

**EDMONTON  
CITY PLAN  
MAPS**

April 2025

Edmonton

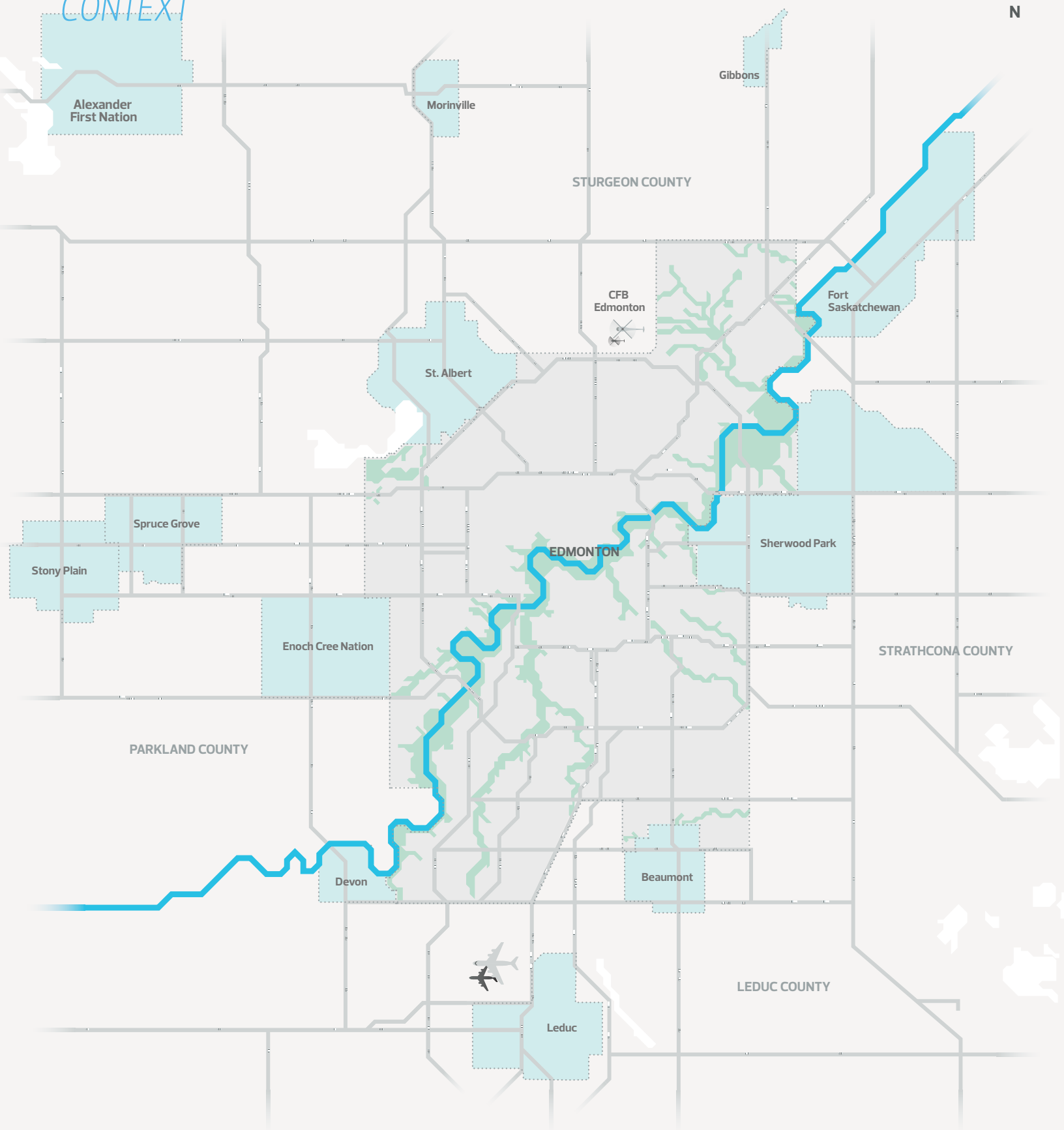




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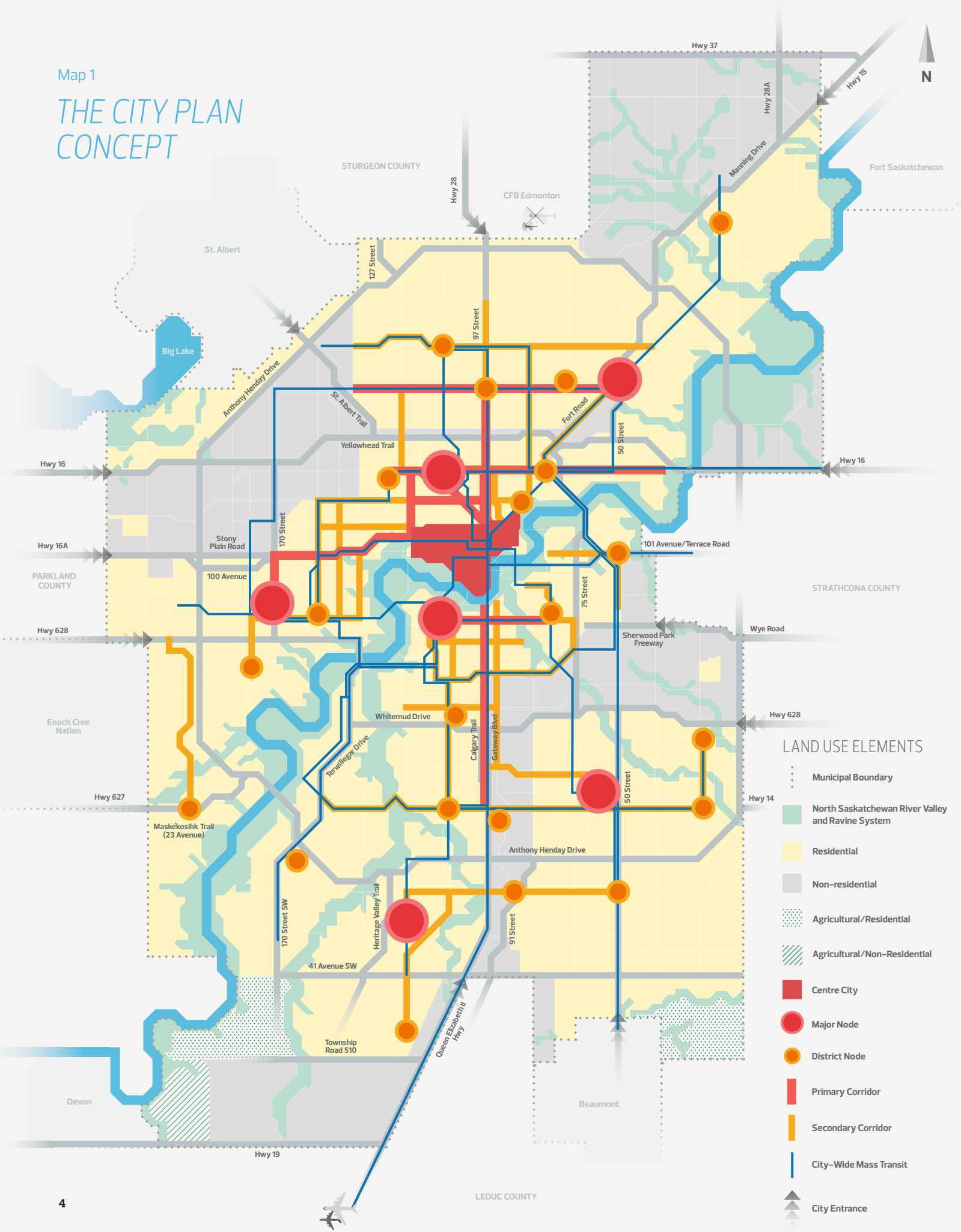
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# REGIONAL CONTEXT



