

Pilot Sound ASP and Gorman NSP Amendment

16420 – 26 Street NW

Item 3.2, 3.3, 3.4

March 17, 2025



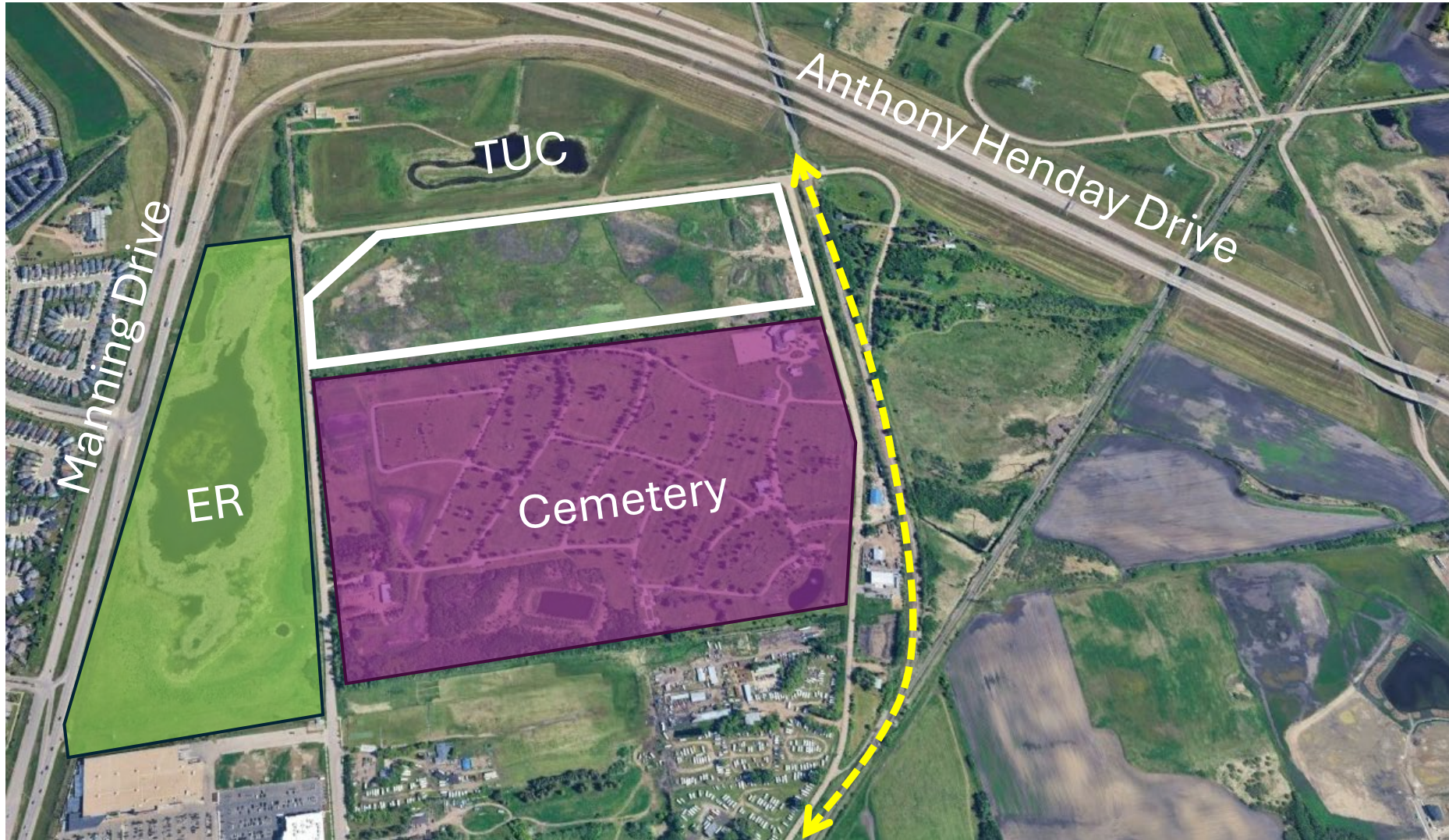
Invistec Consulting Ltd.

