

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	
GROSS AREA	255.83	100.0%	
Arterial Road Right-of-Way	7.59		
Utility Right of Way	1.65		
	Area (ha)	% of GA	
GROSS DEVELOPABLE AREA	246.59	100.0%	
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%	
TOTAL Non-Residential Area	104.60	42.42%	
Net Residential Area (NRA)	141.99	57.58%	

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	54%	2.80	7,992
Row Housing	1.00	45	45	1%	2.80	126
Low-rise/Medium Density Housings	26.82	90	2,414	45%	1.80	4,345
Total	141.99		5,313	100%		12,463

SUSTAINABILITY MEASURES

Population Density (ppnha)	87.8 persons per net residential ha
Units Density	37.4 units per net residential ha
LDR/MDR Ratio	53.7% / 46.3%

STUDENT GENERATION STATISTICS

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

- 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;

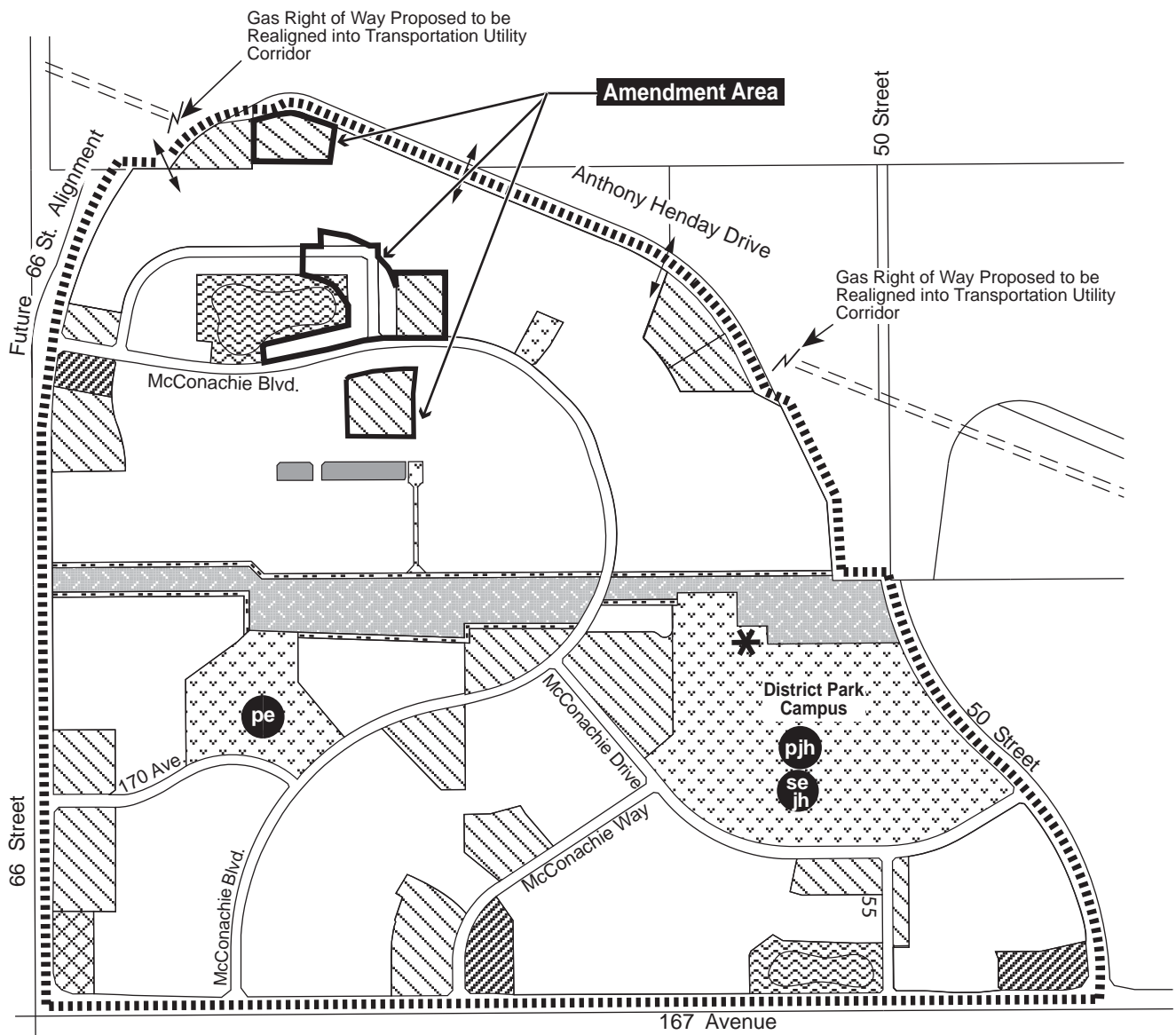
- i. deleting the map entitled “Figure 13.0: Staging Concept” and replacing with the Map entitled :Figure 13.0: Staging Concept”, attached as Schedule “H” and forming part of this Bylaw; and
- j. deleting the map entitled “Figure 14.0: Natural Areas Management Plan” replacing with the Map entitled “Figure 14.0: Natural Areas Management Plan”, attached as Schedule “I” and forming part of this Bylaw.

