

Bylaw 19799

A Bylaw to amend Bylaw 6288, as amended,  
being the Pilot Sound Area Structure Plan through an  
amendment to the Gorman Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act on June 24, 1981, the Municipal Council of the City of Edmonton passed Bylaw 6288, as amended, being the Pilot Sound Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend Bylaw 6288, as amended, being the Pilot Sound Area Structure Plan by adding new neighbourhoods; and

WHEREAS on November 16, 2020 Council adopted, as part of the Pilot Sound Area Structure Plan, Bylaw 19338, the Gorman Neighbourhood Structure Plan; and

WHEREAS an application was received by administration to further amend the Gorman Neighbourhood Structure Plan;

WHEREAS Council considers it desirable to amend the Gorman Neighbourhood Structure Plan; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Gorman Neighbourhood Structure Plan, being Appendix “F” to Bylaw 6288, as amended, the Pilot Sound Area Structure Plan is hereby amended by:

a. Adding a paragraph between the fourth and fifth paragraph to Section 3.3 Business Industrial and Commercial as follows:

A private recreation facility is planned at the southeast intersection of 34 Street NW and 167 Avenue NW. This facility will be developed under a DC2 Site Specific Development Control Provision in order to accommodate the additional height required for air supported structures (domes) intended for Indoor Participant Recreation Services Use.

- b. deleting the map entitled “ Charter Bylaw 19338 – Gorman Neighbourhood Structure Plan” and replacing with the Map entitled “Bylaw 19799 – Amendment to Gorman Neighbourhood Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;
- c. deleting the statistics entitled “Gorman Land Use Concept and Population Statistics” and replacing it with “Gorman Land Use and Population Statistics” attached hereto as Schedule “B” and forming part of this Bylaw;
- d. deleting the map entitled “Figure 7: Gorman Development Concept” and replacing with the Map entitled “Figure 7: Gorman Development Concept”, attached as Schedule “C” and forming part of this Bylaw; and
- e. deleting the map entitled “Figure 17: Infrastructure and Servicing” and replacing with the Map entitled “Figure 17: Infrastructure and Servicing”, attached as Schedule “D” and forming part of this Bylaw.
- f. deleting the map entitled “Figure 20: Pipeline Ownership Details” and replacing with the Map entitled “Figure 20: Pipeline Ownership Details”, attached as Schedule “E” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

