

EDMONTON  
CITY PLAN  
MAPS

V 3.0

Edmonton

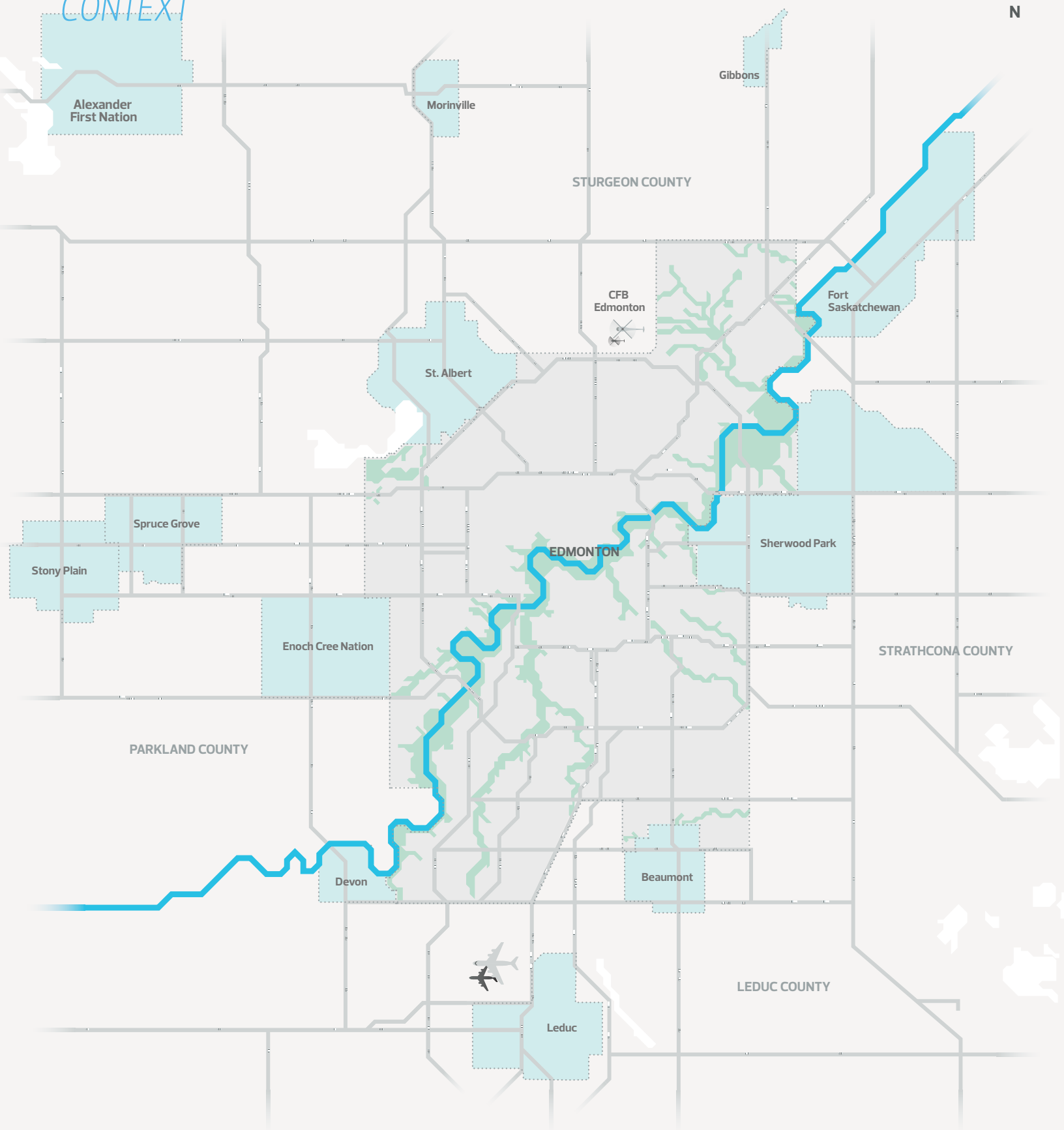




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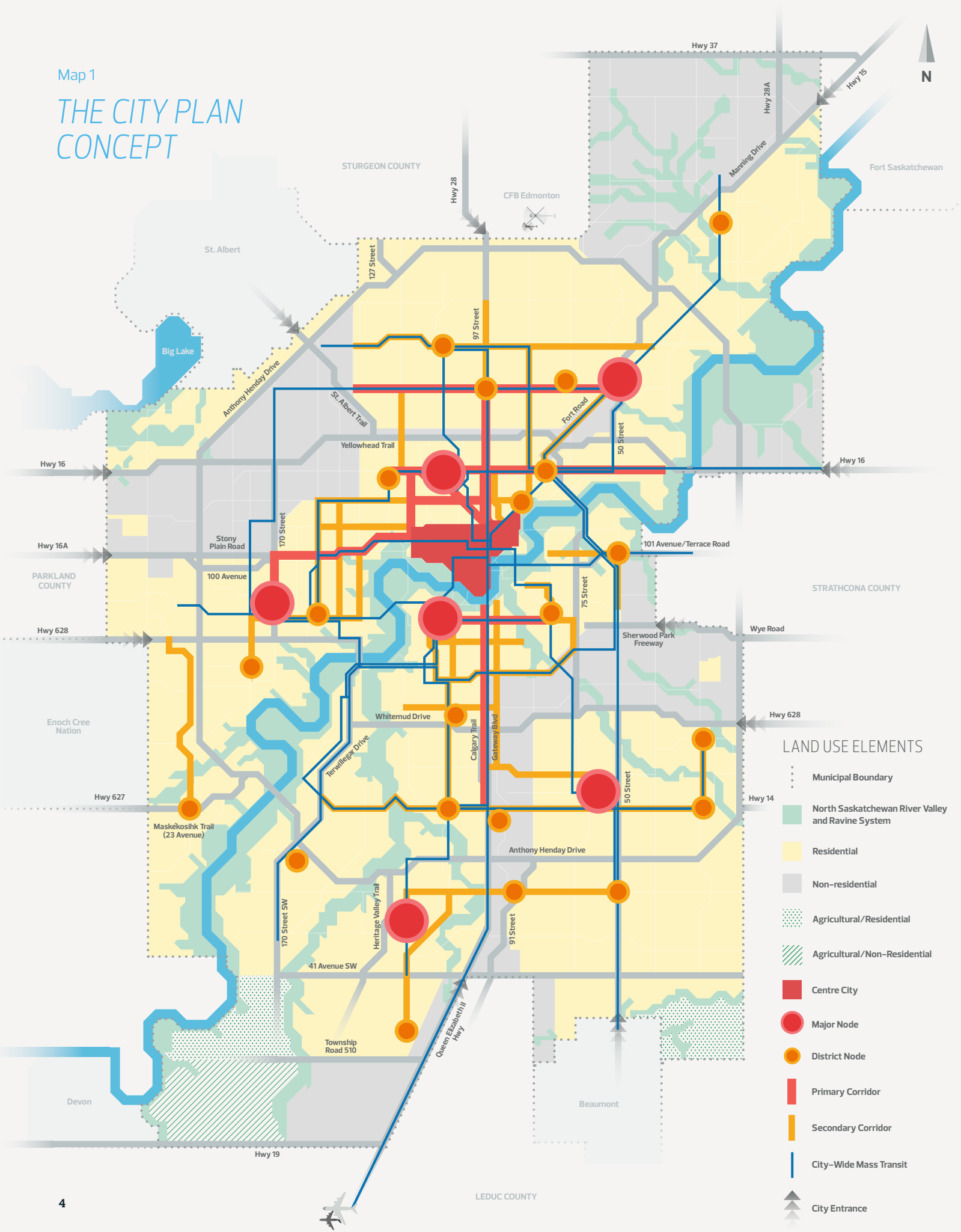
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# REGIONAL CONTEXT



