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## Gorman Site: A Case for Residential Development

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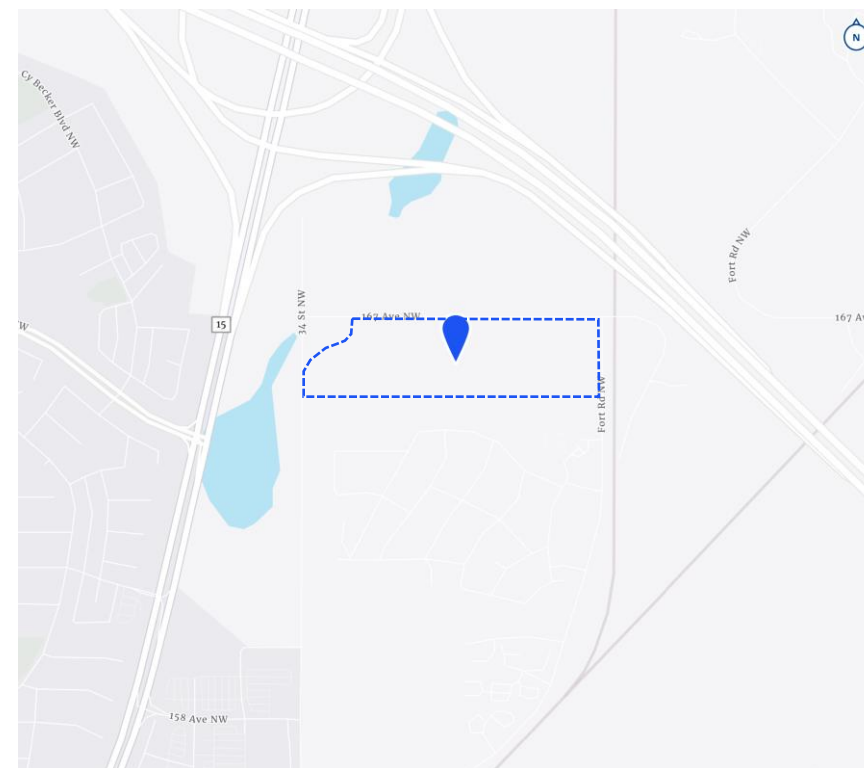
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# Overview of the Gorman Site

- **Location:** 16420 26 Street NW, Edmonton, Alberta
- **Zoning:**
  - › Industrial-zoned parcel.
- **Ownership History:**
  - › Previous owner held the land since 1962.
  - › Current owner purchased the land in 2003.
  - › Available for development since the 80's
- **Time on Market:**
  - › The property has been available for industrial development for over 40 years.



# Challenges to Industrial Development

- **Lack of Interest in Industrial Use:**

- › Property has been on the market for many years with limited industrial interest.
- › Serious inquiries have primarily been for residential development.

