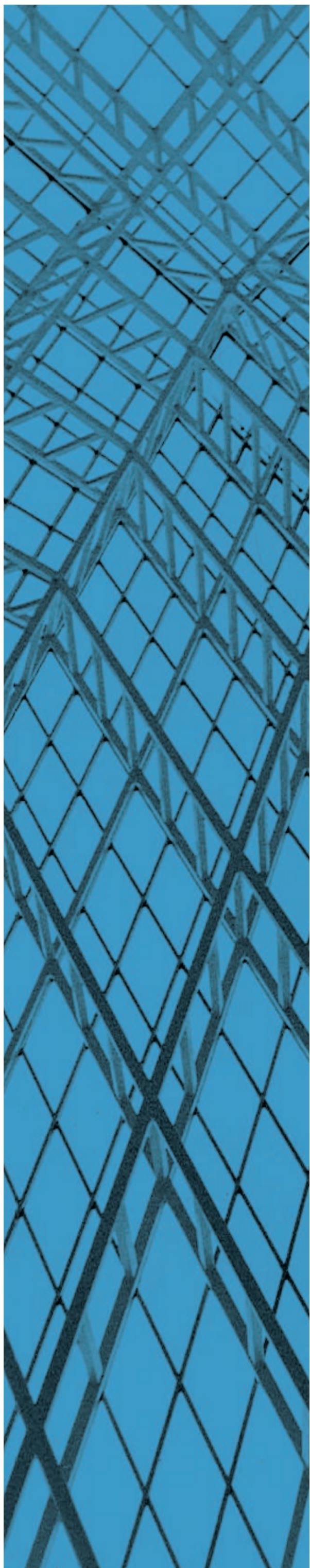


# WELCOME RESIDENTS





# AGENDA & CONTACT INFO

## Tonight's Agenda

6:30 – 8:30 PM	Registration and Open House
7:00 PM	Presentation

## City of Edmonton File Planner Information

Sarah Ramey, File Planner

Planning Coordination Section  
City Planning Branch  
Sustainable Development Department

Phone: 780.496.6214

Email: [sarah.ramey@edmonton.ca](mailto:sarah.ramey@edmonton.ca)

[www.edmonton.ca/gormanneighbourhoodplan](http://www.edmonton.ca/gormanneighbourhoodplan)