Map 1

# THE CITY PLAN CONCEPT



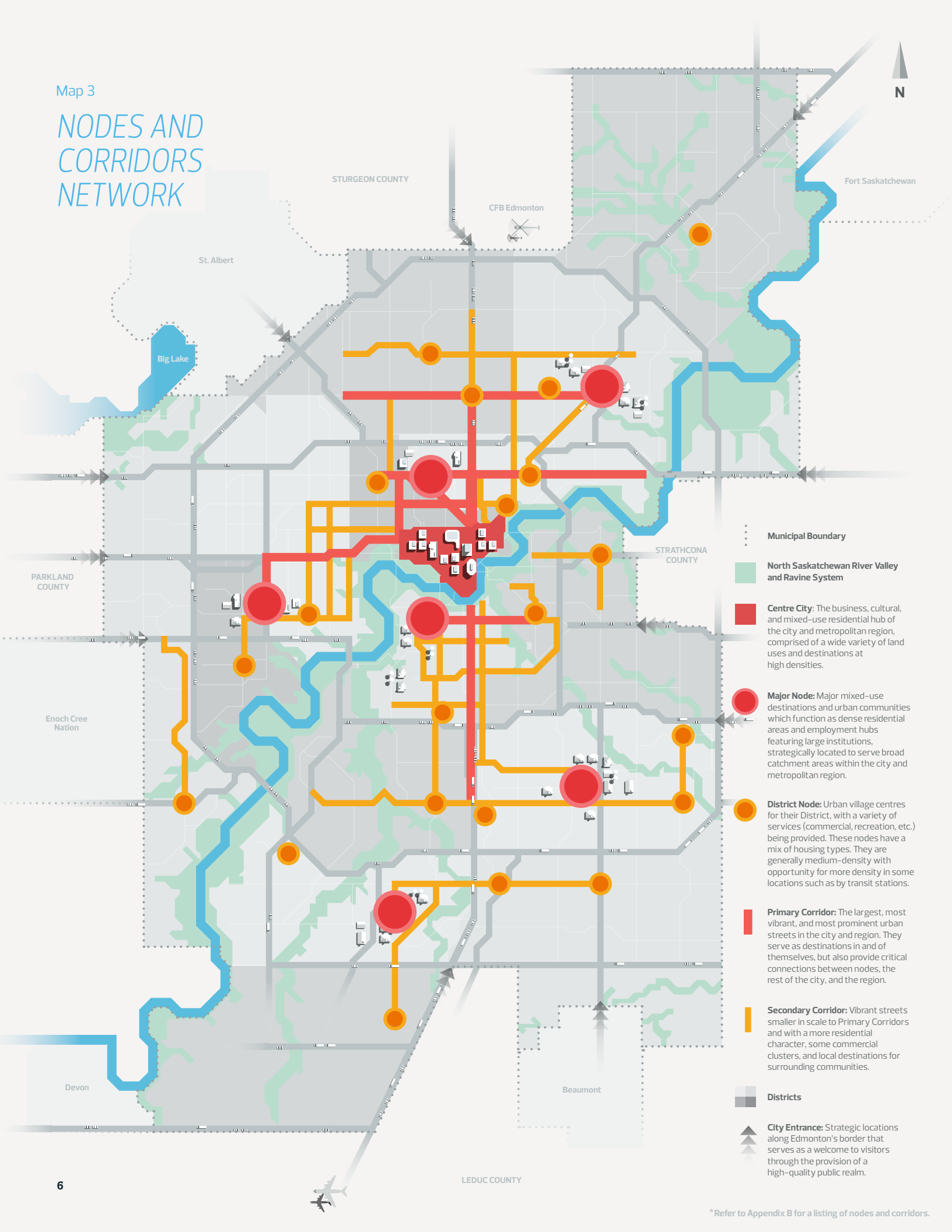
# DISTRICT NETWORK




- 
**Municipal Boundary**
- 
**North Saskatchewan River Valley and Ravine System**
- 
**District**: Districts are diverse, accessible groups of neighbourhoods that contain a variety of residential and non-residential land uses, including the services and amenities that support the ability for Edmontonians to live more locally in meeting their daily needs. Districts are connected through nodes and corridors and the mobility networks. Districts differ based on their location and character. As the population doubles, districts will grow and change as city building outcomes are achieved.

\*District names are subject to review.

# NODES AND CORRIDORS NETWORK



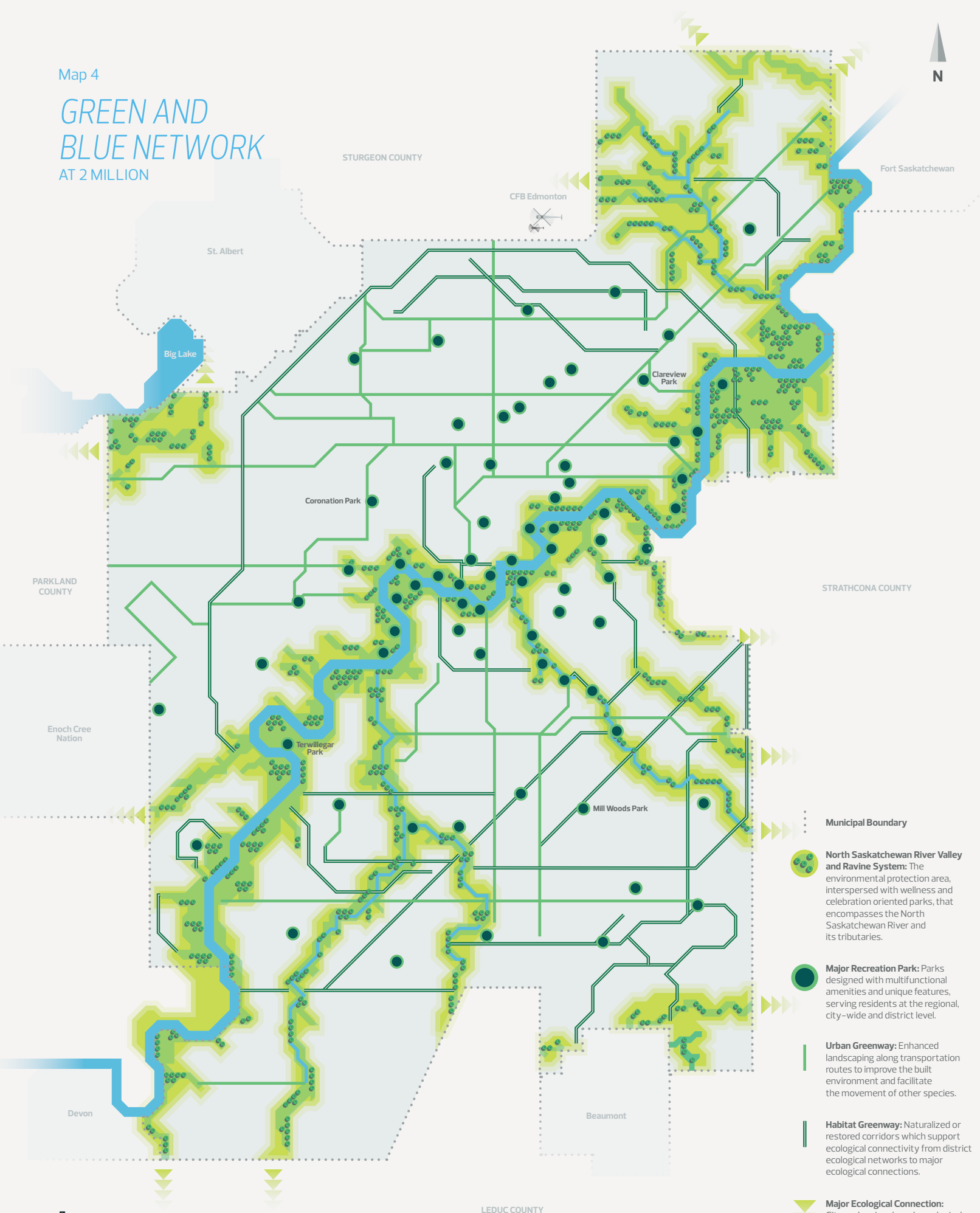
-  **Municipal Boundary**
-  **North Saskatchewan River Valley and Ravine System**
-  **Centre City:** The business, cultural, and mixed-use residential hub of the city and metropolitan region, comprised of a wide variety of land uses and destinations at high densities.
-  **Major Node:** Major mixed-use destinations and urban communities which function as dense residential areas and employment hubs featuring large institutions, strategically located to serve broad catchment areas within the city and metropolitan region.
-  **District Node:** Urban village centres for their District, with a variety of services (commercial, recreation, etc.) being provided. These nodes have a mix of housing types. They are generally medium-density with opportunity for more density in some locations such as by transit stations.
-  **Primary Corridor:** The largest, most vibrant, and most prominent urban streets in the city and region. They serve as destinations in and of themselves, but also provide critical connections between nodes, the rest of the city, and the region.
-  **Secondary Corridor:** Vibrant streets smaller in scale to Primary Corridors and with a more residential character, some commercial clusters, and local destinations for surrounding communities.
-  **Districts**
-  **City Entrance:** Strategic locations along Edmonton's border that serves as a welcome to visitors through the provision of a high-quality public realm.

\*Refer to Appendix B for a listing of nodes and corridors.