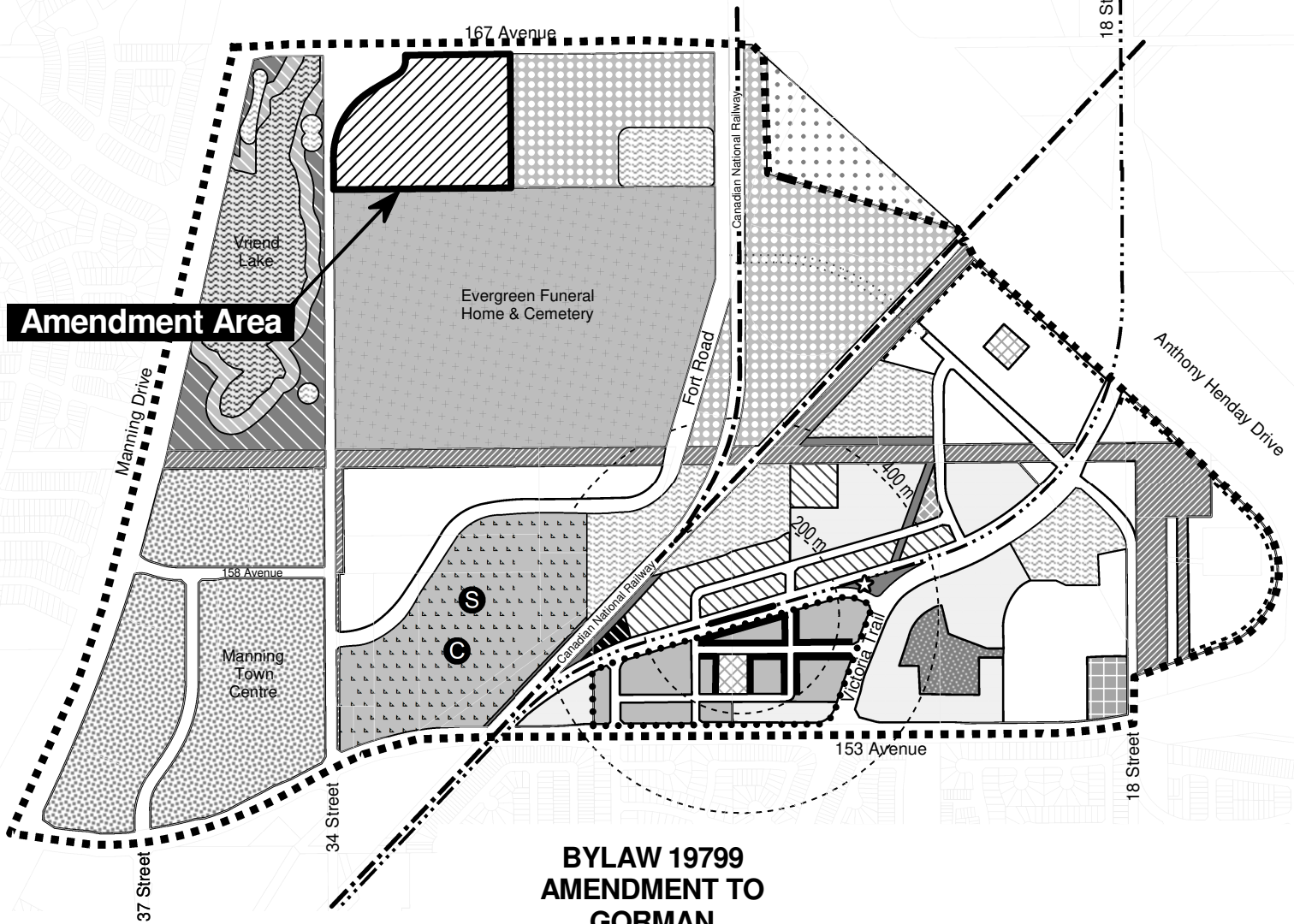
THE CITY OF EDMONTON

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MAYOR

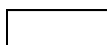
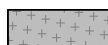


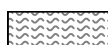

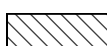
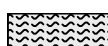











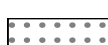

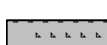






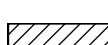



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CITY CLERK



**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.

**Table 2** Gorman Land Use Concept and Population Statistics

	Notes:	
	Area (ha)	% Area
<b>GROSS AREA</b>	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%
<b>GROSS DEVELOPABLE AREA</b>	<b>212.4</b>	
Institutional (Cemetery) <sup>2</sup>	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)<sup>3</sup></i>	0.1	
<i>Greenway</i>	0.1	
Infrastructure Servicing	15.2	7%
<i>Stormwater Management Facilities<sup>4</sup></i>	15.2	
<b>Total Non-Residential</b>	<b>167.7</b>	<b>79%</b>
<b>Net Residential Area (NRA)</b>	<b>44.7</b>	<b>21%</b>

## 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.

## 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	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%
<b>Total Residential</b>	<b>44.7</b>		<b>4693</b>		<b>8077</b>	<b>100%</b>

## 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%
<b>Presence / Loss of Natural Area Features (ha)</b>	
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 COUNT