# PLANNING FRAMEWORK





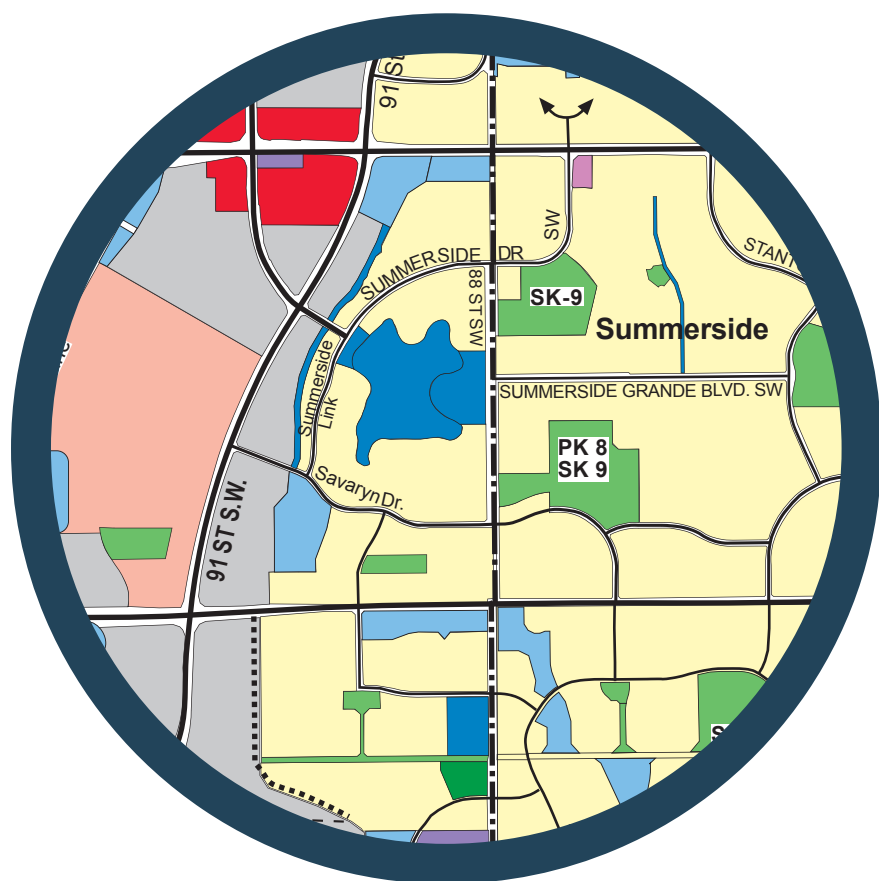
# LAND USE PLANNING STEPS

WE ARE  
HERE



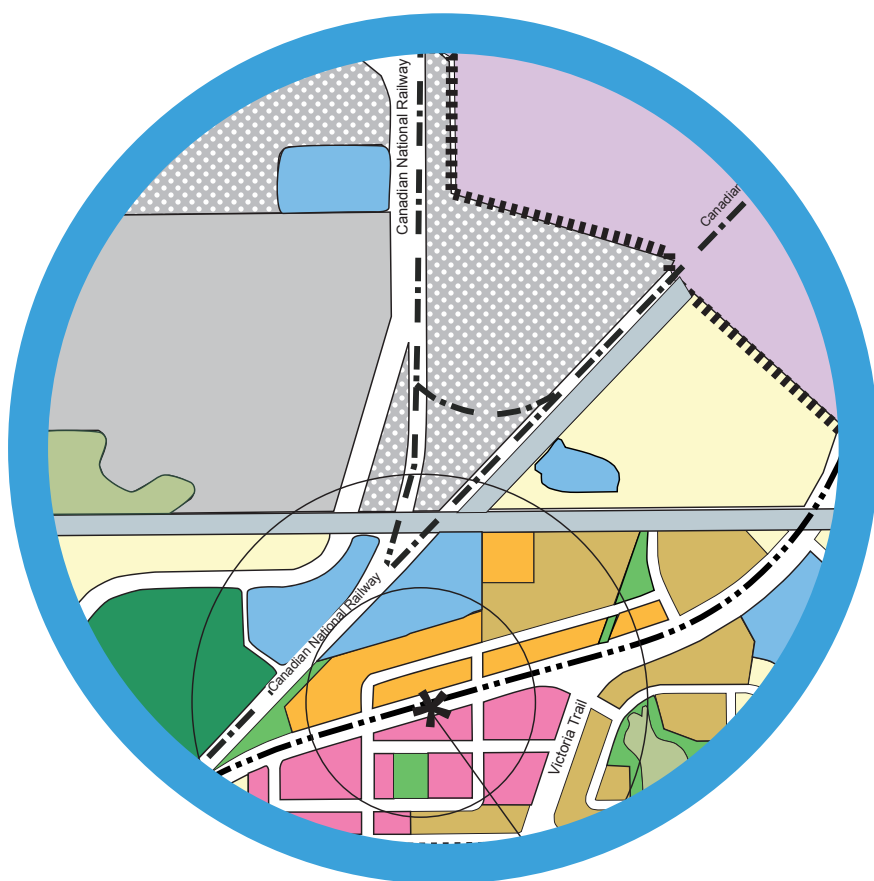
## Strategic Plans, Policies & Guidelines

- **Strategic Plans** provide high level objectives to guide development of the entire City (ex. Municipal Development Plan)
- **Policies and Guidelines** provide further direction on how to achieve objectives (ex. Winter City Guidelines)



