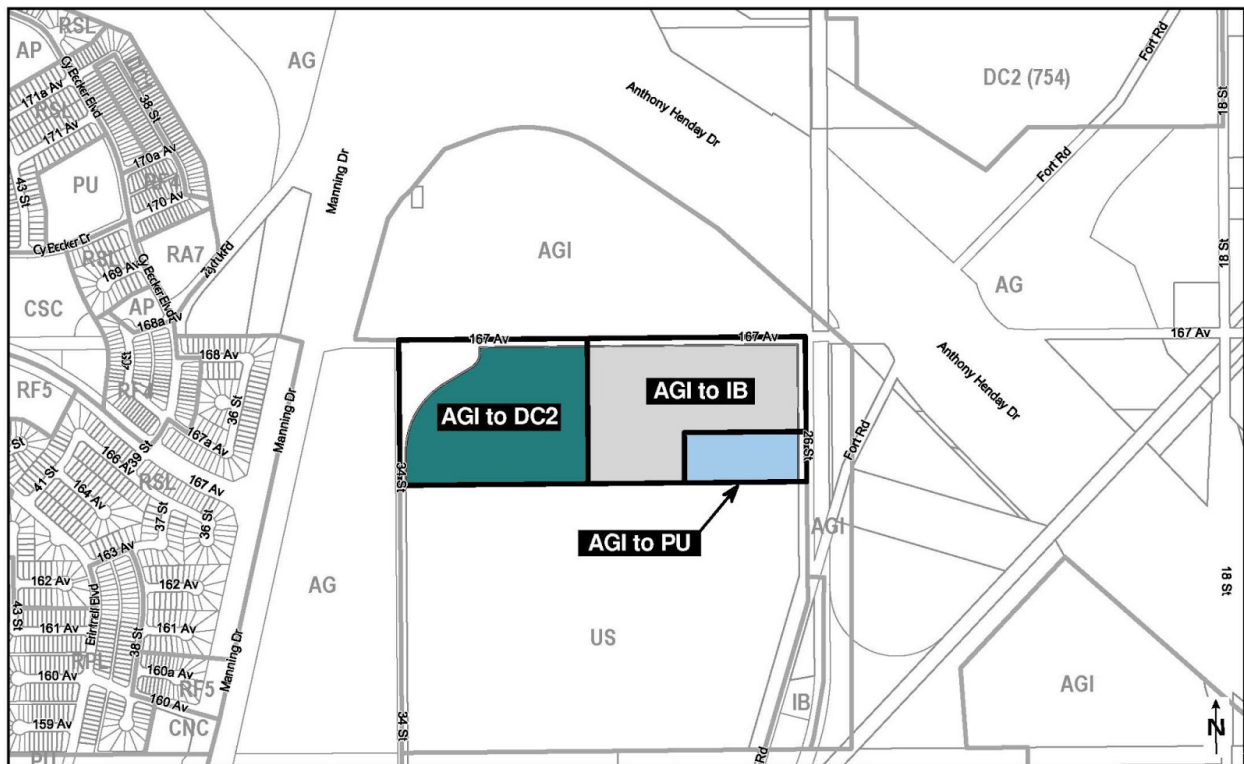




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT GORMAN

16420 - 26 Street NW

To allow for a stormwater management facility, industrial business uses, and a private recreation facility and associated complementary commercial uses.



Recommendation: That Bylaw 19799 to amend the Gorman Neighbourhood Structure Plan (NSP) and Charter Bylaw 19800 to amend the Zoning Bylaw from (AGI) Industrial Reserve Zone to (DC2) Site Specific Development Control Provision, (IB) Industrial Business Zone and (PU) Public Utility Zone be APPROVED.

Administration is in **SUPPORT** of this application because:

- it supports the intention and direction of The City Plan by providing recreation and employment opportunities; and
- the proposed development will be compatible with existing and surrounding planned land uses.

Report Summary

This land use amendment application was made by Raj Mahmi of A1 Athletics on July 13, 2021 with support of the current landowner ABS Trucking Ltd.

