

Bylaw 17614

A Bylaw to amend Bylaw 6288, as amended,  
being the Pilot Sound Area Structure Plan through an  
amendment to the McConachie Neighbourhood 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 on January 24, 2006 Council adopted, as part of the Pilot Sound Area Structure Plan, Bylaw 14173, the McConachie Neighbourhood Structure Plan; and

WHEREAS Council has amended the McConachie Neighbourhood Structure Plan through the passage of Bylaws 15159, 15939, 16434, 17346 and 17492; and

WHEREAS an application was received by Sustainable Development to further amend the McConachie Neighbourhood Structure Plan; and

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. The McConachie Neighbourhood Structure Plan, being Appendix "D" to Bylaw 6288, as amended, the Pilot Sound Area Structure Plan is hereby amended by:
  - a. deleting the statistics entitled "McConachie Neighbourhood Structure Plan Land Use and Population Statistics" and replace with the following table:

**MCCONACHIE NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 17614**

LAND USE	Area (ha)	% of GA	
<b>GROSS AREA</b>	<b>255.83</b>	<b>100.0%</b>	
Arterial Road Right-of-Way	7.59		
Utility Right of Way	1.65		
	<b>Area (ha)</b>	<b>% of GA</b>	
<b>GROSS DEVELOPABLE AREA</b>	<b>246.59</b>	<b>100.0%</b>	
Commercial	4.94	2%	
Institutional Use			
Slovenian Canadian Community Banquet Hall	1.30	0.5%	
Parkland, Recreation, School (Municipal Reserve)	43.76	17.7%	<u>% of MR</u>
District Park	22.59		9.16%
School/Park	5.15		2.09%
Pocket Park	0.50		0.20%
Natural Area (NE8091)	12.76		5.17%
Natural Area (Buffer)	2.76		1.12%
Transportation	49.45	20.1%	
Circulation			
Infrastructure / Servicing			
Stormwater Management Facilities	6.54	2.65%	
<b>TOTAL Non-Residential Area</b>	<b>105.99</b>	<b>42.98%</b>	
<b>Net Residential Area (NRA)</b>	<b>140.61</b>	<b>57.02%</b>	

**RESIDENTIAL LAND USE, UNIT AND POPULATION COUNT**

Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
Single/Semi-Detached	114.17	25	2,854	55%	2.80	7,992
Row Housing	1.00	45	45	1%	2.80	126
Low-rise/Medium Density Housings	25.4	90	2,290	44%	1.80	4,122
<b>Total</b>	<b>140.61</b>		<b>5,189</b>	<b>100%</b>		<b>12,240</b>

**SUSTAINABILITY MEASURES**

Population Density (ppnha)	87.0 persons per net residential ha
Units Density	36.9 units per net residential ha
LDR/MDR Ratio	55% / 45%

**STUDENT GENERATION STATISTICS**

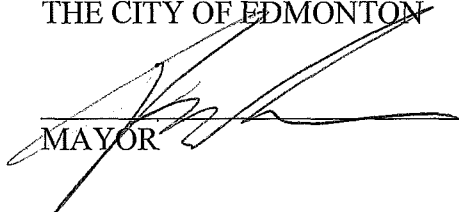
<b>Public School Board</b>		<b>986</b>
Elementary	493	
Junior High	247	
Senior High	247	
<b>Separate School Board</b>		<b>493</b>
Elementary	247	
Junior High	123	
Senior High	123	
<b>Total Student Population</b>		<b>1,480</b>


- b. deleting the map entitled “ Bylaw 17492 – Amendment to McConachie Neighbourhood Structure Plan” and replacing with the Map entitled “Bylaw 17614 – Amendment to McConachie Neighbourhood Structure Plan”, attached as Schedule “A” and forming part of this Bylaw;
- c. deleting the map entitled “Figure 7.0: Development Concept” and replacing with the Map entitled “Figure 7.0: Development Concept”, attached as Schedule “B” and forming part of this Bylaw;
- d. deleting the map entitled “Figure 8.0: Pedestrian Linkages” and replacing with the Map entitled “Figure 8.0: Pedestrian Linkages”, attached as Schedule “C” and forming part of this Bylaw;
- e. deleting the map entitled deleting “Figure 9.0: Stormwater Drainage” and replacing with the Map entitled “Figure. 9.0: Stormwater Drainage”, attached as Schedule “D” and forming part of this Bylaw;
- f. deleting the map entitled “Figure 10.0: Sanitary System” and replacing with the Map entitled “Figure 10.0: Sanitary System”, attached as Schedule “E” and forming part of this Bylaw;
- g. deleting the map entitled “Figure 11.0: Water Distribution” and replacing with the Map entitled “Figure 11.0: Water Distribution””, attached as Schedule “F” and forming part of this Bylaw;
- h. deleting the map entitled “Figure 12.0: Transportation Plan” and replacing with the Map entitled “Figure 12.0: Transportation Plan”, attached as Schedule “G” and forming part of this Bylaw;
- i. deleting the map entitled “Figure 13.0: Staging Concept” and replacing with the Map entitled :Figure 13.0: Staging Concept”, attached as Schedule “H” and forming part of this Bylaw; and