Map 4

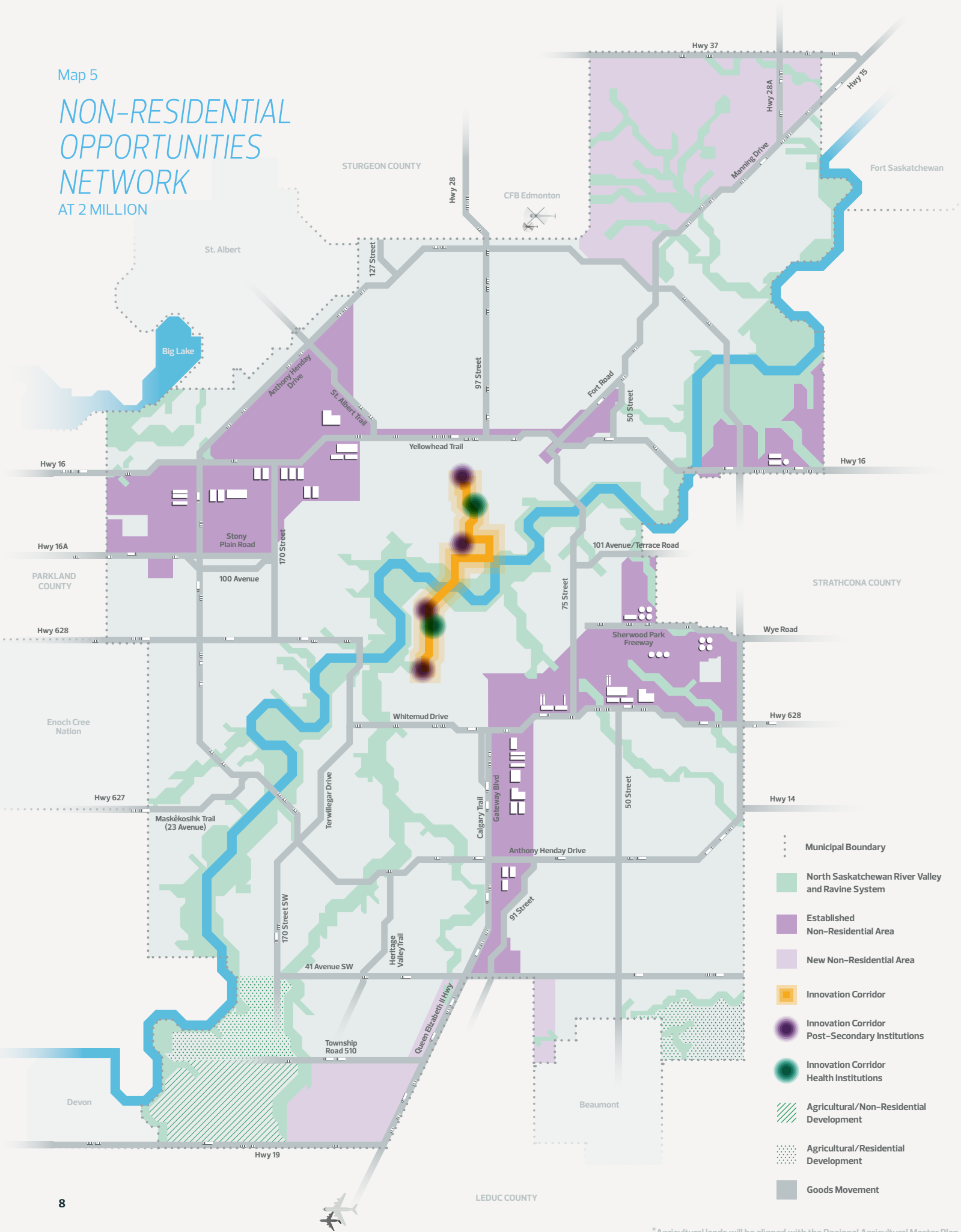
# GREEN AND BLUE NETWORK

AT 2 MILLION



Map 5

# NON-RESIDENTIAL OPPORTUNITIES NETWORK AT 2 MILLION



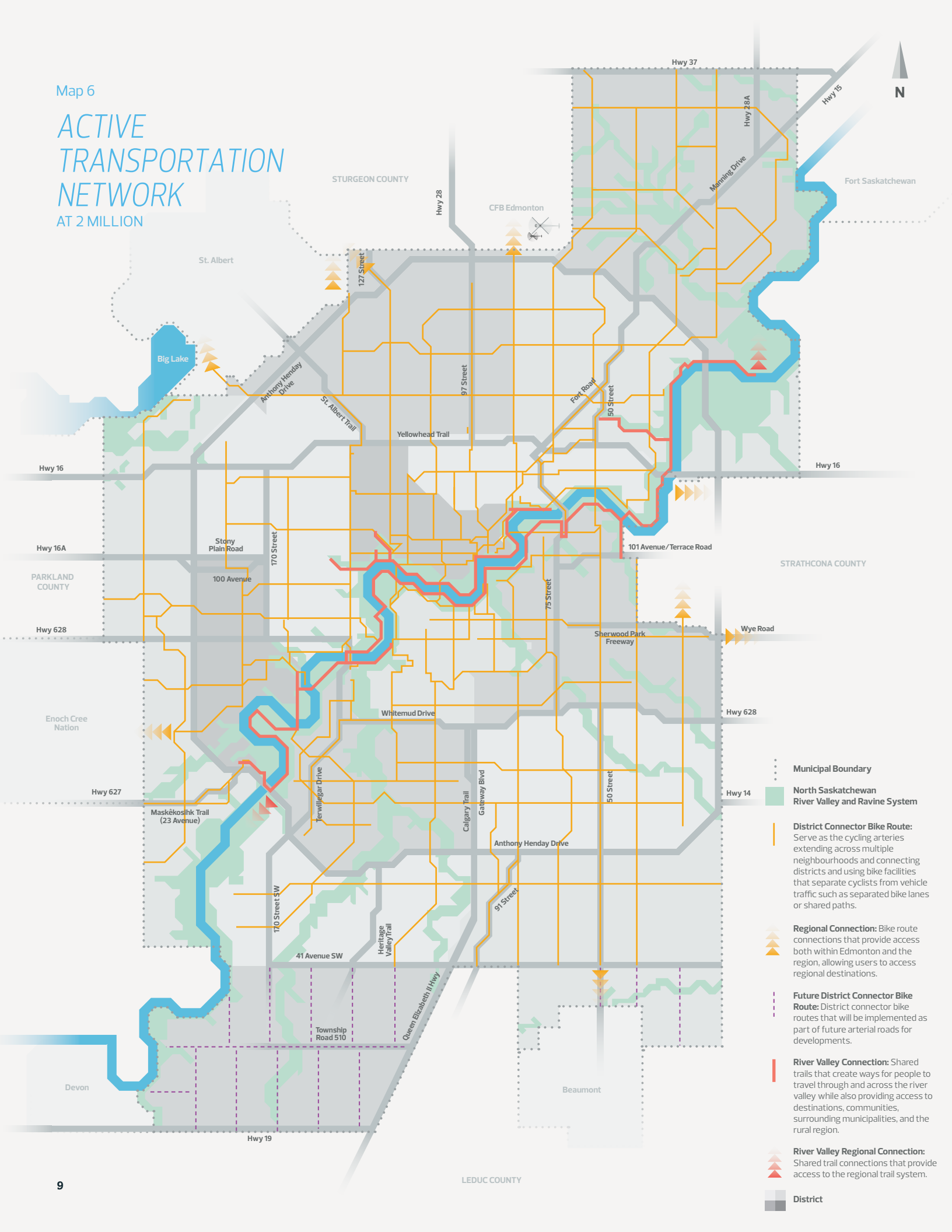
- Municipal Boundary
- North Saskatchewan River Valley and Ravine System
- Established Non-Residential Area
- New Non-Residential Area
- Innovation Corridor
- Innovation Corridor Post-Secondary Institutions
- Innovation Corridor Health Institutions
- Agricultural/Non-Residential Development
- Agricultural/Residential Development
- Goods Movement

\*Agricultural lands will be aligned with the Regional Agricultural Master Plan



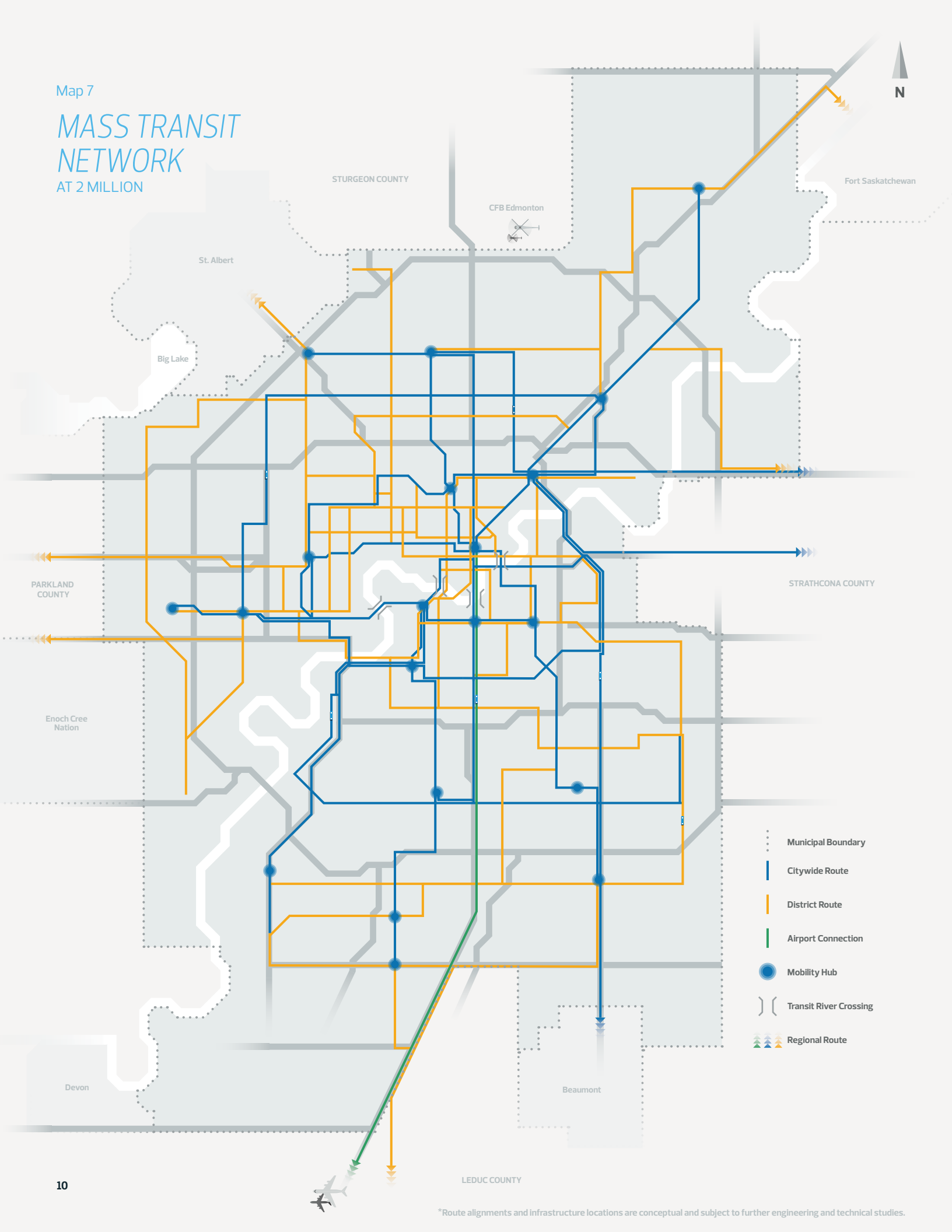
Map 6

# ACTIVE TRANSPORTATION NETWORK AT 2 MILLION



- Municipal Boundary
- North Saskatchewan River Valley and Ravine System
- District Connector Bike Route:** Serve as the cycling arteries extending across multiple neighbourhoods and connecting districts and using bike facilities that separate cyclists from vehicle traffic such as separated bike lanes or shared paths.
- Regional Connection:** Bike route connections that provide access both within Edmonton and the region, allowing users to access regional destinations.
- Future District Connector Bike Route:** District connector bike routes that will be implemented as part of future arterial roads for developments.
- River Valley Connection:** Shared trails that create ways for people to travel through and across the river valley while also providing access to destinations, communities, surrounding municipalities, and the rural region.
- River Valley Regional Connection:** Shared trail connections that provide access to the regional trail system.
- District