## Area Structure Plans

- A long-term plan for how a group of neighbourhoods will develop
- Includes information on arterial roads, major servicing and the general location of land uses



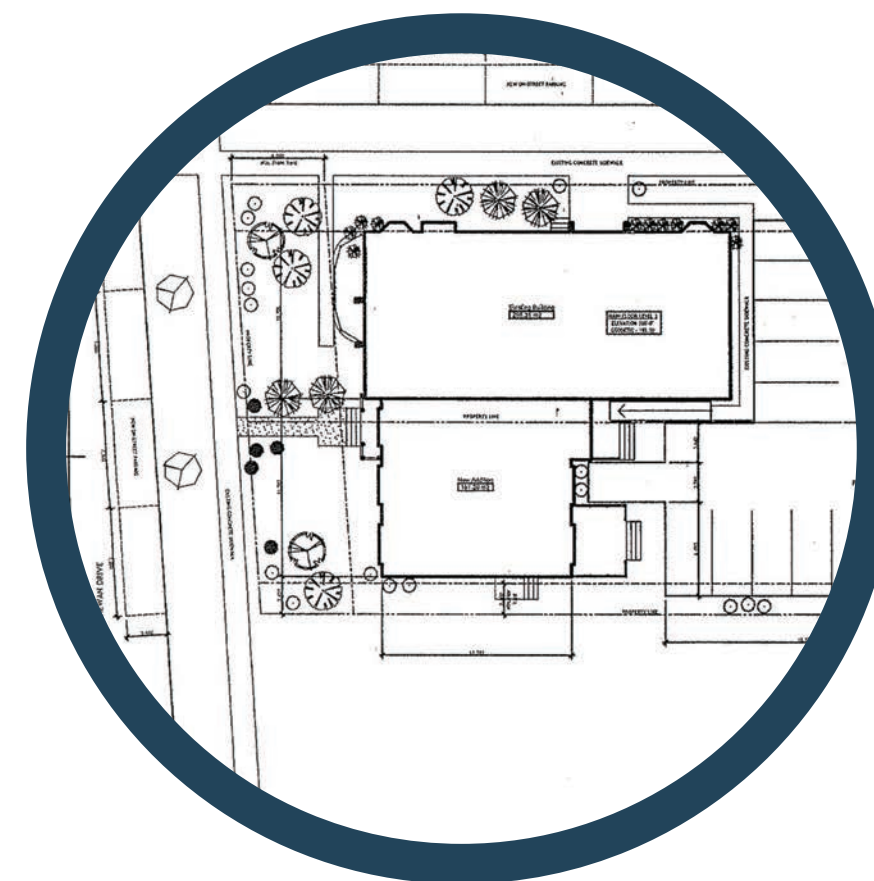
## Neighbourhood Structure Plans

- A more detailed design of how a neighbourhood will develop
- Includes information on staging, collector roadways, infrastructure and servicing, land uses and population densities, parks and schools



## Zoning & Subdivision & Servicing Agreements

- **Zoning** establishes development rights including uses, building heights, landscaping and parking
- **Subdivision** divides land into smaller parcels
- **Servicing Agreements** identify municipal improvements to be built by the developer (sewers, water, roads, etc.)