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

THE CITY OF EDMONTON



MAYOR

CITY CLERK



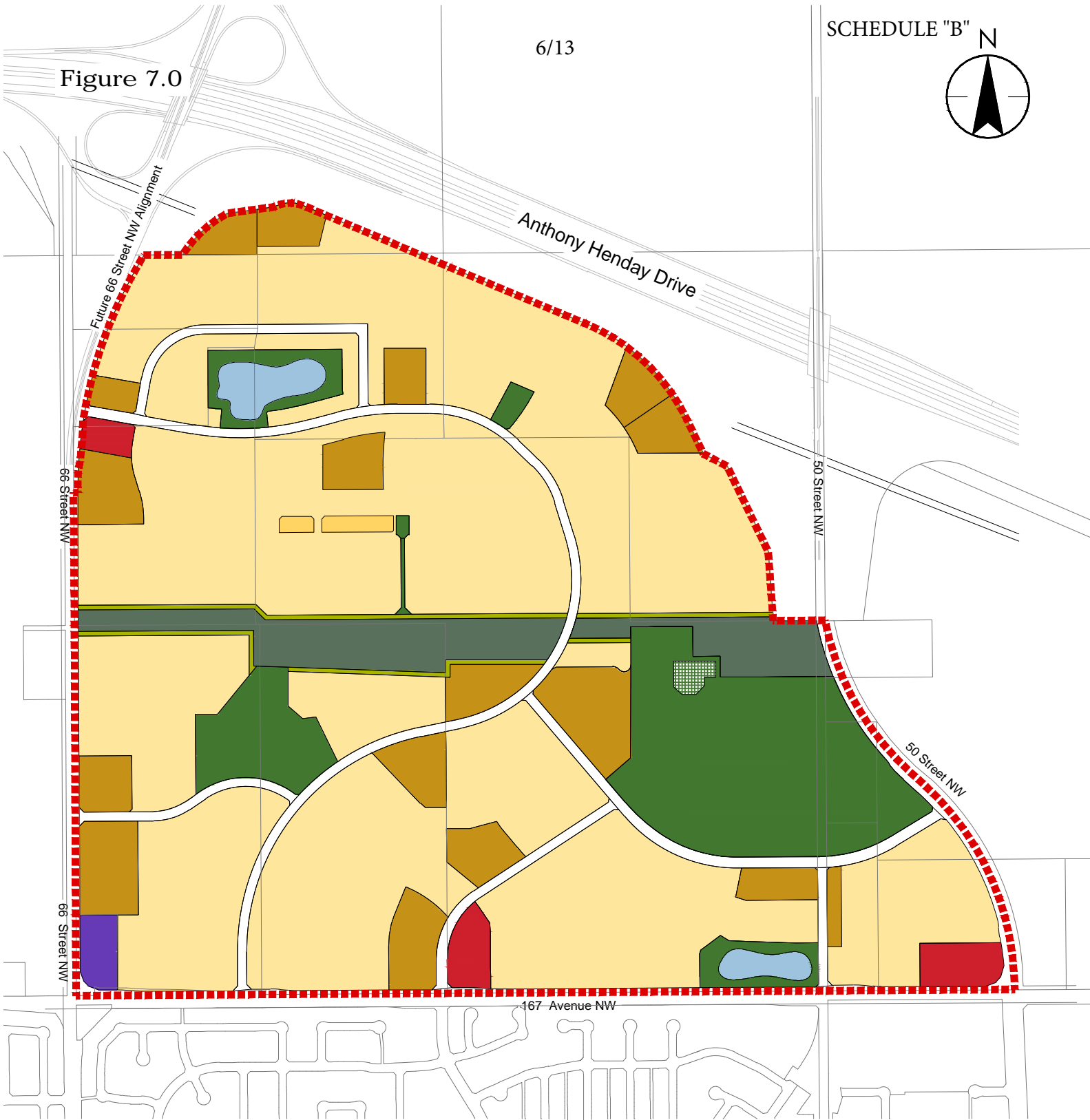
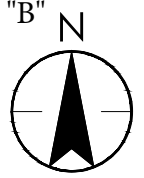
**BYLAW 17614
AMENDMENT TO
McCONACHIE**
Neighbourhood Structure Plan
(As Amended)