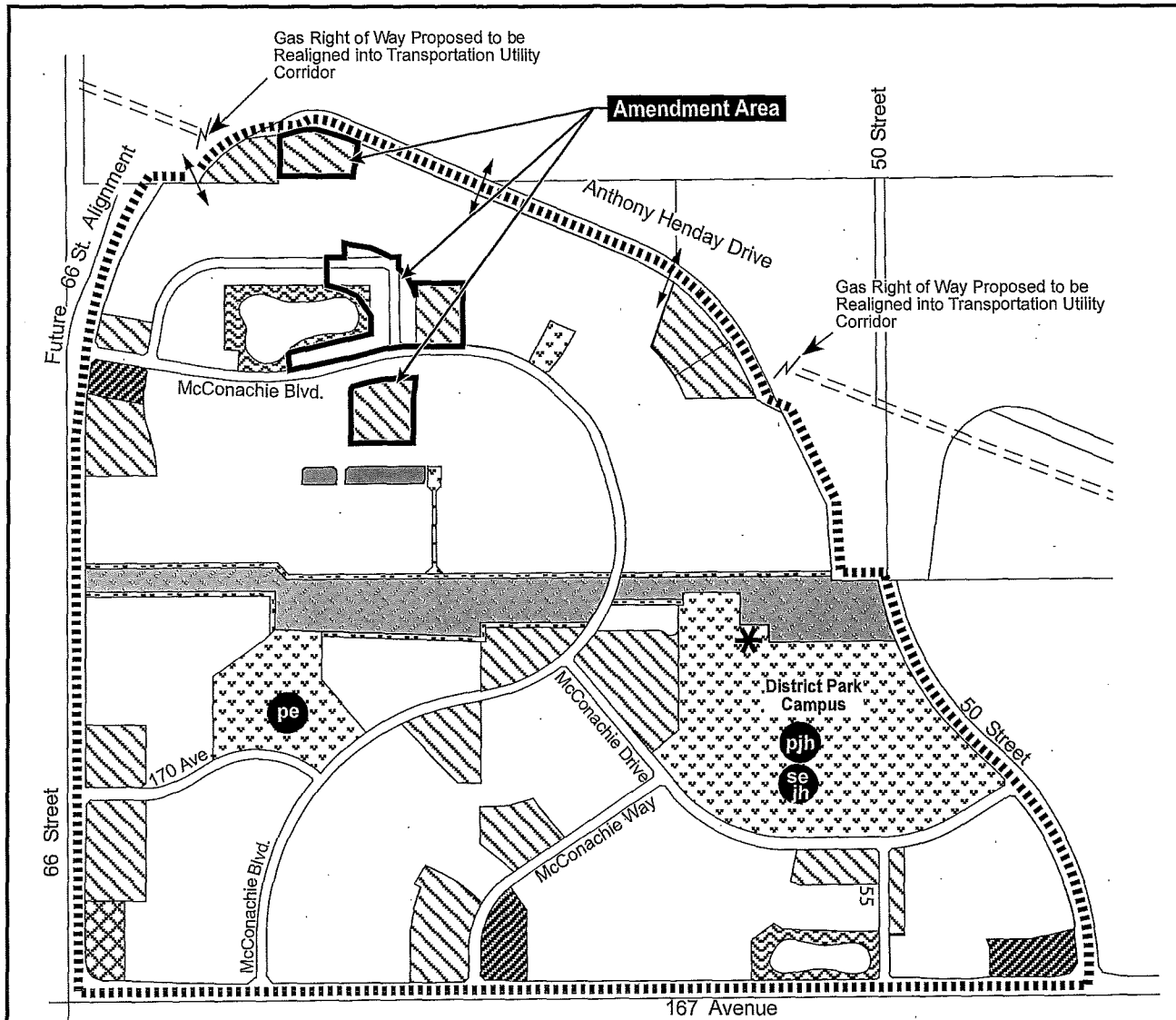
- j. deleting the map entitled "Figure 14.0: Natural Areas Management Plan" replacing with the Map entitled "Figure 14.0: Natural Areas Management Plan", attached as Schedule "J" and forming part of this Bylaw.

READ a first time this	25th	day of	May	, A. D. 2016;
READ a second time this	25th	day of	May	, A. D. 2016;
READ a third time this	25th	day of	May	, A. D. 2016;
SIGNED and PASSED this	25th	day of	May	, A. D. 2016.

