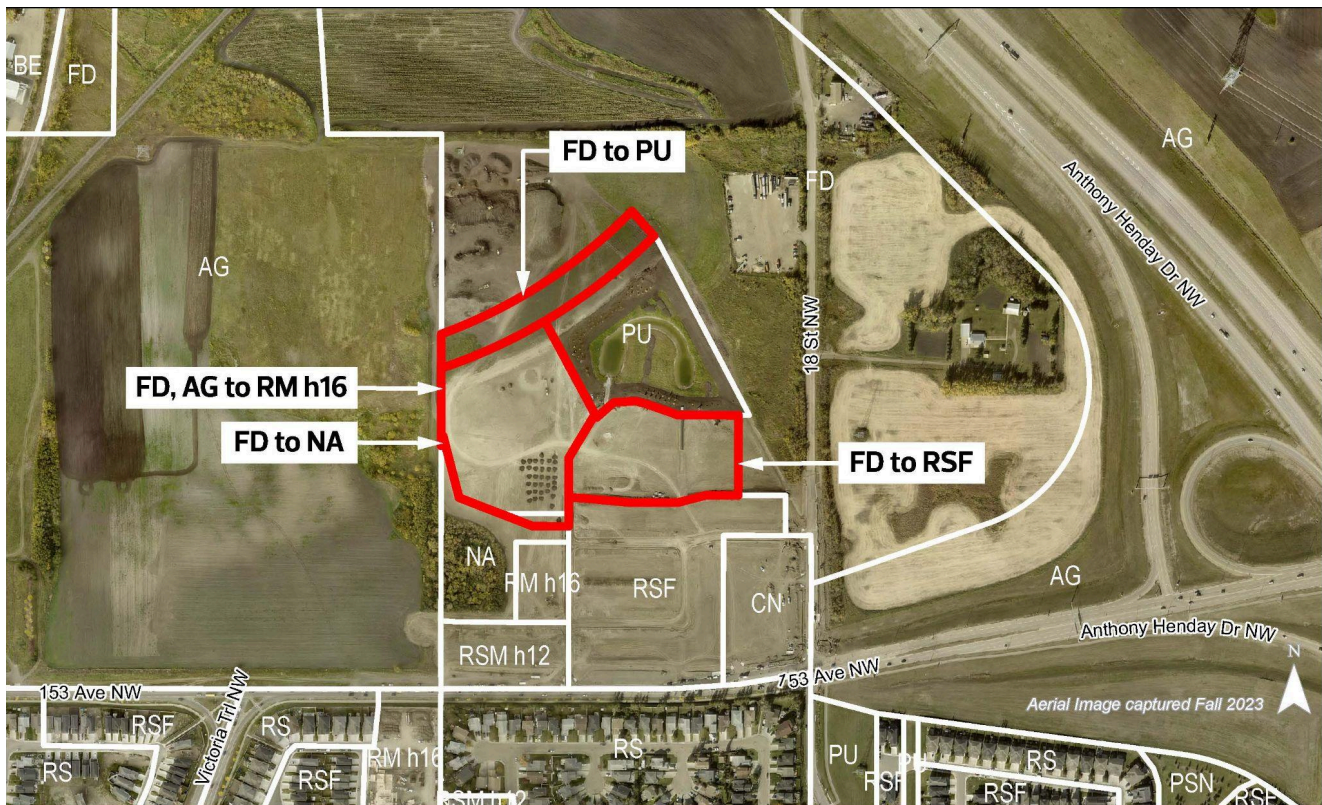


Portion of 15530 - 21 Street NW

Position of Administration: Support



Summary

Bylaw 21020 proposes a rezoning from the Agriculture Zone (AG) and the Future Urban Development Zone (FD) to the Natural Area Zone (NA), the Public Utility Zone (PU), the Medium Scale Residential Zone (RM h16.0) and the Small Scale Flex Residential Zone (RSF). The proposed zones will allow for the conservation of an existing tree stand, development of a future LRT alignment, and medium and small scale residential.

Bylaw 21019 proposes an amendment to the Gorman Neighbourhood Structure Plan (NSP) to realign shared use path connections identified in open space and transportation Figures.

Public engagement for this application included a mailed notice, and information on the City's webpage. There were no responses received from the public.

Administration supports this application because it:

- Aligns with the Gorman Neighbourhood Structure Plan.
- Facilitates the development of the Gorman neighbourhood.
- Is compatible with existing and planned land uses.

Application Details

This application was submitted by Sheffer Andrew Ltd. on behalf of St. Paul Junction Joint Venture Inc.

