

Bylaw 19471

A Bylaw to amend Bylaw 6288, as amended,
being the Pilot Sound Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act on June 24, 1981, the Municipal Council of the City of Edmonton passed Bylaw 6288, as amended, being the Pilot Sound Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend Bylaw 6288, as amended, being Pilot Sound Area Structure Plan by adding new neighbourhoods; and

WHEREAS Council considers it desirable to further amend Bylaw 6288, as amended, the Pilot Sound Area Structure Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Bylaw 6288, as amended, the Pilot Sound Area Structure Plan, is hereby further amended as follows:

a. Add the following text after the second paragraph on page 29:

“A proposed community commercial site of approximately 0.80 hectares has been designated north of 167 Avenue and west of 44 Street. This neighbourhood commercial site is located along a collector road and is intended to serve the commercial needs for the Cy Becker neighbourhood and the surrounding Pilot Sound area.”

b. delete the content of “Table 1- Pilot Sound Area Structure Plan Land Use and Population Statistics” and replace it with the following:

**PILOT SOUND AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 19471**

	1 Brintnell	2 Hollick- Kenyon	3 Matt Barry	4 McConachie	5 Cy Becker	6 Gorman	Totals
GROSS AREA	125.3	157.4	113.3	255.9	99.5	255.0	1006.4
Powerline	6.0	5.8				13.7	25.5
Major Arterials				7.6	3.7	4.0	15.3
Pipeline Corridor			4.2	1.7			5.9
Cemetery (Memorial Gardens)							
Natural Area (NE 8096 & NE 8097)						13.0	13.0
Rail Line						7.0	7.0
Potential Development Area						4.9	4.9
Transportation Utility Corridor (TUC)							
GROSS DEVELOPABLE AREA	119.3	151.6	109.4	246.6	95.8	212.4	934.8
Mixed Use Town Centre						0.6	0.6
Commercial	6.7	7.4	1.4	3.5	4.9	31.5	55.4
Industrial						24.1	24.1
Residential	70.6	87.5	72.2	139.6	57.4	44.7	472
School / Park	5.2	10.2	9.6	5.7	7.6	14.5	52.8
District Park				22.6		3.4	26.0
Institutional				1.3		8.6	9.9
Cemetery		2.8				39.2	42.0
Natural Area NE 8091 & Buffer				15.5			15.5
Storm Water Management	8.1	10.4		6.1	6.8	15.2	46.6
Circulation	28.7	33.3	25.6	51.8	19.1	29.2	187.8
LRT R.O.W.						1.4	1.4
POPULATION GENERATION							
Population	5,534	6,266	5,014	10,354	4,856	8,077	40,169
Density (ppgdha)	46.4	39.8	46.0	41.99	50.6	46.6	44.85

Note: Neighbourhood Statistics for Neighbourhoods 1-4 have been updated based on approved/consolidated NSP's Natural Area and Natural Area Buffers are not included, excluding Cy Becker Major Arterials / Road ROW area is included within "Land not Subject to Reserve Dedication" Pipeline / Utility Corridor (TUC) area is included within "Retained Government Road Allowance"