Emma Zurawell, BA

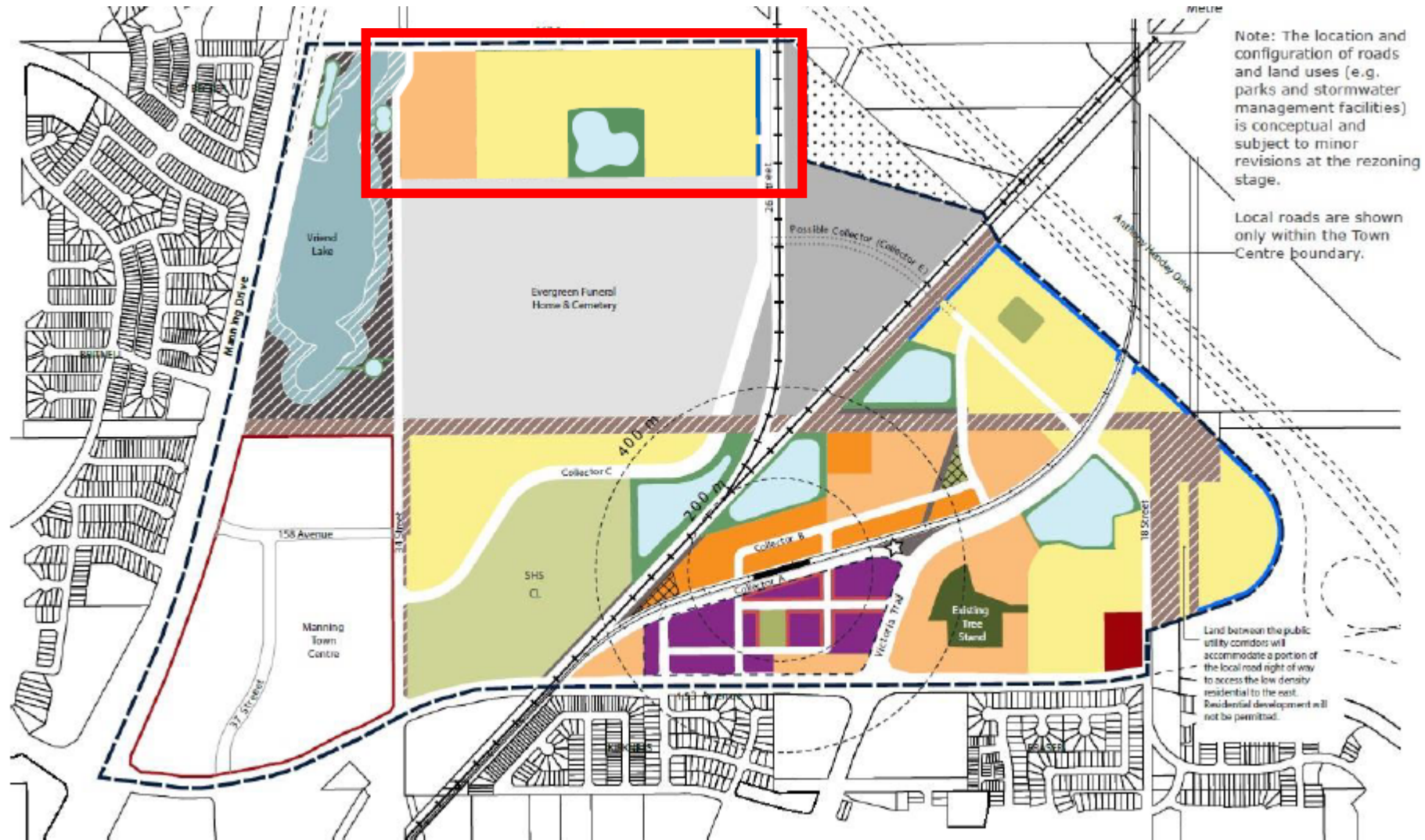
Site History



Site Context



Proposed Development



Residential

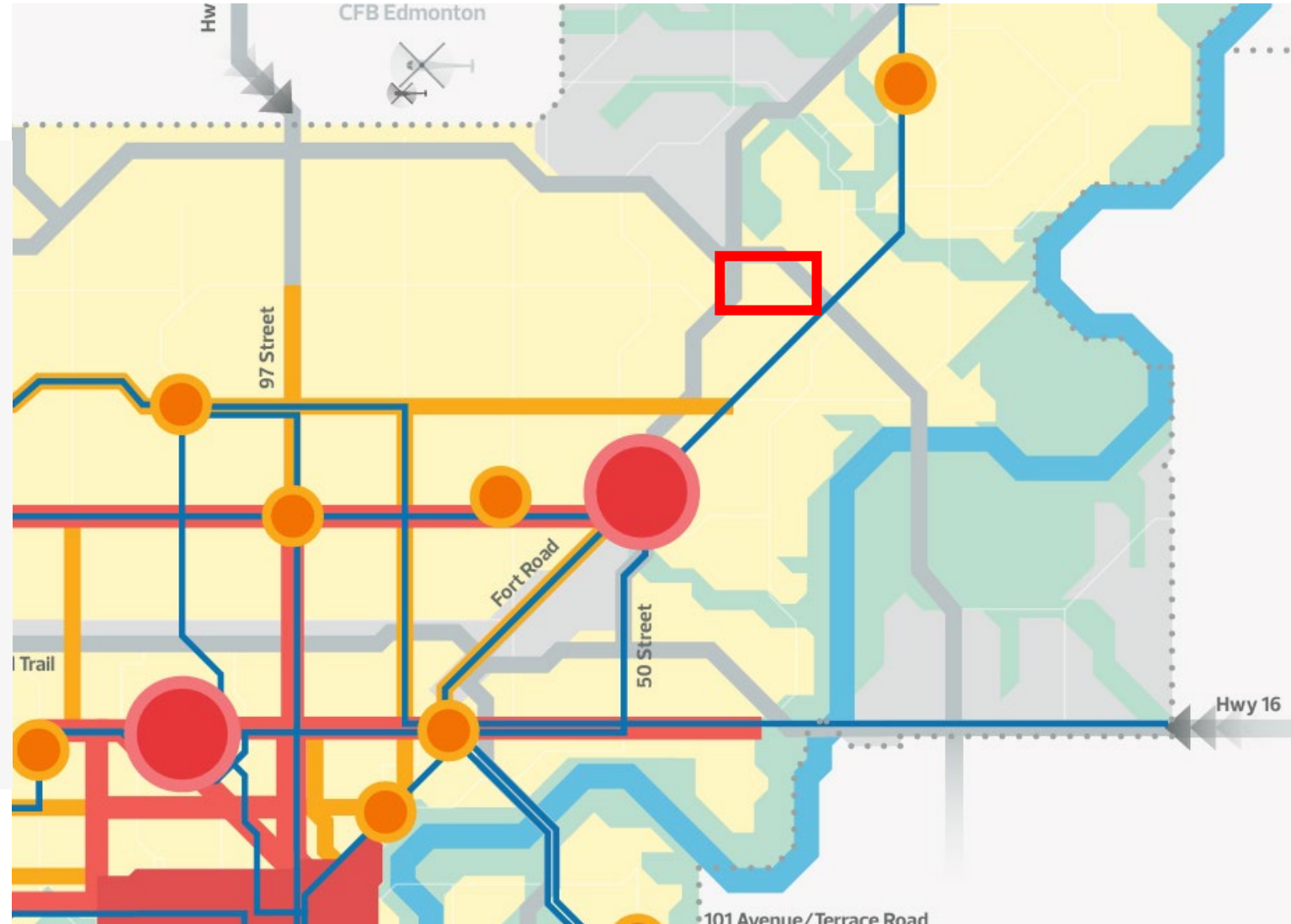


The City Plan



LAND USE ELEMENTS














- ⋮ Municipal Boundary
- North Saskatchewan River Valley and Ravine System
- Residential
- Non-residential
- Agricultural/Residential
- Agricultural/Non-Residential

