Major nodes



University of Alberta

A major node is a large-scale urban centre that serves multiple districts and is typically anchored by public institutions and significant employment centres. Major nodes capitalize on excellent transit access and support higher density development and a wide mixture of land uses.

+ Minimum 250 people and/or jobs per hectare
+ Mid-rise and high-rise buildings

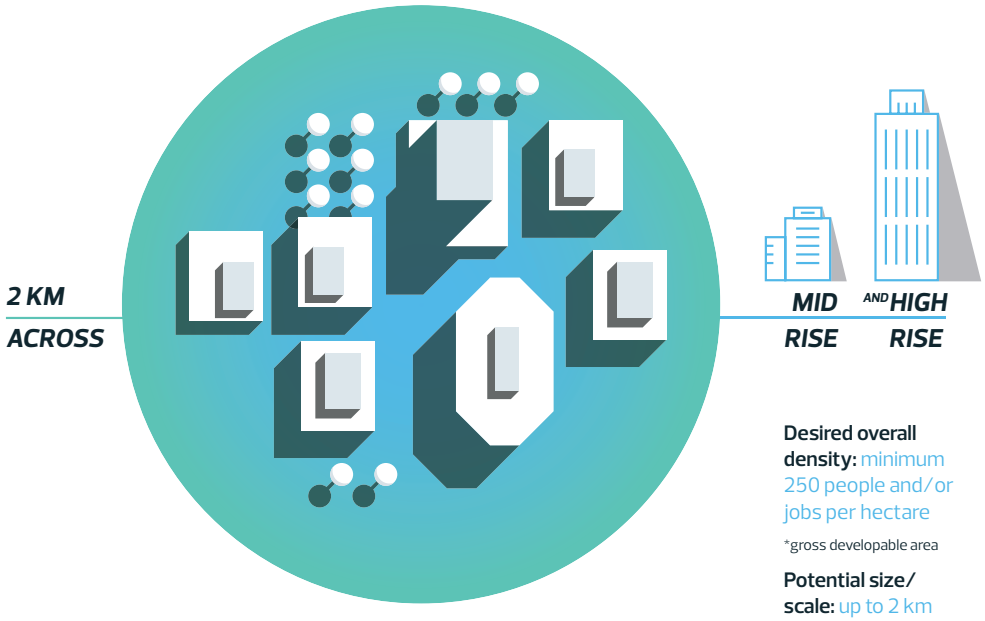
The University–Garneau Priority Growth Area is a Major Node



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Edmonton

Major nodes



Desired overall density: minimum 250 people and/or jobs per hectare

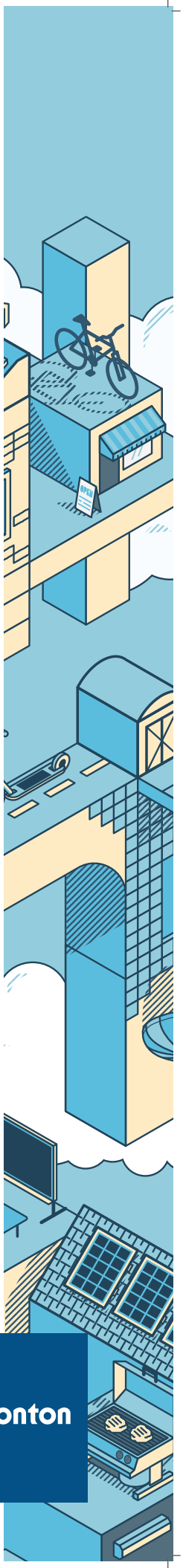
*gross developable area

Potential size/ scale: up to 2 km across

Typical massing/ form: high-rise and mid-rise

Major Node Policy:

- Support Low-rise and Mid-rise development throughout Major Nodes
- Support High-rise development within Major Nodes where at least **one** of the following criteria is met:
  - The site is within 400 metres of a Mass Transit Station and on a Collector Roadway,
  - The site is along an Arterial Roadway, or
  - The site size and context allow for appropriate transition to surrounding development and adequate site access can be provided
- Support Tall High-rise development within Major Nodes where **all** of the following criteria are met:
  - The site is within 200 metres of a Mass Transit Station or along an Arterial Roadway, and
  - The site size and context allow for appropriate transition to surrounding development



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