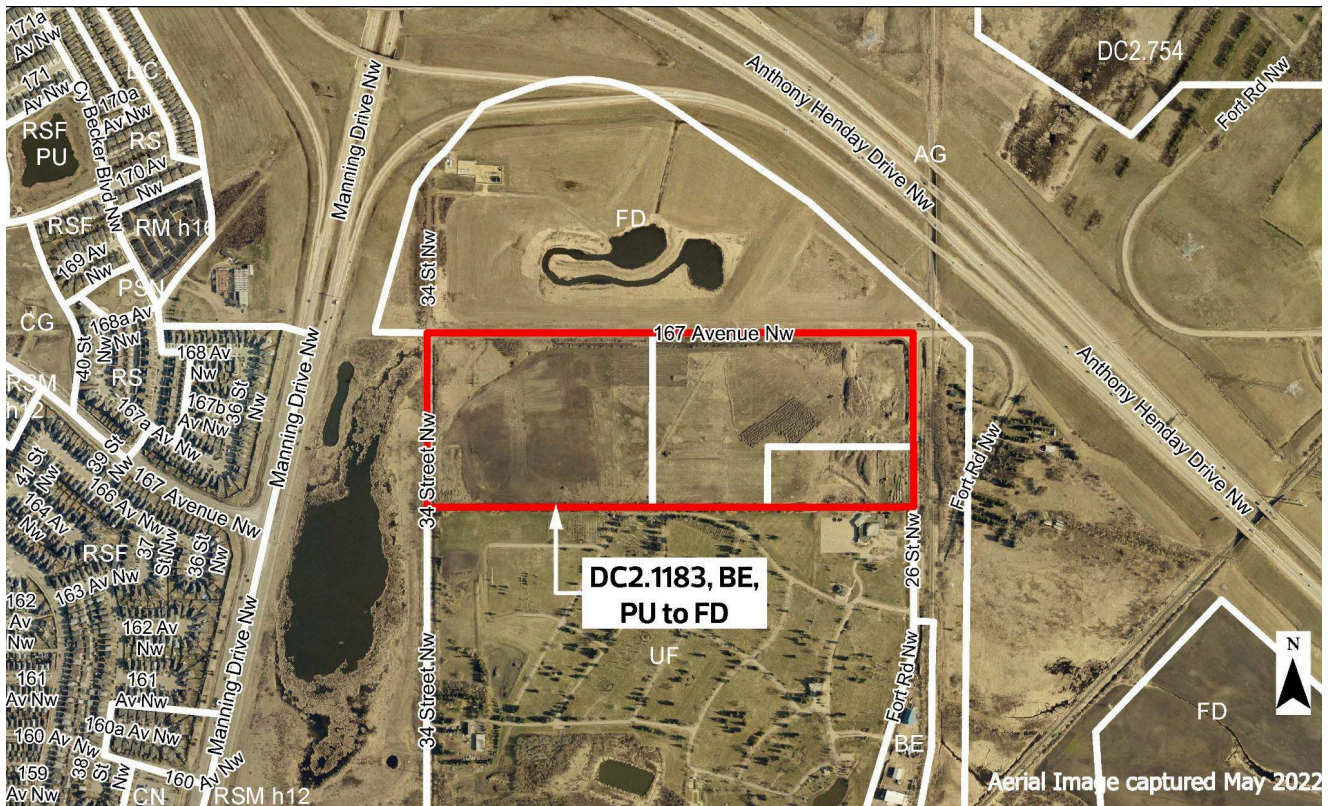


## 16420 - 26 Street NW

### Position of Administration: Support



## Summary

Charter Bylaw 20787 proposes a rezoning from the Direct Control Zone (DC2.1183), Public Utility Zone (PU), and Business Employment Zone (BE), to the Future Urban Development Zone (FD) to protect land for future urban development.

Public engagement for this application included a mailed notice and information on the City's webpage. No responses were received at the time this report was written.

Administration supports this application because it:

- Is compatible with surrounding land uses.
- Allows for future urban development.
- Removes a site-specific zone that may pose unnecessary barriers to future development.

Future land development applications would either align with the plan or require a plan amendment.

Application Details

This application was submitted by the Phoenix Company on behalf of ABS Trucking Ltd.