This application proposes to rezone one titled parcel (to be subdivided) from (AGI) Agricultural Reserve Zone to (PU) Public Utility Zone, (IB) Industrial Business Zone, and (DC2) Site Specific Development Control Provision to allow for the development of a stormwater management facility (SWMF), industrial business uses, and a private recreation facility (with associated complementary commercial uses, and covered recreation domes to a height of 28 m). The application also includes an amendment to the Gorman Neighbourhood Structure Plan to:

1. change the land use designation of the DC2 area from Business Industrial to Private Recreation Facility;
2. update Figure 17, Infrastructure and Servicing to reflect the servicing proposed in a revised and accepted Neighbourhood Design Report (NDR);
3. add text to Section 3.3 Industrial Business and Commercial, to acknowledge the proposed Private Recreation Facility; and
4. update the Land Use and Population Statistics by decreasing the amount of land identified for "Employment Lands (Industrial)" by 8.6 ha to "Private Recreation Facility".

The subject property is located within the Northeast District of the City Plan and is identified as residential. This site is not within a Major or District Node, nor along a Primary or Secondary Corridor. This proposal is however, in alignment with the directions and intentions of the City Plan by providing recreation and employment opportunities.

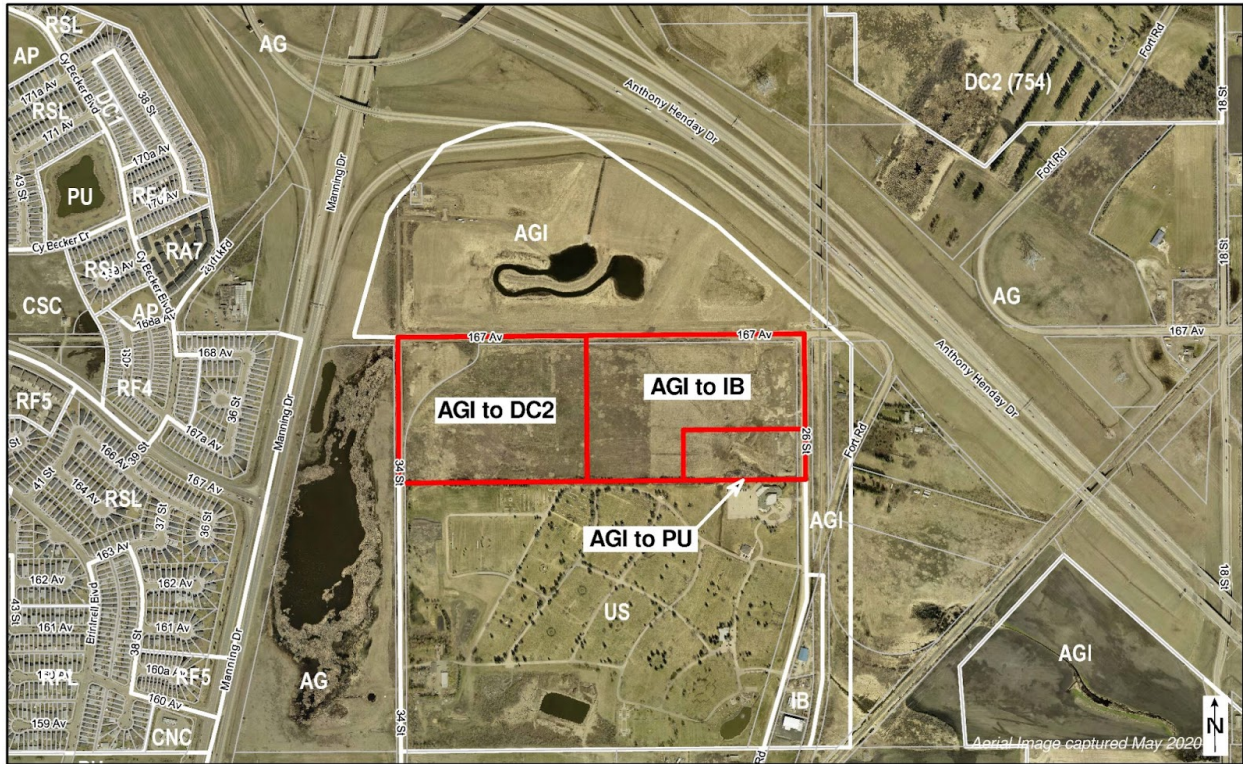
The Application

1. BYLAW 19799 to amend the Gorman Neighbourhood Structure Plan (NSP) proposes amendments to Figure 7 Gorman Development Concept, Figure 17 Infrastructure and Servicing, an update to Table 2 Gorman Land Use and Population Statistics, and the addition of text to Section 3.3 Industrial Business and Commercial to acknowledge the proposed change in land use designation from "Business Industrial" to "Private Recreation Facility".
2. CHARTER BYLAW 19800 to amend the Zoning Bylaw to (PU) Public Utility Zone, (IB) Industrial Business Zone and (DC2) Site Specific Development Control Provision.