THE CITY OF EDMONTON














  
\_\_\_\_\_  
MAYOR

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



**BYLAW 17614  
AMENDMENT TO  
McCONACHIE**  
Neighbourhood Structure Plan  
(As Amended)



- |   |                                |   |                             |
|---|--------------------------------|---|-----------------------------|
|  | Low Density Residential        |  | Institutional               |
|  | Medium Density Residential     |  | Natural Area                |
|  | Commercial                     |  | 10m Buffer                  |
|  | School / Park                  |  | Potential Pedestrian Access |
|  | Stormwater Management Facility |  | NSP Boundary                |
|  | Existing Residence             |  | Boundary of Amendment       |
|  | Row Housing                    |   |                             |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

SUSTAINABLE DEVELOPMENT



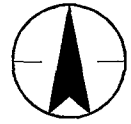
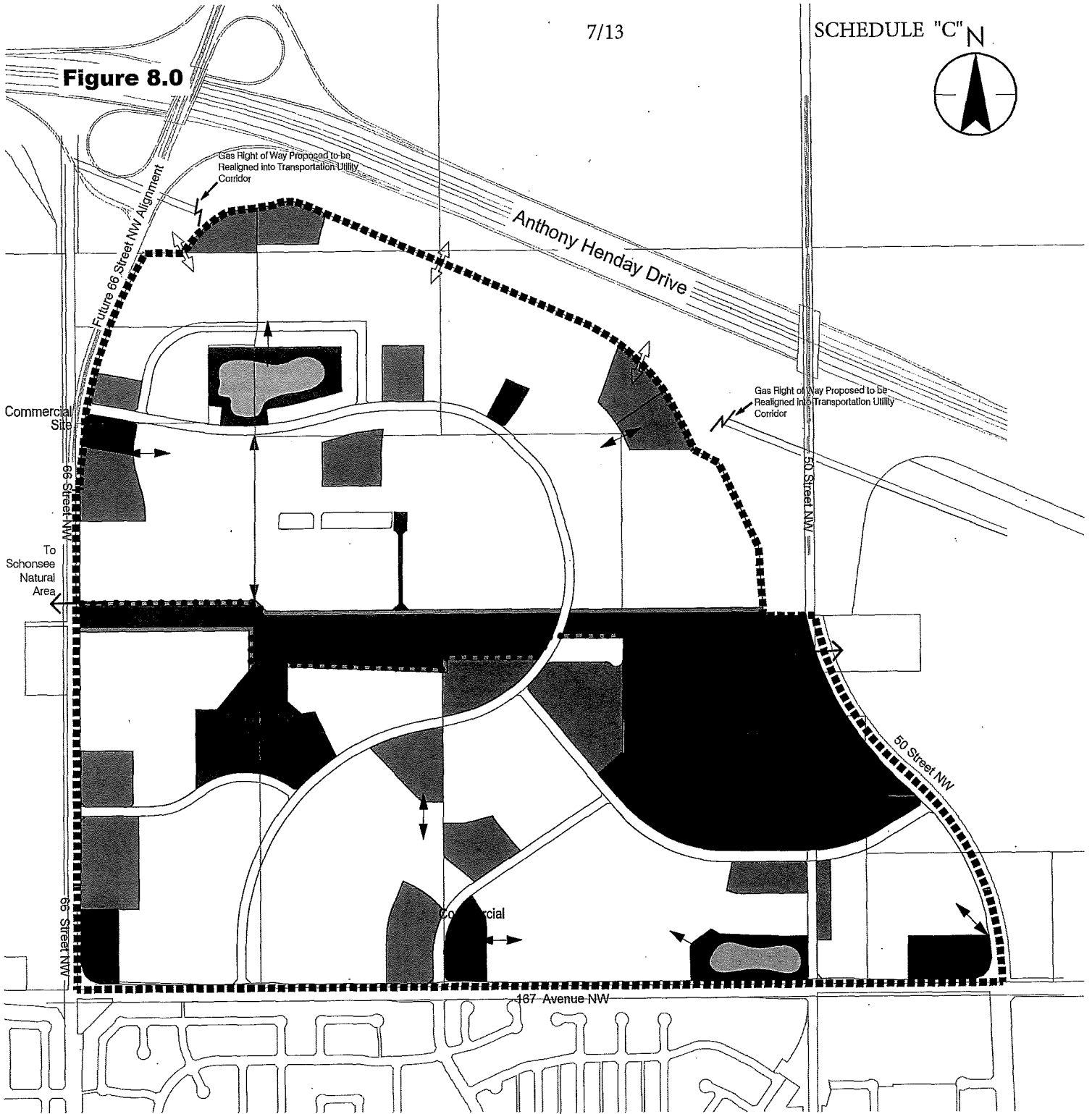


Figure 8.0



Legend

- Major Pedestrian Linkage
- ↔ Pedestrian Access
- ↔ Possible Pedestrian Access Point to Transportation Utility Corridor
- \* Destination Areas
- NSP Boundary