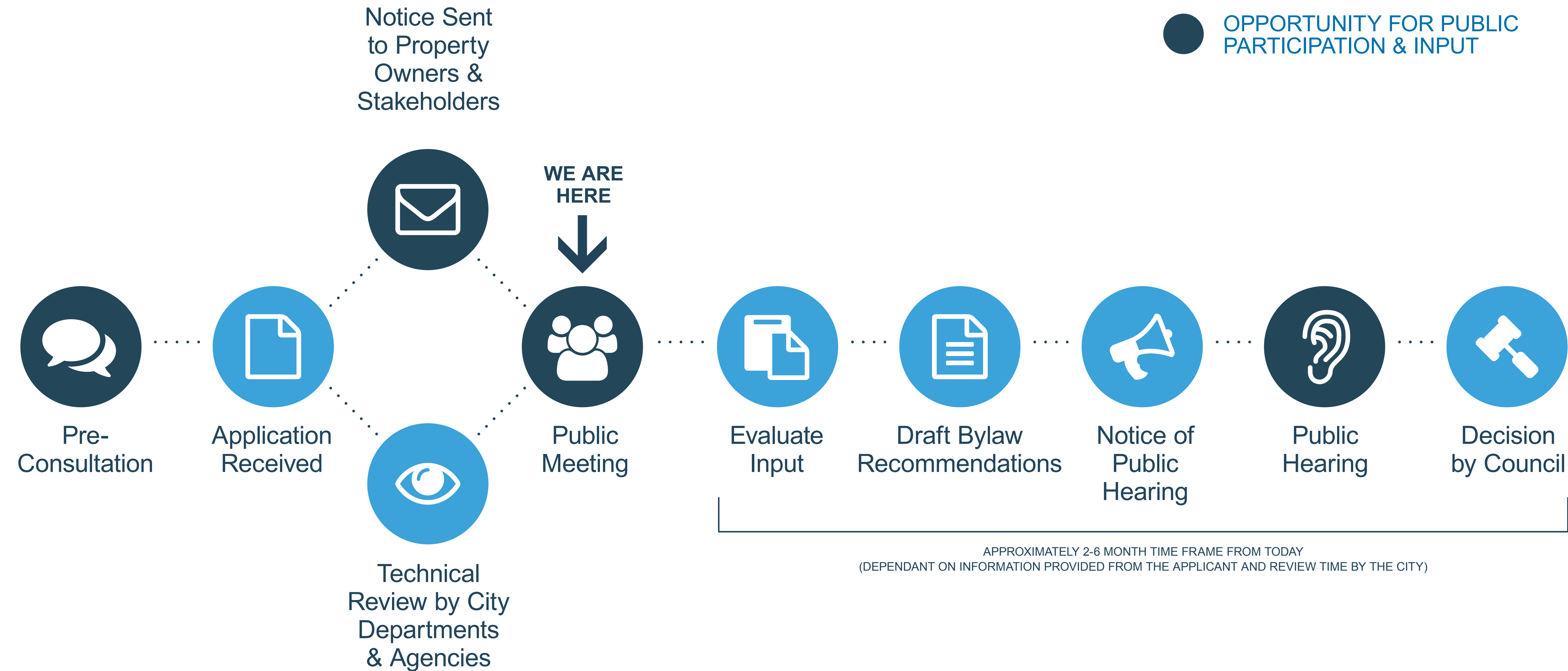
## Development & Building Permits

- Allows for the construction and operation of new homes, buildings, parks and facilities based on the Edmonton Zoning Bylaw and the Alberta Building Code.