The applicant's stated intention is for the development of a Private Recreation Facility (proposed DC2 Provision) and the SWMF (proposed PU Zone) in the short term, and industrial business opportunities (proposed IB Zone) in the long term.

Site and Surrounding Area

The subject property is located in the north portion of the Gorman neighbourhood and is bound by 34 Street NW on the west, 167 Avenue NW on the north, 26 Street NW on the east, and Road Plan 3344 PX along the northwest portion of the site.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AGI) Industrial Reserve Zone	Undeveloped
CONTEXT		
North	(AGI) Industrial Reserve Zone	Transportation and Utility Corridor (TUC) - Anthony Henday Drive, and a portion of Road Plan 3344 PX
East	(AGI) Industrial Reserve Zone	Rail line
South	(US) Urban Services Zone	Evergreen Cemetery
West	(AG) Agricultural Zone	Vriend Lake, stormwater management ponds and a portion of Road Plan 3344 PX

Planning Analysis

THE CITY PLAN

The Gorman neighbourhood is located along the north boundary of the Northeast District of

the City Plan and is identified as residential. This site is not within a Major or District Node, nor along a Primary or Secondary Corridor; however, the proposed rezoning aligns with the City Plan by providing recreation and employment opportunities:

- 1.1.1.4 Encourage healthy and active living by supporting community focused recreational, leisure, social and cultural programs;
- 1.2.1.2 Design and integrate formal and informal play spaces into the built environment;
- 1.2.2.2 Design open space and play space to accommodate intergenerational use;
- 1.3.2.2 Increase opportunities for Edmontonians to be physically active throughout all seasons; and
- 2.3.3 Promote gathering spaces for culture, sports, recreation and entertainment opportunities to support both formal and informal uses.
- 2.3.1.3 Maintain Edmonton's key role in the Edmonton Metropolitan Region as a centre for innovation, wealth creation and business employment opportunities.
- 3.2 Edmonton fosters a vibrant economy by supporting business and attracting skills, talent and investment.
- 3.2.1 Ensure that development and public infrastructure is designed to support a vibrant local economy and competitive business environment.

PLANS IN EFFECT

The Gorman NSP identifies the rezoning area for "Business Industrial" and "Stormwater Management Facility". The proposed IB and PU Zones conform to the plan. An NSP amendment accompanies the rezoning as follows:

- to designate a portion of the "Business Industrial" area "Private Recreation Facility" in support of the proposed DC2 Provision;
- updates the "Land Use and Population Statistics" (+/- 8.6 ha);
- adds text under Section 3.3 Industrial Business and Commercial to acknowledge the proposed Private Recreation Facility;
- updates Figure 17 Infrastructure and Servicing to acknowledge the approved amendment to the Neighbourhood Design Report (NDR) to delete a portion of a trunk sanitary sewer within the realigned Fort Road / 26 Street collector roadway, and replace it with a sanitary sewer and to add a sanitary sewer main extension in 34 Street NW;
- updates Figure 20 Pipeline Ownership Details to acknowledge that their facilities within the west, north and east portions of the subject property were switched to low pressure lines from high pressure lines, as acknowledged by ATCO Pipelines during the circulation review; and
- administrative updates to align the Bylaw Map with the Figure 7 Gorman Development Concept from the adopting Bylaw are also included.

LAND USE COMPATIBILITY

All proposed Uses in the DC2 Provision are Discretionary in the IB Zone, except for Freestanding On-premises Signs, Projecting On-premises Signs and Temporary On-premises Signs which are Permitted. A DC2 Provision was utilized to allow for the additional Height required for the proposed covered domes (to accommodate indoor sporting fields). The proposed zones are compatible with existing and planned surrounding land uses.

Technical Review

Development of the proposed rezoning area will require significant infrastructure upgrades as outlined below:

Transportation

Significant upgrades to the area roadway network are required to support the development, including upgrades to 34 Street NW, 167 Avenue NW and 26 Street NW. In recognition of the challenges of servicing the area, a hybrid (urban and rural) cross-section, including a shared use path, may be considered for segments of these roadways. The cross-section details, staging and timing of upgrades will be reviewed further at the subdivision and development permit stages. The owner will also be required to pay the proportionate share of the Arterial Roadway Assessment for construction of arterial roadways in the catchment area.

