- Maintains the overall neighbourhood density.
- Is compatible with surrounding land uses.
- Aligns with The City Plan by accommodating growth through the compact development of approved neighbourhoods.

Application Details

This application was submitted by WSP on behalf of the City of Edmonton.

Rezoning

The proposed Natural Areas (NA), Neighbourhood Parks and Services (PSN), Small Scale Flex Residential (RSF), Medium Scale Residential (RM h16) and Business Employment (BE) Zones would allow development with the following key characteristics:

Natural Areas Zone (NA)

- The preservation and protection of natural areas.

Neighbourhood Parks and Services Zone (PSN)

- Active or passive recreation opportunities and features, like playgrounds.
- Limited development to serve neighbourhood-level needs.

Small Scale Flex Residential Zone (RSF)

- Creates a diversity of housing choices.
- A range of small scale residential development, including detached housing, attached housing, and multi-unit housing.
- A maximum height of 12.0 metres (approximately 3 storeys)
- A maximum site coverage of 55%

Medium Scale Residential Zone (RM h16)

- Mid-rise residential development.
- A maximum height of 16.0 metres (approx. four storeys).
- A minimum density of 45 Dwellings/ha (site is 2.0 ha in size)
- Limited commercial opportunities on the ground level.
- A floor area ratio of 2.3.

Business Employment Zone (BE)

- A maximum height of 16 metres.
- A maximum Floor Area Ratio of 1.6.
- Light industrial and a variety of commercial businesses and community uses.

Plan Amendment

Bylaw 21182 proposes to amend the Goodridge Corners Neighbourhood Area Structure Plan (NASP) by adding new land use designations, along with associated policy direction and reconfiguring land use designations.

The amendment will allow for the continued development of the neighbourhood, including residential housing, commercial, parks, community services, community, institutional and business employment uses. The proposed amendment will also reflect the current configurations of an existing stormwater management facility in the southern portion of the NASP.

The proposed amendments will update the Goodridge NASP's text, Land Use and Population Statistics and figures to align with the proposed changes.

Site and Surrounding Area

The undeveloped site is located north of 185 Avenue NW and east of 132 Street NW in the northeast 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. A portion of the lands south of the site is zoned Public Utility (PU) and contains the Northwest Police Campus. The site has access to on-demand transit and bike routes.

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG)	Undeveloped
North	N/A	Sturgeon County
East	Agriculture Zone (AG)	Younger Offender Centre Edmonton Remand Centre
South	Small Scale Flex Residential (RSF) Public Utility Zone (PU)	Undeveloped Stormwater Management Facility
West	Agriculture Zone (AG) Urban Facilities Zone (UF)	Undeveloped Undeveloped

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application received no responses from the advance notice and is in general alignment with the overall vision, objectives and policies of the Goodridge Corners NASP. The basic approach included:

Mailed Notice, July 17, 2024 and October 1, 2024

- Notification radius: 61 metres
- Recipients: 14
- Responses: 0

Site Signage, April 17, 2025

- 2 rezoning information signs were placed on the property and visible from 184 Avenue NW and 127 Street NW.