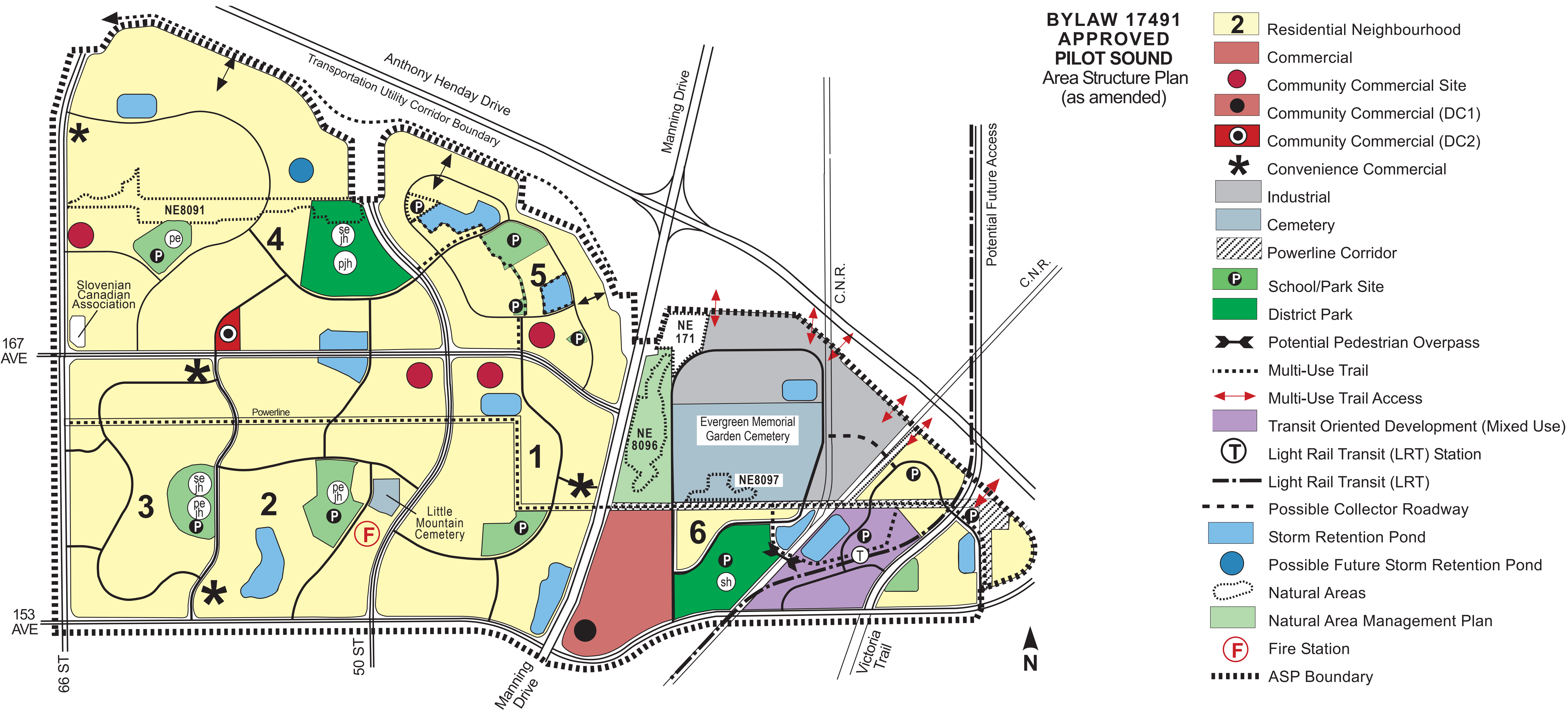
# REZONING PROCESS CHART





# EXISTING PILOT SOUND AREA STRUCTURE PLAN

Area Structure Plans (ASP) identify neighbourhoods and the location of residential areas, parks, recreation centres, major roads, and storm facilities