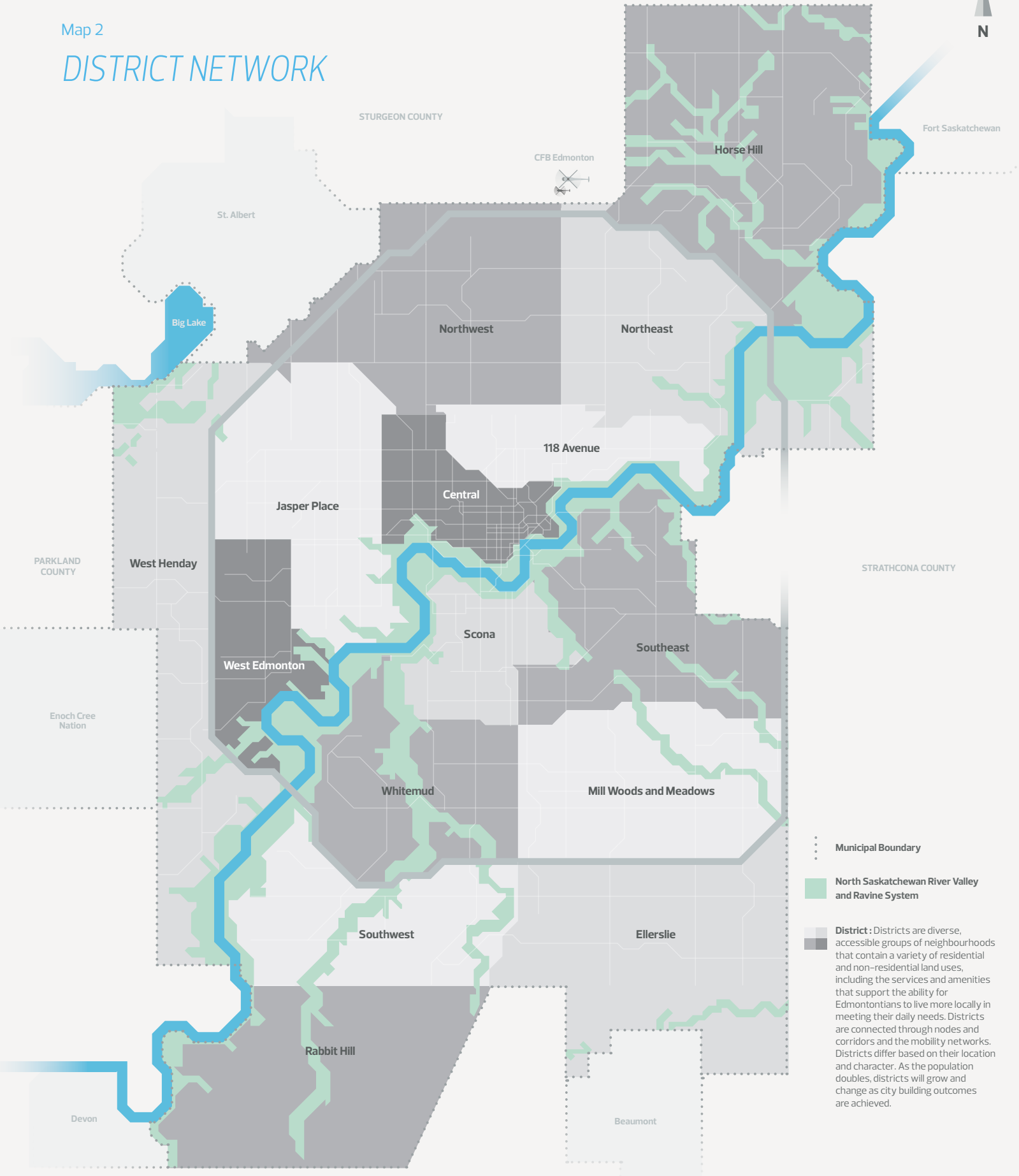
Map 1

# THE CITY PLAN CONCEPT



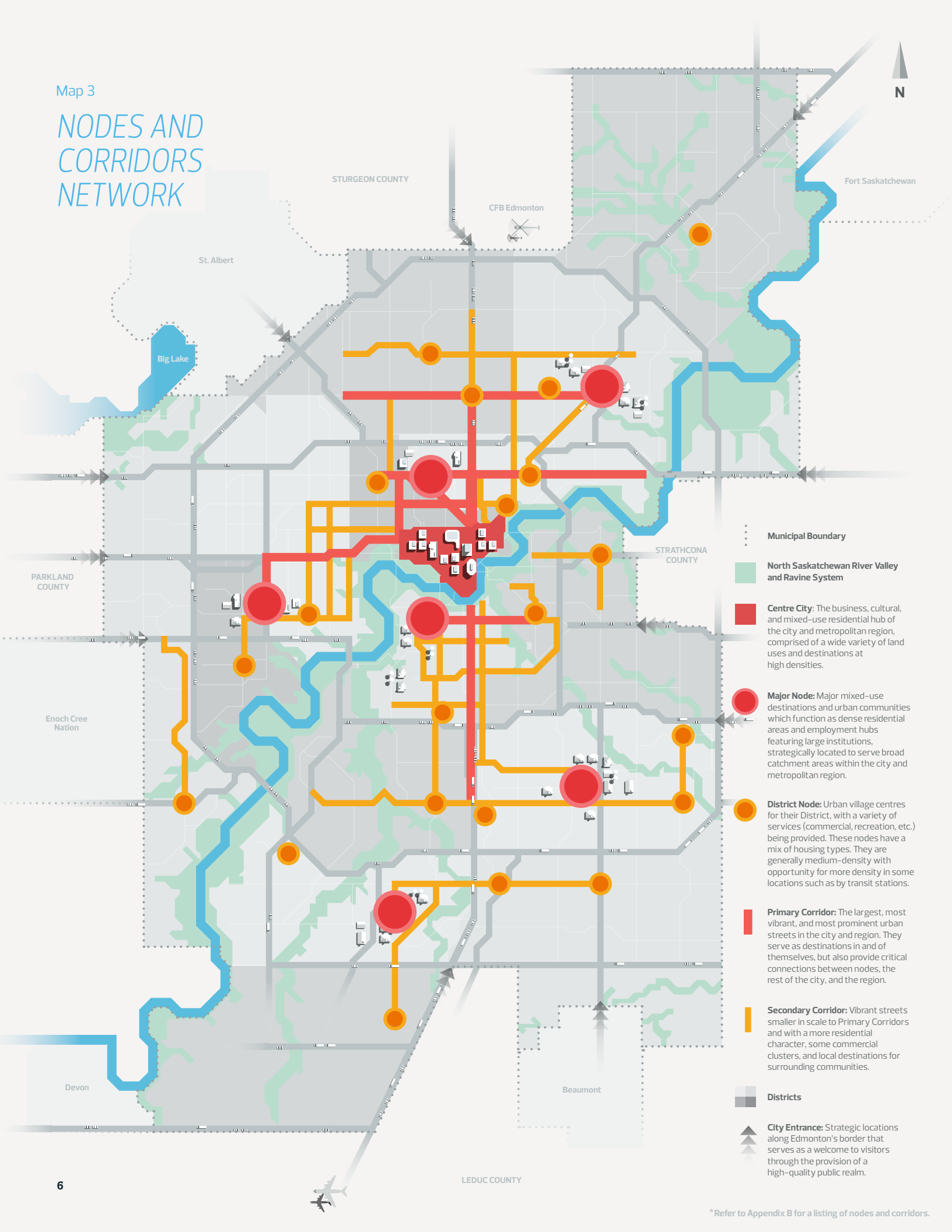
- ### LAND USE ELEMENTS
- Municipal Boundary
  - North Saskatchewan River Valley and Ravine System
  - Residential
  - Non-residential
  - Agricultural/Residential
  - Agricultural/Non-Residential
  - Centre City
  - Major Node
  - District Node
  - Primary Corridor
  - Secondary Corridor
  - City-Wide Mass Transit
  - City Entrance


# 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.

# NODES AND CORRIDORS NETWORK



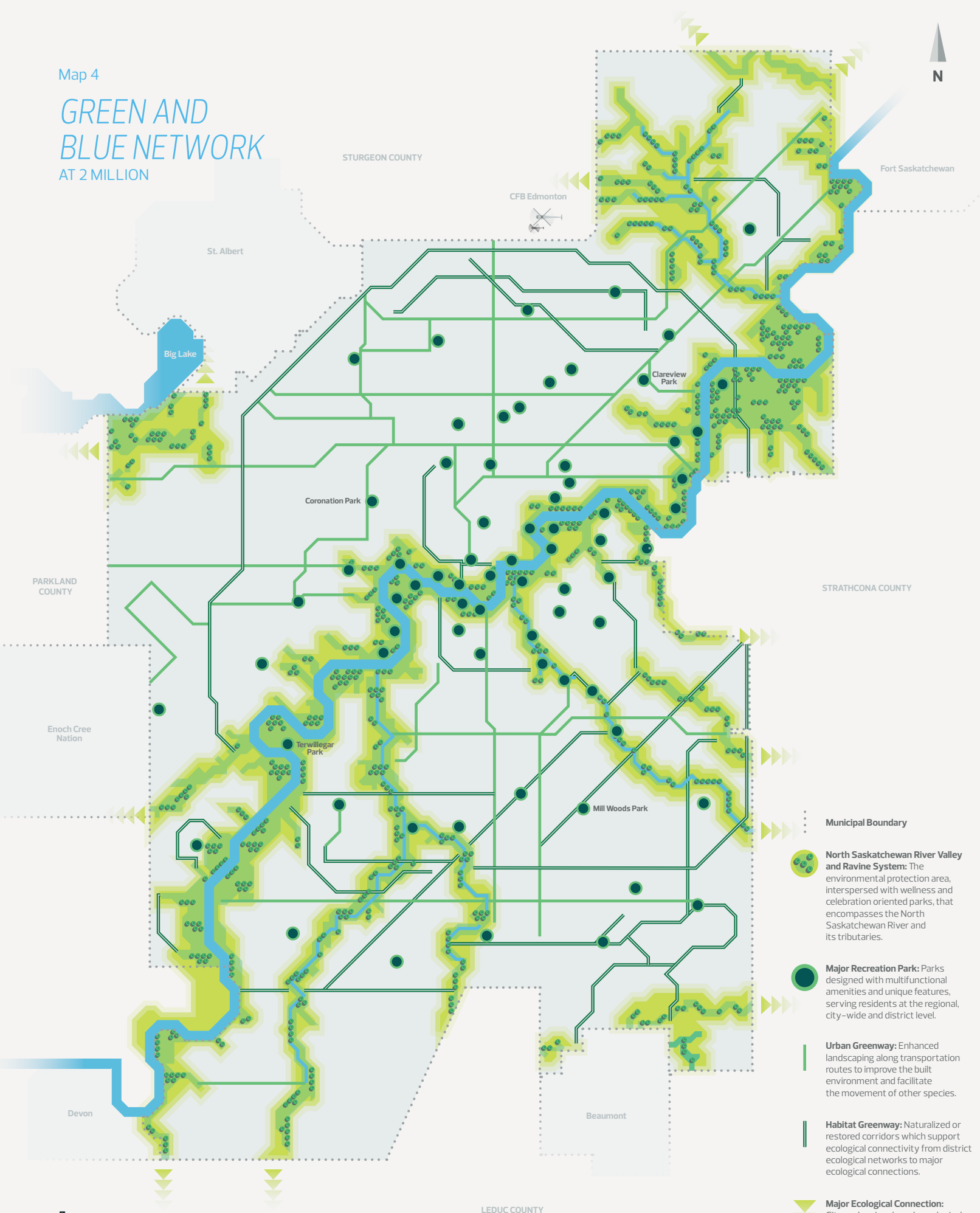
-  **Municipal Boundary**
-  **North Saskatchewan River Valley and Ravine System**
-  **Centre City:** The business, cultural, and mixed-use residential hub of the city and metropolitan region, comprised of a wide variety of land uses and destinations at high densities.
-  **Major Node:** Major mixed-use 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

