

Share your feedback

on a proposal for a new
Neighbourhood Structure Plan
(NSP) for the Gorman Area

MAY 01 2019

Wednesday, 6:00 to 8:00 p.m.
(Drop-in, no scheduled presentation)
Bethel Community Church
14204 – 25 Street NW

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WELCOME

What can you expect tonight

- + **Information** about the proposed Gorman Neighbourhood Structure Plan
- + Information about the application review **process** and **next steps**
- + Ways to **provide your feedback** on the proposed Plan
 1. In person by talking to City staff
 2. In person by talking to the applicant
 3. In writing by filling out a comment form
 4. E-mail the File Planner

City Representatives

- + Councillor Aaron Paquette
- + Laurie Moulton, Senior Planner
- + Michelle Neilson, File Planner
- + Sarah Ramey, File Planner
- + Michael Chong, Development Engineer (Drainage)
- + Xiaobin Wang, Project Engineer (Transportation)
- + Diane Fitzpatrick, Planning Technician

Applicant

- + Jill Robertson, DIALOG

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Learn more by going to: edmonton.ca/gormanneighbourhoodplan

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Planning Framework



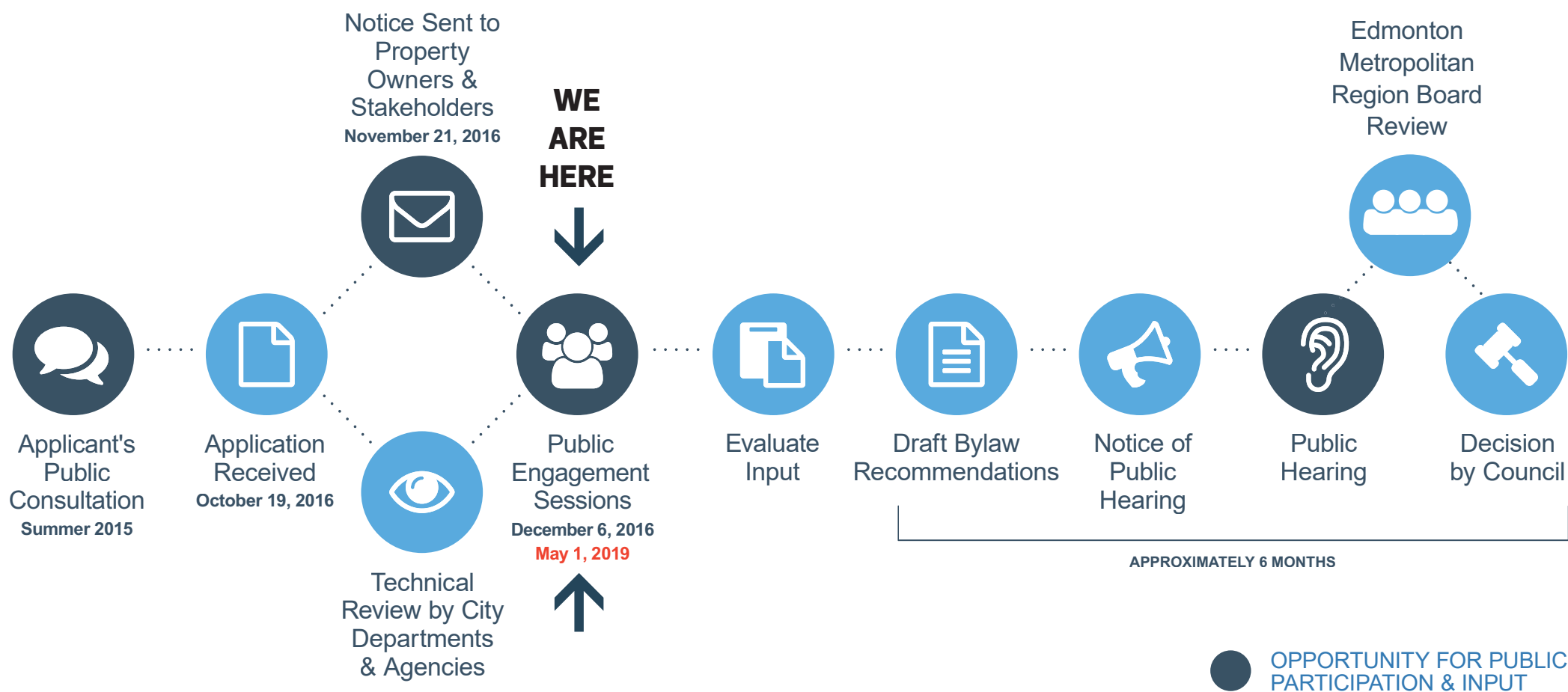
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Application Process **Timeline**