# MASS TRANSIT NETWORK AT 2 MILLION



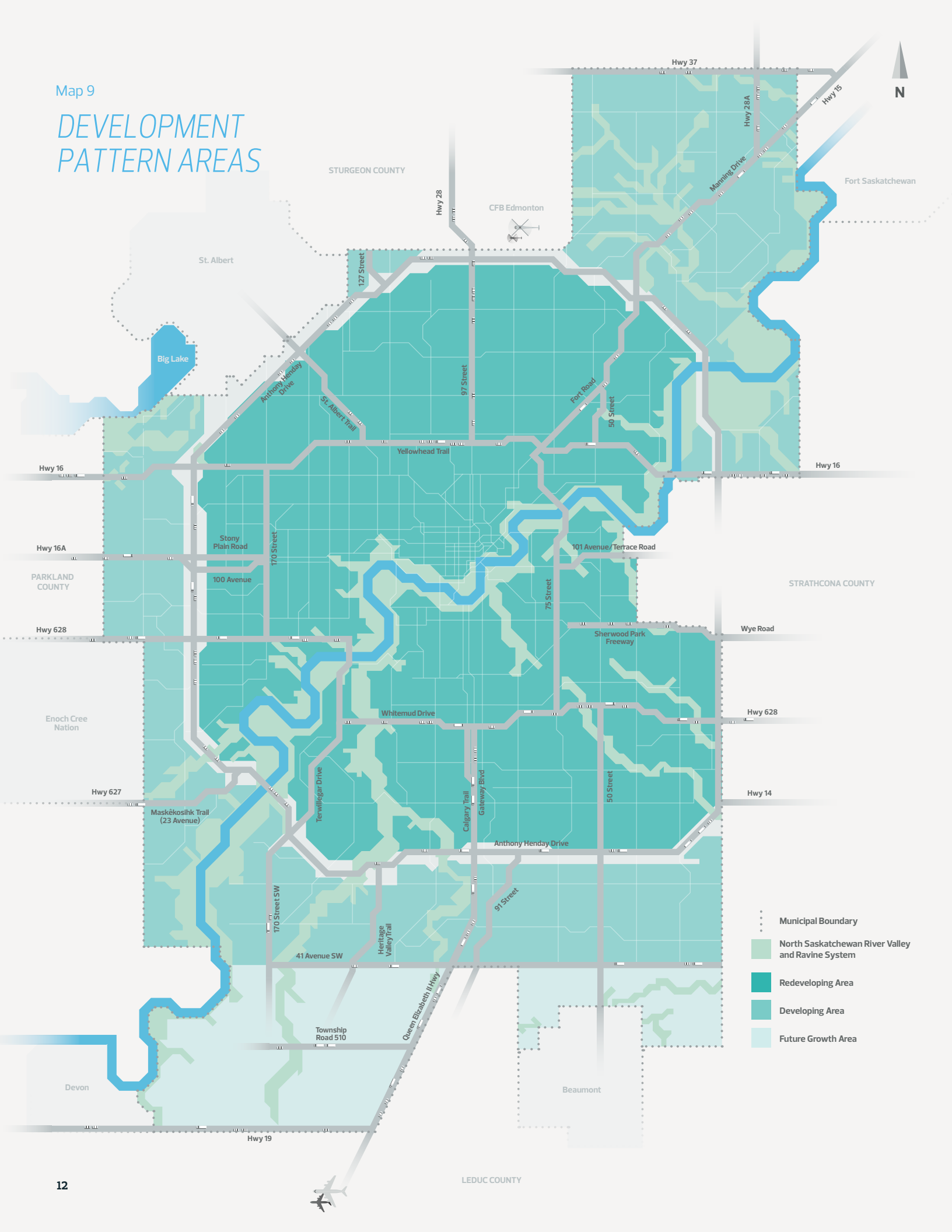
# ROADWAY AND GOODS MOVEMENT NETWORK AT 2 MILLION



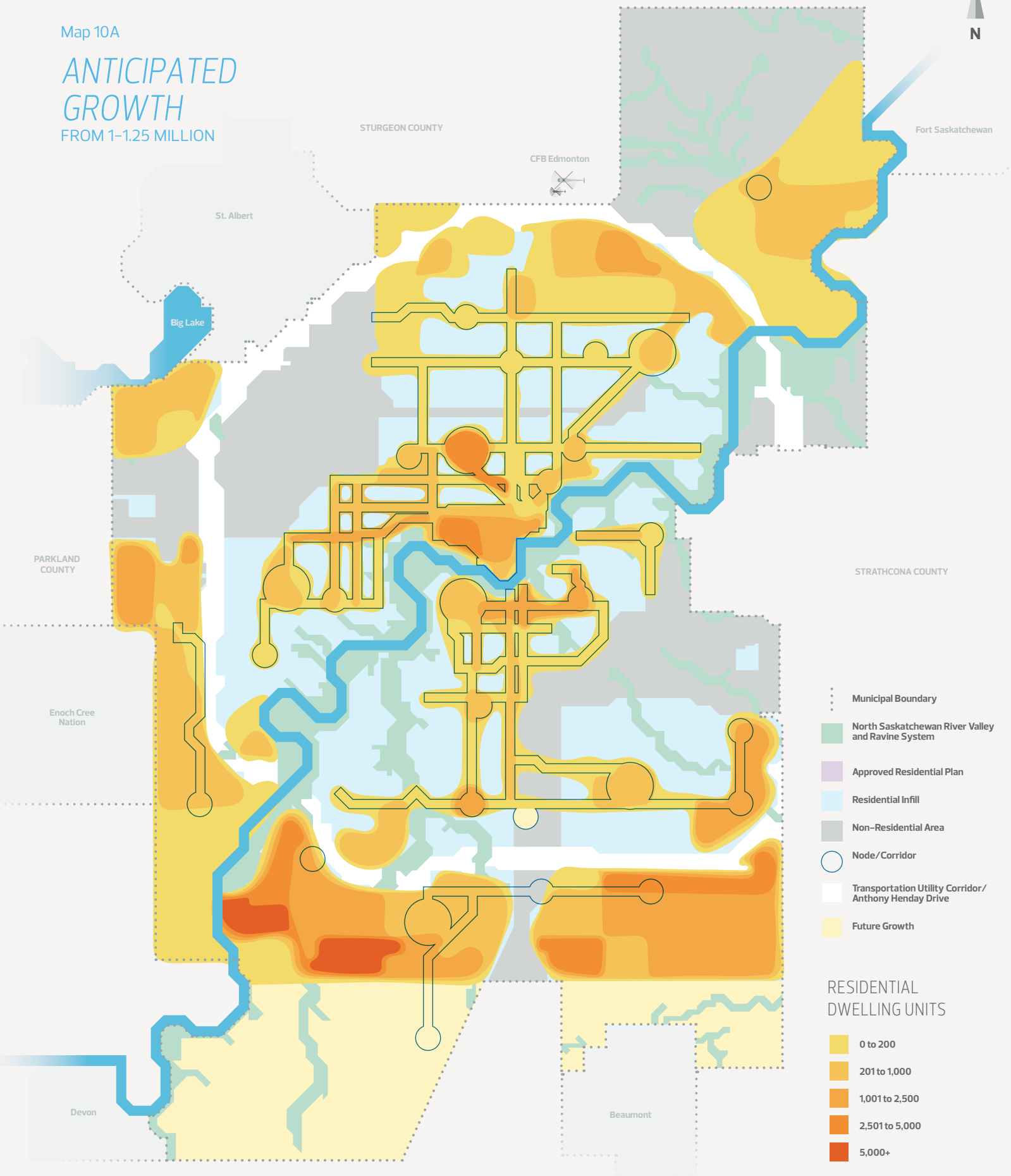
- Municipal Boundary
- North Saskatchewan River Valley and Ravine System
- Railway
- Provincial Highway
- Freeway
- Expressway
- Principal Roadway
- Arterial
- Future Arterial\*
- Edmonton International Airport
- Intermodal Facility

\*Alignment of future arterial roads will be determined as per development needs.

# DEVELOPMENT PATTERN AREAS



# ANTICIPATED GROWTH FROM 1-1.25 MILLION



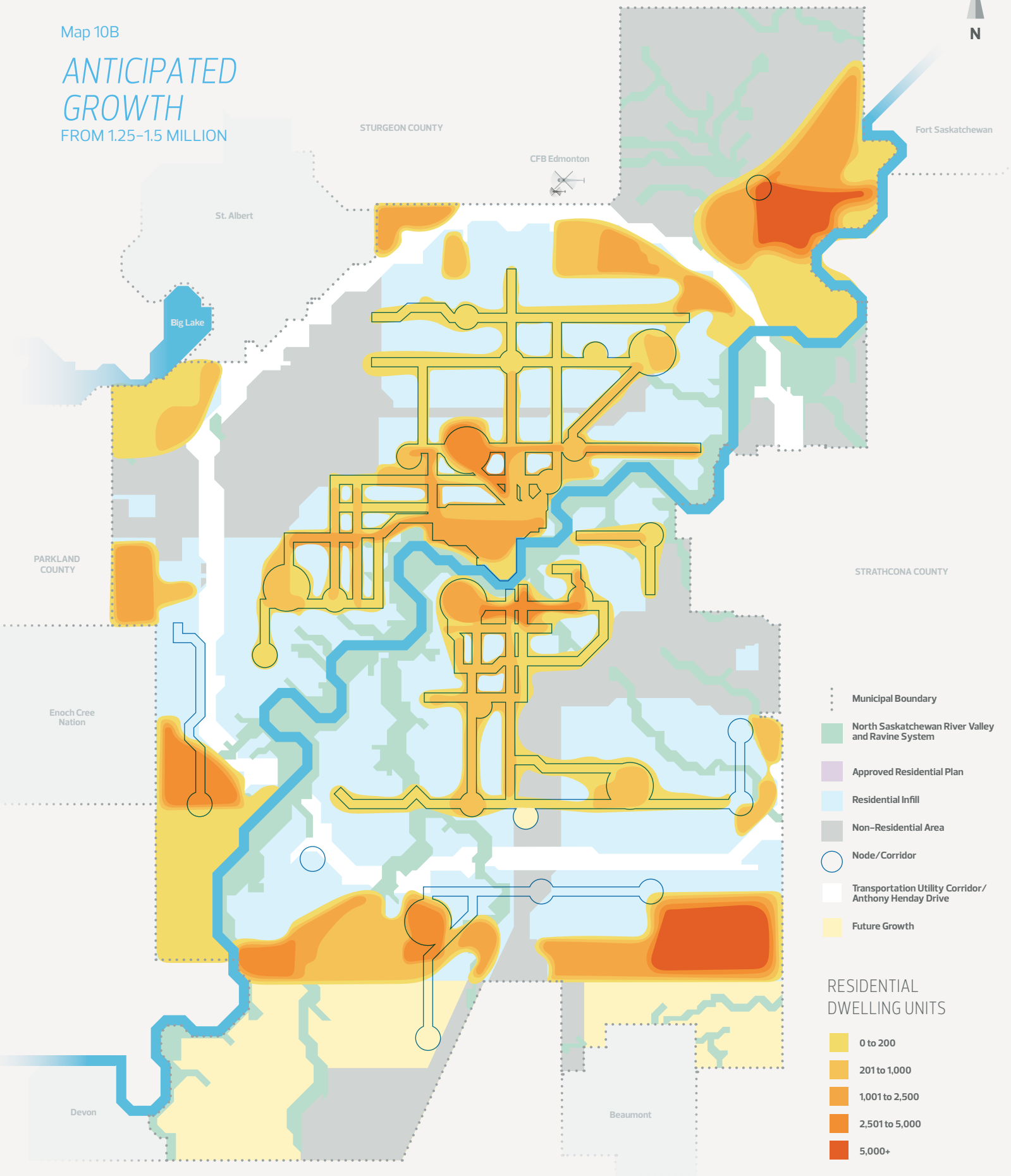
- Municipal Boundary
- North Saskatchewan River Valley and Ravine System
- Approved Residential Plan
- Residential Infill
- Non-Residential Area
- Node/Corridor
- Transportation Utility Corridor/ Anthony Henday Drive
- Future Growth