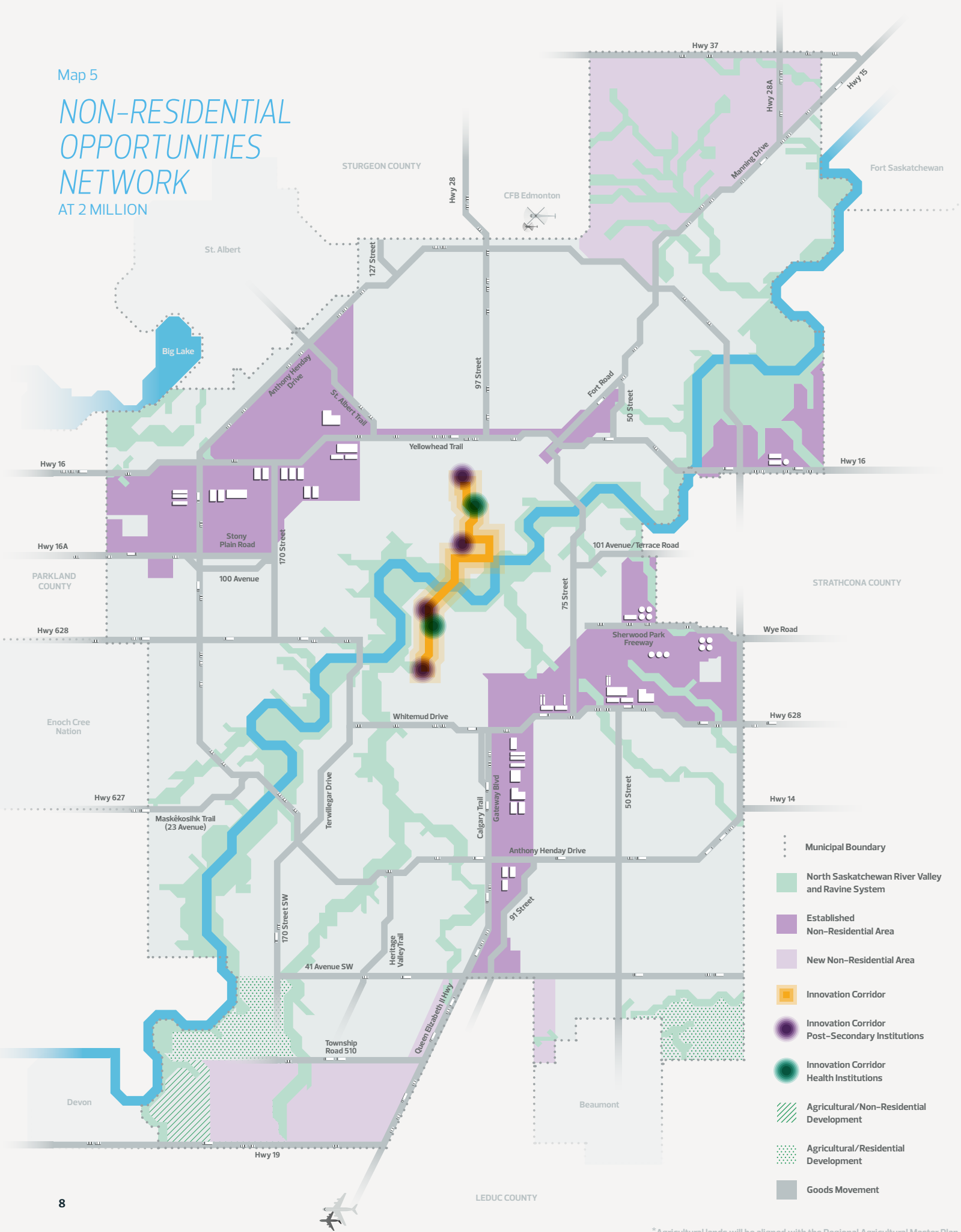
# GREEN AND BLUE NETWORK

AT 2 MILLION



Map 5

# NON-RESIDENTIAL OPPORTUNITIES NETWORK AT 2 MILLION

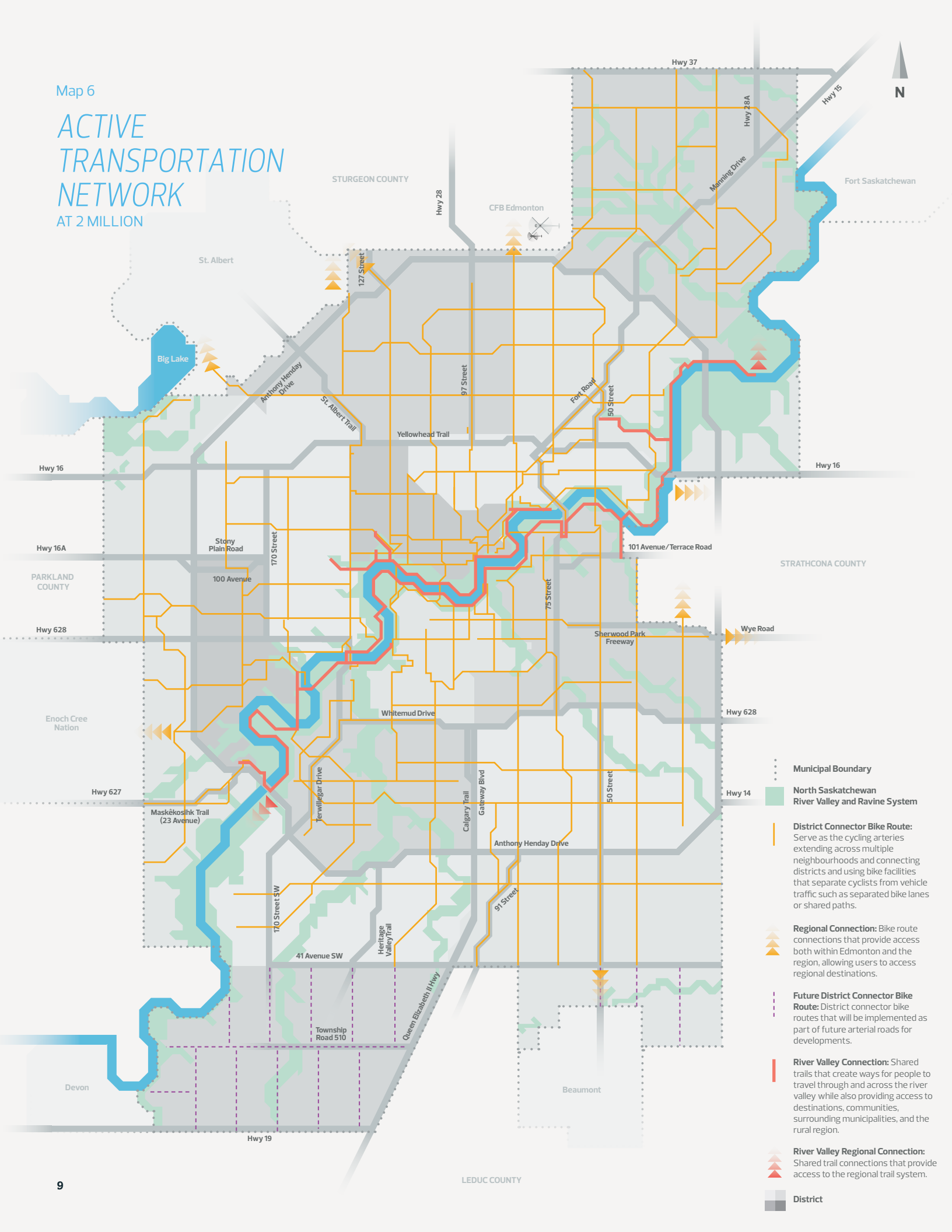


\*Agricultural lands will be aligned with the Regional Agricultural Master Plan



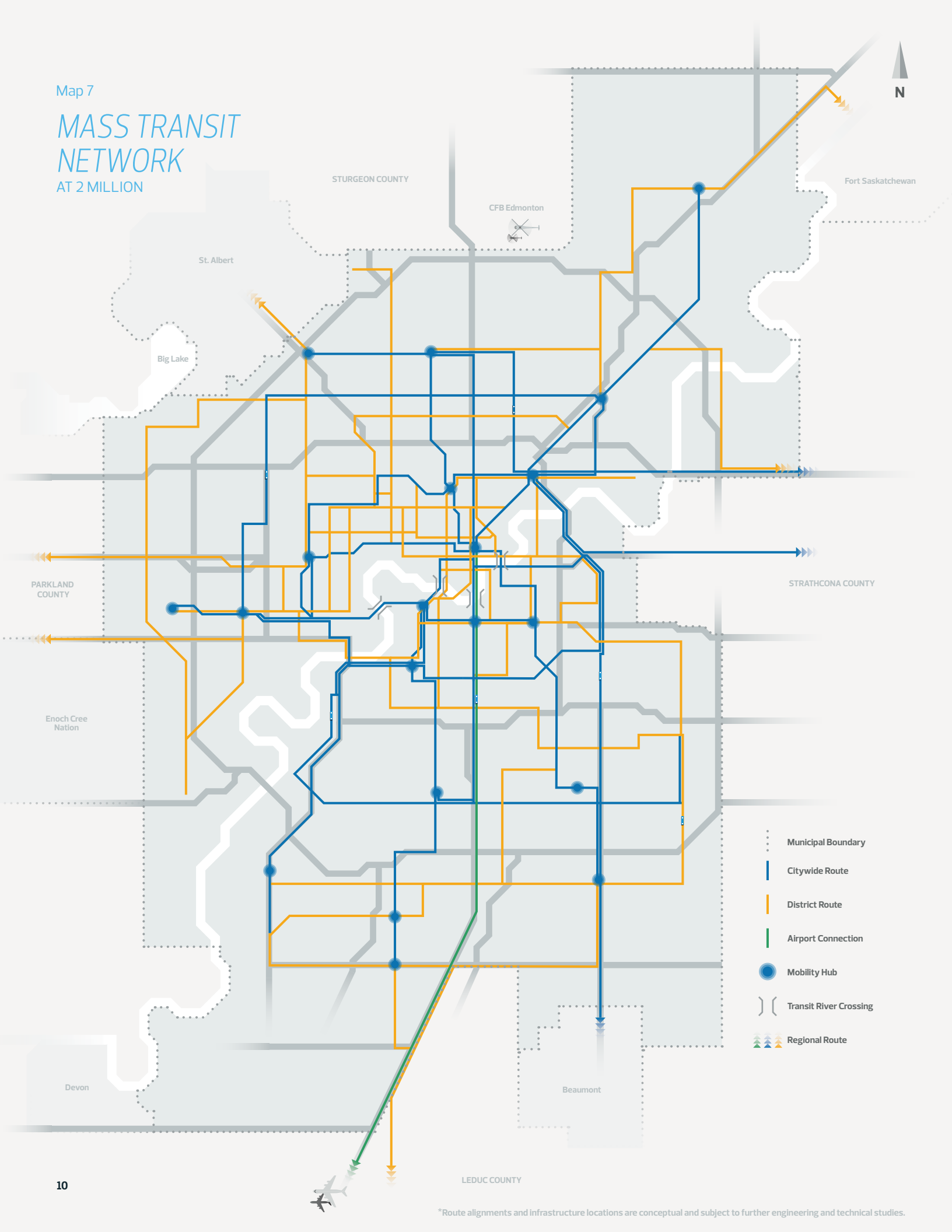
Map 6

# 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



- Municipal Boundary
- Citywide Route
- District Route
- Airport Connection
- Mobility Hub
- Transit River Crossing
- Regional Route

\*Route alignments and infrastructure locations are conceptual and subject to further engineering and technical studies.

