

ORMAN NEIGHBOURHOOD

Open House: New Neighbourhood Structure Plan



6:30 – 7:00 pm: Open House

7:00 – 7:30 pm: Presentation

7:30 – 8:30 pm: Open House

SUSTAINABLE DEVELOPMENT | December 6, 2016

Edmonton

INTRODUCTIONS

City of Edmonton

- Laurie Moulton, Senior Planner
- Sarah Ramey, File Planner
- Luke Cormier, Planner
- Stephanie Mah, Planner
- Christine LaChance, Planning Technician
- Jack Niepsuj, Transportation Planning

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AGENDA

City of Edmonton

- Meeting Purpose
- Planning Process
- What is this Application about

Applicant Presentation

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MEETING PURPOSE

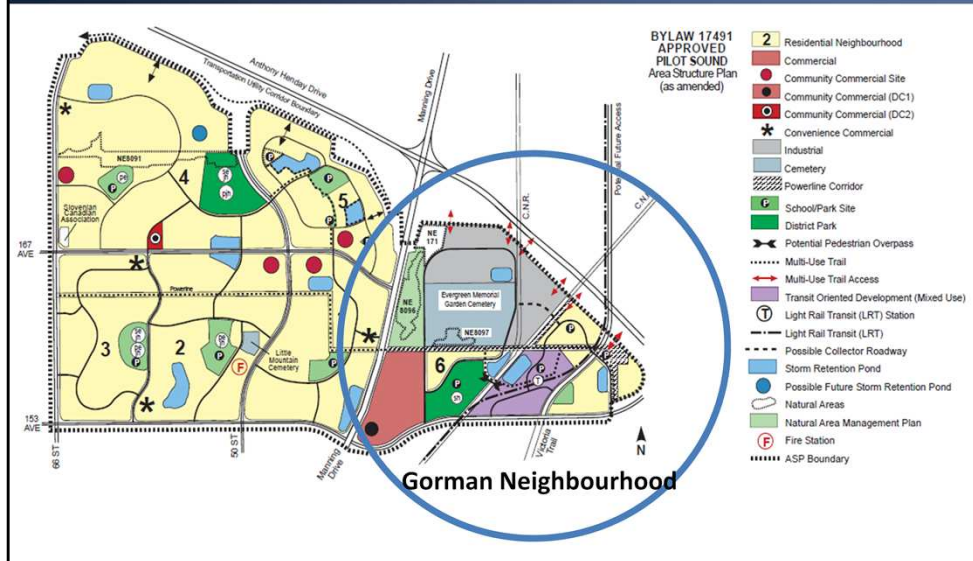
Why are We Here?

- To inform you of the application process and details of this application
- To allow the applicant to explain what they are proposing
- To receive your feedback

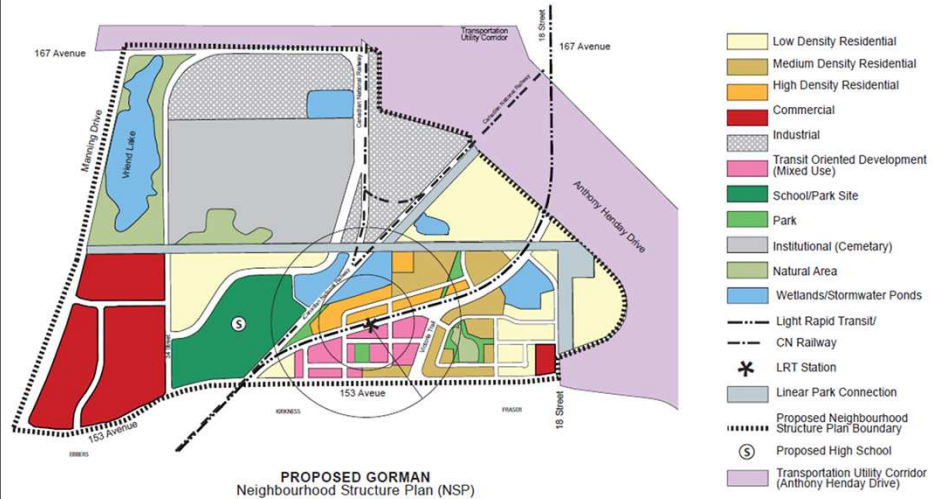


- ASP covers multiple neighbourhoods. Major parks, school sites, storm facilities, and roads. Land uses – commercial/residential/industrial.
- NSP provides additional details for a single neighbourhood. Smaller parks, collector roads, types of residential/commercial/industrial uses. The NSP sets the expectations for zoning, and must be approved for further development of the land to occur.
- Rezoning is generally required to change the land uses to align with the NSP. Certain uses in Gorman are existing, and zoning may already match these uses.
- Once zoning is in place, it is possible to apply for subdivision (to create smaller pieces of land), development permits, and building permits. This is when you would expect to see actual changes.

