

3408 - Riverbend Road NW

Position of Administration: Support



Summary

Bylaw 21490 proposes a rezoning from the Future Urban Development Zone (FD) to the Parks and Services Zone (PS) to allow for a large scale park to accommodate a school.

Charter Bylaw 21489 proposes an amendment to the Whitemud District Plan to facilitate the proposed rezoning.

Public engagement for this application included a pre-application notice (from the applicant), a mailed notice, site signage and information on the City's webpage. Administration heard from 12 people with most concerns related to loss of open space and increased traffic.

Administration supports this application because it:

- Will allow residents to meet educational, recreational, and community needs closer to home, in alignment with The City Plan.
- Is compatible with surrounding existing and planned land uses.

Application Details

This application was submitted by the City of Edmonton (Urban Growth and Open Space).

Rezoning

The proposed Parks and Services Zone (PS) would allow development with the following key characteristics:

- Parkland that is intended to serve educational, recreational, and community needs.
- Development up to a maximum height of 16 metres (approximately 4 storeys).

The subject property has been identified by Conseil scolaire Centre-Nord (CSCN) for a new francophone K-6 school.

Whitemud District Plan Amendment

The proposed amendment to the Whitemud District Plan includes the following:

- Map 4: Land Use Concept to 1.25 Million - Amend to redesignate from Open Space to Urban Service.
- Map 8: Area-Specific Policy Subareas - to remove Area "B" from the Map.
- Table 2: Area-Specific Policy Table - Remove Policy B.1 that allows for residential uses on a portion of the site.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Future Urban Development Zone (FD)	Henderson Park - includes a playground, sports fields and trails
North	Small Scale Residential Zone (RS)	Single Detached Houses
East	Small Scale Residential Zone (RS)	Single Detached Houses
South	Small Scale Residential Zone (RS)	Single Detached Houses
West	Small Scale Residential Zone (RS)	Single Detached Houses



View of the site looking southeast onto Henderson Park from Henderson Street NW (Google Street View - May 2025)



View of the site looking east towards the playground from Henderson Street NW (Google Street View- May 2025)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed rezoning is to a standard zone that aligns with the park already developed on the site. The basic approach included:

Mailed Notice, February 10, 2026

- Notification radius: 120 metres
- Recipients: 195
- Responses: 12
 - In support: 3

- In opposition: 5
- Mixed/Questions only: 4

Site Signage, February 11, 2026 & March 27, 2026

- Two rezoning information signs were placed on the property so as to be visible from Riverbend Road NW, Henderson Street NW and Hendra Crescent NW.

Webpage

- edmonton.ca/rezoningapplications

Optional Email Notifications

- my.edmonton.ca

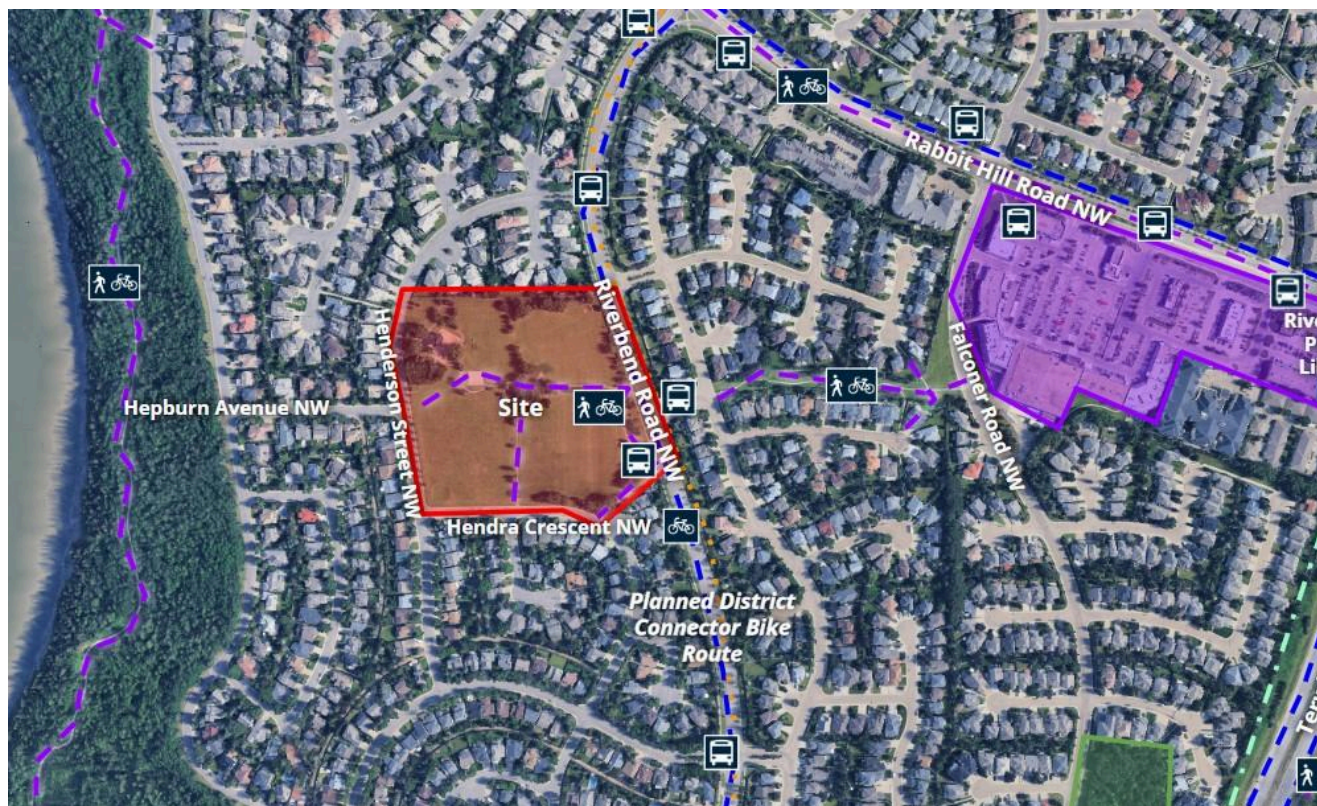
Notified Community Organizations

- The Ridge Community League
- Terwillegar Riverbend Advisory Council

Common comments heard (number of similar comments in brackets beside comments below):