# ROADWAY AND GOODS MOVEMENT NETWORK AT 2 MILLION

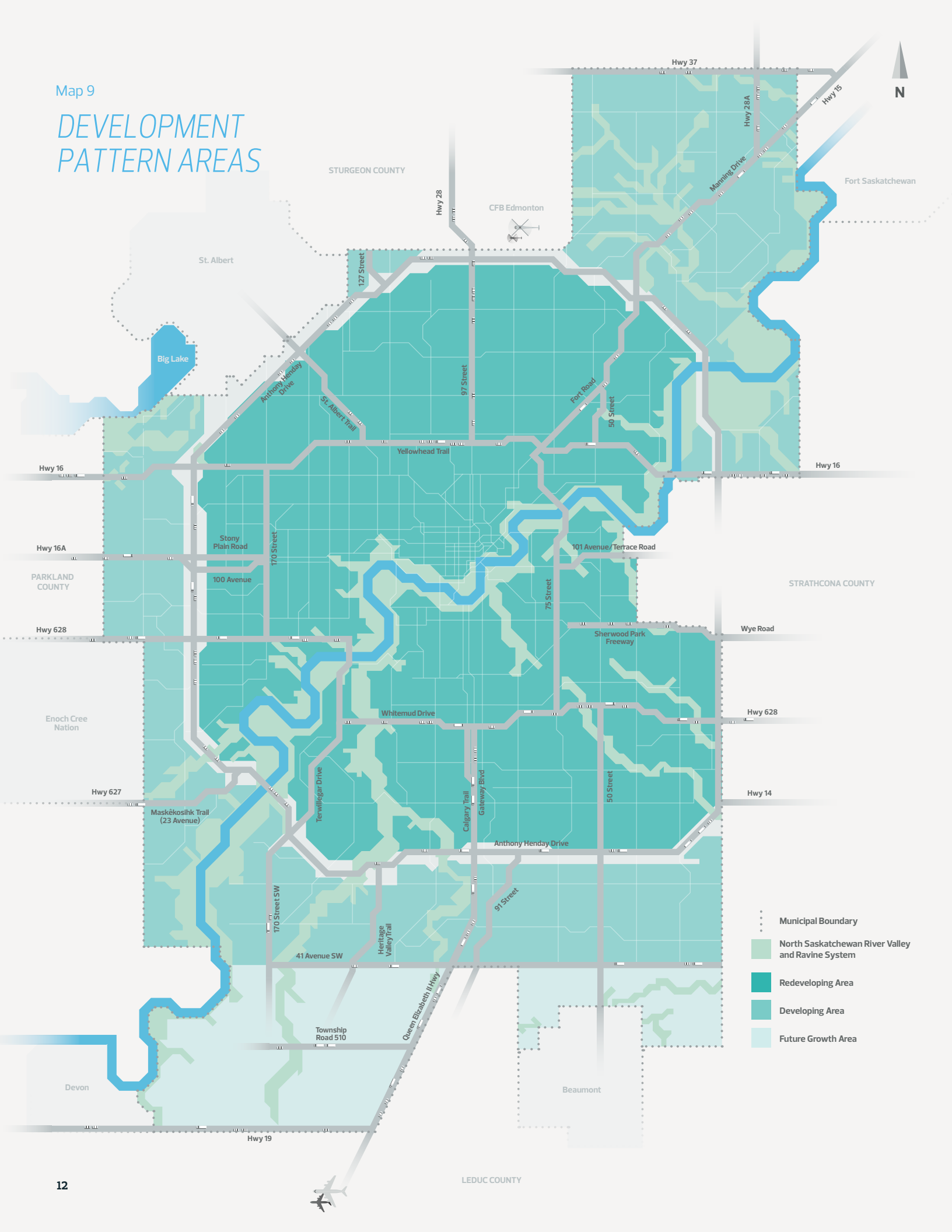


- Municipal Boundary
- North Saskatchewan River Valley and Ravine System
- Railway
- Provincial Highway
- Freeway
- Expressway
- Principal Roadway
- Arterial
- Future Arterial\*
- Edmonton International Airport
- Intermodal Facility

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

Map 9

# DEVELOPMENT PATTERN AREAS



STURGEON COUNTY

Hwy 37



Fort Saskatchewan

CFB Edmonton

St. Albert

Big Lake

Hwy 28

Hwy 28A

Hwy 15

127 Street

Manning Drive

Anthony Henday Drive  
St. Albert Trail

97 Street

Fort Road

50 Street

Hwy 16

Yellowhead Trail

Hwy 16

Hwy 16A

Stony Plain Road

101 Avenue/Terrace Road

PARKLAND COUNTY

STRATHCONA COUNTY

Hwy 628

170 Street

Wye Road

Enoch Cree Nation

Sherwood Park Freeway

Hwy 628

Hwy 627

Whitemud Drive

Hwy 14

Maskétosiñk Trail (23 Avenue)