Client/Project

McCONACHIE  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

8.0

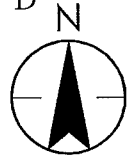
Title

**Pedestrian Linkages**

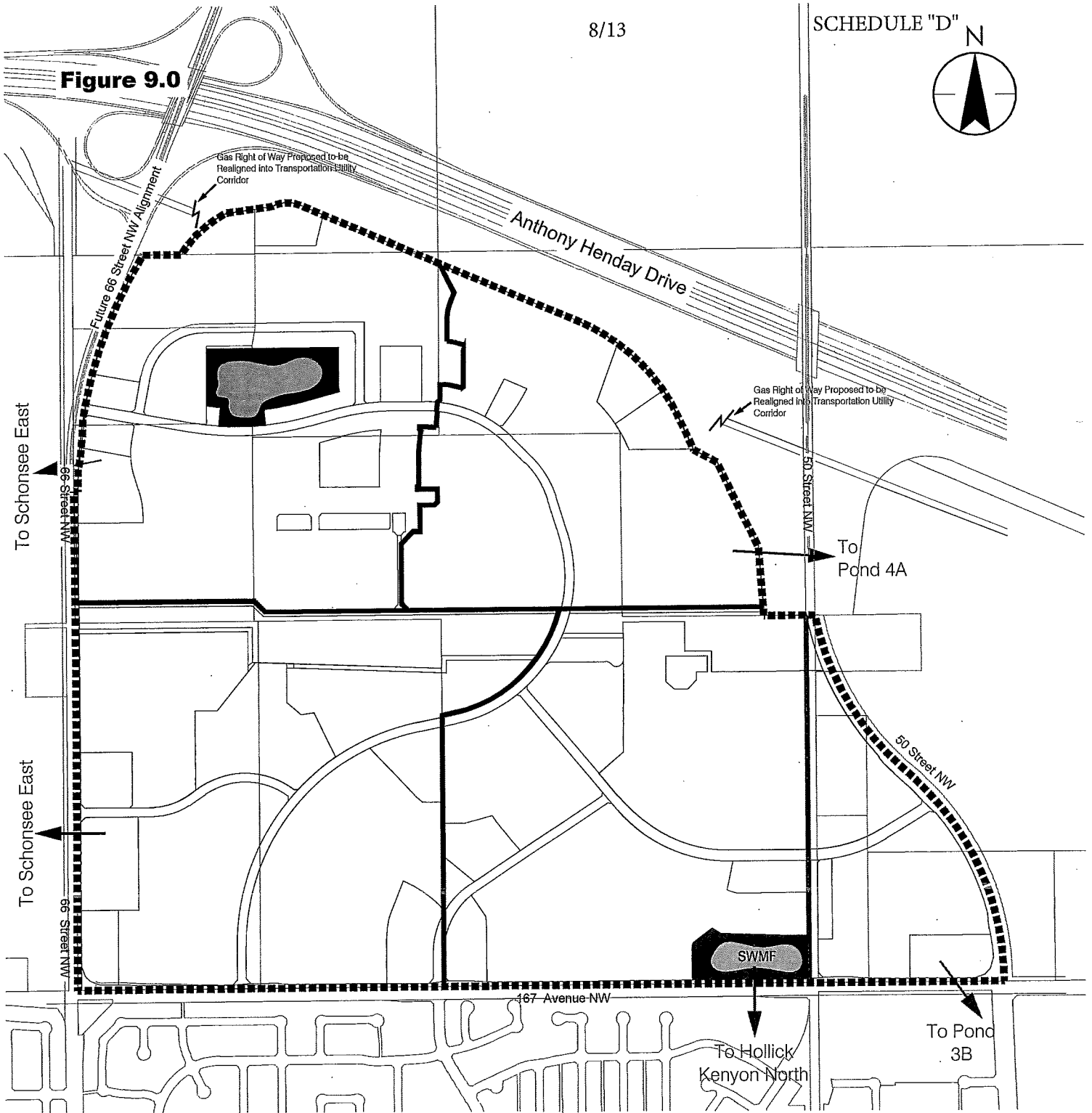


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**Figure 9.0**



Legend

-  Direction of Flow
-  Drainage Basin Boundary
-  NSP Boundary
-  Stormwater Management Facility

Client/Project

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NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