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

Figure 7.0



Legend

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

Client/Project

McCONACHIE
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

7.0

Title

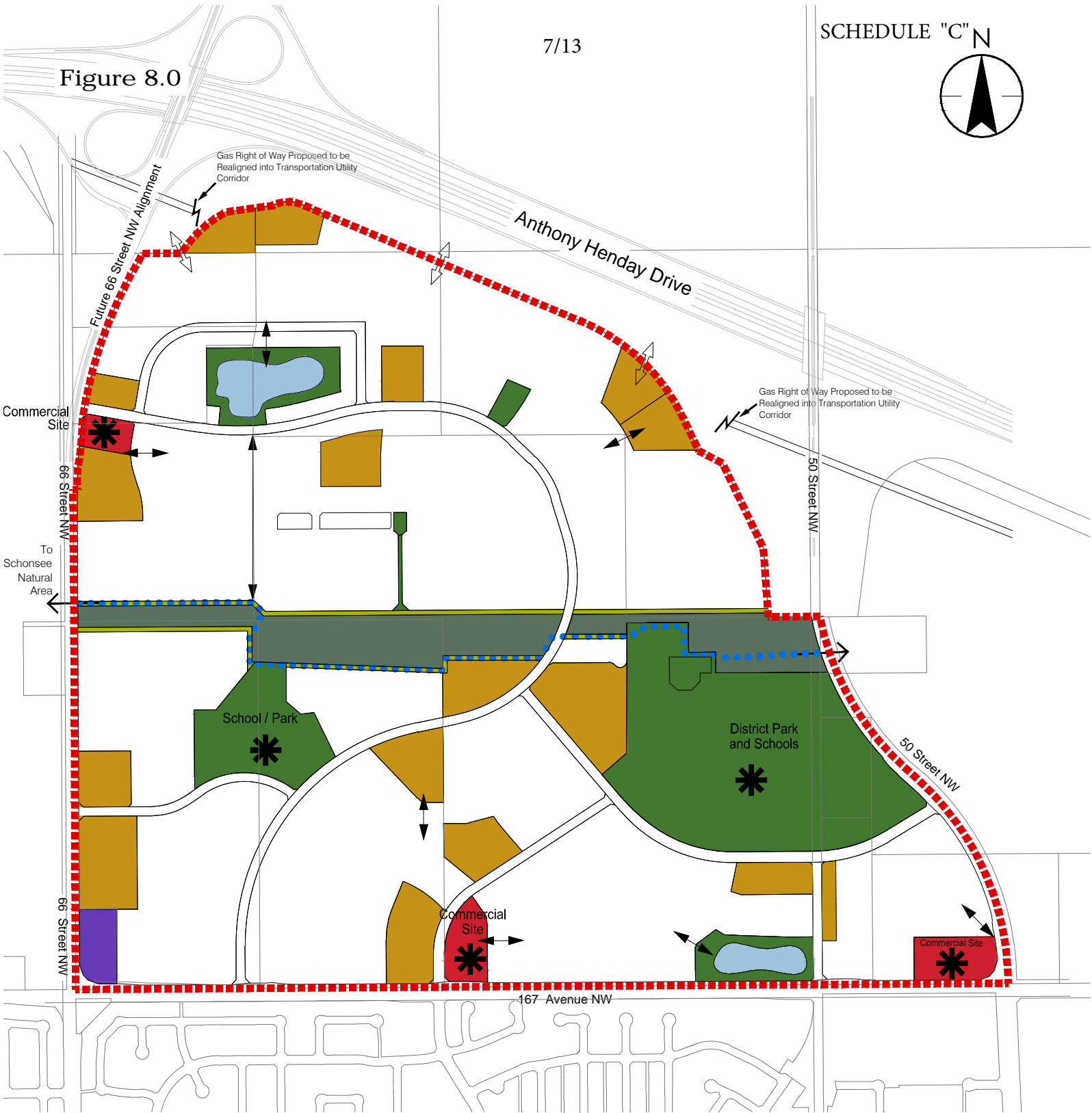
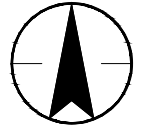
Development Concept

