

Bylaw 20607

A Bylaw to amend Bylaw 13976, being the  
Mactaggart Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on April 26, 2005, the Municipal Council of the City of Edmonton passed Bylaw 13976, being the Mactaggart Neighbourhood Area Structure Plan; and

WHEREAS Council found it desirable to amend Bylaw 13976, the Mactaggart Neighbourhood Area Structure Plan through the passage of Bylaws 14209, 16156 and 18568; and

WHEREAS an application was received by Administration to further amend the Mactaggart Neighbourhood Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Mactaggart Neighbourhood 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 13976, the Mactaggart Neighbourhood Area Structure Plan is hereby amended by:
  - a) deleting the map entitled "Bylaw 18568 – Proposed Amendment to Mactaggart Neighbourhood Area Structure Plan" and replacing it with "Bylaw 20607 – Amendment to the Mactaggart Neighbourhood Area Structure Plan", attached hereto as Schedule "A", and forming part of this Bylaw;
  - b) deleting "Figure 6 - Bylaw 16156 Amendment to Mactaggart Neighbourhood Area Structure Plan" and replacing with "Figure 6 - Development Concept", attached hereto as Schedule "B" and forming part of this bylaw; and

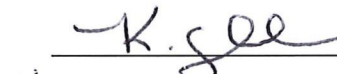
- c) deleting therefrom the statistics entitled the "Mactaggart Neighbourhood Area Structure Plan – Approved Land Use and Population Statistics – Bylaw 16156" and replacing it with "Mactaggart Neighbourhood Area Structure Plan – Approved Land Use and Population Statistics – Bylaw 20607", attached hereto as Schedule "C".

READ a first time this	3rd day of October	, A.D. 2023;
READ a second time this	3rd day of October	, A.D. 2023;
READ a third time this	3rd day of October	, A.D. 2023;
SIGNED and PASSED this	3rd day of October	, A.D. 2023.