- **Industrial Requirements Not Met:**

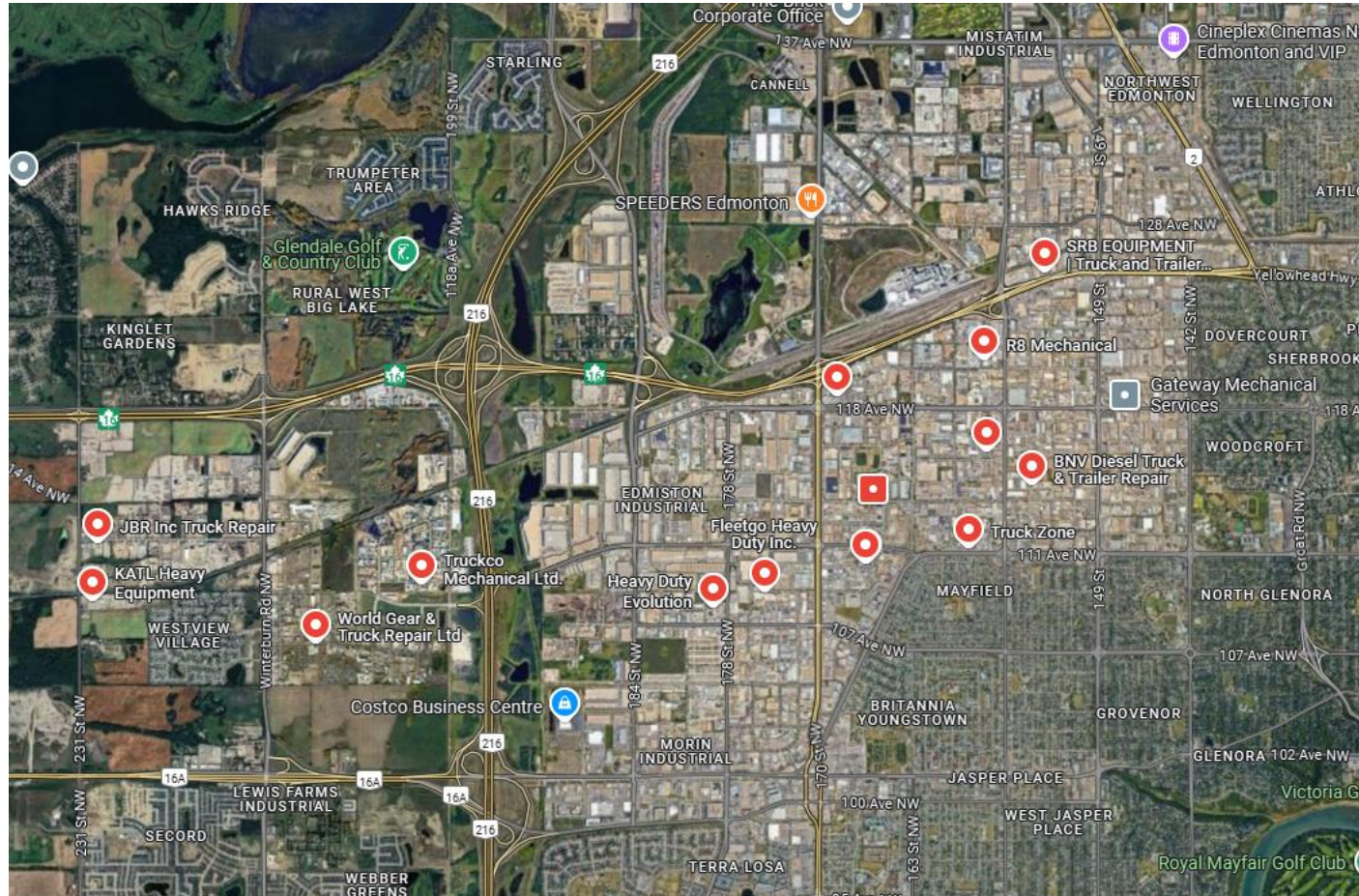
- › Poor access to major highways and services for industrial users.

- City suggested the land as prime for industrial use, but reality doesn't align with logistics or manufacturing needs

