

Charter Bylaw 19338

Adoption of the Gorman Neighbourhood Structure Plan

Purpose

To adopt the Gorman Neighbourhood Structure Plan.

Readings

Charter Bylaw 19338 is ready for third reading.

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on June 19, 27, and 30, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Previous Council/Committee Action

At the On July 7, 2020, City Council Public Hearing, the following motion was passed:

That Bylaw 19337 and Charter Bylaw 19338 be read a second time.

(Third reading of Bylaw 19337 and Charter Bylaw 19338 is withheld pending review by the Edmonton Metropolitan Regional Board)

Report

On October 1, 2020, the EMRB recommended approval of REF 2020-012, City of Edmonton, Gorman NSP, Pilot Sound ASP, subject to a 28 day appeal period ending October 29, 2020. As no appeal was submitted, the EMRB approved the REF application and Bylaw 19337 is now ready for Third Reading.

Charter Bylaw 19338 to adopt the Gorman Neighbourhood Structure Plan (NSP) will provide a land use framework and policy direction for future development in the neighbourhood. The plan establishes the following major land use elements:

- A priority on transit and LRT connectivity;
- Promotion of mixed use development with active streetscapes and a mix of at-grade uses in close proximity to the planned LRT station;
- A transition from high densities near the planned LRT station to lower densities moving away from the station;
- The creation of a town square at the centre of the neighbourhood;
- A connected system of green spaces and corridors including natural area,

- pocket parks, and a larger scale park site;
- A wide variety of housing forms;
- A grid-based road network that supports active transportation; and
- Retention of the existing commercial area along Manning Drive and 153 Avenue NW

The adoption of this NSP, in association with the related Pilot Sound Area Structure Plan amendment, will facilitate the development of the final neighbourhood in the Pilot Sound area.

Public Engagement

The applicant held three engagement sessions prior to submission of the application on June 10-11, 2015, the summer of 2015, and May, 2016.

Administration sent an advance notice to surrounding property owners and the Fraser, Hairsine, Homesteader, Horse Hill, McLeod, and South Clareview Community Leagues and Area Council No. 17 Area Council and Clareview and District Area Council Area Council on July 19, 2017.

Administration held public open houses on December 6, 2016 and May 1, 2019 to provide information on the proposed Area Structure Plan amendment, the Neighbourhood Structure Plan proposal, and to collect feedback on the application.

All responses are summarized in the attached Council Report.

Attachments

1. Charter Bylaw 19338
2. Administration Report (attached to Bylaw 19337 - item 7.1)