Drainage

A revised Neighbourhood Design Report (NDR) to service the subject area was reviewed and accepted with the submission of this application and includes the following:

1. Permanent sanitary servicing for the subject area requires sanitary sewer main extensions to connect to the existing sanitary system at the intersection of 34 Street and 158 Avenue.
2. Permanent storm servicing for the subject area requires the construction of a stormwater management facility (SWMF5), complete with interconnecting storm sewer extensions along 26 Street, continuing downstream to SWMF4, and then to the existing storm sewer system located within 153 Avenue.
3. Interim storm servicing for the subject area involves utilizing existing storm infrastructure within 34 Street, along with a temporary private pump and forcemain. The costs associated with the operation, maintenance, and future decommissioning of this interim private system are the responsibility of the developer.

Drainage also provided the following advisements:

- Permanent Area Contributions (PAC) Cost Sharing Assessments and the Sanitary Sewer Expansion Assessment are applicable to the subject area. These costs will be assessed and required to be paid at the time of future subdivision, development permit application, or sewer service connection.
- The requirement to pay the Sanitary Sewer Trunk Charge (SSTC), further to the Drainage Bylaw, will be reviewed at the time of Development Permit or sewer service application.

EPCOR Water

Water supply for the area will require offsite construction as follows:

1. A 300mm off-site water main (within 6.0m wide utility right-of-way) must be constructed from an existing 900mm CCP Transmission water main on 26 Street at the Fort Road intersection, along 26 Street to 167 Avenue. Hydrants must also be constructed along the length of the offsite at 90 meter spacing; and
2. A 450mm water main (within 7.5m wide utility right-of-way) must be constructed from a proposed 450mm water main stub to be constructed on 34 Street, north of 158 Avenue, under the Manning Commercial (a new water main not yet in service), along 34 Street to

167 Avenue and along 167 Avenue east to 26 Street. Hydrants must be constructed along the length of the offsite at 90 meter spacing; and

3. A minimum 6m wide all-weather access road, centered over the offsite 450mm Transmission water main is required along the entire off-site route to ensure year-round vehicle access for water main maintenance and repairs.

In addition to offsite construction, EPCOR Water’s support for the applications includes the following conditions:

1. Due to the depth of the site, on-street fire protection will be unable to provide coverage over the complete site area. The applicant must contact Fire Rescue Services for additional on-site fire protection requirements. Onsite Fire Protection will be at the owner’s expense.
2. An existing 200mm Asbestos cement water main bisecting the property must be abandoned and removed prior to development of the site.
3. The existing water service for Evergreen Memorial must be relocated to the new water main on either 26 Street or 34 Street, and the existing water service for the Alberta Hospital must be relocated to the new water main on 167 Avenue.
4. A minimum 6.0m Utility Right of Way is required for a Crossing Agreement to tie into the 900mm water main.
5. The applicant/owner will be responsible for all costs associated with providing City standards of water supply including any changes to the existing water infrastructure required by this application.

Transit advised that 34 Street, 167 Avenue and 26 Street are potential future transit routes.

Fire Rescue Services advised that careful site planning will be required to ensure all emergency access requirements are satisfied. Emergency access requirements will be further scrutinized at the development permit stage. Specifically, single access roads to potential developments in excess of 120 m in length would necessitate a secondary access per City of Edmonton Design and Construction Standard Vol. 2: Complete Streets (3.6.11).

Community Engagement

<p>DC2 PRE-NOTIFICATION March 1, 2021</p>	<ul style="list-style-type: none"> ● Number of recipients: 34 ● The pre-consultation report stated two responses were received, both of whom provided support, and one letter returned unopened.
<p>ADVANCE NOTICE April 15, 2021</p>	<ul style="list-style-type: none"> ● Number of recipients: 50 ● No direct responses were received

Twenty six letters/emails expressing support for or the benefit of the proposed indoor / outdoor recreation facility were received during the review of the application. The letters were from associations and institutions involved in sport both locally and abroad, as well as from one private citizen. 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. One phone call from a soccer enthusiast was received on

July 21, 2021 upon seeing the rezoning sign on the site. The land development process was explained to the citizen.