## RESIDENTIAL DWELLING UNITS

- 0 to 200
- 201 to 1,000
- 1,001 to 2,500
- 2,501 to 5,000
- 5,000+

# ANTICIPATED GROWTH FROM 1.25-1.5 MILLION

FROM 1.25-1.5 MILLION



- Municipal Boundary
- North Saskatchewan River Valley and Ravine System
- Approved Residential Plan
- Residential Infill
- Non-Residential Area
- Node/Corridor
- Transportation Utility Corridor/ Anthony Henday Drive
- Future Growth

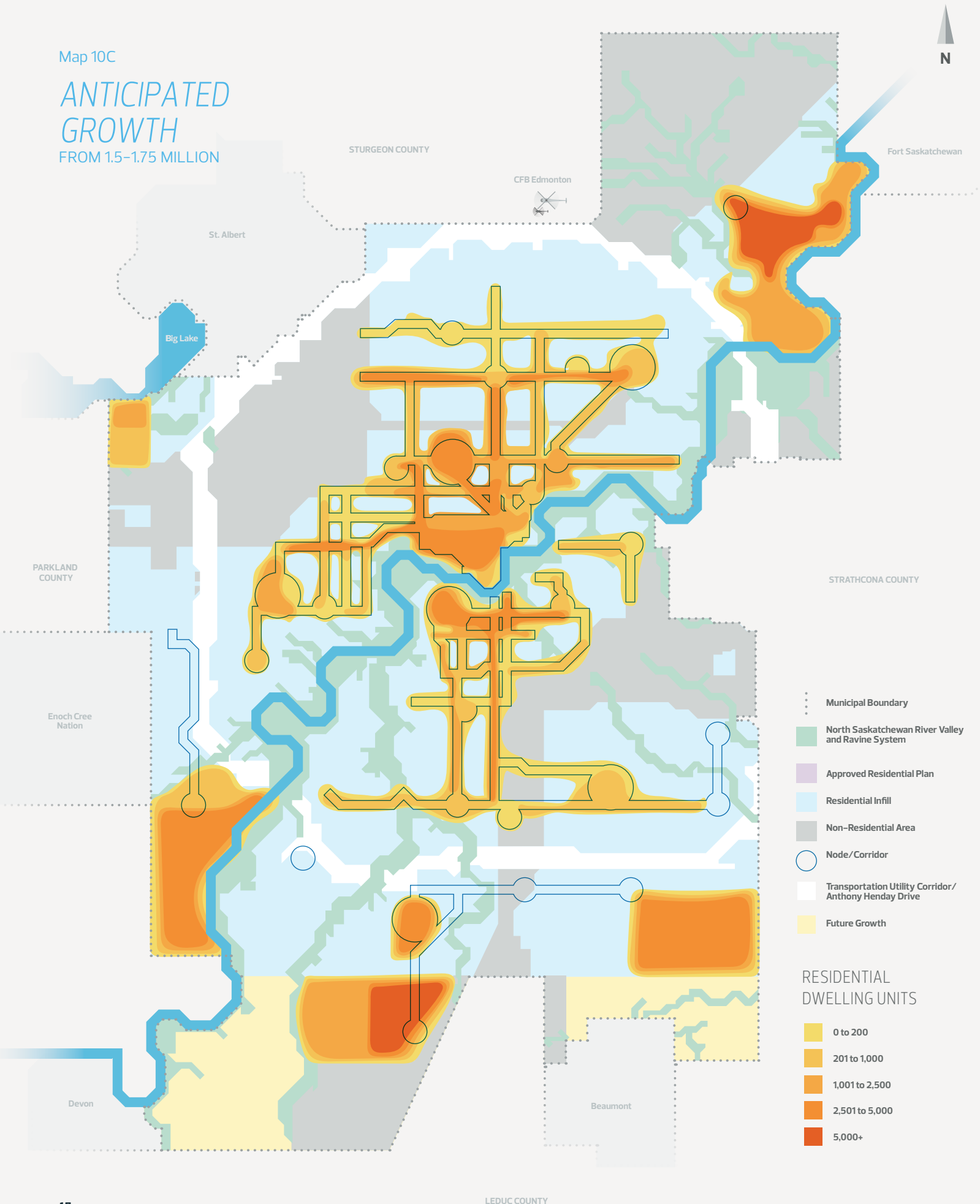
## RESIDENTIAL DWELLING UNITS

- 0 to 200
- 201 to 1,000
- 1,001 to 2,500
- 2,501 to 5,000
- 5,000+

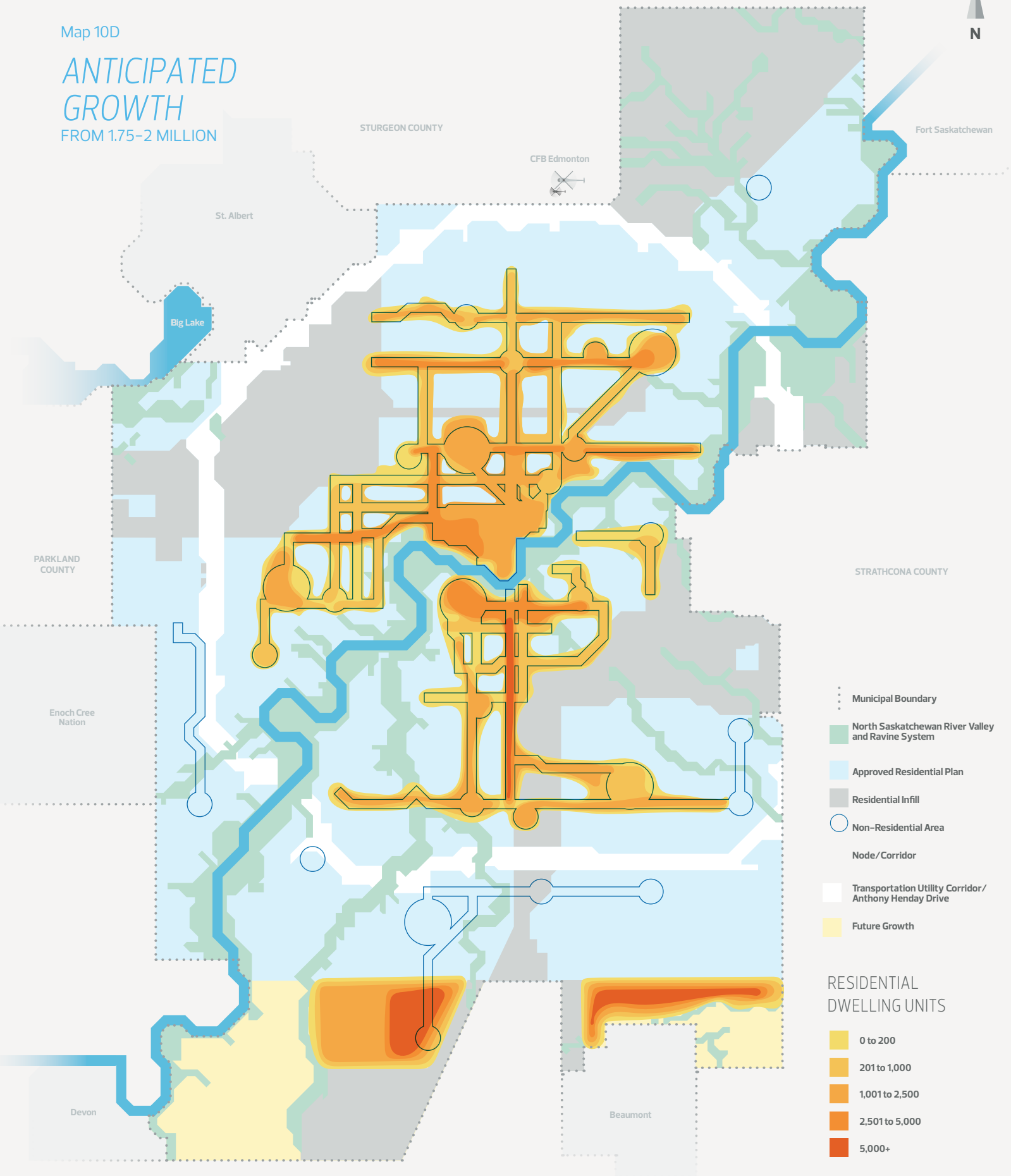
Map 10C

# ANTICIPATED GROWTH FROM 1.5-1.75 MILLION

FROM 1.5-1.75 MILLION



# ANTICIPATED GROWTH FROM 1.75-2 MILLION



STURGEON COUNTY

CFB Edmonton

Fort Saskatchewan

St. Albert

Big Lake

PARKLAND COUNTY

STRATHCONA COUNTY

Enoch Cree Nation

Municipal Boundary

