

Prospective Home Buyers

A GUIDE TO UNDERSTANDING A NEIGHBOURHOOD PLAN

Creating and developing a community in the City of Edmonton is an exciting and challenging prospect. It is about building communities that are healthy, vibrant and sustainable. It is about developing neighbourhoods that respect the natural environment, honour local history and context, and establish a compelling vision for the future. A great Neighbourhood Structure Plan (NSP) achieves a balance between showcasing the vision for a neighbourhood, meeting stakeholder interests, and adhering to sustainable planning principles, and policy and Bylaws.

AREA STRUCTURE PLAN (ASP) & SERVICING DESIGN CONCEPT BRIEF (SCDB)

Area Structure Plans (ASP) lay out an area's long-term development plan, and provide a framework for the development of several neighbourhoods at a time. An Area Structure Plan identifies where residential, commercial, institutional and recreational development will occur, and specifies how essential municipal services such as water, sewer systems, arterial and collector roads, schools, parks and fire protection will be provided. These plans also estimate the number of people that are expected to live in the new area, and how development will be staged over time. A SCDB contains elements similar to an ASP.

NEIGHBORHOOD STRUCTURE PLAN (NSP) & NEIGHBOURHOOD AREA STRUCTURE PLANS (NASP)

Neighbourhood Structure Plans (NSP) are detailed sub-plans within an Area Structure Plan (ASP). The NSP specifies the land uses within a neighborhood by type, size, location, facility mapping, and transportation networks (roadways). NSPs are approved by Council to examine policies, servicing requirements, standards and costs, and to assess how the growing neighborhood will meet the housing forecasts. A NASP contains elements similar to an NSP.

PUBLIC INVOLVEMENT

The City of Edmonton is responsible for consulting with stakeholders and the public, providing opportunities for public involvement throughout the planning process. The City of Edmonton residents have the opportunity to become involved for each planning application. Residents are invited to express their interests, and help to develop our growing City and its communities. An NSP can evolve as your community and our City grows, it is important to visit this site often to keep up-to-date on any revisions that may occur in your developing community.



Edmonton

COMMON LAND USES

Edmonton

Residential

HIGH DENSITY RESIDENTIAL
High rise apartment that may have retail commercial uses at floor level, Medium Rise Apartment



MEDIUM DENSITY RESIDENTIAL
Row Housing, Duplexes, Low Rise Apartment

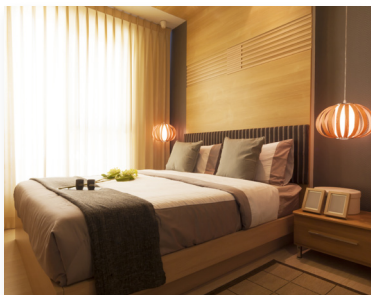


LOW DENSITY/SINGLE FAMILY RESIDENTIAL
Single Detached Homes, Single detached homes with a Garage Suite, Duplex or semi-detached



Commercial

REGIONAL CENTRE
Offices, automotive businesses, and hotels



COMMERCIAL CENTRE
Restaurants, retail, mixed use medical offices, and grocery stores



NEIGHBOURHOOD COMMERCIAL CENTRE
Convenience stores, coffee shops or beauty salons.



Infrastructure

Includes storm water management facilities, bridges, utility lots and roadways (large arterial roads to small collector roads)



Parks & Open Space

This area could remain a natural area, become a dog park, have playground equipment and baseball diamonds or simply be an open field