**9.0**

Title

**Stormwater Drainage**



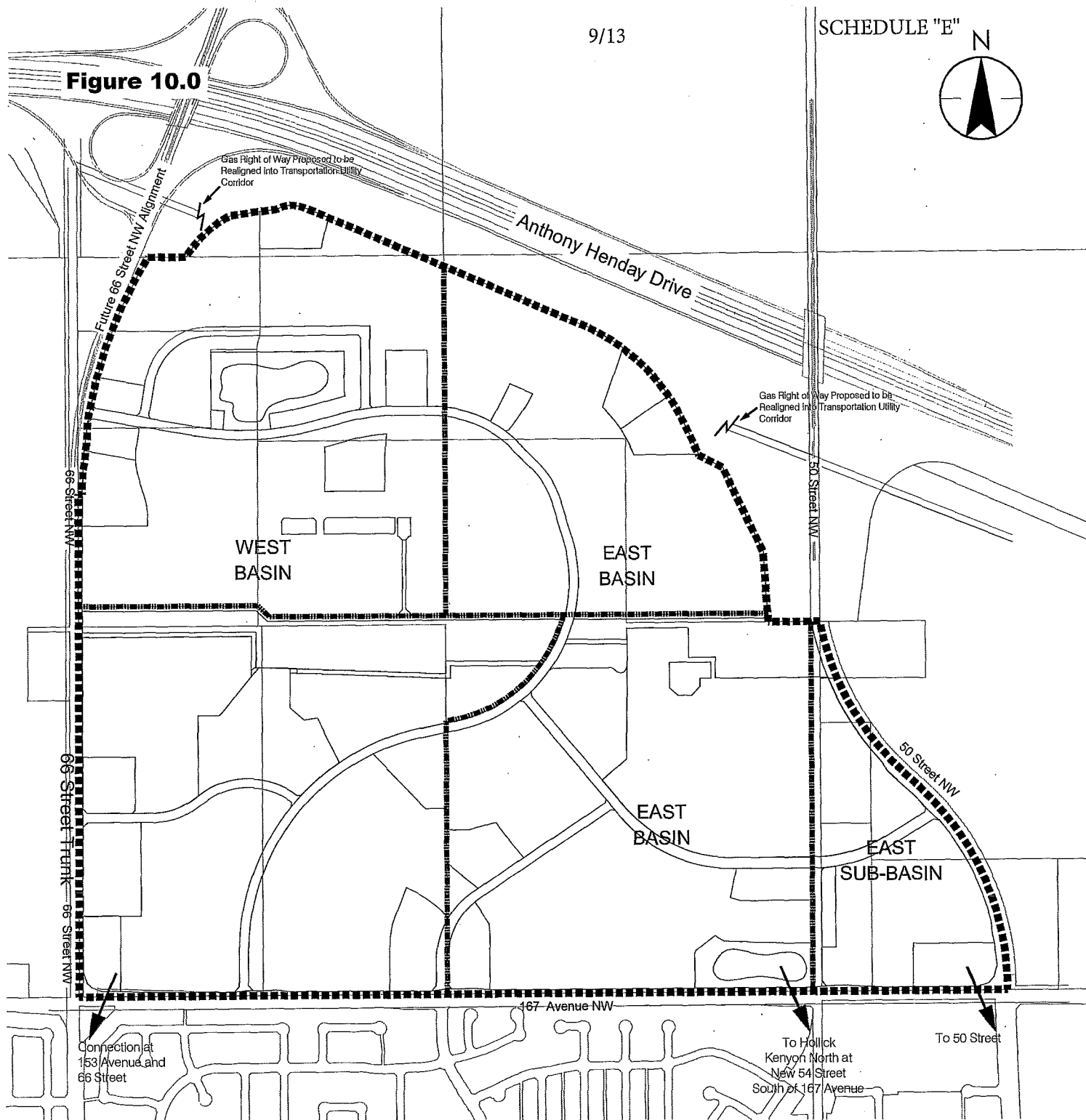
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Figure 10.0



Legend

- Direction of Flow
- Drainage Basin Boundary
- NSP Boundary

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NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