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Land Use Planning **Steps**



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Roles and Responsibilities



**APPLICANT/
DEVELOPER**

- Creates and submits new neighbourhood plan
- Considers City policy and public feedback as they work with the review process and refine their application
- Prepares technical studies to support the application



**CITY OF
EDMONTON**

- Receives and reviews the new neighbourhood plan from the applicant
- Ensures technical review by subject matter experts
- Ensures public feedback is considered by the applicant
- Collects knowledge and feed-back from the public to ensure a comprehensive analysis



PUBLIC
(Residents & Stakeholders)

- Provides local knowledge, perspectives and feedback to the City and applicant regarding the new neighbourhood plan



**CITY
COUNCIL**

- Makes final decision on the application, which considers public feedback and the City's planning analysis and recommendation

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Gorman NSP Highlights

- + A future LRT stop, connecting from Clareview Station
- + A Town Center, located around the LRT stop, with a mix of commercial and residential development and an urban plaza
- + Space for a future community league building and high school
- + Connecting 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 8,500 people

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Existing Pilot Sound Area Structure Plan

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



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Proposed Pilot Sound Area Structure Plan

AMENDMENT TO
PILOT SOUND
Area Structure Plan
(as amended)



- 2 Residential Neighbourhood
- Commercial
- Community Commercial Site
- Community Commercial (DC1)
- Community Commercial (DC2)
- Convenience Commercial
- Industrial
- Cemetery
- Powerline Corridor
- School/Park Site
- District Park
- Potential Pedestrian Overpass
- Multi-Use Trail
- Multi-Use Trail Access
- Transit Oriented Development (Mixed Use)
- Light Rail Transit (LRT) Station
- Light Rail Transit (LRT)
- Possible Collector Roadway
- Storm Retention Pond
- Possible Future Storm Retention Pond
- Natural Areas
- Natural Area Management Plan
- Fire Station
- ASP Boundary