PILOT SOUND ASP



PROPOSED NSP



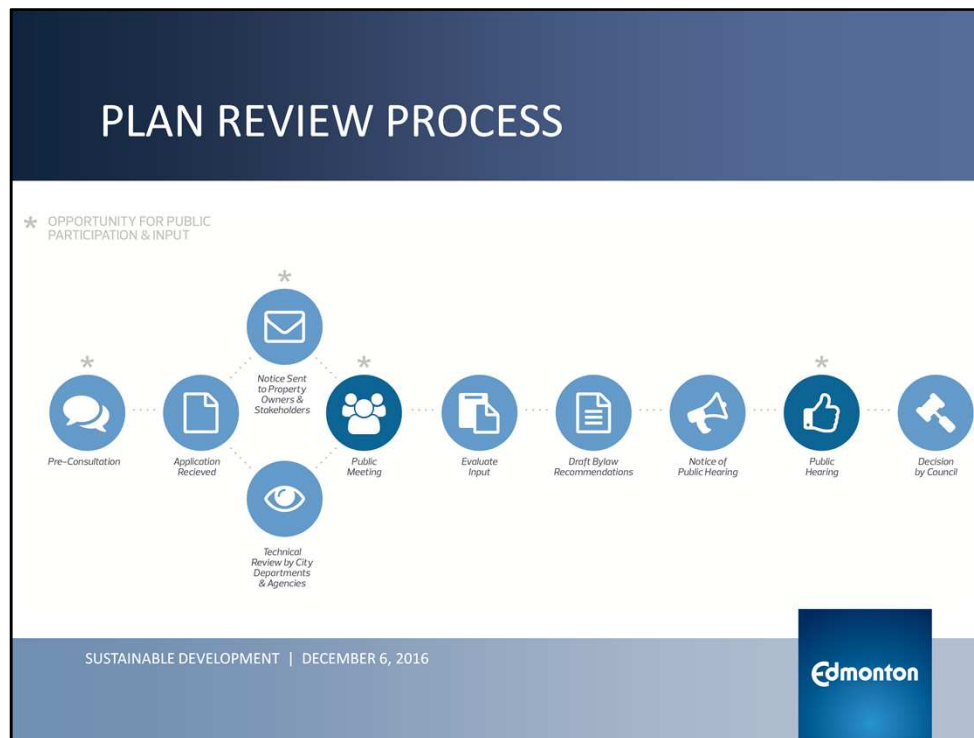
PROPOSED NSP

Highlights

- Future LRT & Town Centre
- Temporary Park n' Ride
- District Park (west) & Pocket Park (east)
- Mix of housing types
- Home to ~ 8,200 people
- Business Industrial Uses to the north

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- June 10, 2015: Pre-consultation held as a public Open House. Landowners within 100 m of Gorman were notified by mail, as well as the associated community leagues and area councils.
- November 7, 2016: Technical review started. Reports and draft plan circulated to City departments and external agencies. Reviewers include Transportation, Drainage, Parks, Biodiversity, EPCOR Water, and the School Boards.
- November 17, 2016: Notice sent to all landowners within 100 m of the Gorman area, as well as the associated community leagues and area councils.
- December 6, 2016: Public Open House to provide feedback on Plan

Public Hearing: A Public Hearing date is not yet scheduled, because the plan is still under review. Once the review is complete, a Public Hearing date will be set and landowners will be notified by mail.

The decision to approve the plan will be made by Council.

PLAN REVIEW PROCESS

Technical Review

- Transportation Impact Assessment
- Neighbourhood Design Report (drainage)
- Hydraulic Network Analysis (water)
- Parkland Impact Assessment
- Community Knowledge Needs Assessment (schools)
- Environmental Overview Report (environmental hazards)
- Environmental Network Report (biodiversity)
- Risk Assessment
- Geotechnical Report
- Noise Assessment
- Commercial/Retail Market Needs Assessment

The logo for the City of Edmonton, featuring a stylized 'Edmonton' text in white on a blue background.

THANK YOU

For more information:

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www.edmonton.ca/gormanneighbourhoodplan

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