10.0

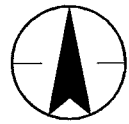
Title

Sanitary System

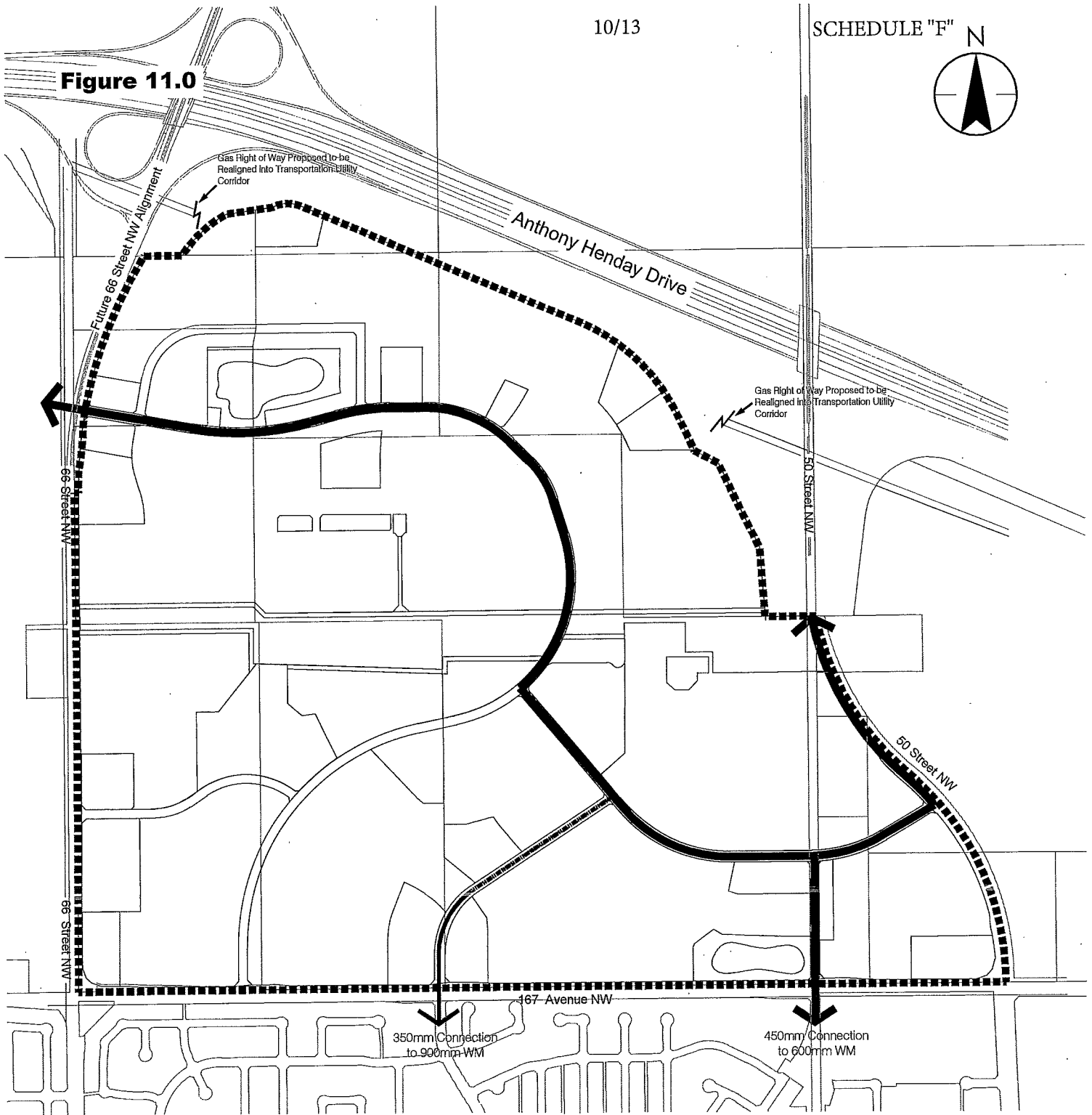


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**Figure 11.0**



Legend

-  Future Watermain - 450mm
-  Future Watermain - 350mm
-  Future Watermain - 300mm
-  NSP Boundary

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NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

**11.0**

Title

**Water Distribution**

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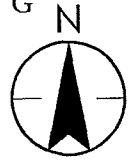
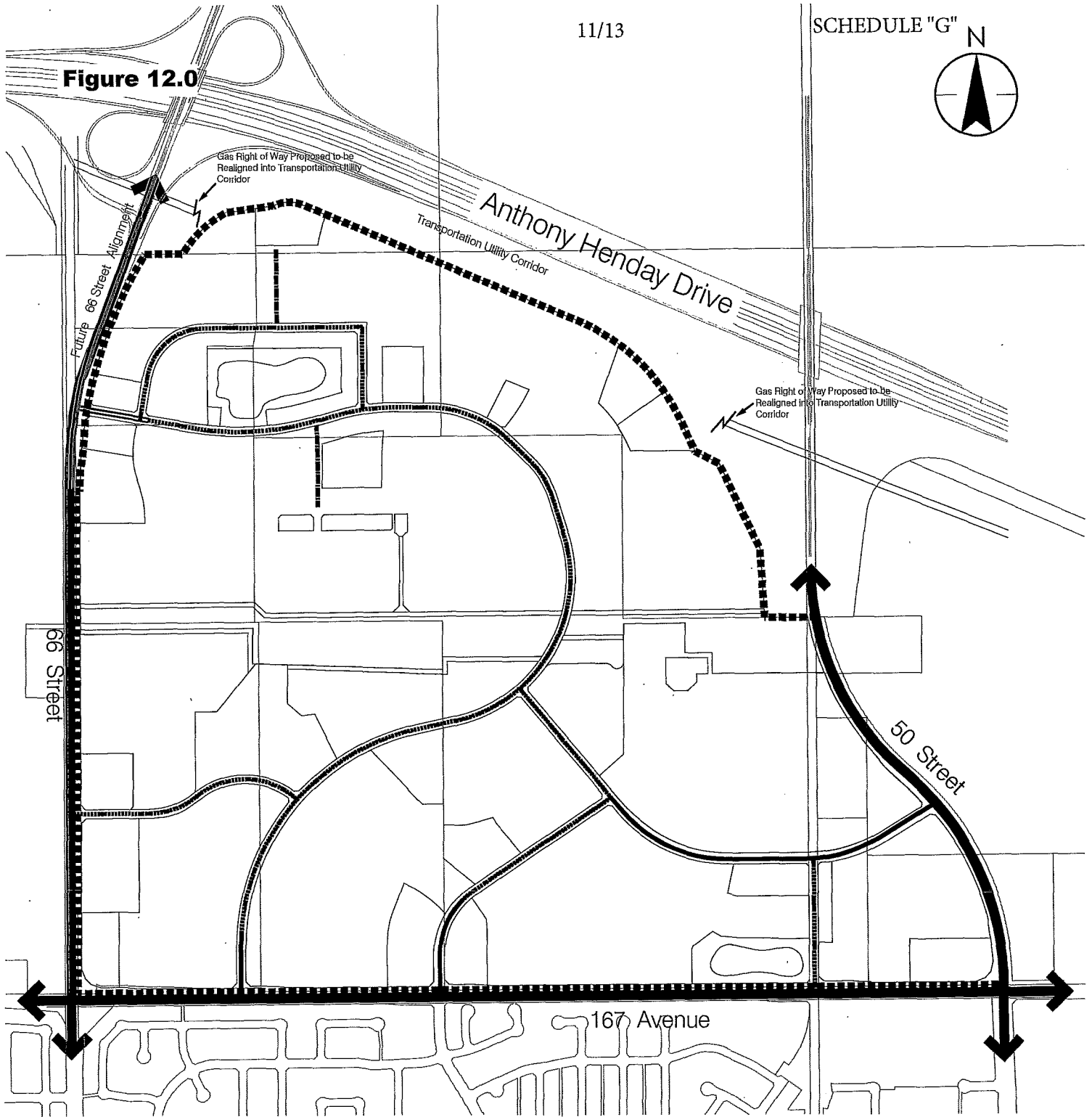