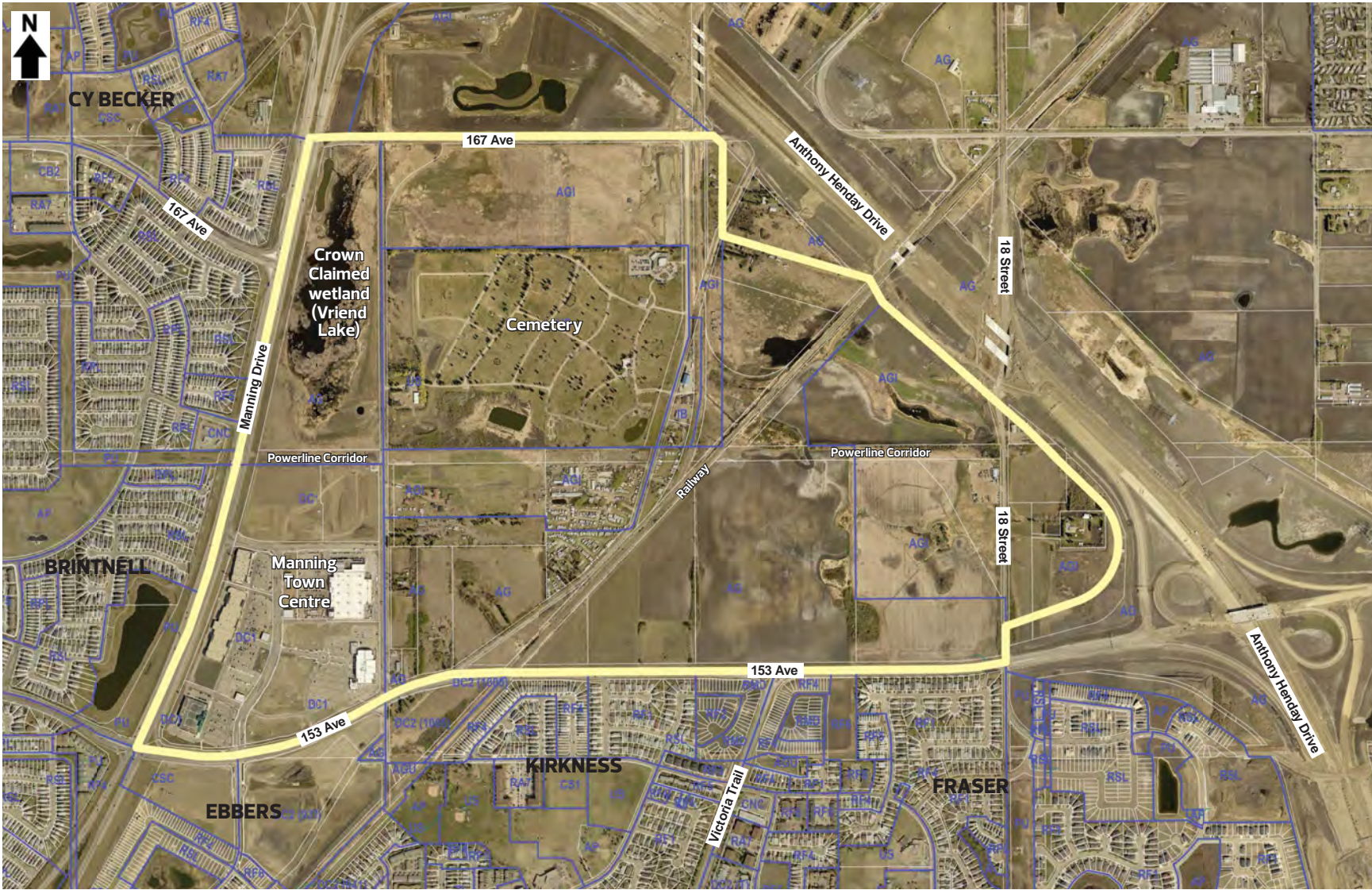
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Site Context Map