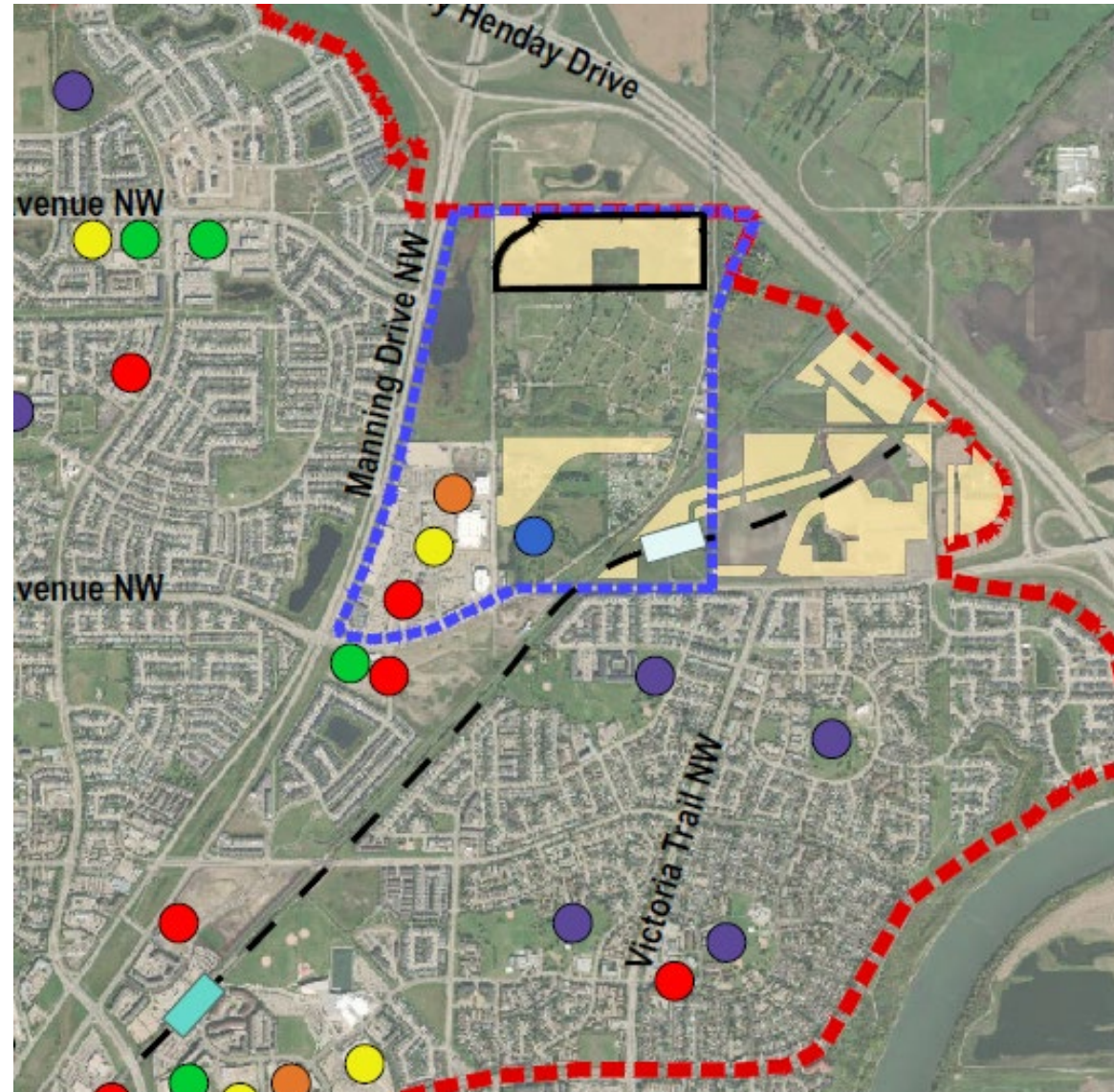


District Planning



LEGEND

- | | | | |
|---|-------------------------------------|---|--|
|  | Site Boundary |  | Retail |
|  | 15 min Walking Distance |  | Restaurants |
|  | 15 min Biking Distance |  | Grocery Store |
|  | Residential Areas within Gorman NSP |  | Convenience + Gas |
|  | Convenience + Gas |  | Clareview LRT |
|  | Existing School Site |  | Future Gorman LRT +
Transit Oriented
Development |
|  | Future School Site | | |