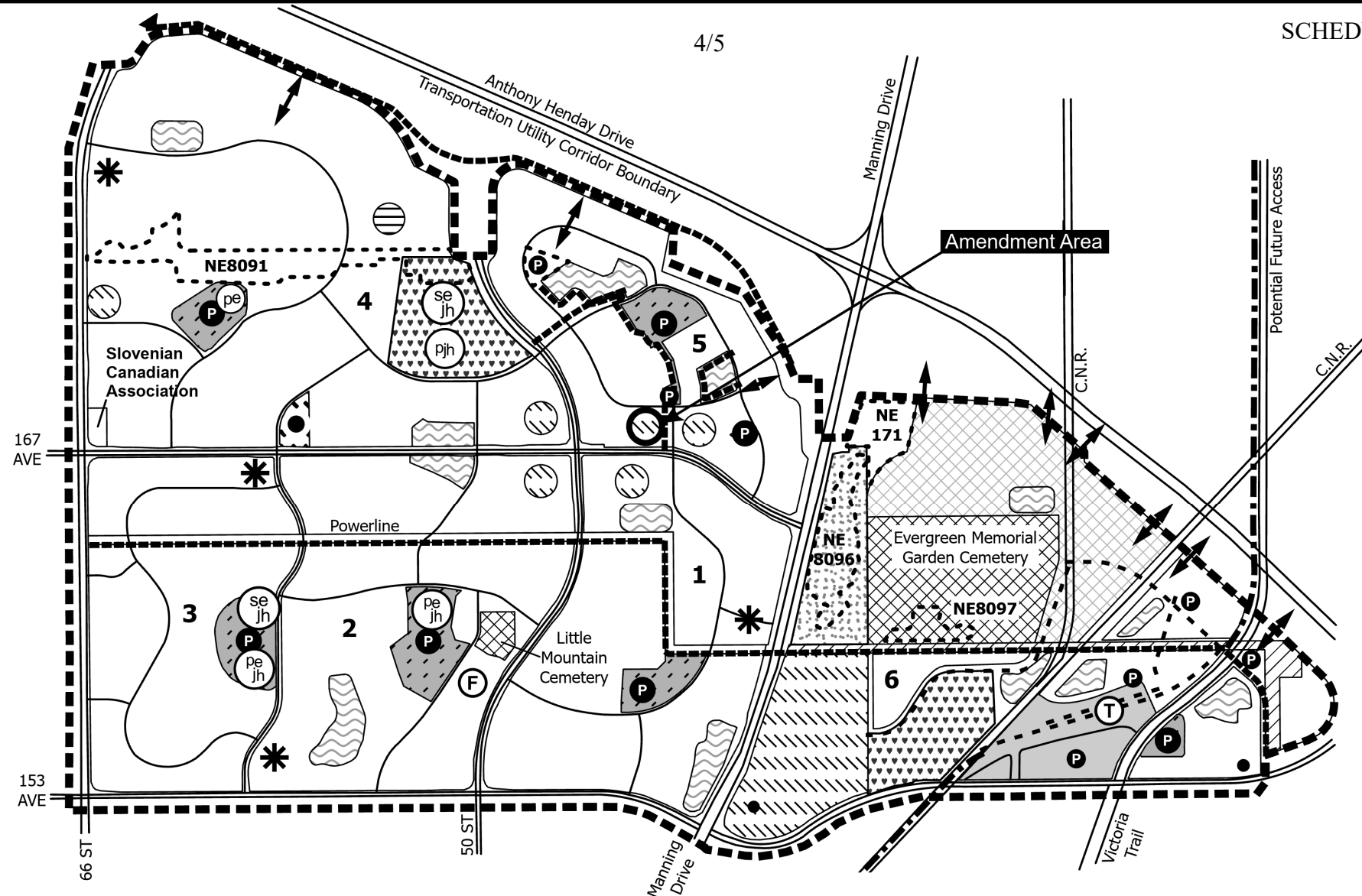
- c. delete the map entitled “Bylaw 19337 Amendment to Pilot Sound Area Structure Plan” and replace with the map entitled “Bylaw 19471 Amendment to Pilot Sound Area Structure Plan,” attached as Schedule “A” and forming part of this bylaw; and
- d. delete the map entitled “Figure 7 Development Concept” and replace with the map entitled “Figure 7 Development Concept”, attached as Schedule “B” and forming part of this bylaw.

READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



**BYLAW 19471
AMENDMENT TO
PILOT SOUND
Area Structure Plan
(as amended)**

- 2** Residential Neighbourhood
- Community Commercial Site
- Community Commercial (DC1)
- Community Commercial (DC2)
- Industrial
- Cemetery
- Powerline Corridor
- P** School/Park Site

- District Park
- Transit Oriented Development (Mixed Use)
- Storm Retention Pond
- Natural Areas
- Natural Area Management Plan
- Possible Future Storm Retention Pond
- Community Commercial
- Convenience Commercial

- F** Fire Station
- T** Light Rail Transit (LRT) Station
- Multi-Use Trail Access
- Light Rail Transit (LRT)
- Multi-Use Trail
- Possible Collector Roadway
- ASP Boundary
- Potential Pedestrian Overpass
- Amendment Area