LEGEND

Gorman Neighbourhood Structure Plan Boundary

Zoning Label & Boundary

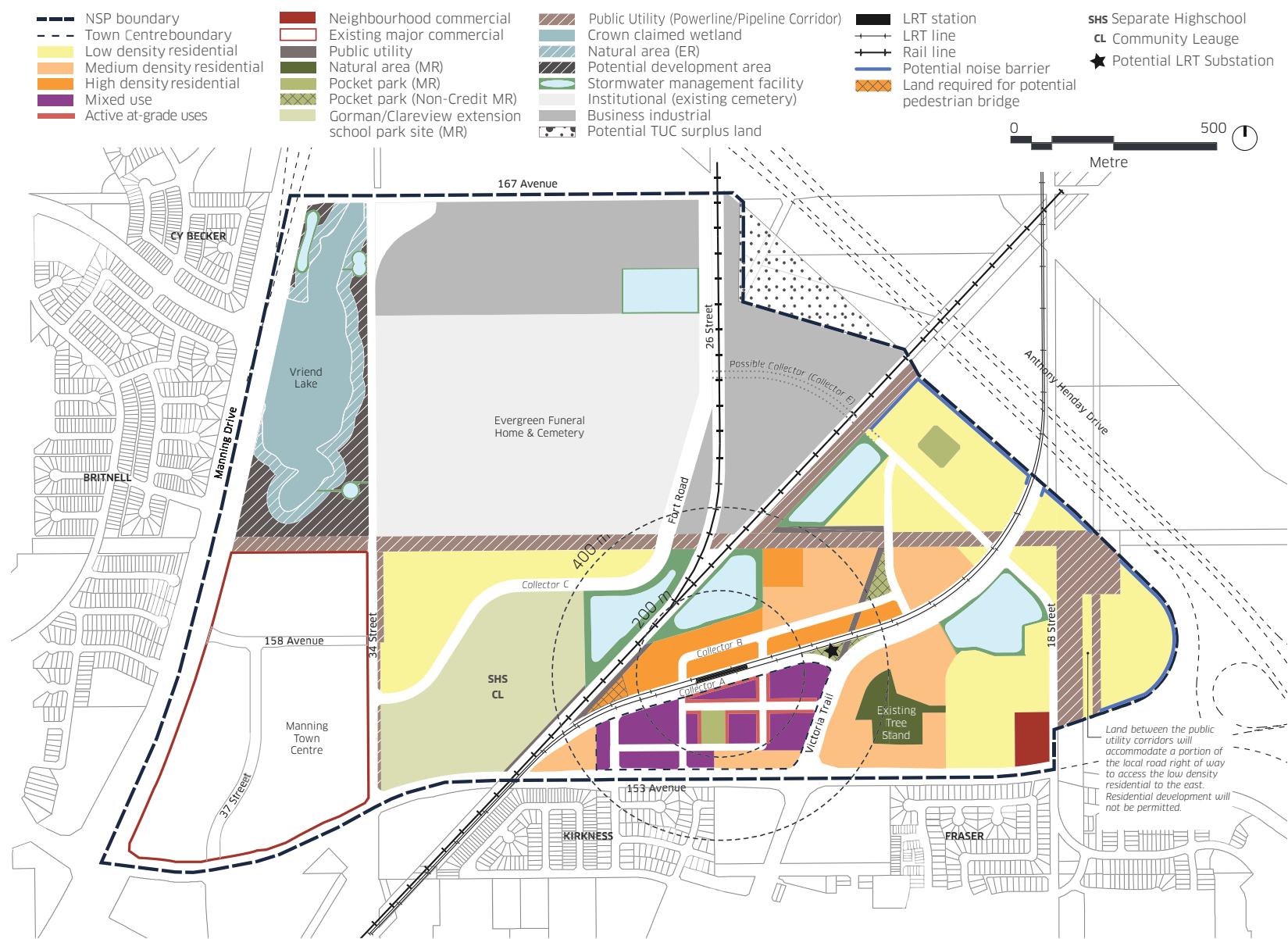
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Proposed Neighbourhood Structure Plan