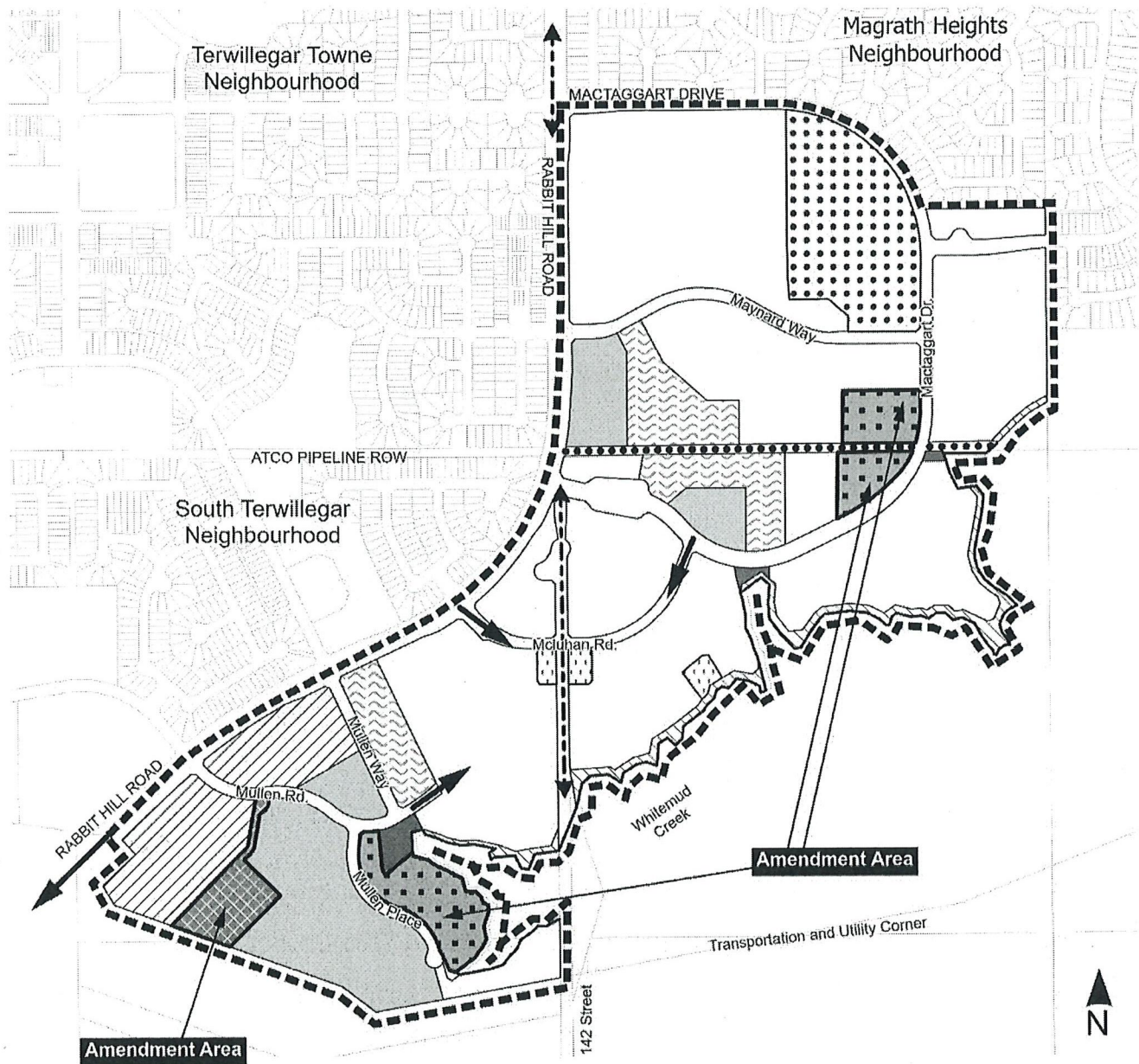
THE CITY OF EDMONTON



D/ \_\_\_\_\_  
\_ MAYOR



A/ \_\_\_\_\_  
\_ CITY CLERK

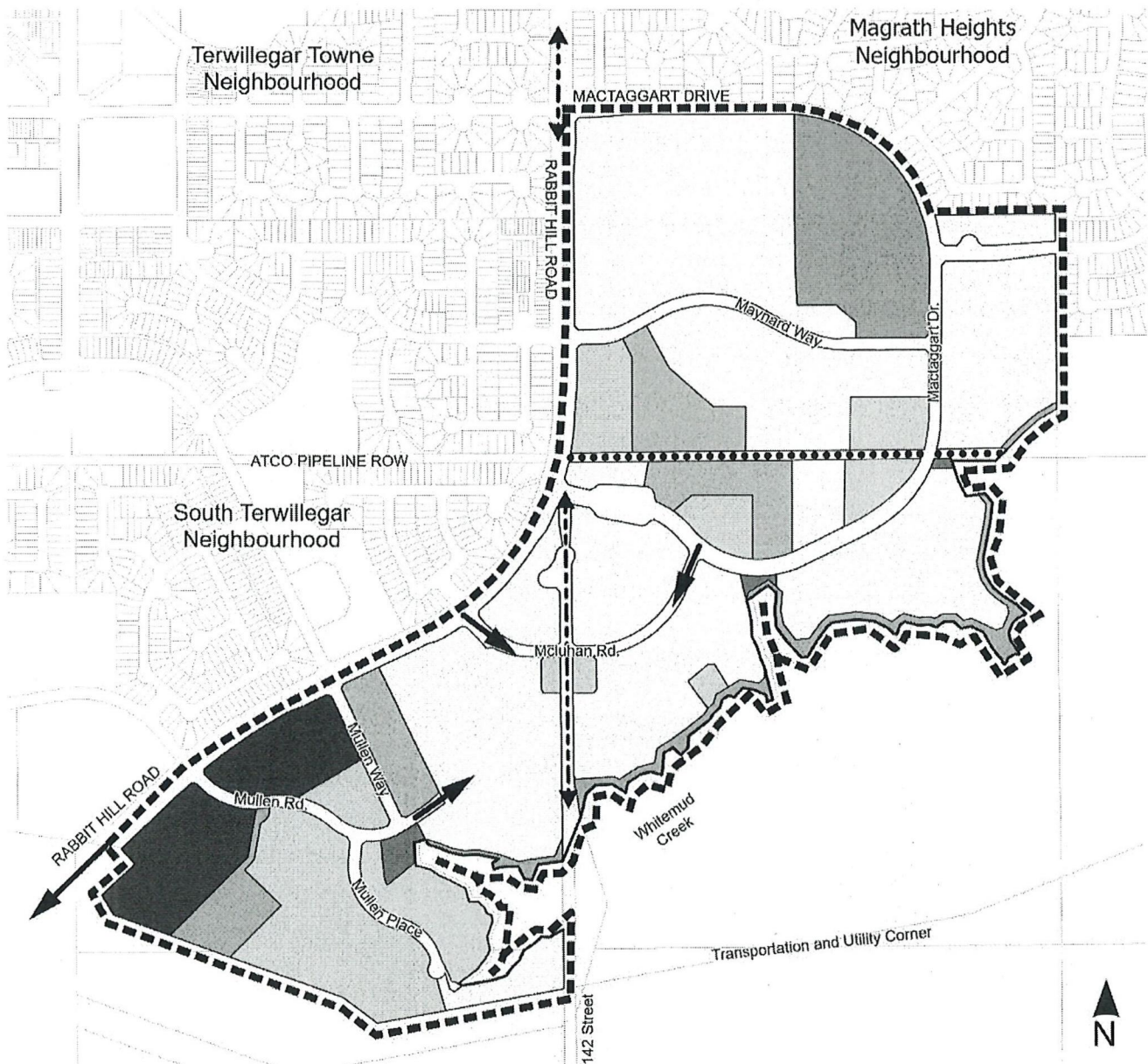


- |                             |                             |
|-----------------------------|-----------------------------|
| Low Density Residential     | Viewpoint Park              |
| Row Housing                 | Stormwater Facility         |
| Medium Density Residential  | Whitemud Creek              |
| High Density Residential    | Major Trail                 |
| Commercial                  | Top of Bank Walkway/Roadway |
| School/Park-Open Space      | TUC Trail                   |
| Dispersed Park              | Boundary of NASP            |
| Proposed Amendment Boundary | Access                      |
|                             | Pedestrian Linkage          |

**BYLAW 20607  
AMENDMENT TO  
MACTAGGART  
Neighbourhood Area Structure  
Plan  
(as amended)**

NOTE: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.





- Low Density Residential
- Row Housing
- Medium Density Residential
- High Density Residential
- Commercial
- School/Park-Open Space
- Dispersed Park

- Viewpoint Park
- Stormwater Facility