Conclusion

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Approved NSP Land Use and Population Statistics – Bylaw 19338
- 2 Proposed NSP Land Use and Population Statistics – Bylaw 19799
- 3 Approved NSP – Bylaw 19338 (with Administrative updates)
- 4 Proposed NSP – Bylaw 19799
- 5 Application Summary

Table 2 Gorman Land Use Concept and Population Statistics

	Area (ha)	% Area
GROSS AREA	255.0	100%
Natural Area - Crown Claimed Wetland	9.2	4%
Natural Area - ER (around wetland)	3.8	1%
Utility ROW (power, gas, oil)	13.7	5%
Potential Development Area ¹	4.9	2%
Arterial Road ROW	4.0	2%
Private Rail ROW	7.0	3%
GROSS DEVELOPABLE	212.4	
Existing Land Uses²	69.7	
Institutional (Cemetery)	39.2	18%
Major Commercial (Manning Town Centre)	30.5	14%
EFFECTIVE DEVELOPMENT AREA	142.7	
Employment Lands (Industrial)	32.7	23%
Neighbourhood Commercial	1.0	1%
Mixed Use Commercial	0.6	0.4%
Parks	17.9	13%
<i>Gorman/Clareview Extension School Park Site (MR)</i>	14.5	
<i>Pocket Park (MR)</i>	1.3	
<i>Natural Area (MR)</i>	1.9	
<i>Pocket Park - (Non-Credit MR)</i>	0.2	
Public Utility	1.4	1%
Transportation	29.2	20%
<i>Collector / Local Road ROW</i>	26.5	
<i>LRT ROW</i>	2.5	
<i>On-Street Transit Facility (Bus Layby Lanes)³</i>	0.1	
<i>Greenway</i>	0.1	
Infrastructure Servicing	15.2	11%
<i>Stormwater Management Facilities⁴</i>	15.2	
Total Non-Residential	98.0	69%
Net Residential Area (NRA)	44.7	31%

Notes:

¹ A portion of land has been designated as a "potential development area". If the land is deemed feasible for development, it shall be included in the effective development area for the Gorman NSP through a plan amendment. Municipal Reserves will be owing if this land is developed.

² Municipal Reserves (MR) have not been provided for the cemetery. If this use were to redevelop, MR would be calculated and provided at that stage. MR has been provided at subdivision for Manning Town Centre.

³ Assumes that the road will function as a typical collector road upon completion of the LRT extension to Horse Hill.

⁴ SWMF near Vriend Lake is an estimate and the exact size will be determined at the rezoning and subdivision stage.

⁵ The Conseil scolaire Centre-Nord (Francophone school board) was consulted regarding school generation counts but does not employ neighbourhood level student generation calculations.

RESIDENTIAL LAND USE AREA, UNIT AND POPULATION ESTIMATES

Land Use	Area (ha)	Units/HA	Units	PPL/Unit	Population	% NRA
Low Density Residential	22.3	25	558	2.8	1562	50%
Medium Density Residential	11.6	90	1044	1.8	1879	26%
High Density Residential	5.3	225	1193	1.5	1789	12%
Mixed Use Residential	5.5	345	1898	1.5	2847	12%
Total Residential	44.7		4693		8077	100%

SUSTAINABILITY MEASURES

Population per Net Residential Hectare (ppnrha)	181
Units per Net Residential Hectare (upnrha)	105
[Single / Semi] / [Row Housing, Low Rise / Medium Density, Medium to High Rise] Unit Ratio	12%/88%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	100%
Population (%) within 600m of Commercial Service	96%
Presence / Loss of Natural Area Features (ha)	
Protected Environmental Reserve	4.2
Conserved as naturalized Municipal Reserve (Natural Area)	2
Protected through other means	0
Potential Loss to Development (Existing Tree Stands & Wetlands - Class III/IV/V)	22.7

**STUDENT GENERATION
COUNT⁵**

Public School Board		Separate School Board	
Elementary School	285	Elementary School	143
Junior / Senior High School	285	Junior / Senior High School	143
Total Student Population		856	