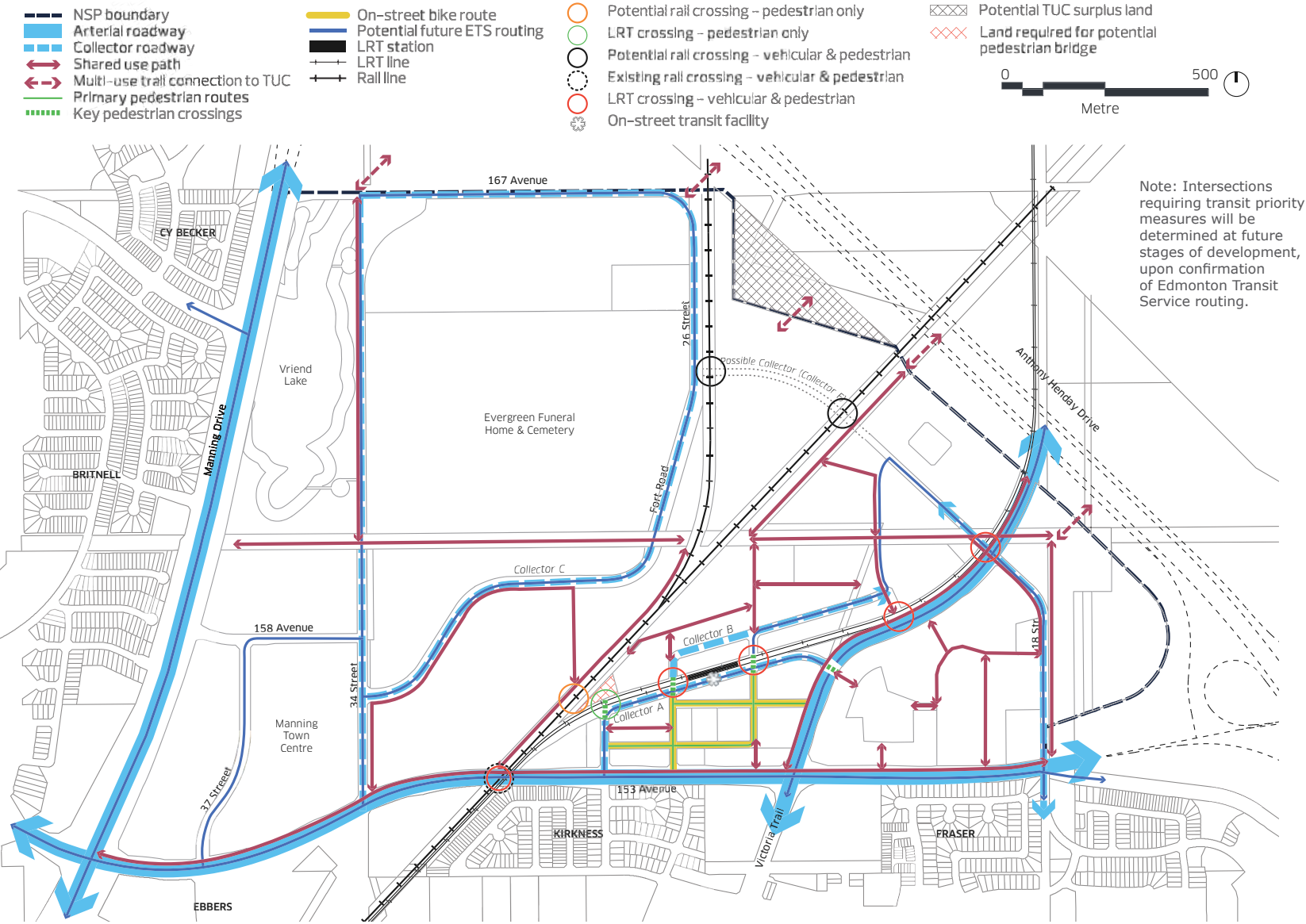
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Proposed Transportation Network



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What **information** is considered when **City Council** makes a decision?

Approved Plans, Policies and Regulations:

- + The Way We Grow: Edmonton Municipal Development Plan
- + Pilot Sound Area Structure Plan (ASP)

Land Use Compatibility:

- + Proposed uses are located and developed in a manner that is **compatible** with surrounding uses **in the neighbourhood**

Technical Information:

- + **Traffic** impact requirements
- + **Drainage** and **water** service requirements
- + **Parkland** requirements, natural area retention and provision of land for schools

Public Input:

- + **Feedback** from the public will be **summarized** in a report to City Council when the application goes forward to Public Hearing

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What happens next?

A summary of what we heard tonight will be:

- + **Provided** to those who supply their e-mail/ mailing address on the sign-in sheet
- + **Posted** on the planning application webpage, on-line at edmonton.ca/gormanneighbourhoodplan
- + **Shared** with City Council when the application goes forward to Public Hearing

When the applicant is ready to take the application to Council:

- + Notice of the **Public Hearing** date will be sent to surrounding property owners
- + You can **register to speak** at Council or listen to the Public Hearing on-line
- + You can **submit written comments** to the City Clerk (city.clerk@edmonton.ca)

You can contact the File Planner at any time:

- + **Michelle Neilson**
michelle.neilson@edmonton.ca
780-496-5672
or
- + **Sarah Ramey**
sarah.ramey@edmonton.ca
780-496-6214

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