

BYLAW 19883

To amend the Gorman Neighbourhood Structure Plan

Purpose

To allow for multi-unit housing, Gorman.

Readings

Bylaw 19883 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 19883 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on November 5, 2021 and November 13, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 19883 proposes to amend the Gorman Neighbourhood Structure Plan. The amendment will allow the development of high-rise multi-unit housing with the opportunity for commercial uses in the northeastern portion of the Manning Town Centre. The amendment only includes text amendments and no changes to statistics or maps. The proposed amendment also requires an amendment to the Pilot Sound Area Structure Plan (Bylaw 19882), which designates the amendment area for mixed-use commercial development only. The associated proposed rezoning (Charter Bylaw 19884) is a concurrent application, which increases housing choices within Gorman, contributes towards residential densification in a mixed use area, and will utilize land and infrastructure efficiently. It is compatible with the existing and proposed development in the area. All comments from civic departments or utility agencies regarding this proposal have been addressed.

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Community Insights

Advance Notice was sent to surrounding property owners and the Horse Hill, Fraser and Hairsine Community Leagues, as well as the Clareview and District Area Council on July 29, 2021. No responses were received.

Attachments

1. Bylaw 19883
2. Administration Report (attached to Bylaw 19882 - Item 3.8)