Table 2 Gorman Land Use Concept and Population Statistics

	Notes:	
	Area (ha)	% Area
GROSS AREA	255.0	100%
Natural Area - Crown Claimed Wetland	9.2	4%
Natural Area - ER (around wetland)	3.8	1%
Utility ROW (power, gas, oil)	13.7	5%
Potential Development Area:	4.9	2%
Arterial Road ROW	4.0	2%
Private Rail ROW	7.0	3%
GROSS DEVELOPABLE AREA	212.4	
Institutional (Cemetery) ²	39.2	18%
Major Commercial (Manning Town Centre)*	30.5	14%
Employment Lands (Industrial)	24.1	11%
Private Recreation Facility	8.6	4%
Neighbourhood Commercial	1.0	1%
Mixed Use Commercial	0.6	1.0%
Parks	17.9	8%
<i>Gorman/Clareview Extension School Park Site (MR)</i>	14.5	
<i>Pocket Park (MR)</i>	1.3	
<i>Natural Area (MR)</i>	1.9	
<i>Pocket Park - (Non-Credit MR)</i>	0.2	
Public Utility	1.4	1%
Transportation	29.2	14%
<i>Collector / Local Road ROW</i>	26.5	
<i>LRT ROW</i>	2.5	
<i>On-Street Transit Facility (Bus Layby Lanes)³</i>	0.1	
<i>Greenway</i>	0.1	
Infrastructure Servicing	15.2	7%
<i>Stormwater Management Facilities⁴</i>	15.2	
Total Non-Residential	167.7	79%
Net Residential Area (NRA)	44.7	21%

NOTES:

1. A portion of land has been designated as a "potential development area". If the land is deemed feasible for the development, it shall be included in the development area for the Gorman NSP through a plan amendment. MR will be going if this land is developed.
2. MR has not been provided for the cemetery, * MR has been provided for Manning Town Centre (subdivided prior to plan adoption)
3. Assumes that the road will function as a typical collector road upon completion of the LRT extension to Horse Hill.
4. SWMF near Vriend Lake is an estimate and the exact size will be determined at the rezoning and subdivision stage.

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Total Residential	44.7		4693		8077	100%

SUSTAINABILITY MEASURES

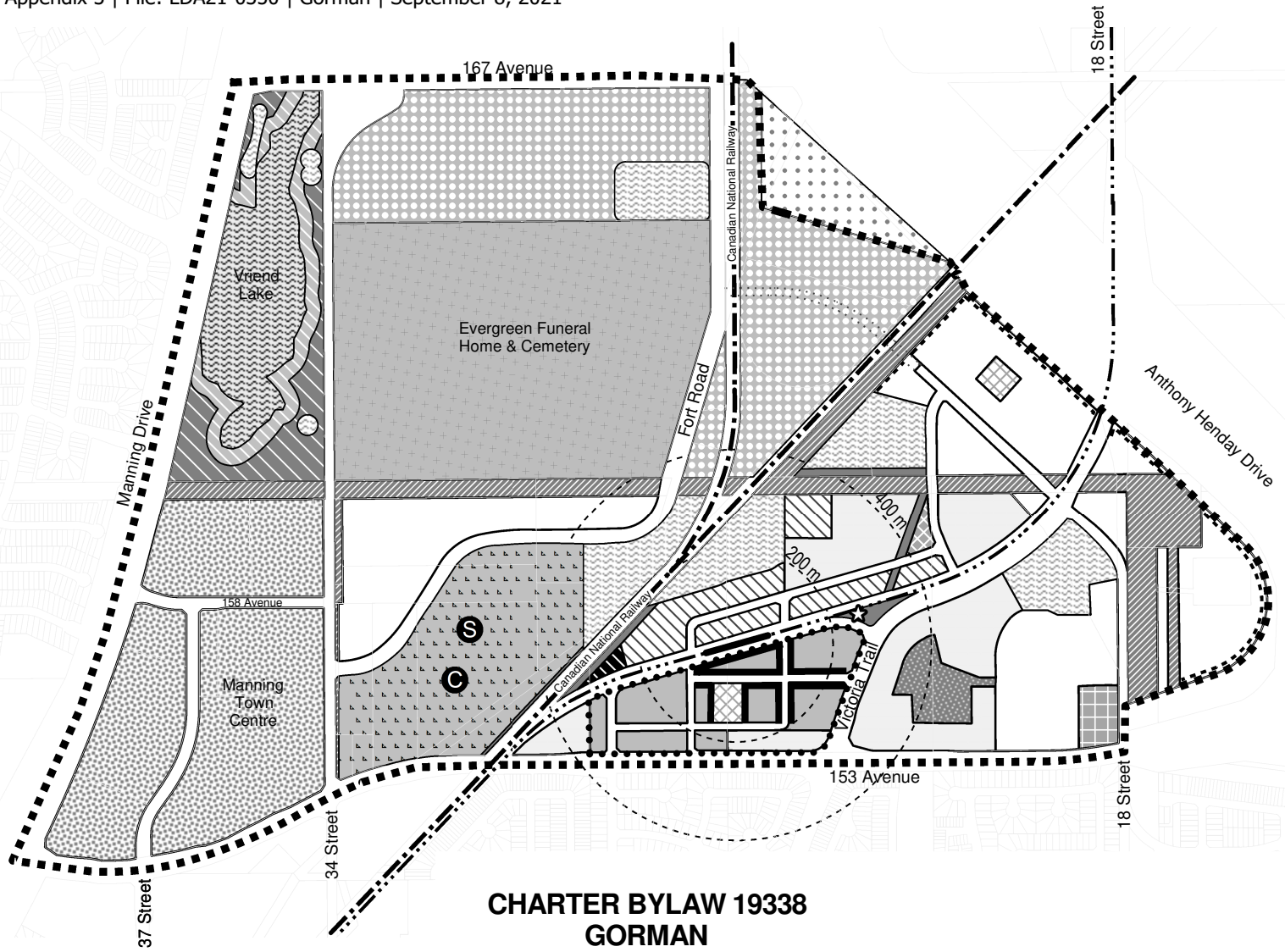
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STUDENT GENERATION COUNT