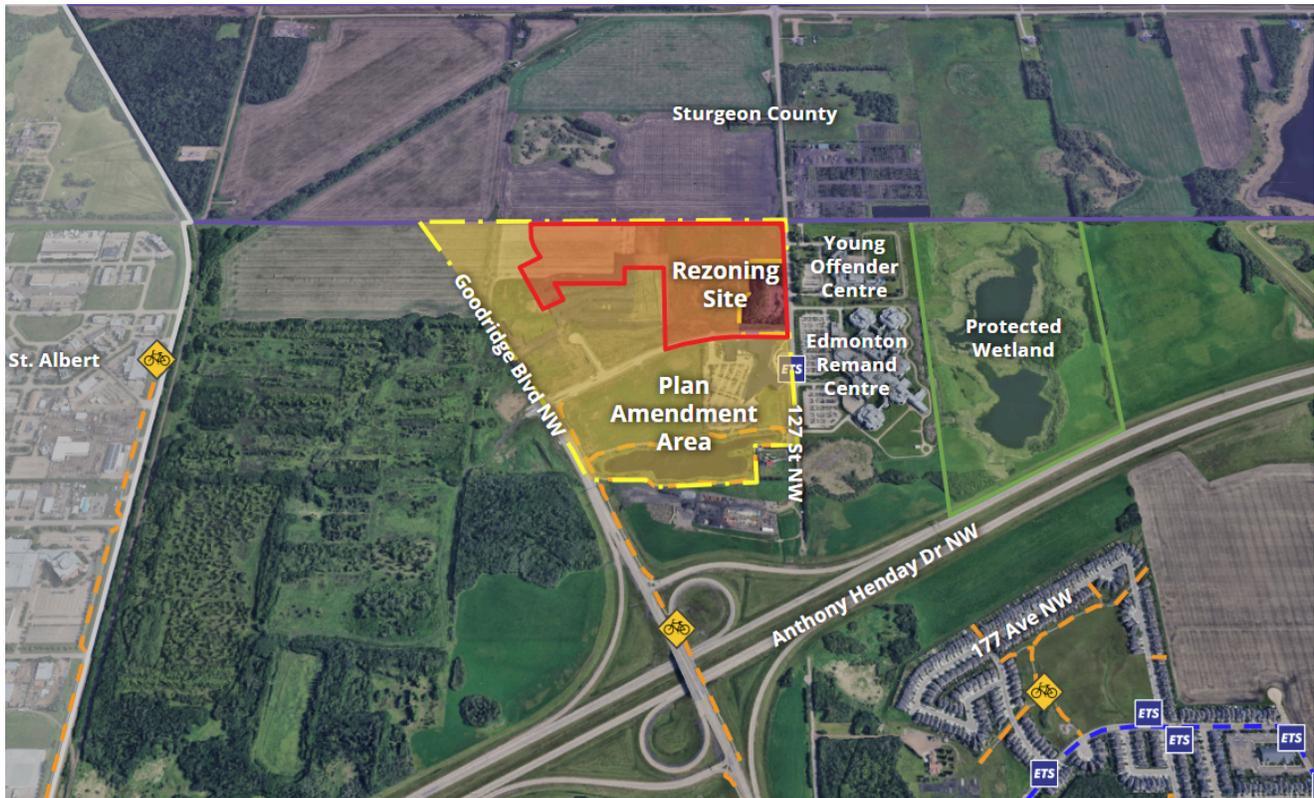
Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Baturyn Community League
- Cumberland/Oxford Community League

Application Analysis



Site analysis context

The City Plan

Goodridge Corners is located in a residential area, as identified in The City Plan, and is expected to contribute to Edmonton's growth in population between 1 to 1.25 million. The proposed amendments are supported by policies in The City Plan that provide opportunities for Edmontonians to live locally and support growth within approved neighbourhoods.

In addition, the proposed amendments align with The City Plan's Big City Move, Greener As We Grow by:

- Protecting, restoring, and maintaining a system of conserved natural areas within a functioning and interconnected ecological network.
- Expanding and enhancing a healthy and sustainable urban forest.

District Plan

The site is within the boundaries of the Northwest District Plan, which identifies it as a developing area and within the urban mix and urban service land uses. Urban Mix includes housing, shops, services, and offices in one land use category, which includes residential, commercial, and mixed use development. Urban Services includes publicly and privately owned facilities for the use of schools or utilities, emergency, institutional, community services and cemeteries.

The proposed amendment conforms to the District Plan by providing opportunities for a mix of housing types, protection of natural areas, open space, community, stormwater management facilities, commercial and institutional development.

Neighbourhood Area Structure Plan

The Goodridge Corners guides the development of the neighbourhood and designates the site as town house, low and medium density residential, mixed use, street oriented, park, business, employment, stormwater management facility, and natural area (MR and ER). The proposed plan amendment will add new land use designations, text, and reconfigure land uses as follows.

New Town Centre Land Use Designation

The new town centre (non-residential area) and town centre (residential area) will replace a portion of the business employment, stormwater management facility, mixed use and medium density residential land use designations.

The town centre is located adjacent to the arterial and collector roadways. The proposed town center designation includes new text in the NASP that will provide policy direction, including objectives, implementation and rationale, to develop a comprehensively planned Town Centre, designed to be the main destination and pedestrian-friendly within the neighbourhood, that will include a mix of commercial and flex spaces complemented by medium/high density residential uses and employment opportunities.

The town centre is situated to benefit from convenient multi-modal access from the adjacent streets, sidewalks, walkways, and Shared Use Paths.

The text contains urban design characteristics, including the development of a main street, a pedestrian-oriented promenade, which supports activities like walking, outdoor seating, and dining to create a vibrant central area.

In addition, the text directs the development to build appropriate height and scale to maintain a pedestrian-friendly environment and avoid overwhelming structures that detract from the public realm.