Terrvillegar Drive

Calgary Trail

50 Street

170 Street SW

Gateway Blvd

41 Avenue SW

Heritage Valley Trail

97 Street

Anthony Henday Drive

Municipal Boundary

North Saskatchewan River Valley and Ravine System

Redeveloping Area

Developing Area

Future Growth Area

Devon

Beaumont

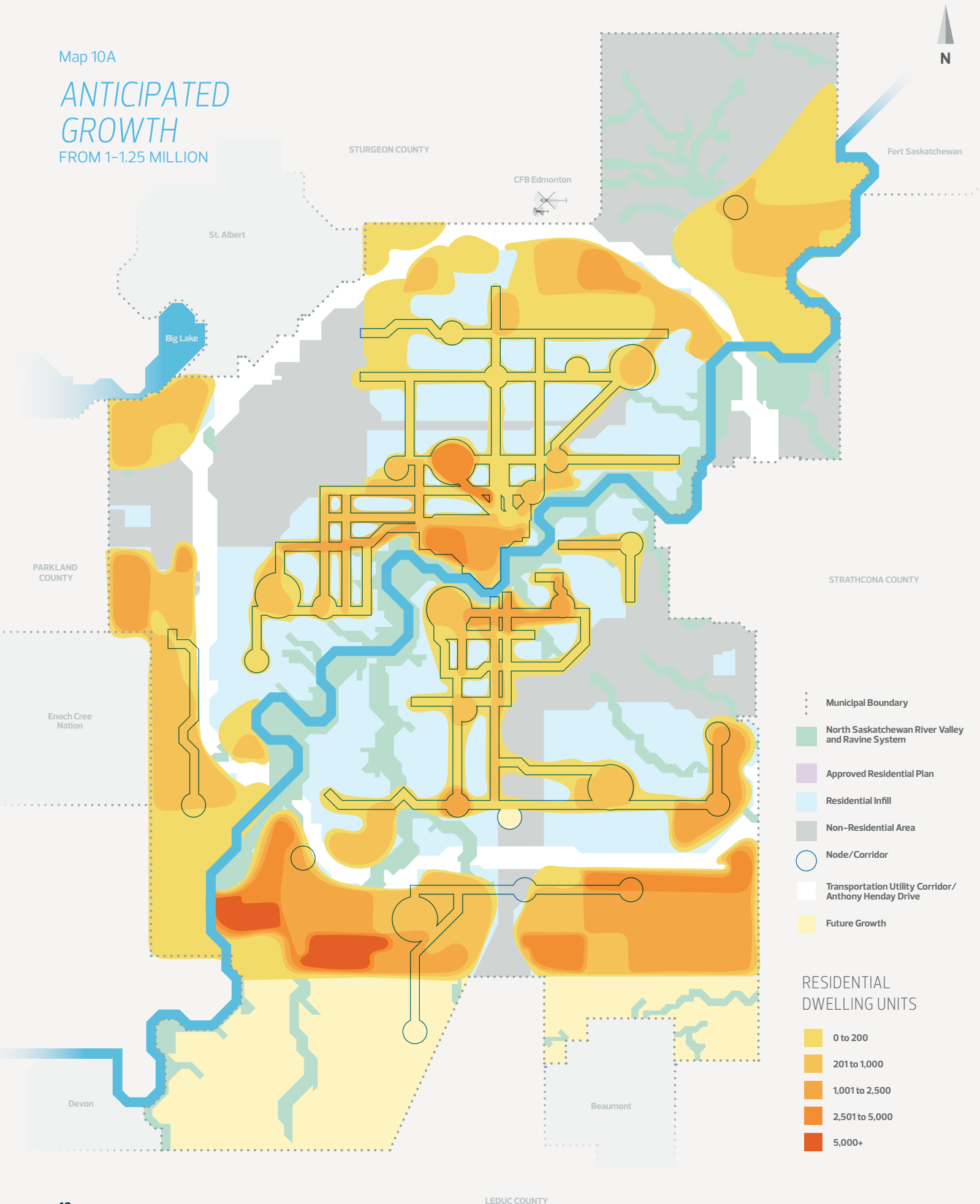
Hwy 19

Queen Elizabeth II Hwy

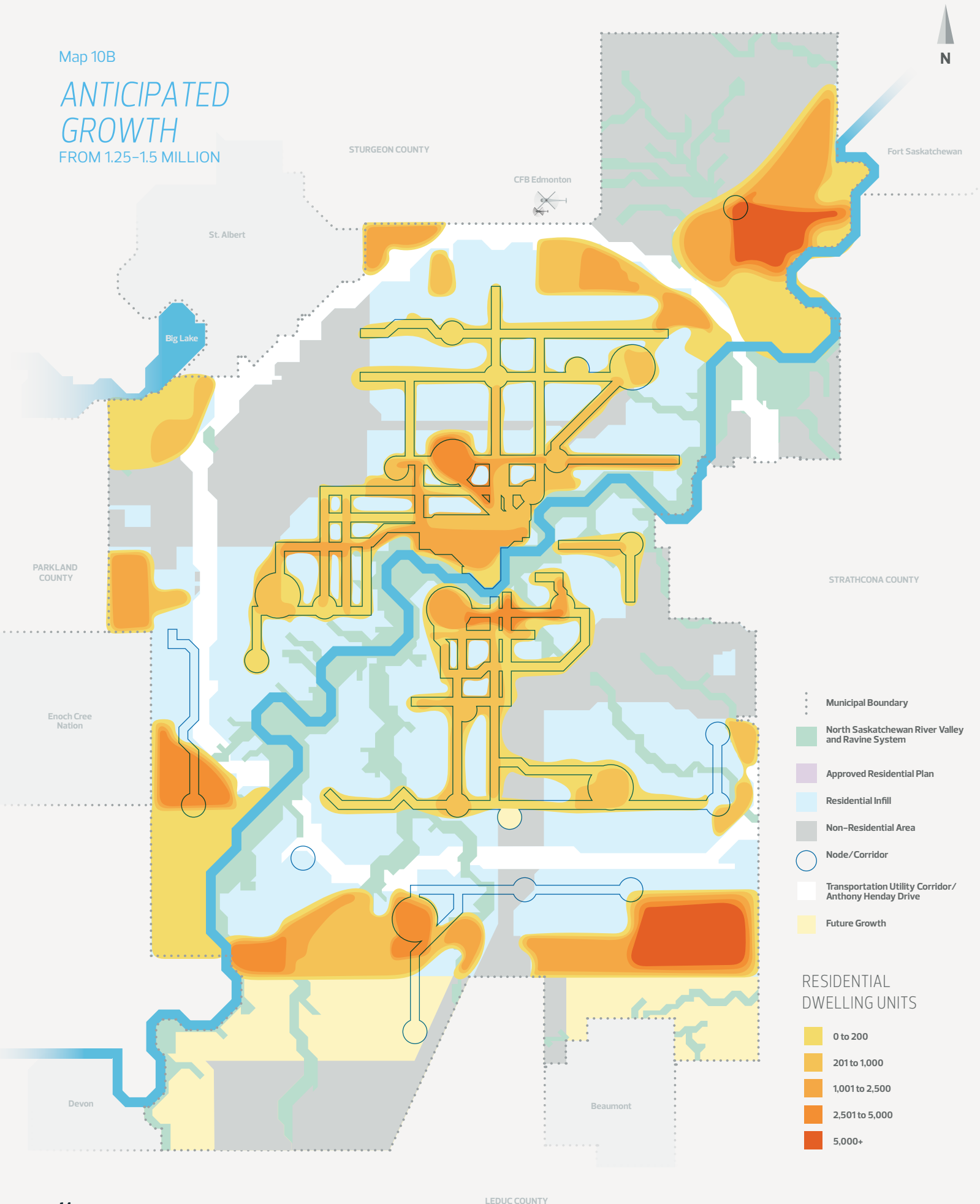
Township Road 510

LEDUC COUNTY