- Whitemud Creek
- Major Trail
- Top of Bank Walkway/Roadway
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**Figure 6 - Development  
Concept**

NOTE: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

**MACTAGGART NEIGHBOURHOOD AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 20607**

	Area (ha)	% of GDA
Gross Area	101.9	
Gas & Pipeline ROW	1.0	
Gross Developable Area (GDA)	100.9	100.00
Stormwater Management Facilities	5.9	5.8
Park	7.8	7.7
Walkways	0.7	0.7
Circulation	22.6	22.4
Net Developable Area	63.9	63.3
Commercial	6.4	6.4
<b>Total Net Residential</b>	<b>57.5</b>	<b>57.0</b>

	Area	Dwelling Units/ha	Units	Persons/ Unit	Population
Low Density Residential	43.2	22	951	2.8	2,663
Row Housing	3.9	45	176	2.8	493
Medium Density Residential	8.7	90	783	1.8	1,409
High Density Residential	1.5	225	338	1.5	507
<b>Total Residential</b>	<b>57.3</b>		<b>2,248</b>		<b>5,072</b>

Density: 39.2 units / net residential ha

Housing Mix: 42% Low Density Residential; 8% Row Housing;

35 % Medium Density Residential; 15% High Density Residential

**STUDENT GENERATION STATISTICS**

	Public	Separate	Total
Grades K-8	713	218	931
Grades 9-12	254	85	339
<b>Totals</b>	<b>967</b>	<b>303</b>	<b>1,270</b>