Figure 12.0



Legend

-  Arterial
-  Divided Collector
-  14.5m c/w and 24.0m r/w Collector
-  11.5m c/w and 20.0m r/w Collector
-  11.5m c/w and 20.0m r/w Enhanced Local Roadway Connection
-  NSP Boundary

Client/Project

McCONACHIE  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

12.0

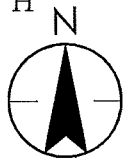
Title

Transportation Plan

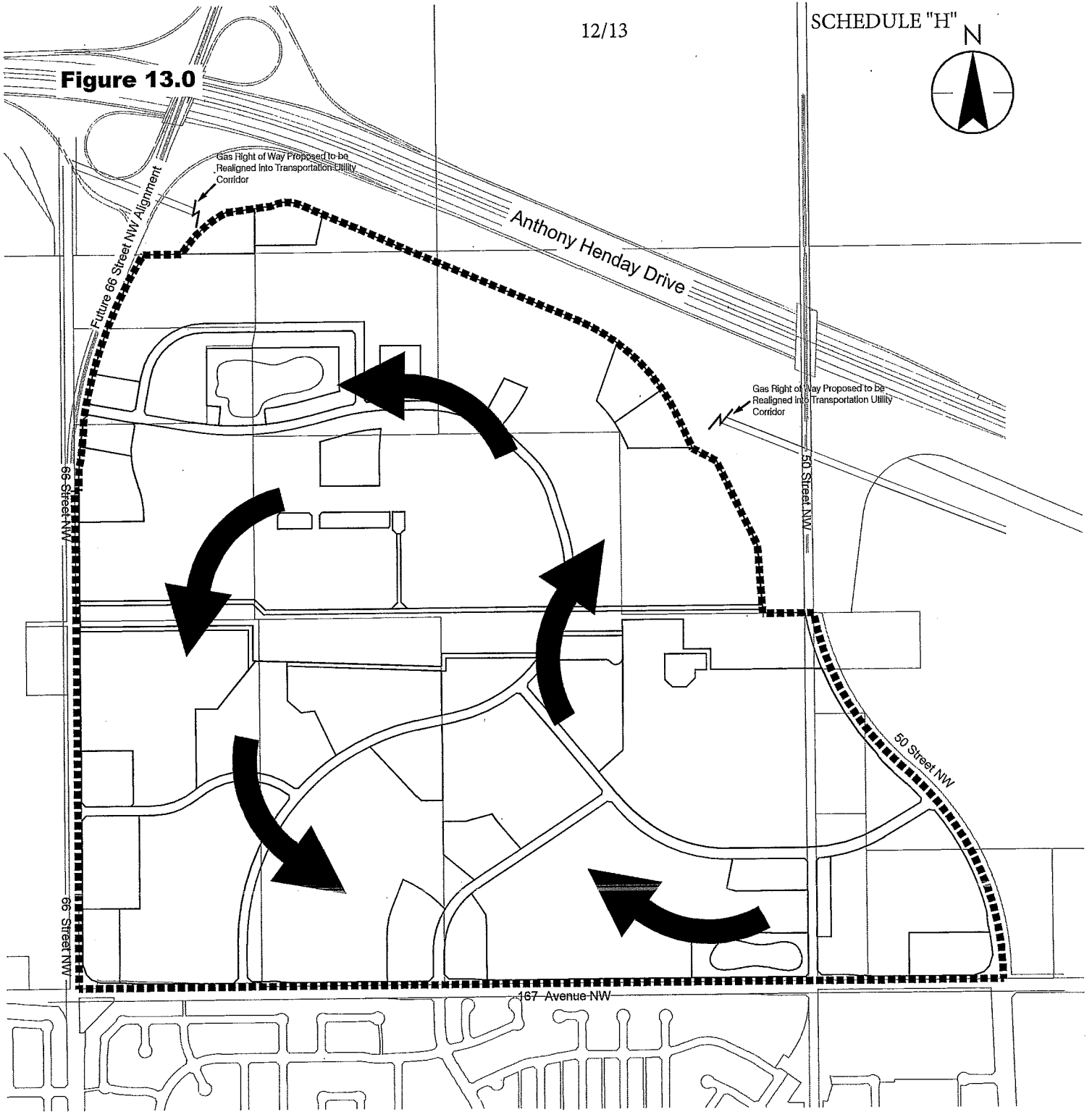


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**Figure 13.0**



Legend

-  Staging Direction
-  NSP Boundary

