

## Charter Bylaw 19800

To allow for the development of a private recreation facility (with covered domes to a Height of 28 m and associated complementary commercial uses), a stormwater management facility, and industrial business uses, Gorman

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### Purpose

Rezoning from AGI to DC2, PU and IB; located at 16420 - 26 Street NW, Gorman

### Readings

Charter Bylaw 19800 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 Charter Bylaw 19800 be considered for third reading."

### Advertising and Signing

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

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

Charter Bylaw 19800 proposes to rezone the 20 ha site from (AGI) Industrial Reserve Zone to (DC2) Site Specific Development Control Provision, (PU) Public Utility Zone, and (IB) Industrial Business Zone. Charter Bylaw 19800 is accompanied by Bylaw 19799, a plan amendment to the Gorman Neighbourhood Structure Plan (NSP) which facilitates the proposed DC2 Provision to allow for the development of a private recreation facility and associated changes to infrastructure and servicing (storm and sanitary). The proposed PU and IB Zones comply with the current land use designation of the NSP.

The proposed DC2 Provision will allow for the 28 m Height required for the air supported structures (domes) that would not be possible under the IB Zone, which has a maximum Height of 12 m.

Bylaw 19800 complies with the intention and direction of the City Plan by facilitating recreation and employment opportunities in the City of Edmonton.

Development of the proposed rezoning area will require significant infrastructure upgrades. All comments from civic departments or utility agencies regarding this proposal will be addressed through the subdivision and/or development permit processes.

### **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.

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. Charter Bylaw 19800
2. Administration Report (attached to Bylaw 19799 - item 3.19)