

Bylaw 19799

To amend the Gorman Neighbourhood Structure Plan

Purpose

To amend the Gorman Neighbourhood Structure Plan.

Readings

Bylaw 19799 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Bylaw 19799 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on August 20, 2021 and August 28, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 19799 proposes an amendment to the Gorman NSP to facilitate the associated rezoning proposed under Charter Bylaw 19800. The NSP amendment includes the following:

- Redesignating a portion of land identified for “Business Industrial” to “Private Recreation Facility” (Bylaw map and Figure 7 - Development Concept).
- Update to Figure 17 - Infrastructure and Servicing to acknowledge changes to a revised and accepted Neighbourhood Design Report.
- Update to Figure 20 - Pipeline Ownership Details to acknowledge changes in pipeline from high pressure to low pressure.
- Update to the Gorman Land Use & Population Statistics (a reduction to “Employment Lands” by -8.6 ha and identification of “Private Recreation Facility” +8.6 ha and associated percentages).
- A text amendment under Section 3.3 Business Industrial and Commercial to include discussion of the proposed Private Recreation Facility.
- Administrative updates to the approved Gorman NSP Bylaw 19338 map to reflect the discrepancies between it and the approved Figure 7 - Development Concept approved with Bylaw 19338.

Bylaw 19799 complies with the intention and direction of the City Plan by facilitating recreation and employment opportunities in the City of Edmonton.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the Fraser Community League, the Harisine Community League, the Horse Hill Community League (1995) Association, and the Clareview and District Area Council on April 15, 2021. No responses were received.

Twenty-six letters / emails from associations and institutions involved in sport both locally and abroad, expressing support for or the benefit of the proposed indoor / outdoor recreation facility were received. From the expressions of support that Planning Coordination was copied on, two were among those who were sent the Advance Notice: The Fraser Community League and the Clareview and District Area Council.

Attachments

1. Bylaw 19799
2. Administration Report