# ANTICIPATED GROWTH FROM 1-1.25 MILLION



# ANTICIPATED GROWTH 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

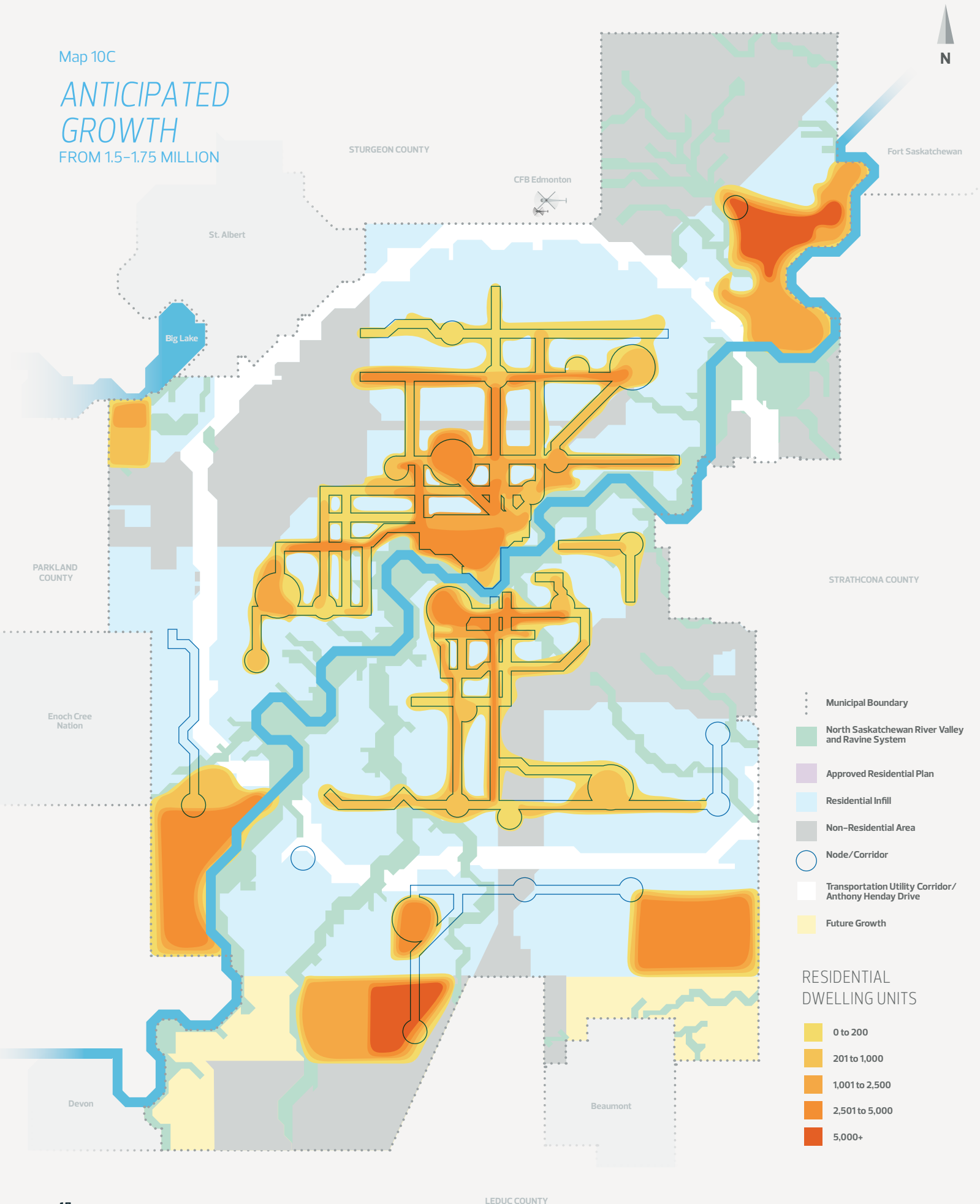
### RESIDENTIAL DWELLING UNITS

- 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



STURGEON COUNTY

CFB Edmonton

Fort Saskatchewan

St. Albert

Big Lake

PARKLAND COUNTY

STRATHCONA COUNTY

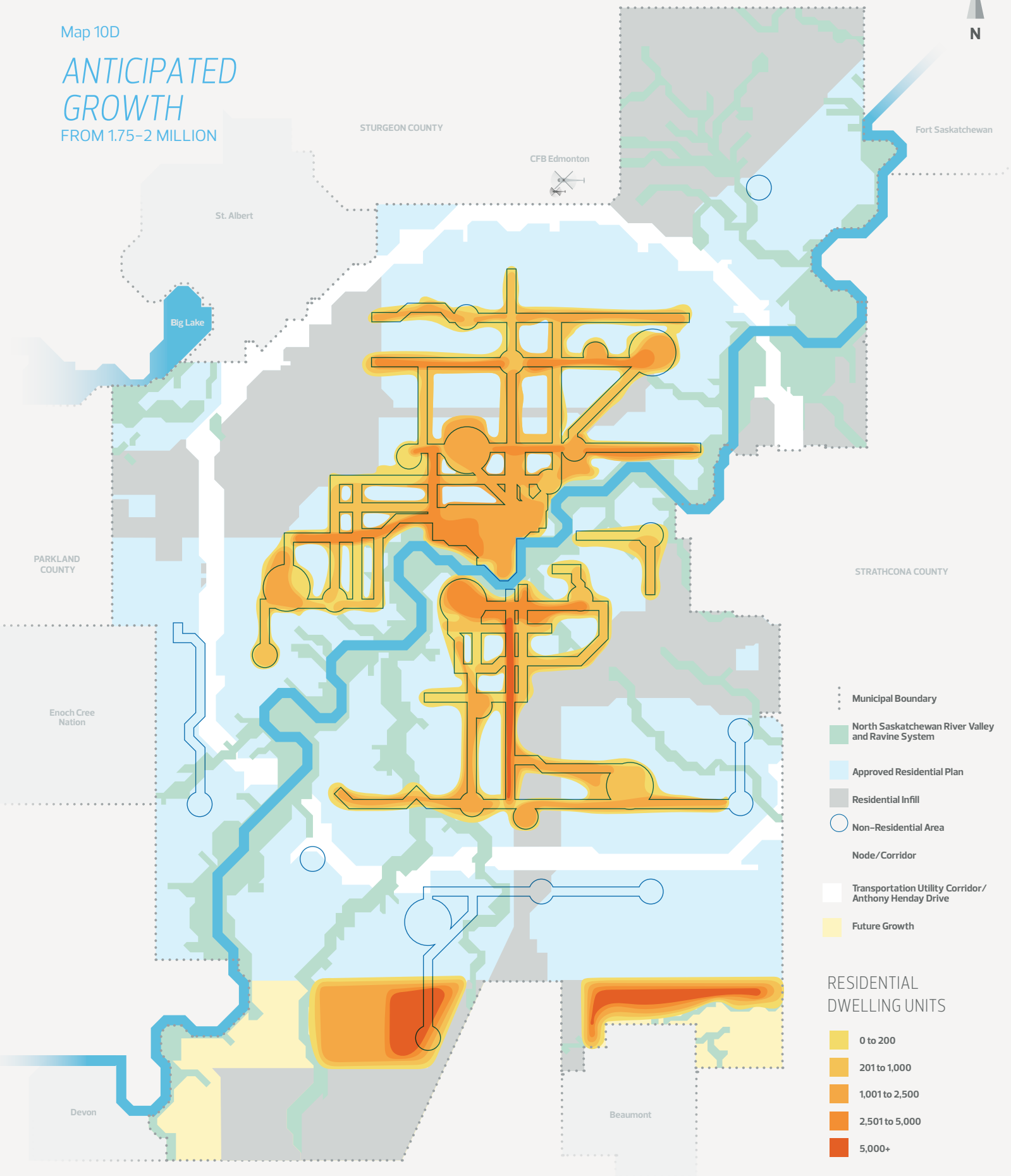
Enoch Cree Nation

- 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

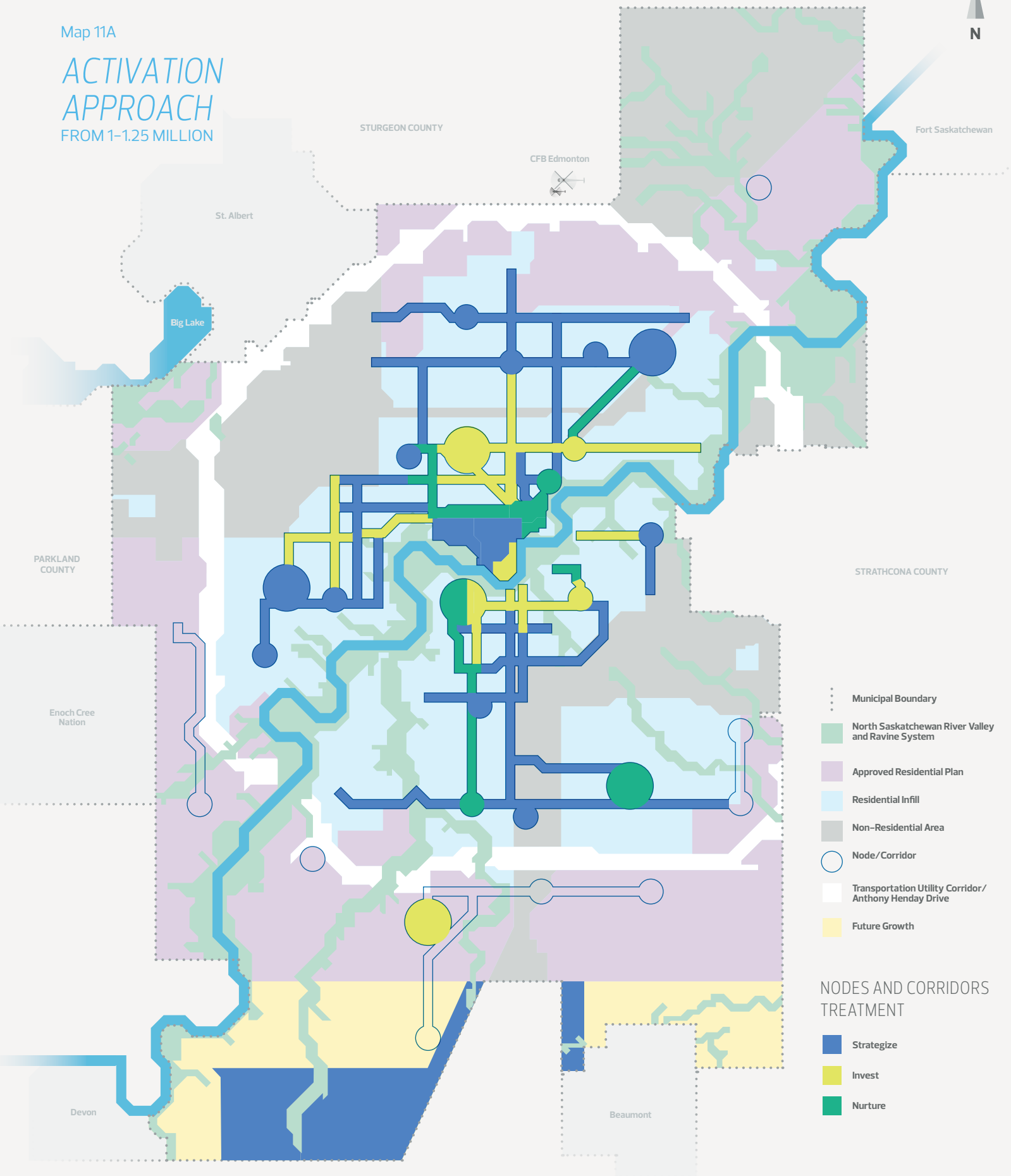
- 0 to 200
- 201 to 1,000
- 1,001 to 2,500
- 2,501 to 5,000
- 5,000+

