

## Charter Bylaw 19629

To allow for the development of commercial, medium and low density residential uses, the protection of a tree stand, and a stormwater management facility, Gorman

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### Purpose

Rezoning from (AG) Agricultural Reserve Zone and (AGI) Industrial Reserve Zone to (CB1) Low Intensity Business Zone, (NA) Natural Area Protection Zone, (PU) Public Utility Zone, (RA7) Low Rise Apartment Zone, (RF4) Semi-detached Residential Zone, and (RF5) Row Housing Zone; located at 1830 - 153 Avenue NW.

### Readings

Charter Bylaw 19629 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 19629 be considered for third reading.”

### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on March 19, 2021 and March 27, 2021. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

The proposed rezoning conforms with the Gorman Neighbourhood Structure Plan which designates the land for commercial, stormwater management facilities, natural area, low rise apartment housing, row housing and semi-detached housing.

The Gorman neighbourhood is located along the northeast boundary of the Northeast District of the City Plan. The proposed rezoning will facilitate the development of residential uses within a redeveloping area (as defined in the City Plan) providing housing for the City’s first anticipated population growth from 1-1.25 million people, and will contribute to environmental stewardship and sustainability through the preservation of a natural area.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

### **Public Engagement**

Advance Notice was sent to surrounding property owners, the Fraser Community League, Horse Hill Community League (1985) Association and the Clareview and District Area Council Area Council on December 4, 2021. One response was received asking about the proposed development; however no concerns were indicated.

### **Attachments**

1. Charter Bylaw 19629
2. Administration Report