Rezoning

The proposed Natural Area (NA), Public Utility (PU), Medium Scale Residential (RM h16.0) and the Small Scale Flex Residential (RSF) zones would respectively allow the following:

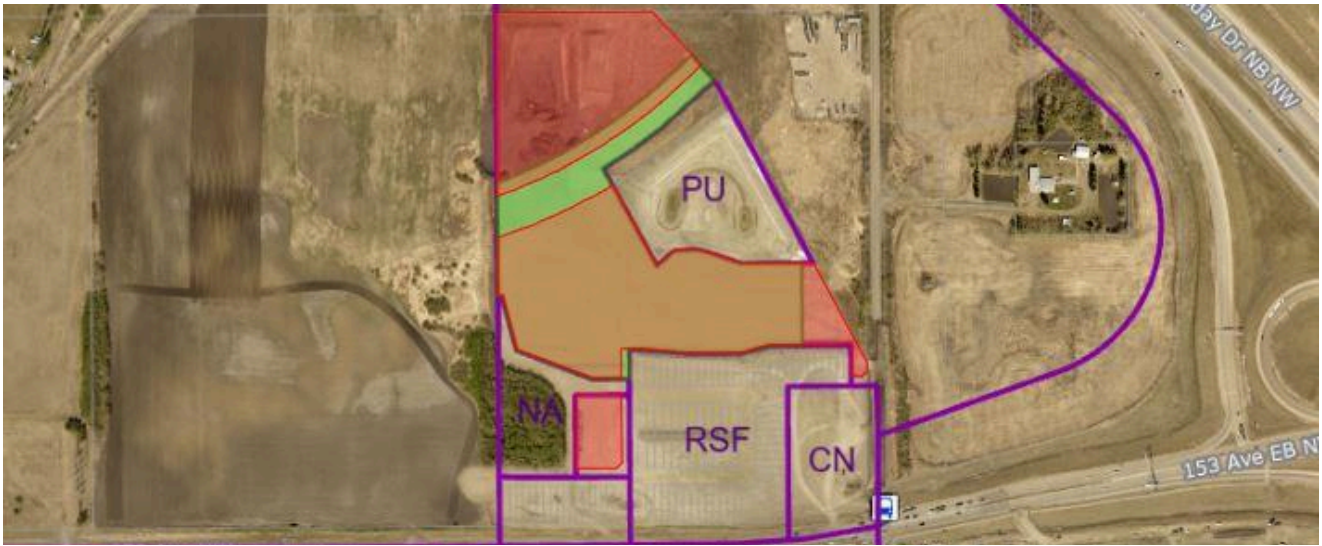
- Conservation of an existing tree stand.
- Development of a future LRT.
- Multi-unit residential to a maximum height of 16.0 m.
- Small scale residential to a maximum height of 12.0 m.

Plan Amendment

The proposed rezoning is in general conformance with the land uses identified in the Gorman Neighbourhood Structure Plan (NSP). To ensure alignment of the shared pathway in an associated subdivision, amendments are required to Figures 8 and 11 of the NSP.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG) Future Urban Development Zone (FD)	Undeveloped
North	Future Urban Development Zone (FD)	Undeveloped
East	Future Urban Development Zone (FD) Public Utility Zone (PU)	Undeveloped Stormwater management facility
South	Natural Area (NA) Small Scale Flex Residential Zone (RSF)	Tree stand Planned small scale residential
West	Agriculture Zone (AG)	Undeveloped



Aerial View of titled parcel and rezoning area (north of 153 Avenue NW)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because standard zones are utilized, the proposed rezoning is in general compliance with the Gorman NSP, and there was no response to notification. The basic approach included:

Mailed Notice, December 19, 2022

- Notification radius: 61 metres
- Recipients: 37
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Fraser Community League
- Horse Hill Community League (1995) Association
- Clareview and District Area Council

Application Analysis



Site analysis context

The City Plan

The City Plan anticipates growth from 1-1.25 million in this location to be approximately 201 to 1,000 residential dwelling units. The proposed zoning supports that projection and the build out of the Gorman neighbourhood, contributing to an increase in residential types and units city wide.

Northeast District Plan

The lands proposed for rezoning are identified as Urban Mix in the Northeast District Plan. Urban Mix includes housing, shops, services and offices in one land use category. The Northeast District Plan points to the Gorman NSP for further local area planning direction.

Gorman Neighbourhood Structure Plan

The lands proposed for rezoning conforms with the land uses identified in the Gorman NSP which are designated as an LRT Line, Natural Area (MR) and Medium and Low Density Residential.

Land Use Compatibility

The proposed zoning is compatible with surrounding existing and planned land uses such as future LRT, natural areas, and low density residential.

Mobility

The transportation network continues to expand as the Gorman neighbourhood builds out. The rezoning area is located near to a district connector bike route along 153 Avenue NW and adjacent to a future district connector bike route along Victoria Trail NW. The Gorman NSP amendment includes a realignment of the east-west shared pathway connection, north of the natural area to provide continuity for active modes of travel.