New Community Services/Institutional Land Use Designation

The community services/institutional designations will also replace a portion of the business employment land use designation. It includes text in the NASP that will provide policy direction, including objectives, implementation and rationale. The community services/institutional land uses will allow for a variety of business and employment opportunities and institutional uses, and is home to the existing Edmonton Police campus.

Business Employment

The business employment land use will be reduced from 24.9 ha to 2.2 ha and replaced, as noted earlier, with the various land uses including town center, community services/institutional, low and medium density residential, street oriented and reverse housing. Although the proposed amendment reduces the planned business employment land use, the town centre (non-residential area) and community services/institutional uses will continue to allow for employment opportunities.

The business employment and the existing natural area land uses will continue to ensure compatibility between land uses and correctional facilities to the east (Young Offender Centre and Edmonton Remand Centre) and provide a buffer to the residential areas to the west.

Residential

The proposed reconfiguration of various residential land uses throughout the amendment area will continue to allow for single, semi-detached, reverse housing, row housing, and multi-unit housing types and will increase the plan's density from 41.8 to 45 units per net residential hectare.

Open Space

The park will increase in size by 1.4 ha and is shifted towards the western portion of the amendment area and closer to medium density and mixed use land uses.

The stormwater management facility (SWMF) land use has been relocated and reconfigured to reflect the existing boundaries.

Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current ha	Proposed ha	Difference ha
Mixed Use (non-residential)	4.1	1.3	-2.8
Mixed Use (residential)	4.1	5.4	+1.3
Town Centre (non-residential)	0	9.2	+9.2
Town Centre (residential)	0	1.0	+1.0
Street Oriented Housing	10.7	14.8	+4.0
Town House	8.1	6.8	-1.3
Medium Density Residential	9.6	11.0	+1.4
Low Density Residential	44.1	46.2	+2.1
Park	5.0	6.4	+1.4
Business Employment	24.9	2.2	-22.7
Community Services/Institutional	0	8.0	+8.0

Land Use Compatibility

The RSF Zone provides for a range of small-scale residential development, including single-detached and semi-detached housing up to 12 m in height (approximately 3 storeys). The

proposed RM h16 Zone permits multi-unit residential housing and provides an opportunity for commercial uses at ground level with access off a collector roadway.

The NA Zone will protect the existing natural area/wetland and prevent possible pollutants and contamination from adjacent land uses.

The PSN Zone provides opportunities for active or passive recreation and features like playgrounds. This Zone focuses on serving neighbourhood-level needs.

The BE Zone is compatible with and complementary to the surrounding uses and would result in minimal impacts on adjacent properties.

The proposed zones align with the objectives and policies of the proposed Goodridge Corners NASP and are compatible with existing and proposed land uses.

Mobility

Administration reviewed a Transportation Impact Assessment (TIA) that was submitted in support of this application. The TIA determined that the forecasted traffic volumes can be accommodated by the adjacent arterial and collector roadways in this area, including a potential right-in, right-out access to Goodridge Boulevard south of 185 Avenue NW. The proposed updates to the active modes network are compatible with the pedestrian-friendly town centre area, and include a more well-defined network of shared pathways, walkway connections, and pedestrian crossings throughout the amendment area.

Goodridge Corners is currently serviced by on-demand transit, which brings transit users to the Eaux Claires Transit Centre or Castle Downs Transit Centre. ETS intends to provide conventional service in the future, and implementation will depend on demand, neighbourhood build-out, and available funding for transit.

Open Space

A revised Parkland Impact Assessment (PIA) was prepared as part of this application to support the proposed changes to the pocket park and Natural Area NW602. The proposed reconfiguration provides additional open space amenity area and improved ecological connectivity between NW602 and the pocket park. A Site Specific Natural Area Management Plan (SSNAMP) was previously reviewed and accepted for this area. An updated SSNAMP, to assess the impacts of the revised trail alignment, will be submitted with the corresponding subdivision once the shared use path (SUP) configuration is finalized.