Public School Board		Separate School Board	
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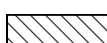

















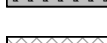


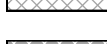



NOTES:

5. The Conseil scolaire Centre-Nord (Francophone school board) was consulted regarding school generation counts but does not employ neighbourhood level student generation calculations.



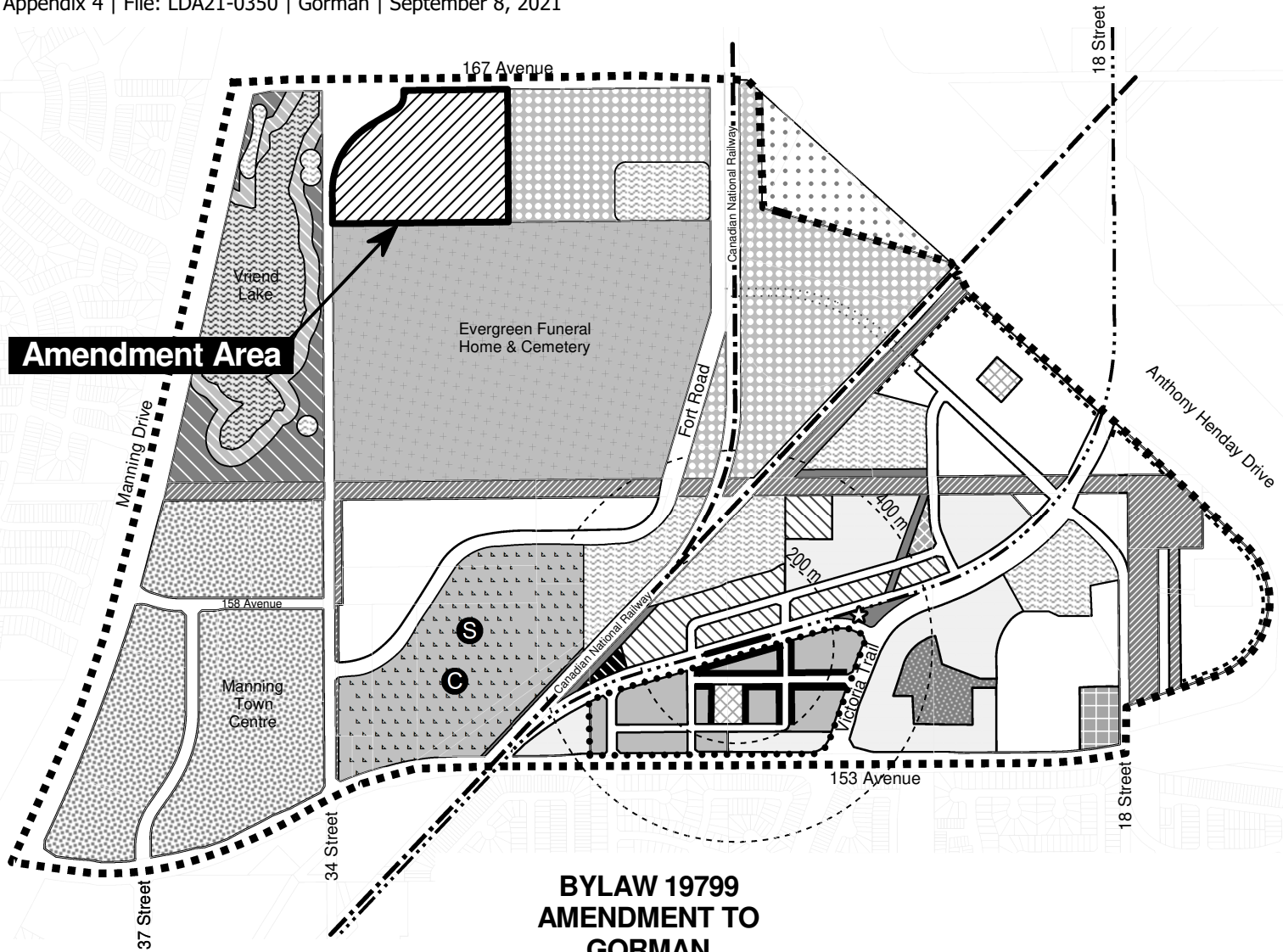
**CHARTER BYLAW 19338
GORMAN**
Neighbourhood Structure Plan
(as amended)