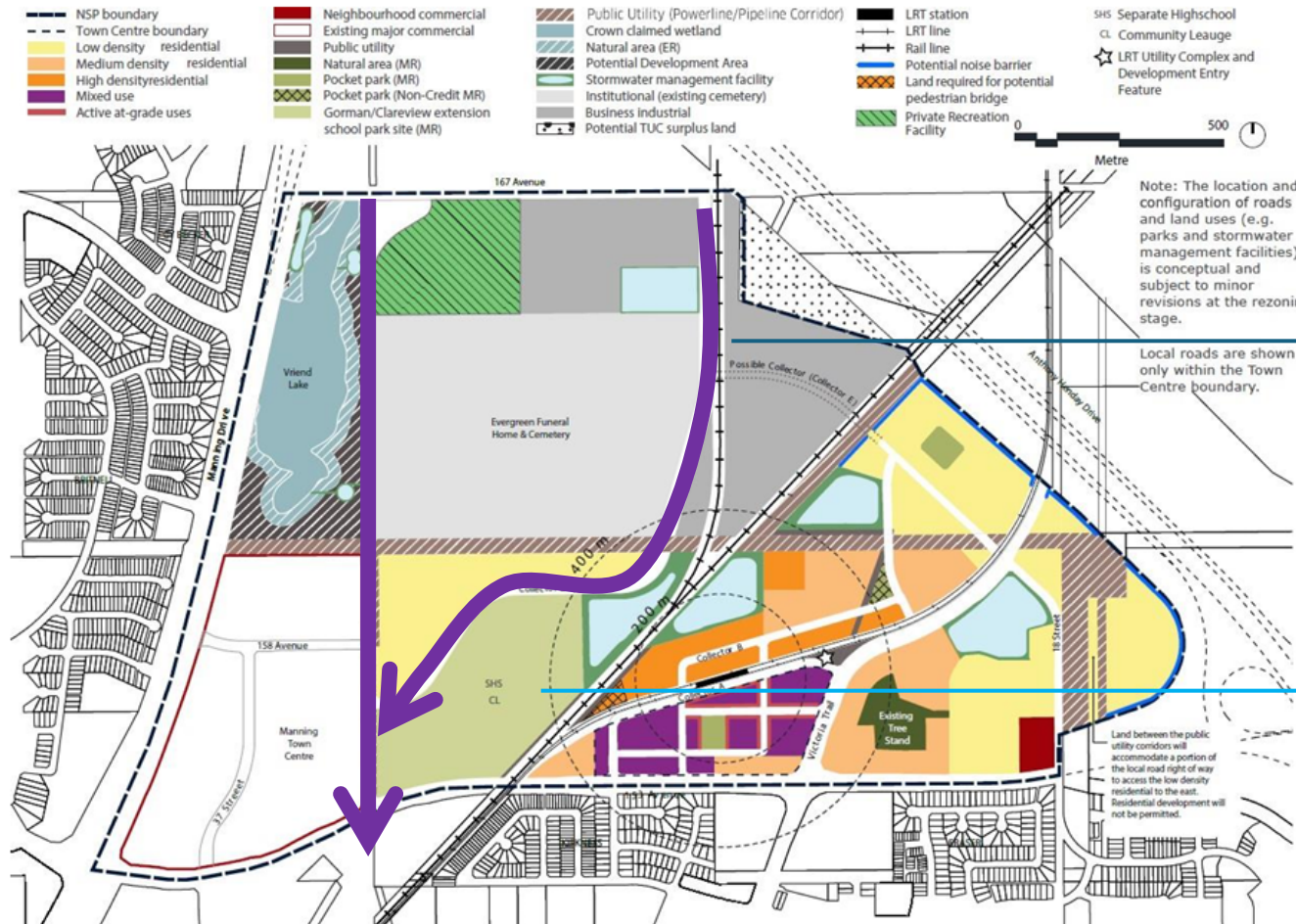


Current NSP



Figure 7 Gorman Development Concept

Bylaw 19799
September 8, 2021



Major Truck Routes

School and Park Site



Conclusion + Thank You