Utilities

As part of the application, an amendment to the Goodridge Corners Neighbourhood Design Report (NDR) was reviewed and accepted by Administration. The NDR amendment examined the impacts that the proposed plan amendment and rezoning would have on existing and planned sewer systems in the neighbourhood. Through this review, it was identified that sufficient capacity is available in these systems to accommodate the development under the proposal.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

Appendices

1. Current NASP Land Use and Population Statistics
2. Proposed NASP Land Use and Population Statistics
3. NASP Land Use Concept Map Comparison

Written By: Vivian Gamache

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

GOODRIDGE CORNERS

NEIGHBOURHOOD AREA STRUCTURE PLAN

Table 2: Land Use & Population Statistics

	Area (ha)	% of GA	% of GDA	% of Adj. GDA
GROSS AREA (GA)	259.14	100.0%		
Pipeline & Utility R/W	2.82	1.1%		
Wetland (Environmental Reserve)	2.45	0.9%		
Arterial Road R/W	3.91	1.5%		
GROSS DEVELOPABLE AREA (GDA)	249.96		100.0%	
Crown Land (Province of Alberta)*	67.67		27.1%	
ADJUSTED GROSS DEVELOPABLE AREA (AGDA)	182.29		100%	100.0%
Mixed-Use (non-residential area)**	4.18		1.7%	2.3%
Parkland, Recreation, School (Municipal Reserve) ***				
Urban Village Park	5.00		2.0%	2.7%
Pocket Park - East	0.85		0.3%	0.5%
Pocket Park - Centre	0.50		0.2%	0.3%
Greenway	0.76		0.3%	0.4%
Natural Area (Municipal Reserve) ***	10.16		4.1%	5.6%
Transportation				
Circulation	27.59		11.0%	15.1%
Infrastructure / Servicing				
Stormwater Management Facilities	23.03		9.2%	12.6%
Buffer	4.28		1.7%	2.3%
Business Employment	24.93		10.0%	13.7%
TOTAL Non-Residential Area	101.28		40.5%	55.6%
Net Residential Area (NRA)	81.01		32.4%	44.4%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

	Area (ha)	Units/ha	Units	% of Total	Persons/Unit	Population	% of NRA
LDR							
Single/Semi-Detached	34.41	25	860	25.4%	2.8	2,408	42.5%
Reverse Housing	1.57	25	39	1.2%	2.8	110	1.9%
Manufactured Housing	8.12	25	203	6.0%	2.8	568	10.0%
MDR							
Street-Oriented	10.77	45	485	14.3%	2.8	1,357	13.3%
Live/Work	4.22	45	190	5.6%	2.8	532	5.2%
Townhouse	8.12	45	365	10.8%	2.8	1,023	10.0%
Medium Density Housing	9.63	90	867	25.6%	1.8	1,560	11.9%
Mixed Use (Residential area)**	4.18	90	376	11.1%	1.8	677	5.2%
Total Residential	81.01		3,385	100.0%		8,235	100.0%

SUSTAINABILITY MEASURES

Population Density	101.7	persons per net residential hectare
Unit Density	41.8	units per net residential hectare
Low Density / Medium Density Units	32.6% / 67.4%	
Population (%) within 500 m of Parkland	100%	
Population (%) within 400 m of Transit Service	100%	
Population (%) within 600 m of Commercial Service	80%	
Presence/Loss of Natural Area Features	Land	Water
Protected as Environmental Reserve (ha)	0.0	2.5
Conserved as Naturalized Municipal Reserve (ha)	10.3	0.0
Protected through other means (ha)	0.0	0.0

STUDENT GENERATION

	Public	Separate	Student Generation Formulae:	
			Public	Separate
Elementary	365	182	2 students/AGDA	1 students/AGDA
Junior High	182	91	1 students/AGDA	0.5 students/AGDA
Senior High	182	91	1 students/AGDA	0.5 students/AGDA
Subtotal	729	365		
Total Student Population		1,094		

* Provincial land includes Edmonton Young Offenders Centre, Edmonton Remand Centre, Wetland (NW 7018) and adjacent open space (SE 7-54-24-4)

** Mixed-Use areas assumed to be (50%) Residential Uses and (50%) Non-residential Uses

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

Table 2: Land Use and Population Statistics, Bylaw 21182

	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 Parkland, Recreation, School (Municipal Reserve)****	8.0		3.2%	4.3%		
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					
<p>* Institutional/Crown Land/Protected Wetland Area includes Edmonton Young Offender Centre, Edmonton Remand Centre, Wetland (NW 7018) and adjacent open space.</p> <p>** Town Centre area assumed to be 90% non residential and 10% Residential land uses.</p> <p>*** Mixed Use area assumed to be 20% non-Residential and 80% Residential land uses.</p> <p>**** Municipal Reserve dedication to be determined at the time of subdivision.</p>							

Current Goodridge Corners NASP, Bylaw 16714

Proposed Goodridge Corners NASP, Bylaw 21182