	Low density residential		Institutional (existing cemetery)		Separate High School
	Medium density residential		Stormwater management facility		Community League
	High density residential		Crown Claimed Wetland		LRT Line
	Neighbourhood commercial		Natural Area (ER)		Rail line
	Existing major commercial		Potential Development Area		LRT Station
	Business Industrial		Powerline/Pipeline Corridor		LRT Utility Complex and Development Entry Feature
	Mixed Use		Potential TUC surplus land		Town Centre Boundary
	Gorman/Clareview extension school park site (MR)		Public utility		NSP Boundary
	Pocket park (MR)		Land Required for Potential Pedestrian Bridge		
	Pocket Park (Non-Credit MR)		Potential Noise Barrier		Active at-grade Uses
	Natural area (MR)				


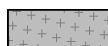




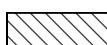
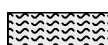











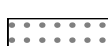

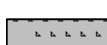






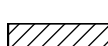



Note: Location of local and collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

Amendment Area



**BYLAW 19799
AMENDMENT TO
GORMAN
Neighbourhood Structure Plan
(as amended)**



	Low density residential		Institutional (existing cemetery)		Active at-grade Uses
	Medium density residential		Stormwater management facility		Separate High School
	High density residential		Crown Claimed Wetland		Community League
	Neighbourhood commercial		Natural Area (ER)		LRT Line
	Existing major commercial		Potential Development Area		Rail line
	Business Industrial		Powerline/Pipeline Corridor		LRT Station
	Mixed Use		Potential TUC surplus land		LRT Utility Complex and Development Entry Feature
	Gorman/Clareview extension school park site (MR)		Public utility		Town Centre Boundary
	Pocket park (MR)		Land Required for Potential Pedestrian Bridge		NSP Boundary
	Pocket Park (Non-Credit MR)		Private Recreation Facility		Amendment Area
	Natural area (MR)		Potential Noise Barrier		

Note: Location of local and 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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw:	19799
Charter Bylaw:	19800
Location:	South of 167 Avenue NW and east of 34 Street NW
Address:	16420 - 26 Street NW
Legal Description:	Block B, Plan 4344HW
Site Area:	19.86 ha
Neighbourhood:	Gorman
Notified Community Organizations:	Hairsine Community League Horse Hill Community League (1995) Association Fraser Community League Clareview and District Area Council Area Council
Applicant:	Raj Mahmi, A1 Athletics

PLANNING FRAMEWORK

Current Zone:	(AGI) Industrial Reserve Zone
Proposed Zones:	(DC2) Site Specific Development Control Provision (IB) Industrial Business Zone (PU) Public Utility Zone
Plans in Effect:	Gorman Neighbourhood Structure Plan Pilot Sound Area Structure Plan
Historic Status:	N/A

Written By:
Approved By:
Branch:
Section:

Cyndie Prpich
Tim Ford
Development Services
Planning Coordination