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Edmonton Metropolitan Region Board
#1100 Bell Tower
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Attention: Sharon Shuya, Director of Regional Growth Planning

CC: Karen Wichuk, Chief Executive Officer, Edmonton Metropolitan Region Board

Dear Ms. Shuya,

RE: REFERRAL OF FILE LDA16-0502 - Pilot Sound, Gorman

- **Pilot Sound Area Structure Plan Amendment - draft Bylaw 19337**
- **Gorman Neighbourhood Structure Plan - draft Charter Bylaw 19338**

Please accept this letter from the City of Edmonton requesting the Edmonton Metropolitan Region Board (EMRB) to endorse referred Bylaw and Charter Bylaw, in reference to Ministerial Order No. MLS:111/17, the Regional Evaluation Framework. The related NSP amendment, rezoning bylaw and Administration report attached, provide context and rationale for the proposed plan amendments.

The application is being referred as it meets the following submission criteria under Section 4.2, of the REF:

- f) The boundaries of the proposed amendment to the statutory plan are within 0.8 km of a pipeline corridor as depicted on Schedule 8B: Energy Corridors in the Edmonton Metropolitan Region Growth Plan;
- j) The boundaries of the proposed amendment to the statutory plan includes a Park and Ride or Planned LRT line or the boundaries of the proposed amendment to the statutory plan are within 0.8 km of a Park and Ride or Planned LRT line as identified on Schedule 10B: Transportation Systems - Regional Transit and Trails to 2044 in the Edmonton Metropolitan Region Growth Plan.

- k) The boundaries of the proposed statutory plan amendment are within 1.6 km of the boundaries of the Edmonton International Airport or the Alberta's Industrial Heartland Area Structure Plans in Sturgeon County, Lamont County, Strathcona County, Fort Saskatchewan, and the Edmonton Energy and Technology Park in Edmonton.

Additionally, the Pilot Sound ASP, which was approved in 1981, uses different parameters to calculate density than the proposed Gorman NSP. The ASP refers to “people per gross developable hectare” while the Gorman NSP refers to “population per net residential hectare.

The plan is not being referred under Section 4.1 as a new Plan since the Gorman NSP is a sub-plan of the Pilot Sound ASP. The Gorman NSP is being submitted as supplemental information to the Pilot Sound ASP amendment.

Relevant conditions under REF Section 5.0 - Referral of Statutory Plans:

- 5.1 Statutory plans or statutory plan amendments referred to the Edmonton Metropolitan Region Board pursuant to sections 4 must be referred to the Board after 1st reading and before 3rd reading of a bylaw or bylaws; and
- 5.2 A statutory plan or statutory plan amendment referred by a municipality to the Board must include:
- a) the proposed statutory plan or statutory plan amendment bylaw;
 - b) sufficient documentation to explain the statutory plan or statutory plan amendment;
 - c) sufficient information to ensure that the statutory plan or statutory plan amendment can be evaluated pursuant to the evaluation criteria in section 8.0; and
 - d) a copy of the most recent amended plan without the proposed amendment.

On July 7, 2020, Edmonton City Council passed first and second reading of the proposed Charter Bylaw 19338 to adopt the new Gorman NSP and an amendment to the Pilot Sound ASP, following closure of the Public Hearing.

The purpose of proposed Charter Bylaw 19338 is to adopt the Gorman Neighbourhood Structure Plan (NSP), as shown on the attached sketch. The proposed Gorman NSP will provide a land use framework and policy direction for future development in the neighbourhood. The plan details proposed land use and population statistics, figures, and policy text on the following major land uses:

- Maintaining a commercial focal point in the southwest of the neighbourhood;
- A mix of low, medium, and high density residential land uses with an overall NSP planned density of 105 units per net residential hectare (upnrh);
- A road network and utility infrastructure that can support the orderly development of the neighbourhood; and
- An open space system that includes a school, existing natural areas, a preserved tree stand, stormwater management facilities, greenways, and pocket parks.

The Gorman neighbourhood is planned to be transit-oriented and centred around the planned Gorman LRT station. The centre of the transit-oriented community is a mixed use town centre in close proximity to the LRT station between the LRT line, 153 Avenue NW, and Victoria Trail NW. The town centre will consist of medium to high density residential buildings with an average density of 345 du/ha and

commercial uses on the ground floor, and street-oriented commercial buildings. The overall density anticipated in the plan area is 105 du/nrha.

The proposed ASP amendment brings the proposed Gorman NSP into alignment with the intent of the ASP.

Required changes to the Pilot Sound ASP include a slight increase in estimated population within the ASP area from 40,000 to between 40,000 and 45,000, a reduction in employment estimates for light industrial area from 1000 to 700 people, and the addition of one neighbourhood convenience commercial centre.

Administration supports the proposed Charter Bylaw and Bylaw.

The applicant on record is Chelsea Whitty, Dialog, Edmonton, Alberta.

The following supporting documents are attached to this letter:

Attachment 1: Charter Bylaw 19337 and Bylaw 19338

Attachment 2: EMRB Referral Chart

Please note that there are some minor inconsistencies between Figure 7 of the Gorman NSP and the map in Schedule "A" of Charter Bylaw 19338. The land uses shown in Figure 7 are correct, and Schedule "A" will be updated by City Administration in the future to make it consistent with the NSP.

Following receipt of the EMRB's endorsement of the proposed Charter Bylaw 19337 and plan amendment under Bylaw 19338, City Planning will prepare the application for Council's consideration of third and final reading.

If you have any questions or require further assistance with this matter, please contact Laurie Moulton, overseeing this referral at 780-496-5480.

Thank you for your time and attention to this matter.

Yours truly,

Jeff Booth
Planner, Planning Coordination
Development Services, Urban Form and Corporate Strategic Development

cc: Travis Pawlyk, Tim Ford, Christine Fitzpatrick, Laurie Moulton, Jeff Booth