Client/Project

McCONACHIE  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

**13.0**

Title

**Staging Concept**

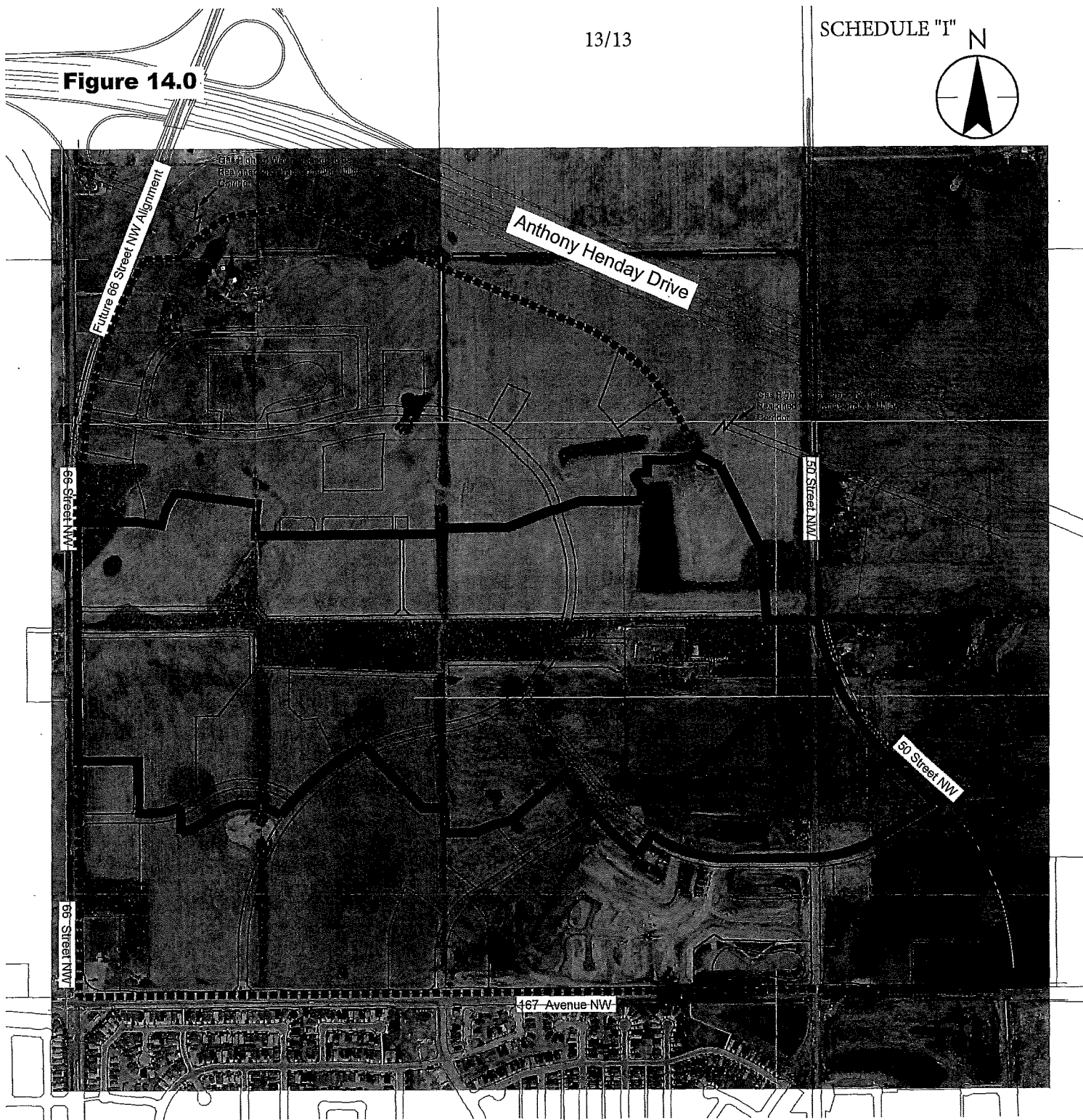


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Figure 14.0



Legend

-  Approved Natural Area Management Plan Boundary
-  NSP Boundary

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NEIGHBOURHOOD STRUCTURE PLAN

Figure No.  
**14.0**

Title  
**Natural Areas  
Management Plan**

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