The proposed Future Urban Development Zone (FD) would allow for development with the following key characteristics:

- Agricultural, Urban Agricultural and Special Event uses.
- A maximum height of 12.0 metres (approximately 3 storeys).
- A minimum setback of 7.5 metres.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Direct Control Zone (DC2.1183)	Undeveloped
	Public Utility Zone (PU)	Undeveloped
	Business Employment Zone (BE)	Undeveloped
North	Future Development Zone (FD)	Stormwater Management Facility
East	Future Development Zone (FD)	Canadian National Railway
South	Urban Facilities Zone (UF)	Cemetery
West	Agriculture Zone (AG)	Natural Area





*View of the north-west corner of the rezoning site from 167 Avenue NW and 34 Street NW*



*View of the north-east corner of the rezoning site from 167 Avenue NW and 28 Street NW*

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the advance notice of the proposed land use change garnered no response. The basic approach included:

### Mailed Notice, January 19, 2024

- Notification radius: 61 metres
- Recipients: 22
- Responses: 0

### Webpage, January 16, 2024

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

### Site Signage, March 12, 2024

### Notified Community Organizations

- Horse Hill Community League
- Clareview and District Area Council

## Application Analysis

The subject site is an undeveloped parcel, approximately 20 hectares in size, located in the northern portion of the Gorman neighbourhood. Gorman is largely undeveloped with the exception of the Manning Town Centre commercial area in the southwest of the neighbourhood. To the west of the site is Vriend Lake (a crown-claimed wetland). To the south of the site is Evergreen Funeral Home & Cemetery. Lands to the north of the site are part of the Anthony Henday Transportation Utility Corridor.

This site was previously rezoned on September 8, 2021 as Charter Bylaw 19800 and accompanying Bylaw 19799 to amend the Gorman NSP to construct a private recreation facility on the western half of the site (DC2.1183). The eastern half of the site was proposed to be developed as a stormwater management facility and business industrial land uses. The original development plans for this site are no longer being pursued and the applicant wishes to remove any undue impediments that the zoning may have on their land.

Servicing costs for utilities such as water, drainage and electrical, as well as infrastructure upgrades such as for roadways and sidewalks were found to be cost-prohibitive to the previous development proponents. By delaying the development of this land to an urban standard, there is a greater chance that infrastructure costs will be shared among a wider pool of developers and not solely by the property owner of the subject site. While this site is not in general conformance with the Plan, any future land development applications would either align with the plan or require a plan amendment.





Site analysis context

## The City Plan

The subject property is in the Northeast District of The City Plan, is identified as Residential and is within an area expected to contribute to Edmonton's population growth between 1 to 1.5 million people. By zoning this to the FD zone, it aligns with The City Plan by preserving the site for future development within the appropriate population horizon. This will further allow the City to manage growth strategically within the developing area.

## Neighbourhood Structure Plan

The site is within the Gorman Neighbourhood Structure Plan (NSP), which designates it as a Private Recreation Facility, Stormwater Management Facility and Business Industrial. In the Gorman NSP, lands immediately surrounding the subject site are planned for the development of business industrial, protection of a Crown Claimed Wetland, stormwater management facilities and potential development area.

Existing development in Gorman is primarily confined within the Manning Town Centre commercial area. Residential and commercial land uses are also now under construction in the southeast corner of the Gorman NSP area. This development is at the northernmost edge of the NSP area and is identified as long term development area. Additionally, it is one of the furthest sites in the neighbourhood from existing servicing. The land use change to the FD zone will promote a more logical staging of the Gorman NSP to occur.

## Land Use Compatibility

The proposed FD zone will protect for future development and it is compatible with surrounding land uses. The lands north and east of the subject site are currently zoned to the Future Urban Development Zone (FD). Lands to the west are currently zoned to the Agriculture Zone (AG).

Compared to the currently approved DC2, BE and PU zones, the proposed FD zone has greater setbacks on all sides of the property. Further, most permitted uses under the FD zone have a maximum height of 12.0 metres, which is reduced from the currently approved 12.0 to 28.0 metres height under DC2.1183 and BE Zones.

Under the City of Edmonton's new Zoning Bylaw 20001, one of the desired outcomes is to reduce the need for Direct Control zones in the City. Direct Control zones can create unintended barriers to development and create inflexibility with changing economic conditions in the region. Rezoning this site to FD will enable additional land in the City of Edmonton's developing area to provide greater development flexibility and more opportunity to respond to emerging economic conditions.

## Mobility

The previous vision for developing the subject lands did not move forward. As such, the proposal to rezone to the Future Urban Development zone is being pursued. The current transportation network is built to a rural roadway standard. Transportation will review the upgrade requirements with future development permitting or with future rezoning.

There is limited existing bus service near the rezoning site, with the nearest bus service more than one (1) kilometre walking distance away in the Manning Town Centre commercial area. In the future, as the neighbourhood of Gorman develops, all transit riders are anticipated to be within 600 metres walking distance from transit service.

## Utilities

There is no existing sanitary or stormwater infrastructure immediately abutting the subject lands. Future infrastructure plans for the area are established in the Gorman Neighbourhood Design Report. Future infrastructure upgrades include the construction of a Stormwater Management Facility and off-site sewers, connecting to the existing systems further south in the Gorman neighbourhood. These upgrade requirements will be implemented at the time of future subdivision or development permit application.

The applicant/owner will be responsible for all costs associated with offsite infrastructure construction required to service future development.



