

Bylaw 19883

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:

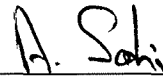
1. The Gorman Neighbourhood Structure Plan, being Appendix “F” to Bylaw 6288, as amended, the Pilot Sound Area Structure Plan is hereby amended by:
 - a. deleting the second sentence of the first paragraph of Existing Land Uses and Infrastructure and replacing it with: “Existing developed land uses include the Evergreen Funeral Home & Cemetery in the centre of the NSP area and a large predominantly commercial development, with opportunities for residential development, that is regulated through a site-specific zone (DC1) located in the southwest of the NSP area;”

- b. deleting the fourth sentence of the fifth paragraph of 2.2 Neighbourhood Vision and Development Concept and replacing it with: “A second commercial area located on the southeast corner of the neighbourhood and will be accessible from the adjacent roads and an existing major commercial area, with opportunities for residential, is located along Manning Drive and 153 Avenue;”
- c. deleting the first sentence of the second paragraph of 3. Land Use and replacing it with: “An existing major commercial site with opportunities for residential uses, Manning Town Centre, is located at the intersection of Manning Drive and 153 Avenue on the west side of the plan area;”
- d. deleting the second sentence of the second paragraph of 3.1 Residential and replacing it with: “Medium and high density residential sites are located closest to the LRT Station and Town Centre on the east side of the private corporation rail line and may be located within the Manning Town Centre commercial area as prescribed by the site-specific (DC1) zone;”
- e. deleting Objective 3 of 3.1 Residential and replacing it with: “3. Locate medium and high density residential development adjacent to neighbourhood amenities and transit facilities. Medium and high density residential development may also be located within the Manning Town Centre commercial area as prescribed by the site-specific (DC1) zone;” and

- f. deleting the first sentence of the fourth paragraph of 3.3 Business Industrial and Commercial and replacing it with: “Manning Town Centre, a large and established regional commercial development, which also incorporates the opportunity for residential development, is also located within the Gorman NSP boundary.”

READ a first time this	23rd day of November	, A. D. 2021;
READ a second time this	23rd day of November	, A. D. 2021;
READ a third time this	23rd day of November	, A. D. 2021;
SIGNED and PASSED this	23rd day of November	, A. D. 2021.

THE CITY OF EDMONTON



MAYOR



A/

CITY CLERK