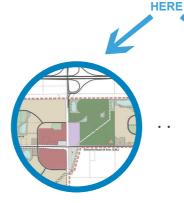
Edmonton

PLANNING FRAMEWORK



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)



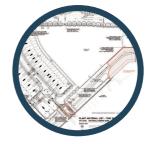
Outline Plans

- High level outline of how a group of neighbourhoods will develop
- Includes information on arterial roads, major servicing and the general location of land uses

Zoning

WE ARE

 Zoning establishes development rights including uses, building heights, landscaping and parking



Subdivision, Serving Agreements, Development & Building Permits

- 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





PLANNING PROCESS

OPPORTUNITY FOR PUBLIC PARTICIPATION & INPUT



Nov 30, 2016

Technical Review by City Departments & Agencies Ongoing





WHAT DO WE CONSIDER?

Policies & Guidelines:	 Municipal Development Plan (The Way We Grow) Kaskitayo Outline Plan Transit Oriented Design Guidelines (TOD) Main Streets Guideline
Technical Review:	 Engineering Reports Traffic and Parking Impact Assessment Phase I Environmental Site Assessment Functional Servicing Report (storm and sanitary drainage assessment) Planning Analysis Sun/shadow study Architecture and site layout Land use compatibility Transition between existing and proposed development
Public Feedback:	Public feedback will be summarized and shared in the following ways: In a report to the applicant Posted online at edmonton.ca/CenturyParkRezoning In a report to City Council