ETS currently operates local bus service nearby on 18 Street NW and 153 Avenue NW connecting transit users to Clareview Transit Centre and LRT Station. Victoria Trail NW and 153 Avenue NW are anticipated future transit corridors. Victoria Trail NW is a future LRT Corridor and a future LRT Station is planned near to the rezoning area.

Open Space

Updates to the shared pathway alignment, including the connections to the stormwater management feature, provide people with enhanced access to different forms of open space features. The additional park space that buffers the natural area tree stand may be able to accommodate additional passive recreational activities and unstructured active recreation.

Utilities

The proposed rezoning area conforms to the Gorman Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available via connection to the existing systems located within 155 Avenue NW. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

Appendices

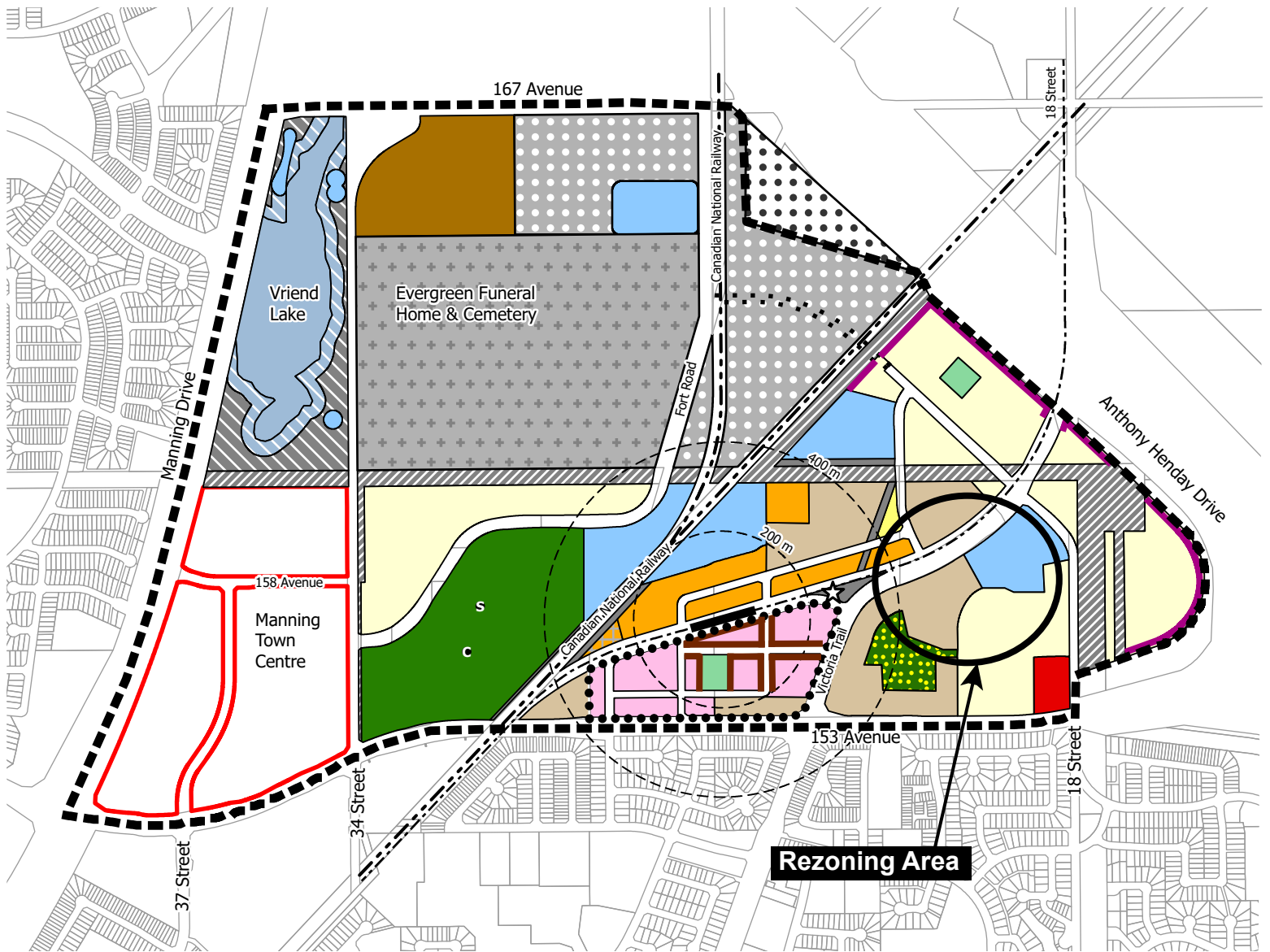
1. Context Plan Map

Written By: Cyndie Prpich

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.