

Amendment to the Gorman Neighbourhood Structure Plan



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1.0 INTRODUCTION

1.1 PURPOSE

This application proposes text amendments to the Gorman Neighbourhood Structure Plan (NSP) to provide for the opportunity of residential development in the form of Multi-unit Housing within a specific portion of an area currently designated as Major Commercial (Manning Town Centre).

1.2 PROPONENTS

This amendment report has been prepared by Stantec Consulting Ltd. on behalf of the landowner, Cameron Development Corporation.

1.3 PLANNING & DEVELOPMENT HISTORY

The Gorman NSP was originally approved by Council on July 7, 2020 (Bylaw 19338).

No amendments have been made to the Gorman NSP to date.

1.4 LOCATION

The Gorman NSP is comprised of approximately 255 ha and is located in northeast Edmonton within the following boundaries:

- **Northern Boundary** 167 Avenue NW
- **Eastern Boundary** Anthony Henday Drive
- **Southern Boundary** 153 Avenue NW
- **Western Boundary** Manning Drive NW

The Gorman neighbourhood is surrounded by the neighbourhood of Brintnell to the west, Ebbers, Kirkness, and Fraser to the south, and the Anthony Henday Drive and Horse Hill area to the north and east.

1.5 POLICY COMPLIANCE

The preparation of this plan amendment has been guided by existing City of Edmonton and Edmonton Metropolitan Region Board plans and policies, as well as relevant Provincial and Federal statutes and regulations.

2.0 AMENDMENT

2.1 PROPOSED AMENDMENT

The proposed amendment is intended to affect a 2.98 hectare parcel of land within the 30.5 hectare area designated as Major Commercial (Manning Town Centre), which is currently zoned as (DC1) Direct Development Control and located in the southwestern corner of the Gorman NSP area. Specifically, the affected area is located at 3404 -158 Avenue and can legally be described as Lot 3, Block 1, Plan 1521893.

The proposed amendments to the Gorman NSP will seek to amend the text of the NSP to permit residential development in the form of Multi-unit Housing to be located within the northeastern portion of land designated as Major Commercial (Manning Town Centre).

The following changes are proposed for the Gorman NSP:

- Updates to the text to reflect the inclusion of opportunities for Multi-unit residential uses within the northeastern portion of the area designated as Major Commercial (Manning Town Centre).

2.2 AMENDMENT RATIONALE

The proposed amendment to the Gorman NSP to permit Multi-unit Housing within the area designated as Major Commercial (Manning Town Centre) has been proposed for the following reasons:

1. Recognition of shifting market demands

Manning Town Centre is predominantly comprised of large-format (big box) retail and is nearing full buildout. Recently, due to the rise of online retailers, the various affects from COVID-19, and consumer preferences for more local and smaller-scale retailers, consumer preferences have started to shift away from utilizing this type of retail space and format thereby reducing demand.

The proposed amendment to allow for Multi-unit Housing is a recognition of this fact as it provides for a more flexible and agile approach to how this space will ultimately build out as it will be able to better align with real-time market trends and conditions through the inclusion of Multi-unit Housing as a permitted use. Furthermore, by including the opportunity for residential development within this area, the site may become more activated, and the existing businesses may be better supported and utilized due to the inclusion of residential development on the site.

2. Serve as a transitional buffer

Future low density residential development is located immediately east of the subject amendment area across 34 Street NW. While there are several policies and directional statements included within the Gorman NSP to ensure that the transition between large-

format retail and this low density residential development is done so in a thoughtful manner, the development of Multi-unit Housing would provide a stronger and more contextually sensitive transitional buffer between the Manning Town Centre site and low density residential development designated for the area across 34 Street.

3. Provide more housing opportunities in close proximity to commercial

Through this proposed amendment, Multi-unit Housing may be constructed on a site currently serviced with ample commercial businesses. By including the opportunity for relatively higher density residential development to be constructed on this site, this amendment will facilitate the creation of a more walkable community as residents will be able to comfortably access their daily needs through active modes of transportation.

It has also been noted within this report that only the text is being amended and not the Gorman NSP figures or land use and population statistics. This approach is being taken as the intent of this amendment is to provide for the possibility of Multi-unit Housing and not redesignate the subject area from commercial to residential thereby precluding the possibility of commercial uses for the subject area.

3.0 AMENDMENT TO PLANS

It is proposed that the Gorman NSP be amended by:

- a) incorporating the text amendments, as shown in Appendix A: Amended Text.

APPENDIX A – AMENDED TEXT

Gorman NSP Section	Amendment
Existing Land Uses and Infrastructure (Page 6)	That the second sentence of the first paragraph be amended to the following: Existing developed land uses include the Evergreen Funeral Home & Cemetery in the centre of the NSP area and a large predominantly commercial development, with opportunities for residential development , that is regulated through a site-specific zone (DC1) located in the southwest of the NSP area.
2.2 Neighbourhood Vision and Development Concept (Page14)	That the fourth sentence of the second paragraph be amended to the following: A second commercial area located on the southeast corner of the neighbourhood and will be accessible from the adjacent roads and an existing major commercial area, with opportunities for residential , is located along Manning Drive and 153 Avenue.
3 Land Use (Page 18)	That the first sentence of the second paragraph be amended to the following: An existing major commercial site with opportunities for residential uses , Manning Town Centre, is located at the intersection of Manning Drive and 153 Avenue on the west side of the plan area.
3.1 Residential (Page 19)	That the second sentence of the first paragraph be amended to the following: Medium and high density residential sites are located closest to the LRT Station and Town Centre on the east side of the private corporation rail line and may be located within the Manning Town Centre commercial area as prescribed by the site-specific (DC1) zone .
3.1 Residential (Page 19)	That Objective 3 be amended to the following: 3. Locate medium and high density residential development adjacent to neighbourhood amenities and transit facilities. Medium and high density residential development may also be located within the Manning Town Centre commercial area as prescribed by the site-specific (DC1) zone .
3.3 Business Industrial and	That the first sentence of the fourth paragraph be amended to the following:

Gorman NSP Section	Amendment
Commercial (Page 26)	Manning Town Centre, a large and established regional commercial development, which also incorporates the opportunity for residential development, is also located within the Gorman NSP boundary.