- Increased traffic and parking congestion. (8)
- Increased traffic and building footprint of school goes against Net-Zero emission goals related to climate change. (2)
- Loss of green space. (7)
- Loss of ecological function of green space. (1)
- Loss in property values. (1)
- Not enough local demand to support a Francophone school in this location. (2)
- The vehicular drop-off area for the school should be on Riverbend Road and not on the quieter Henderson Street. (5)
- Diminished quality of life for the neighbourhood. (1)
- Loss of trees. (2)
- Support for the school because it serves the needs of the community and is a good use of the existing green space. (1)
- Support for the school in principle, but concerns about traffic. (2)
- Would be better as seniors housing to accommodate the aging population of the neighborhood who would like to continue living in the area.

Application Analysis



Site analysis context

The City Plan

This application aligns with The City Plan direction 1.1.1.3: Collaborate with school boards to identify, allocate and deliver municipal and school reserves that will allow for educational spaces and community facilities that provide learning, recreation and gathering opportunities.

Whitemud District Plan

The Whitemud District Plan took effect in 2024. The District Plan identifies the subject property as Open Space. The District Plan also identifies a 1.2 hectare surplus school site in the southwest quadrant of Henderson Park. The site was declared surplus by the Edmonton Public School Board in 2009 and approved by City Council for residential development (affordable housing) in 2015. In 2025, Council approved the removal of the site from the list of applicable surplus school sites identified for affordable housing. The District Plan is proposed to be amended to reflect this move away from affordable housing back towards the original park/school use.

Land Use Compatibility

The site is developed as a park, and is encircled by small-scale residential development in the form of single detached housing. The site was initially planned as a school/park site with the Riverbend Area Structure Plan (ASP) and Henderson Estates Neighbourhood Structure Plan (NSP) in 1979/1980. The neighbourhood originally built out anticipating this intended land use,

which is entirely compatible with the area. The PS Zone applies to most large park spaces and school sites in Edmonton.

While the proposed PS Zone would apply to the whole 5.1 hectare park, it is important to note that the potential school site is only 1.2 hectares, likely located in the southwest quadrant of the park. School buildings, parking lots and onsite circulation/drop-off areas would be within this 1.2 hectare area. The entire park would also become a joint-use site allowing students access to the sports fields, playgrounds and open spaces.

Mobility

A Transportation Impact Assessment (TIA) will be required at the development permit stage with a focus on safety for all modes of transportation and the overall function of the school site. Improvements may be required with the development of the school based on the recommendations of the TIA, including crossing improvements.

ETS currently operates crosstown bus service nearby on Riverbend Road NW. On-demand transit is also available on Henderson Street NW. Residents using on-demand transit in Henderson Estates are taken to the Leger Transit Centre or South Campus Transit Centre to connect to the larger city-wide transit network.

Utilities

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized. Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required stormwater management will be reviewed at the Development Permit stage.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. The developer will be required to address this deficiency at the Development Permit stage. Edmonton Fire Rescue Services (EFRS) may be able to perform an Infill Fire Protection Assessment (IFPA) at the Development Permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met.

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

Appendices

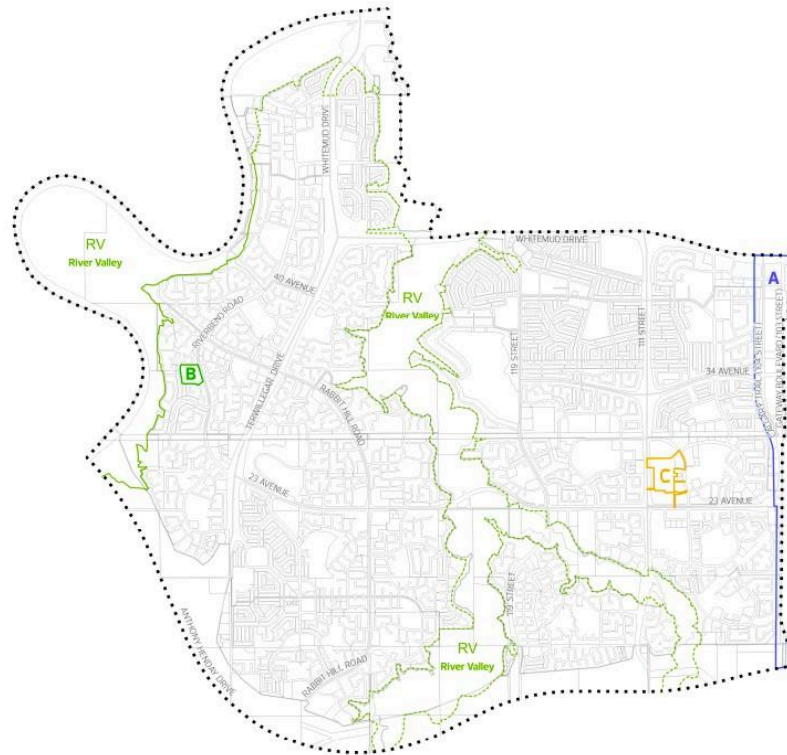
1. Whitemud District Plan Map Comparison

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Map 8 - Current Area-Specific Policy Subareas



Map 8 - Proposed Area-Specific Policy Subareas