- **Poor Access to Henday:**

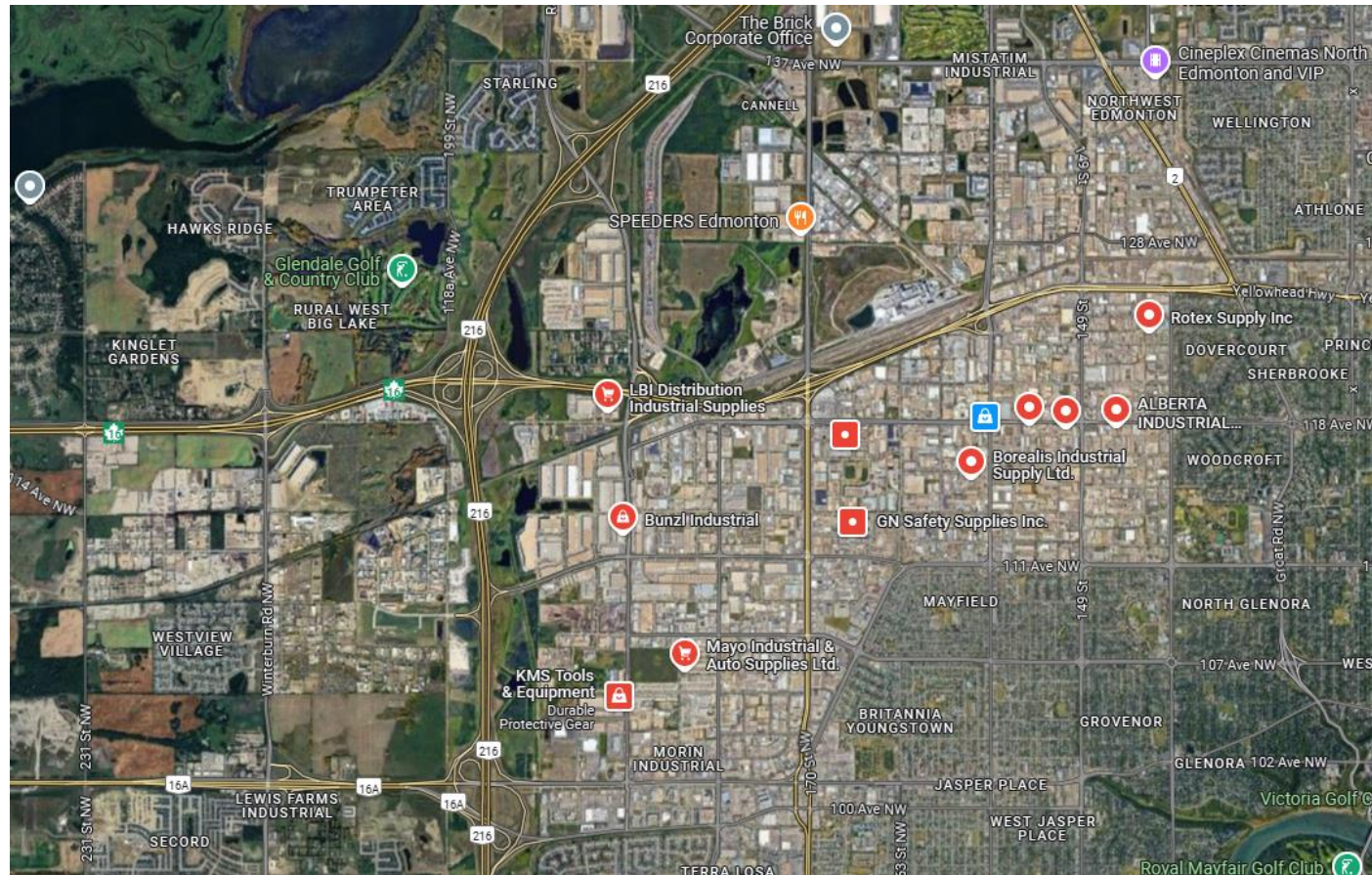
- › Industrial users would face significant traffic through Manning Commercial Area, which leads to further congestion.
- › Access to Henday via 153 Avenue passes through residential areas, including a planned school.