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

## 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.

Figure 7 Gorman Development Concept

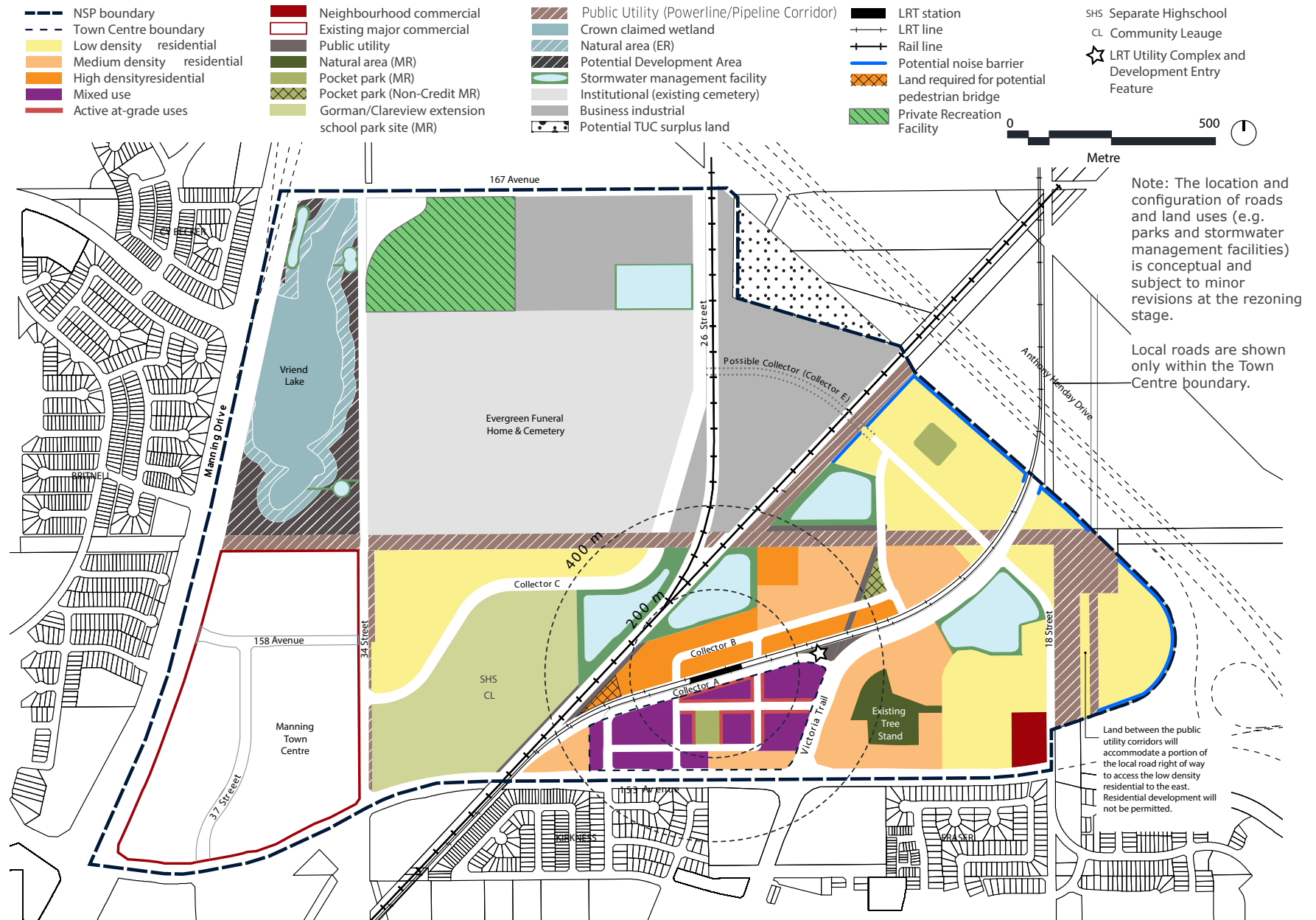


Figure 17 Infrastructure and Servicing