# ANTICIPATED GROWTH FROM 1.75-2 MILLION





# 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

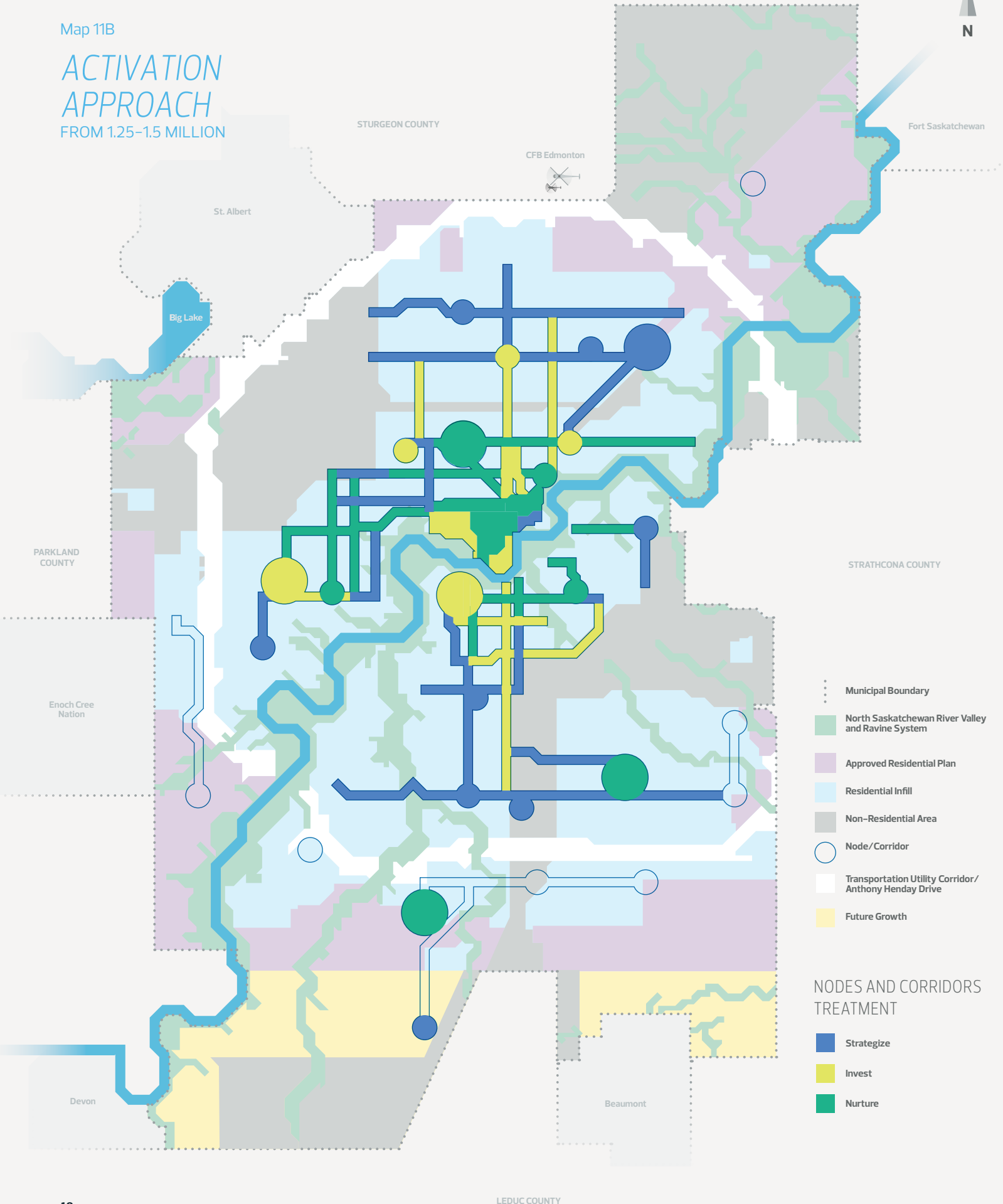
LEDUC COUNTY

- 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

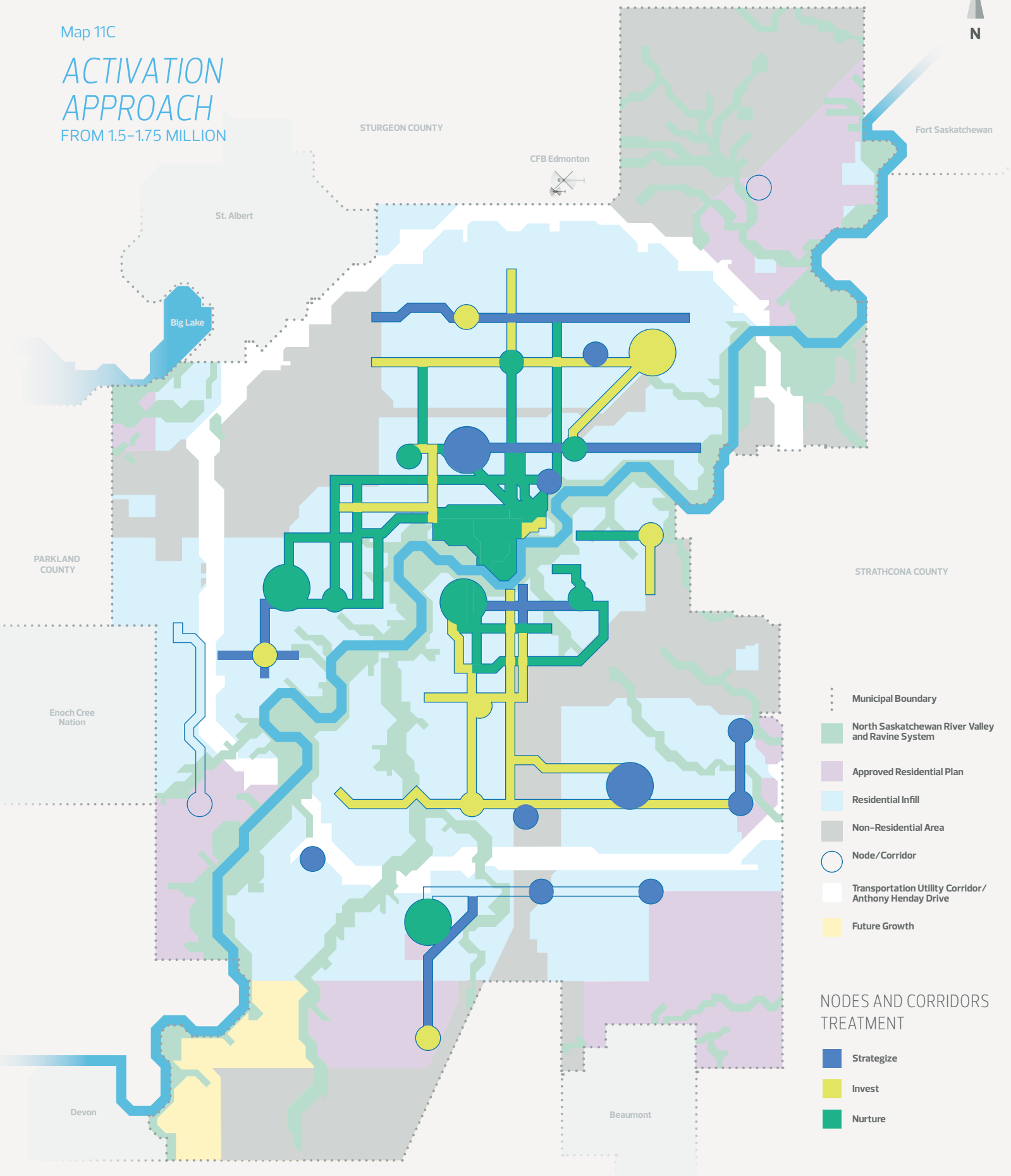
# ACTIVATION APPROACH FROM 1.25-1.5 MILLION



- 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

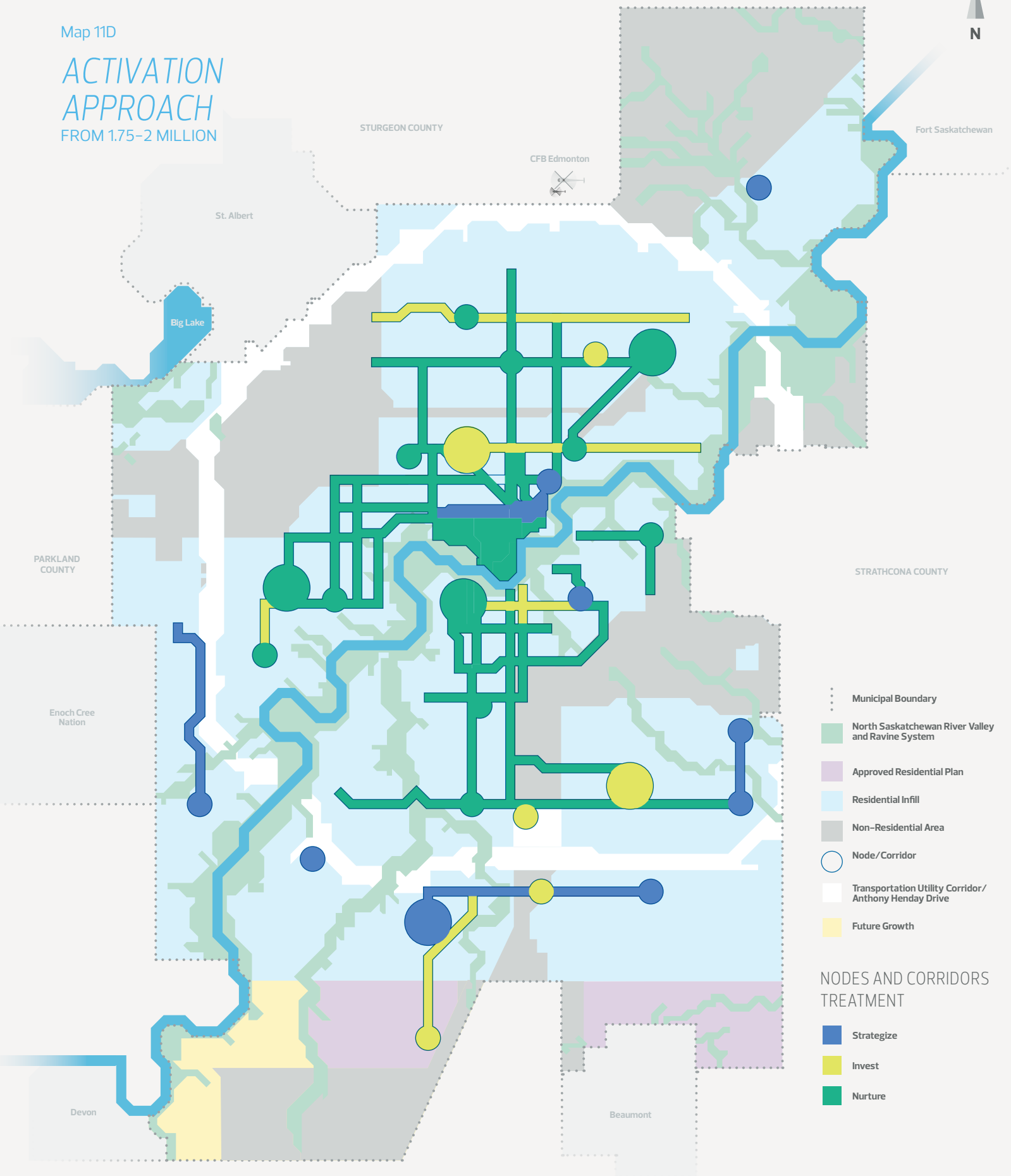


- Municipal Boundary
- North Saskatchewan River Valley and Ravine System
- Approved Residential Plan
- Residential Infill
- Non-Residential Area
- Node/Corridor
- Transportation Utility Corridor/Anthony Henday Drive
- Future Growth

### NODES AND CORRIDORS TREATMENT

- Strategize
- Invest
- Nurture

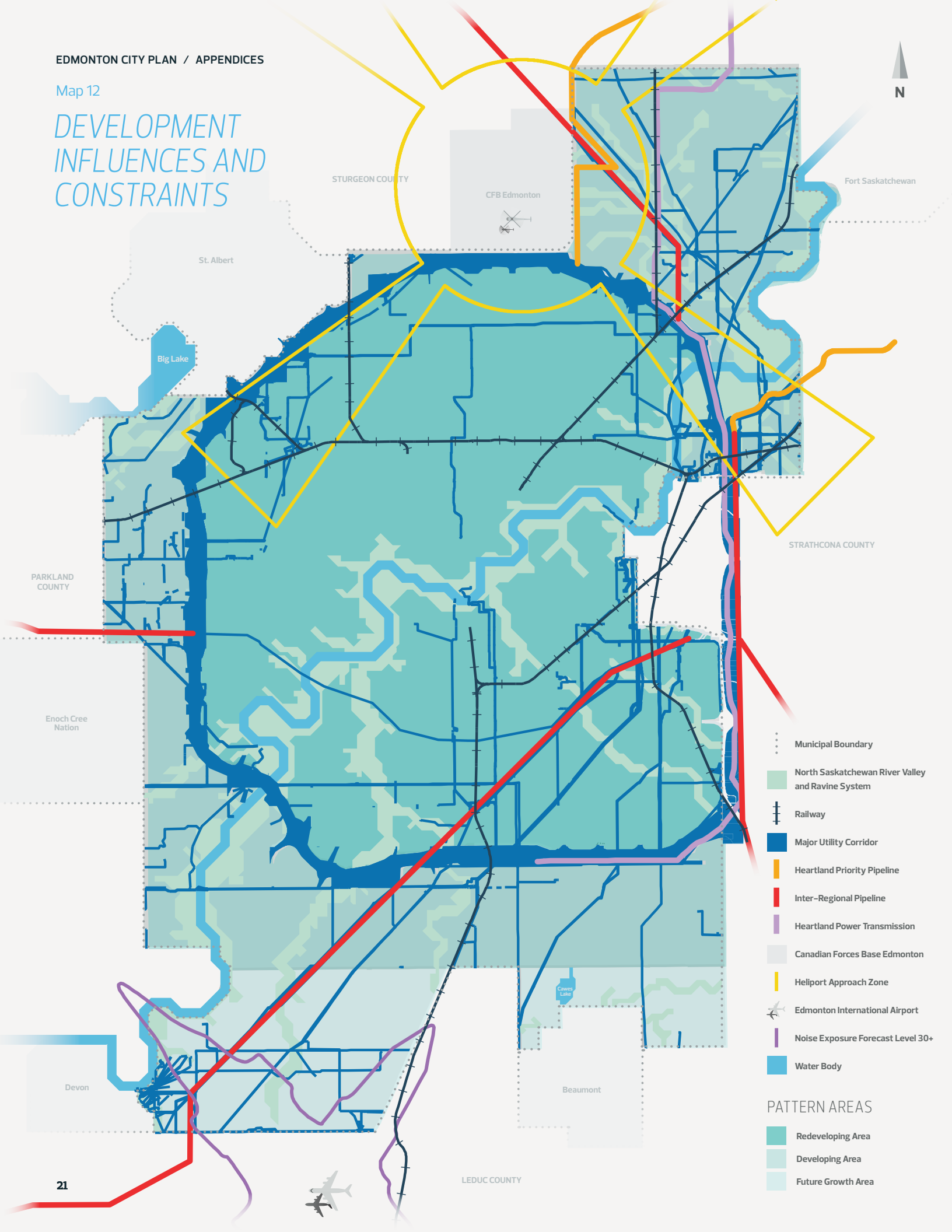
# ACTIVATION APPROACH FROM 1.75-2 MILLION