# West Edmonton Heavy Duty Mechanics



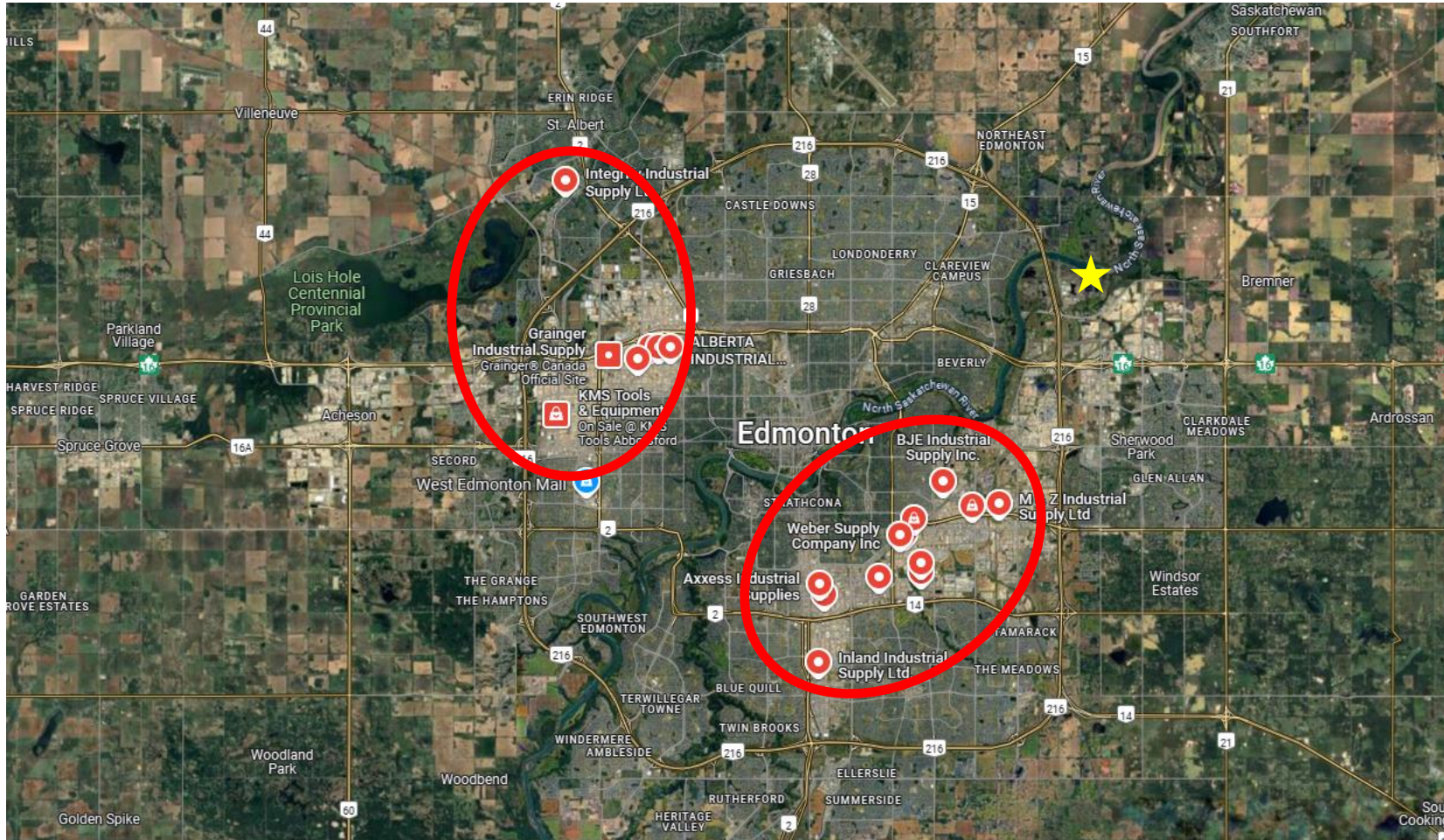


# West Edmonton Industrial Supply



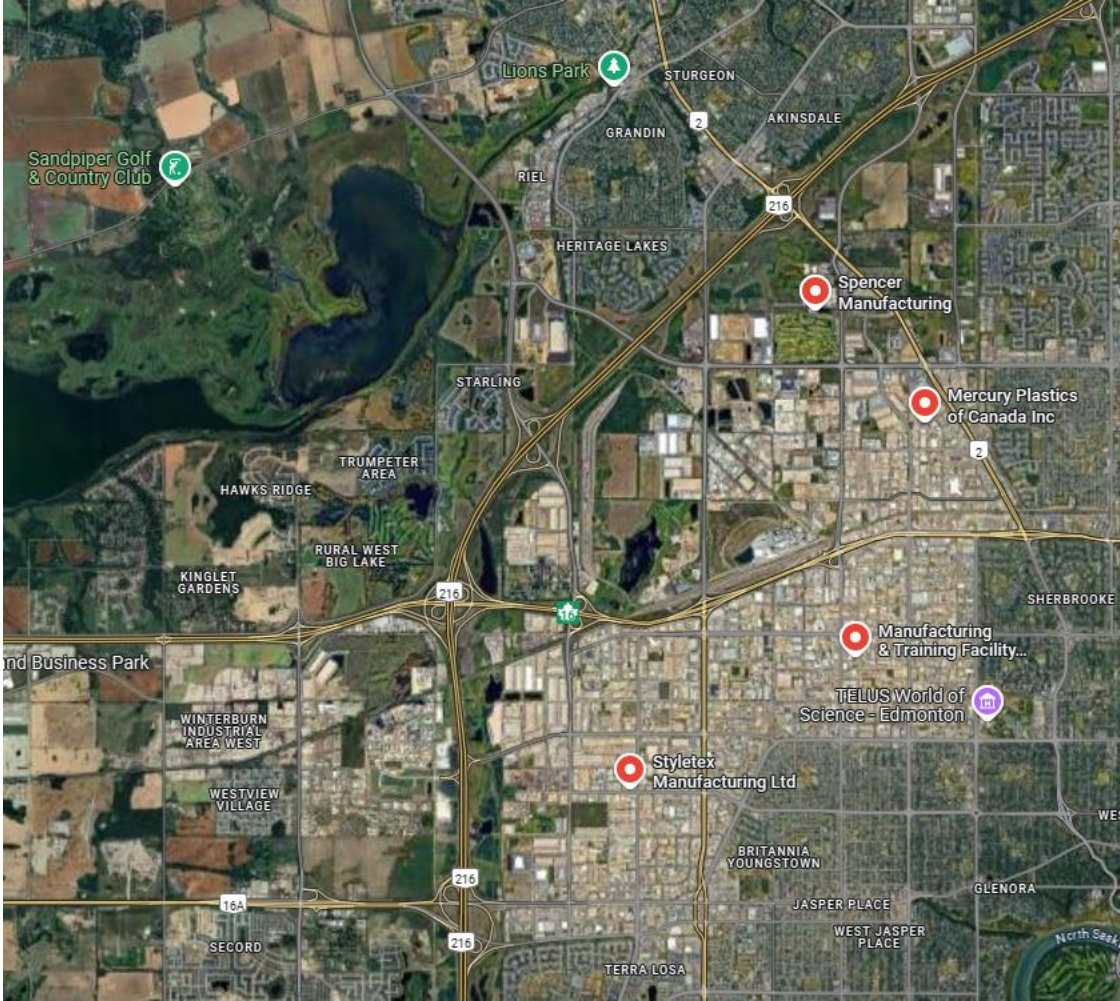


# Edmonton Industrial Supply



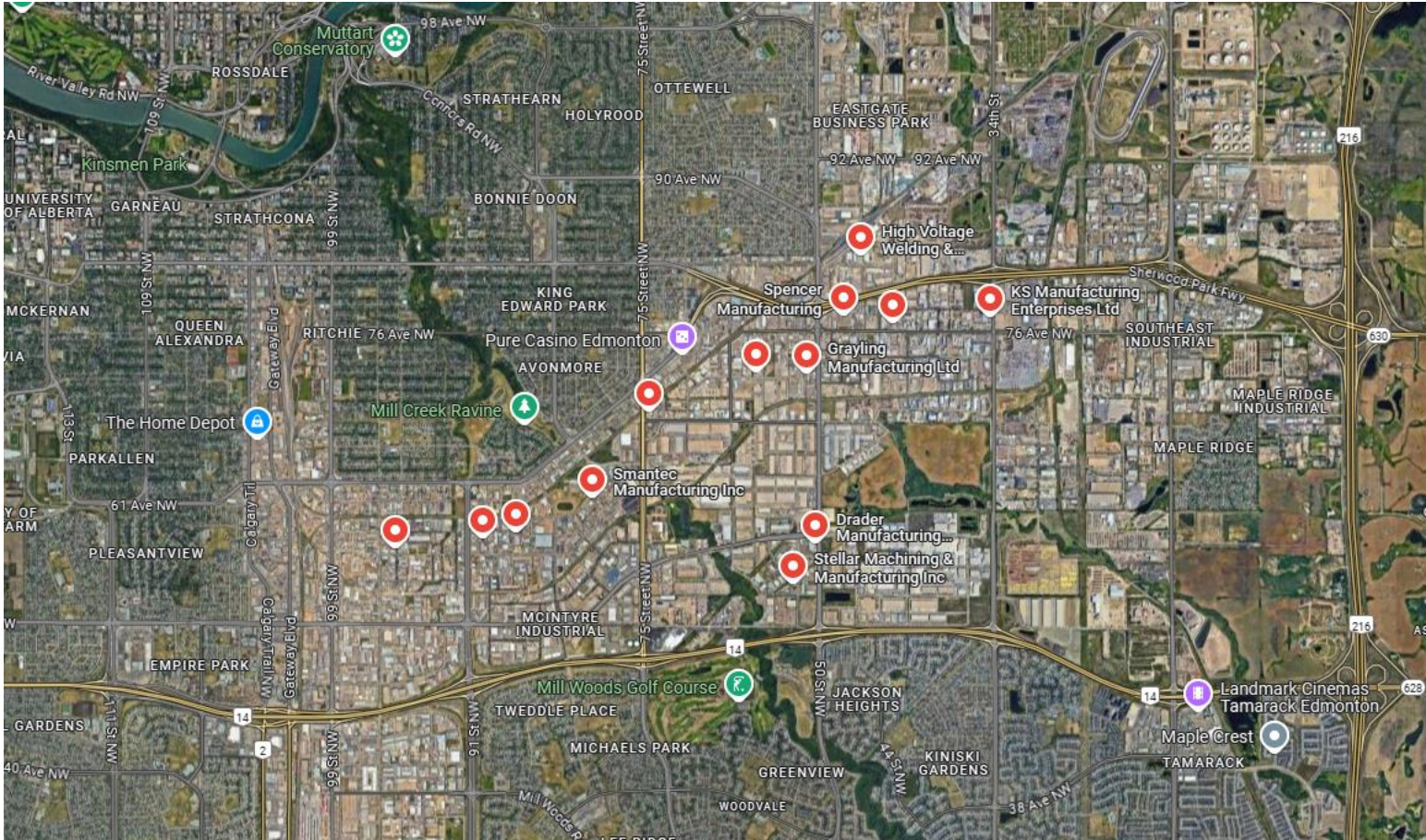


# West Edmonton Manufacture





# Southeast Edmonton Manufacturing





# Nearby Residential Communities





# Conclusion

- **Key Points:**

- › Industrial suitability of the Gorman site is highly limited due to poor access, lack of complementary services, and the site's small size.
- › The current demand for the land is residential, making it a logical choice for residential development.

- **Recommendation:**

- › Rezone the property for residential development, catering to Edmonton's growing housing needs and providing a new, viable option for community growth.



Thank you!

Question & Discussion





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*Source: Colliers, National Market Snapshot Q4 2024 and The Network, 2024 Year-End Edmonton Market Overview.*

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