## **Appendices**

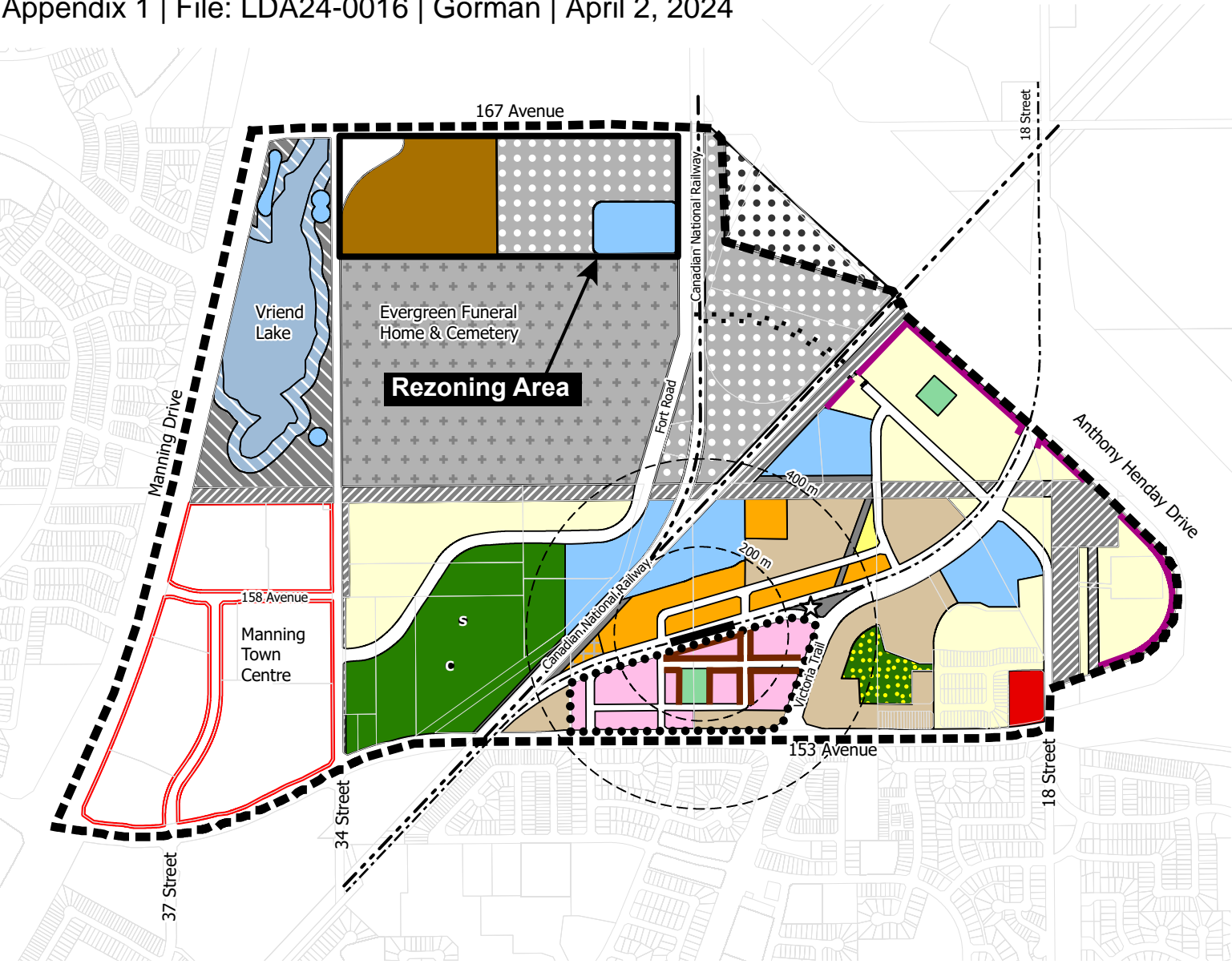
### 1. Context Plan Map

Written By: Liam Kachkar

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



**BYLAW 19799**  
**GORMAN**  
Neighbourhood Structure Plan  
(as amended)



- |  |   |   |
|--|---|---|
| Low density residential                          | Institutional (existing cemetery)             | Active at-grade Uses                              |
| Medium density residential                       | Stormwater management facility                | LRT Line  |
| High density residential                         | Crown Claimed Wetland                         | LRT Station                                       |
| Neighbourhood commercial                         | Natural Area (ER)                             | NSP Boundary                                      |
| Existing major commercial                        | Potential Development Area                    | Rail line   |
| Business Industrial                              | Powerline/pipeline corridor                   | Town Centre Boundary                              |
| Mixed use  | Potential TUC surplus land                    | Community League                                  |
| Gorman/Clareview extension school park site (MR) | Public utility                                | LRT Utility Complex and Development Entry Feature |
| Pocket park (MR)                                 | Required Land for Potential Pedestrian Bridge | Separate High School                              |
| Pocket park (Non- Credit MR)                     | Private Recreation Facility                   |   |
| Natural area (MR)                                | Potential Noise Barrier                       |   |

**Note:** Location of 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.