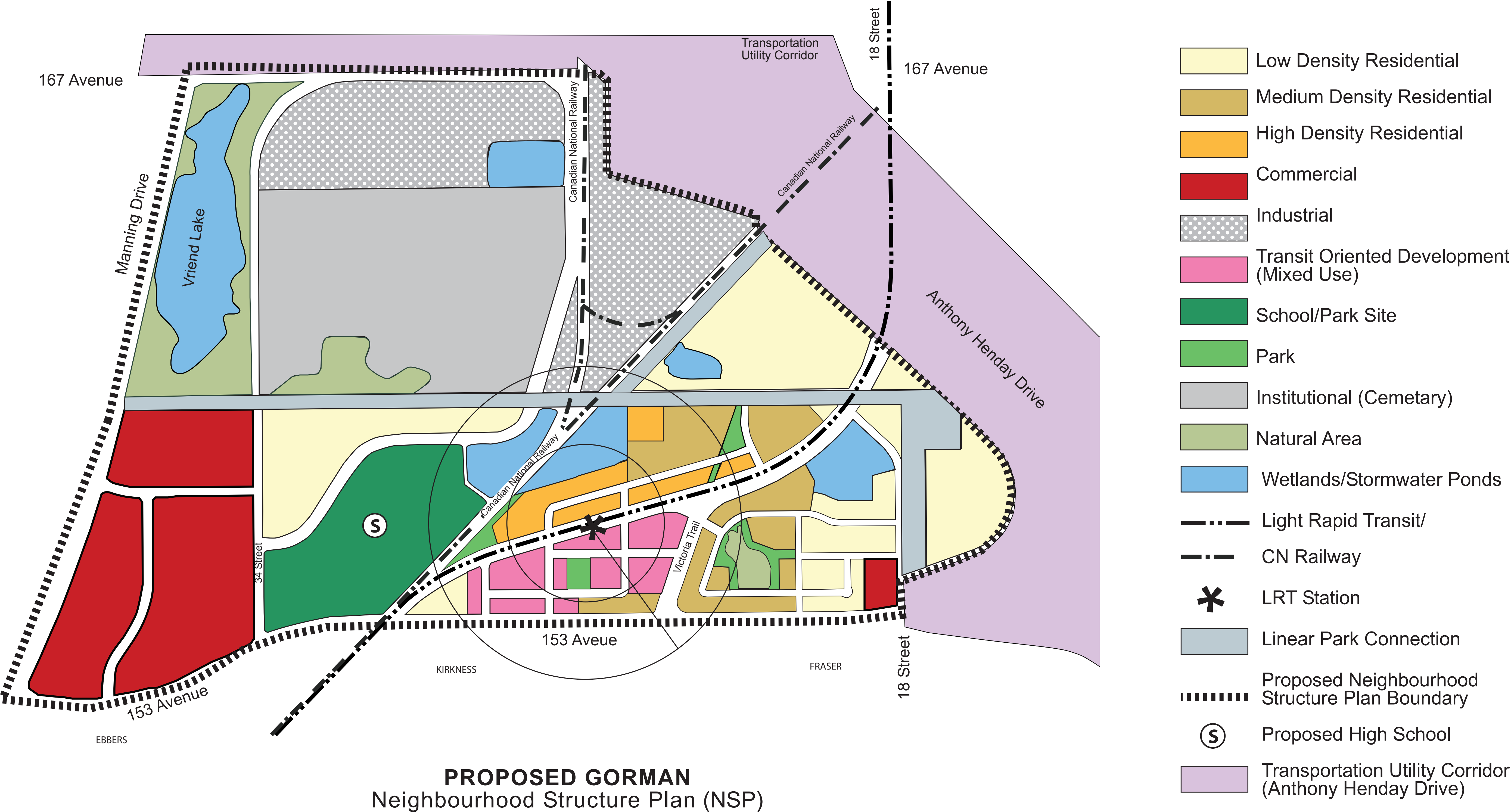


AERIAL MAP



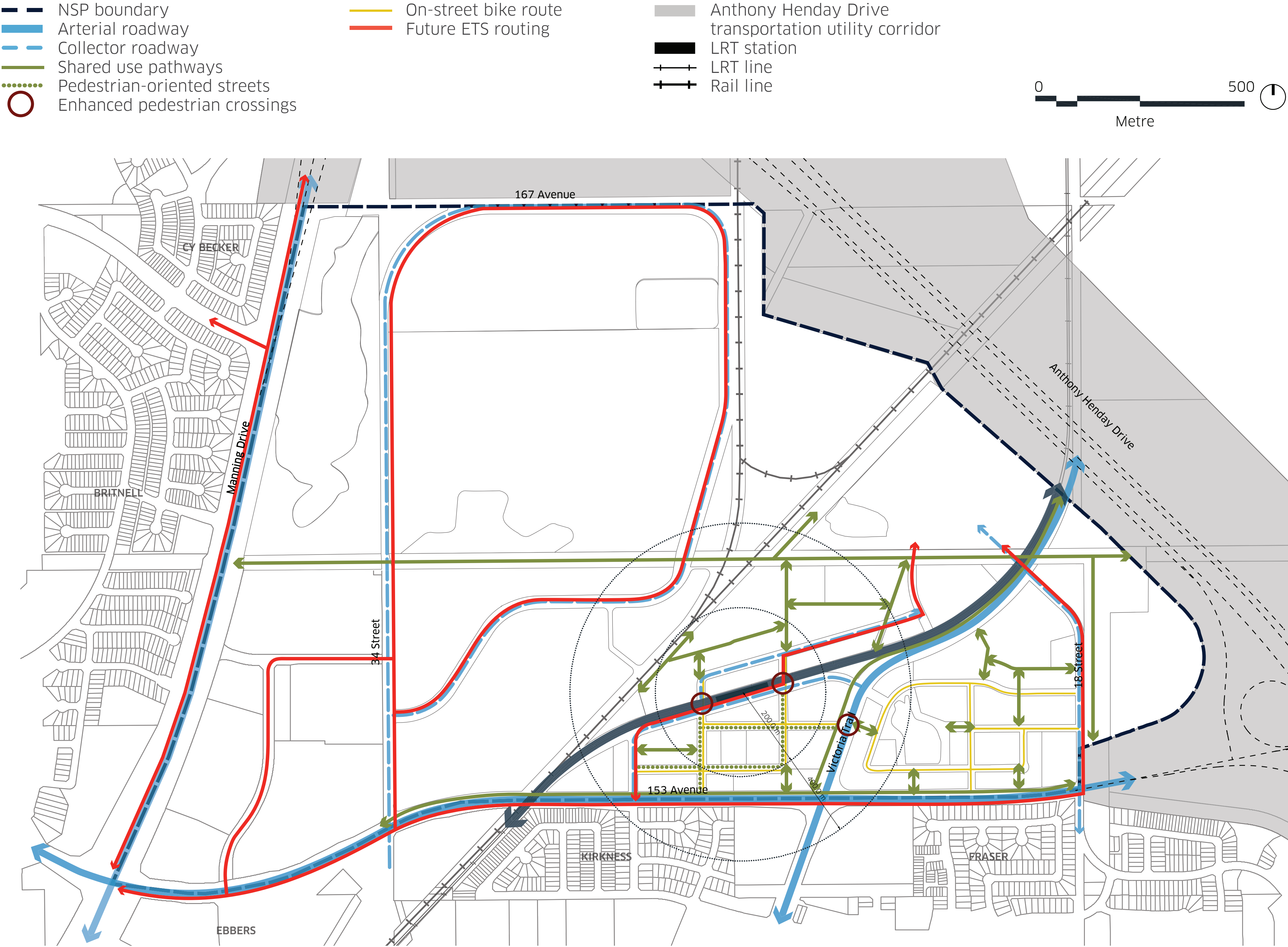


# PROPOSED NEIGHBOURHOOD STRUCTURE PLAN





# TRANSPORTATION NETWORK





# GORMAN NSP HIGHLIGHTS

Edmonton

- A future LRT stop, connecting from Clareview Station, and a temporary park and ride
- A Town Center, located around the LRT stop, with a mix of commercial and residential development and an urban plaza
- A district park (big) in the west and a pocket park (small) in the east
- Space for a future community league building and high school
- Connecting greenways and pathways to support walking & biking
- A mix of housing types, from high rise apartments to single-detached homes
- Business industrial uses to the north
- A future population of approximately 8,200 people



## NEXT STEPS

### After tonight's open house:

- File Planner (Sarah Ramey) will send a summary of what we heard tonight, if you supplied your email on the sign-in sheet
- Summary will also be sent to the Councillor and the Applicant
- You can contact the File Planner at any time

### When the review is complete and the file can go to Council:

- You will receive a notice about the Public Hearing
- You can attend council to register to speak in front of Council or listen online