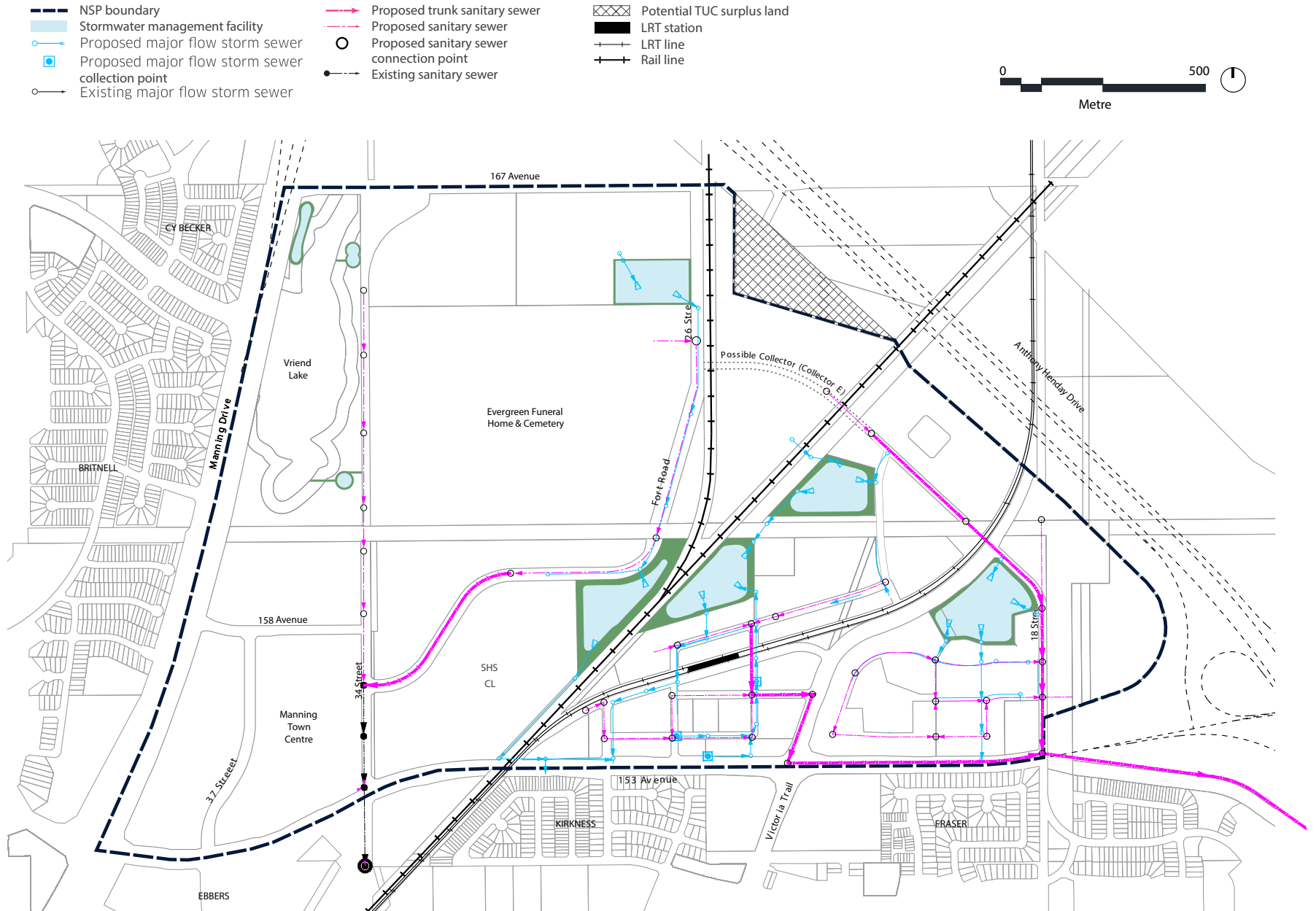


Figure 20 Pipeline Ownership Details

-  NSP boundary
-  Legal parcels
-  Participating Landowner properties
-  Rail line
-  Converted to Distribution July 2020
-  High pressure oil pipeline

