

CHARTER BYLAW 19884

To allow for high rise multi-unit housing, Gorman

Purpose

Rezoning from DC1 (Direct Development Control Provision) to DC1 (Direct Development Control Provision); located at 3408 & 3704 - 153 Avenue NW, 3404, 3421 & 3650 - 158 Avenue NW, 15930 - 34 Street NW, and 15304, 15510, 15704 & 15705 - 37 Street NW, Gorman.

Readings

Charter Bylaw 19884 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 19884 be considered for third reading."

Advertising and Signing

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

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19884 proposes to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision. The proposed zone 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 proposed rezoning requires an amendment to the Gorman Neighbourhood Structure Plan and Pilot Sound Area Structure Plan, which designate the rezoning area for mixed-use commercial development only. The proposed addition of residential uses allows for increased 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 of this application 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. Charter Bylaw 19884
2. Administration Report (attached to Bylaw 19882 - Item 3.8)