North Saskatchewan River Valley and Ravine System

Approved Residential Plan

Residential Infill

Non-Residential Area

Node/Corridor

Transportation Utility Corridor/ Anthony Henday Drive

Future Growth

## RESIDENTIAL DWELLING UNITS

0 to 200

201 to 1,000

1,001 to 2,500

2,501 to 5,000

5,000+

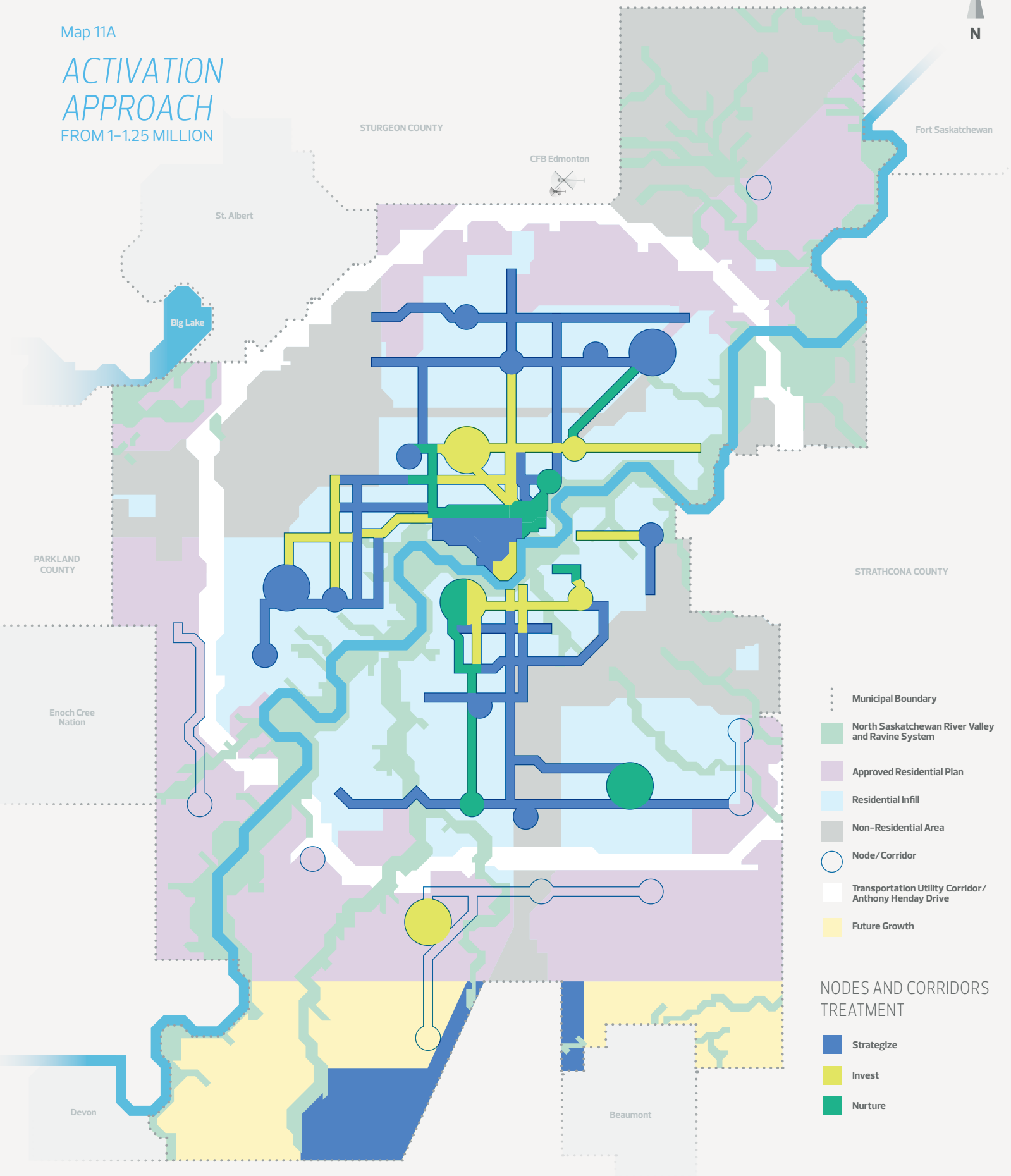
Devon

Beaumont

LEDUC COUNTY



# ACTIVATION APPROACH FROM 1-1.25 MILLION



STURGEON COUNTY

CFB Edmonton

Fort Saskatchewan

St. Albert

Big Lake

PARKLAND COUNTY

STRATHCONA COUNTY

Enoch Cree Nation

Devon

Beaumont

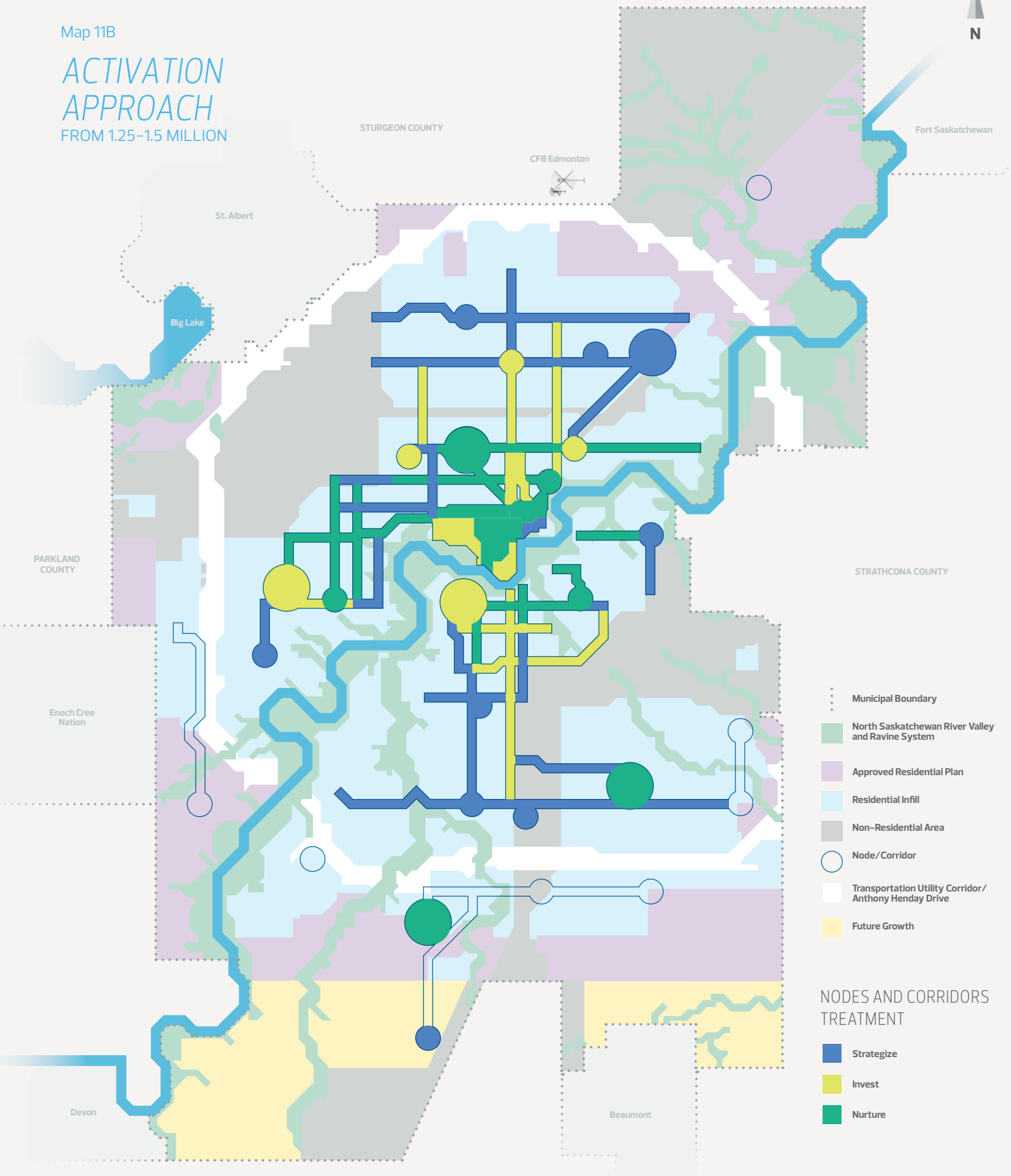
LEDUC COUNTY

- Municipal Boundary
- North Saskatchewan River Valley and Ravine System
- Approved Residential Plan
- Residential Infill
- Non-Residential Area
- Node/Corridor
- Transportation Utility Corridor/ Anthony Henday Drive
- Future Growth