- ..... 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

Map 12

# DEVELOPMENT INFLUENCES AND CONSTRAINTS



STURGEON COUNTY

CFB Edmonton

Fort Saskatchewan

St. Albert

Big Lake

STRATHCONA COUNTY

PARKLAND COUNTY

Enoch Cree Nation

Municipal Boundary

North Saskatchewan River Valley and Ravine System

Railway

Major Utility Corridor

Heartland Priority Pipeline

Inter-Regional Pipeline

Heartland Power Transmission

Canadian Forces Base Edmonton

Heliport Approach Zone

Edmonton International Airport

Noise Exposure Forecast Level 30+

Water Body

### PATTERN AREAS

Redeveloping Area

Developing Area

Future Growth Area

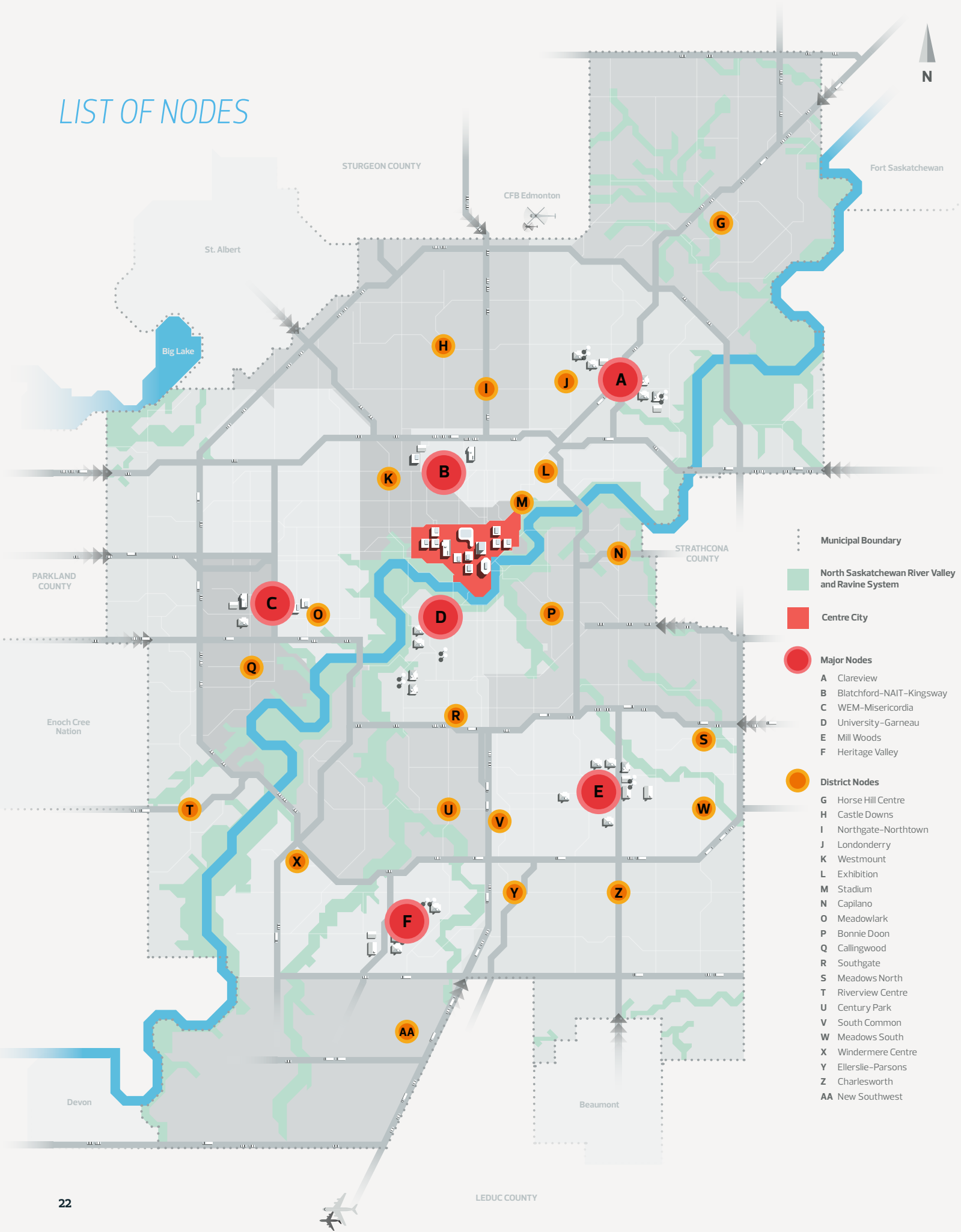
LEDUC COUNTY

Beaumont

Devon

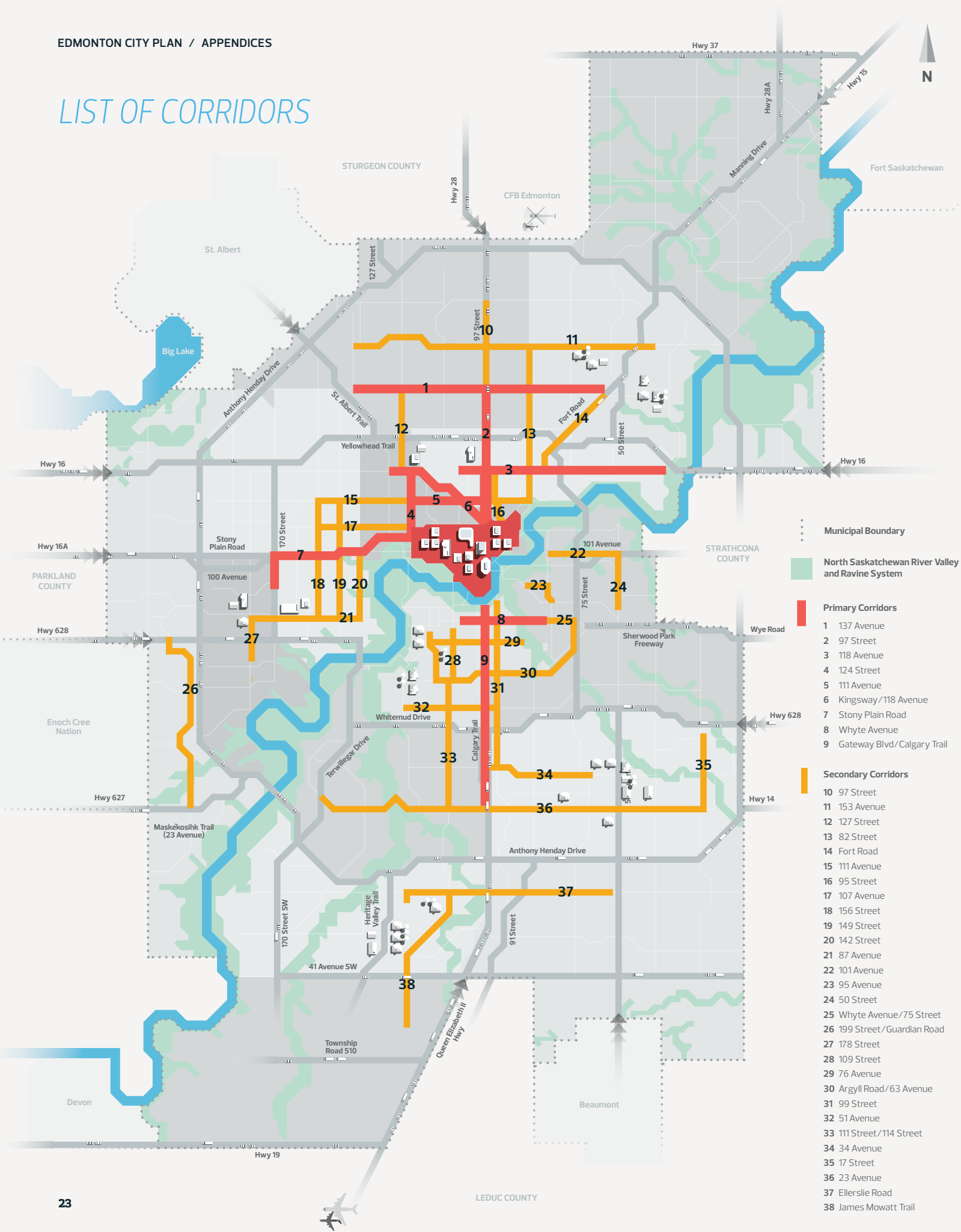
Crows Lake

# 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