### NODES AND CORRIDORS TREATMENT

- Strategize
- Invest
- Nurture

# ACTIVATION APPROACH FROM 1.25-1.5 MILLION

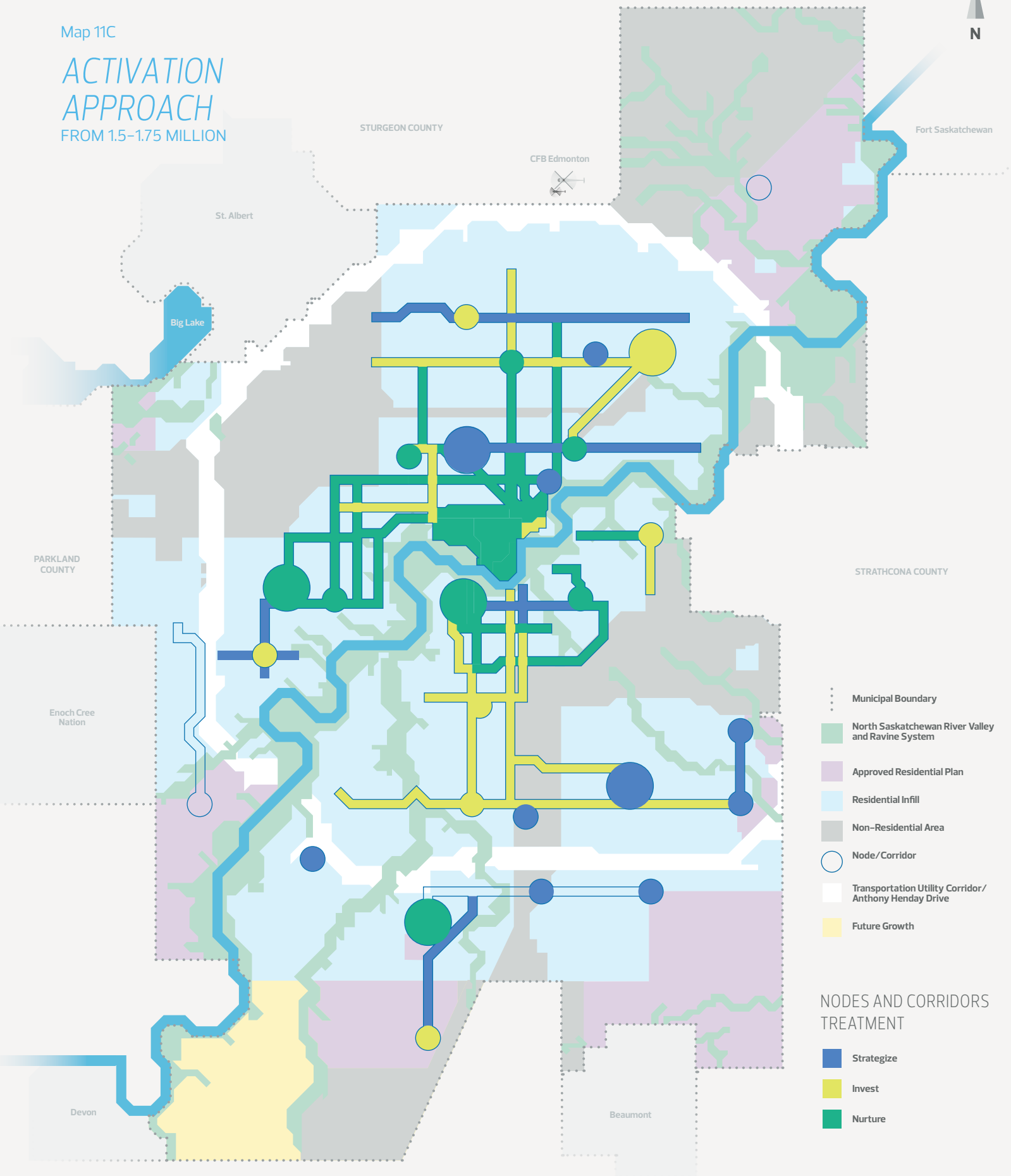


- Municipal Boundary
- North Saskatchewan River Valley and Ravine System
- Approved Residential Plan
- Residential Infill
- Non-Residential Area
- Node/Corridor
- Transportation Utility Corridor/ Anthony Henday Drive
- Future Growth

### NODES AND CORRIDORS TREATMENT

- Strategize
- Invest
- Nurture

# ACTIVATION APPROACH FROM 1.5-1.75 MILLION

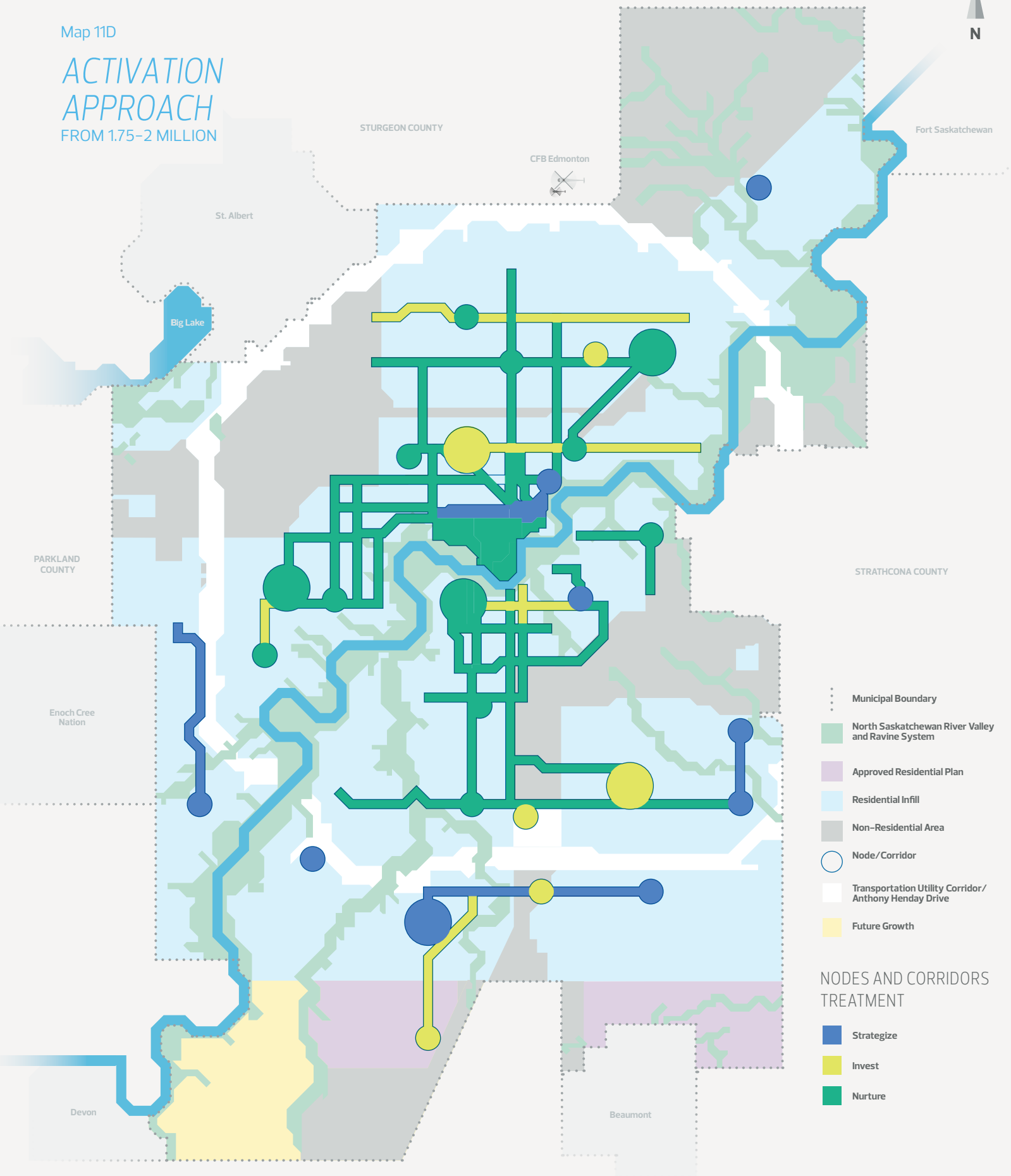


- ..... Municipal Boundary
- North Saskatchewan River Valley and Ravine System
- Approved Residential Plan
- Residential Infill
- Non-Residential Area
- Node/Corridor
- Transportation Utility Corridor/Anthony Henday Drive
- Future Growth

### NODES AND CORRIDORS TREATMENT

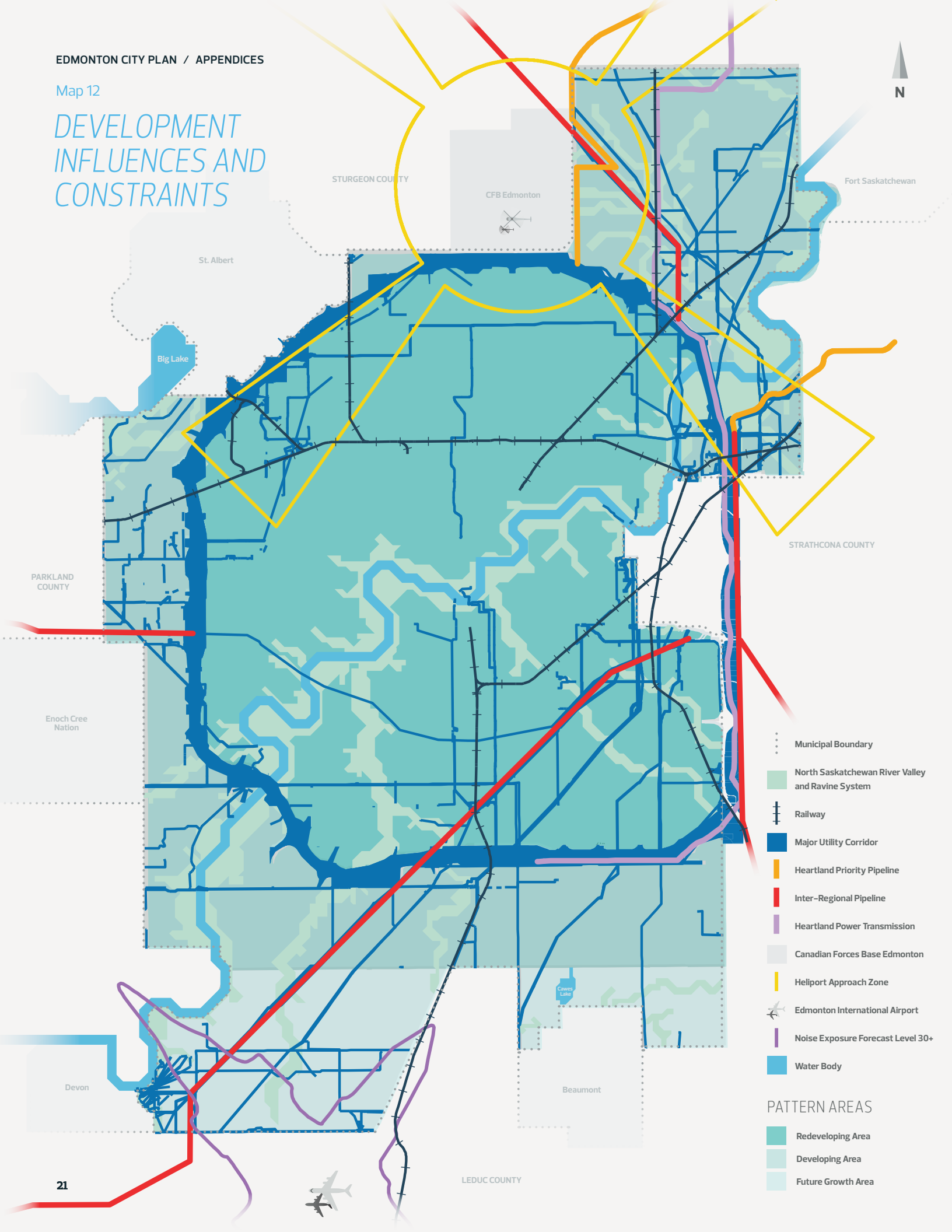
- Strategize
- Invest
- Nurture

# ACTIVATION APPROACH FROM 1.75-2 MILLION

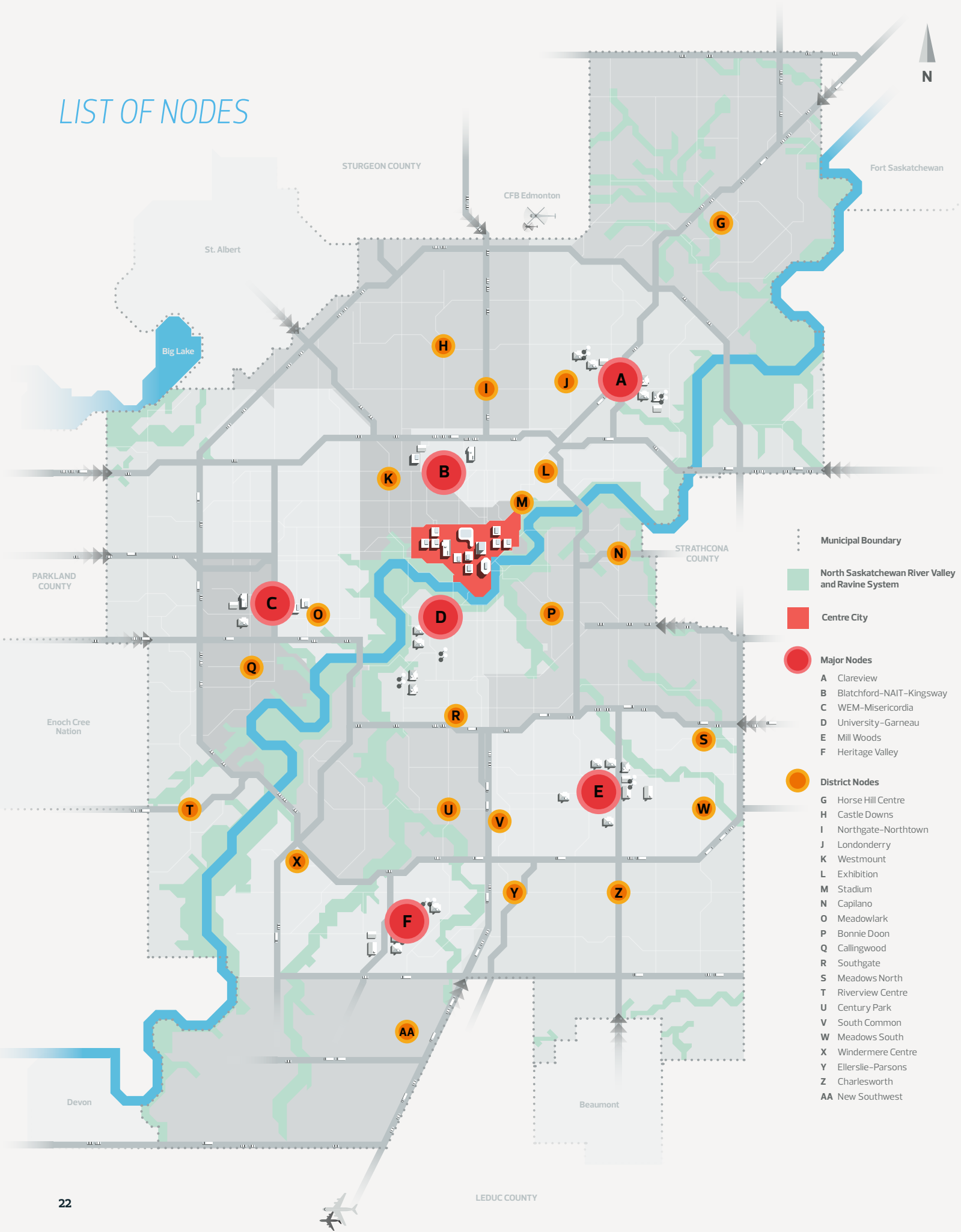


Map 12

# DEVELOPMENT INFLUENCES AND CONSTRAINTS

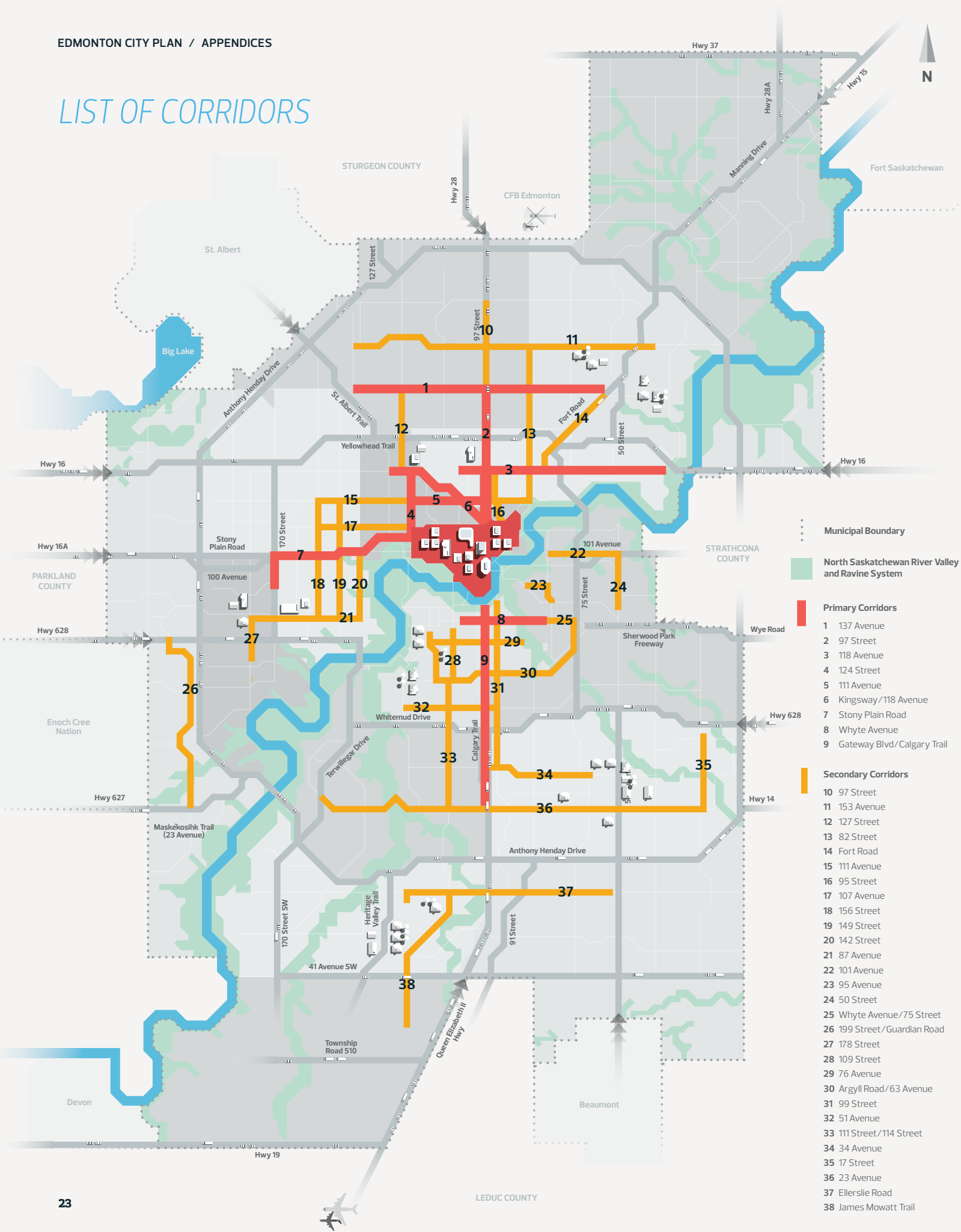


# LIST OF NODES



- ..... Municipal Boundary
- Green North Saskatchewan River Valley and Ravine System
- Red Centre City
- Red Major Nodes
  - A Clareview
  - B Blatchford-NAIT-Kingsway
  - C WEM-Misericordia
  - D University-Garneau
  - E Mill Woods
  - F Heritage Valley
- Orange District Nodes
  - G Horse Hill Centre
  - H Castle Downs
  - I Northgate-Nortown
  - J Londonderry
  - K Westmount
  - L Exhibition
  - M Stadium
  - N Capilano
  - O Meadowlark
  - P Bonnie Doon
  - Q Callingwood
  - R Southgate
  - S Meadows North
  - T Riverview Centre
  - U Century Park
  - V South Common
  - W Meadows South
  - X Windermere Centre
  - Y Ellerslie-Parsons
  - Z Charlesworth
  - AA New Southwest

# LIST OF CORRIDORS



- Municipal Boundary
- North Saskatchewan River Valley and Ravine System
- Primary Corridors**
  - 1 137 Avenue
  - 2 97 Street
  - 3 118 Avenue
  - 4 124 Street
  - 5 111 Avenue
  - 6 Kingsway/118 Avenue
  - 7 Stony Plain Road
  - 8 Whyte Avenue
  - 9 Gateway Blvd/Calgary Trail
- Secondary Corridors**
  - 10 97 Street
  - 11 153 Avenue
  - 12 127 Street
  - 13 82 Street
  - 14 Fort Road
  - 15 111 Avenue
  - 16 95 Street
  - 17 107 Avenue
  - 18 156 Street
  - 19 149 Street
  - 20 142 Street
  - 21 87 Avenue
  - 22 101 Avenue
  - 23 95 Avenue
  - 24 50 Street
  - 25 Whyte Avenue/75 Street
  - 26 199 Street/Guardian Road
  - 27 178 Street
  - 28 109 Street
  - 29 76 Avenue
  - 30 Argyll Road/63 Avenue
  - 31 99 Street
  - 32 51 Avenue
  - 33 111 Street/114 Street
  - 34 34 Avenue
  - 35 17 Street
  - 36 23 Avenue
  - 37 Ellerslie Road
  - 38 James Mowatt Trail