December 10, 2015
1161 103830 MR



10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

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

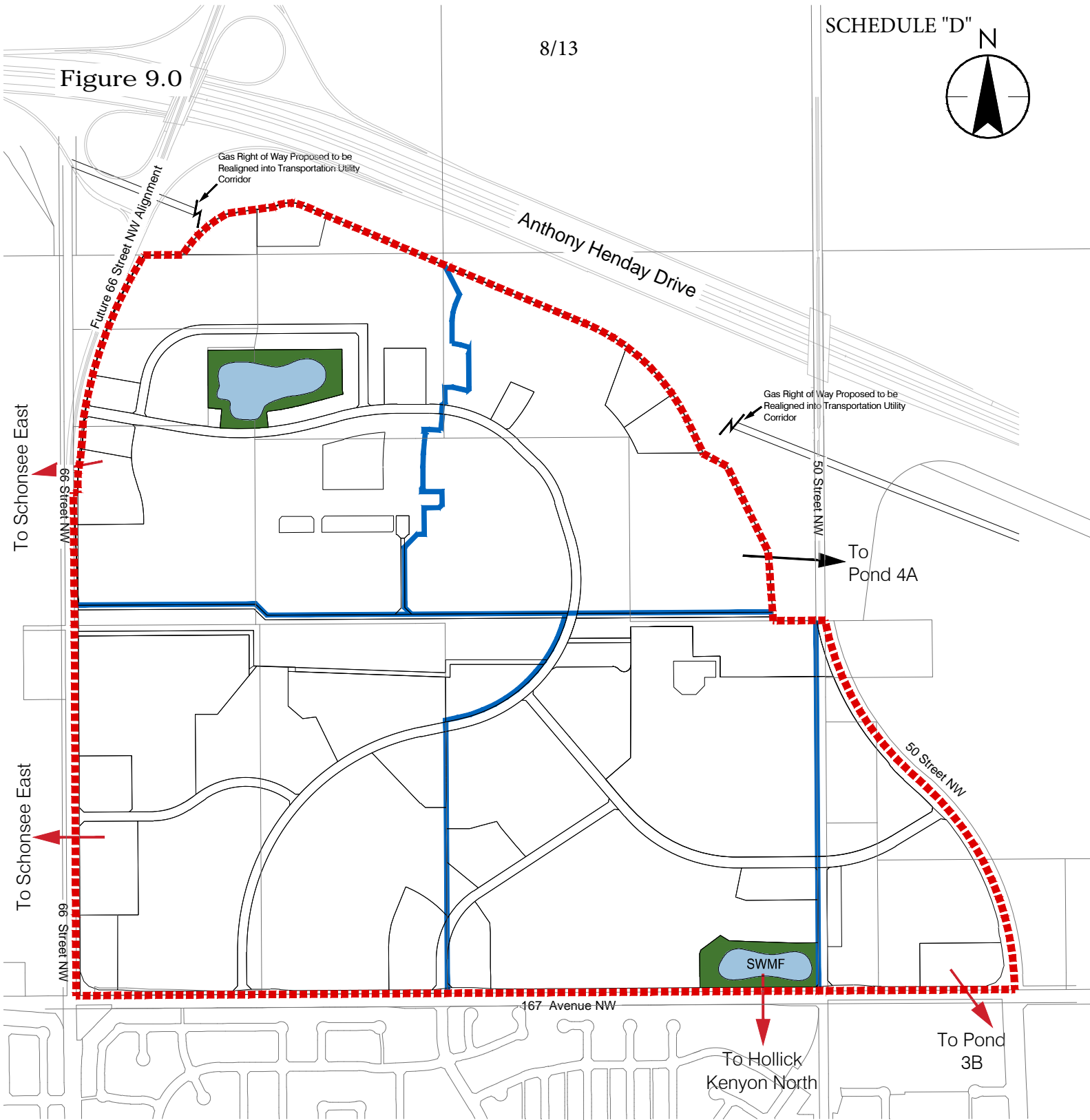
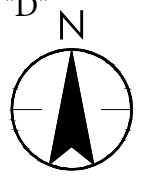
Pedestrian Linkages




10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

V:\1161\active\1161103830\drawing\mode\lites\planning\NSP_amendment\NSP_mcconachie_10dec2015.dwg

Figure 9.0



Legend

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

Client/Project

McCONACHIE
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

9.0

Title

Stormwater Drainage



10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

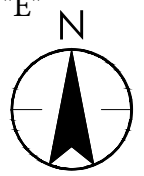
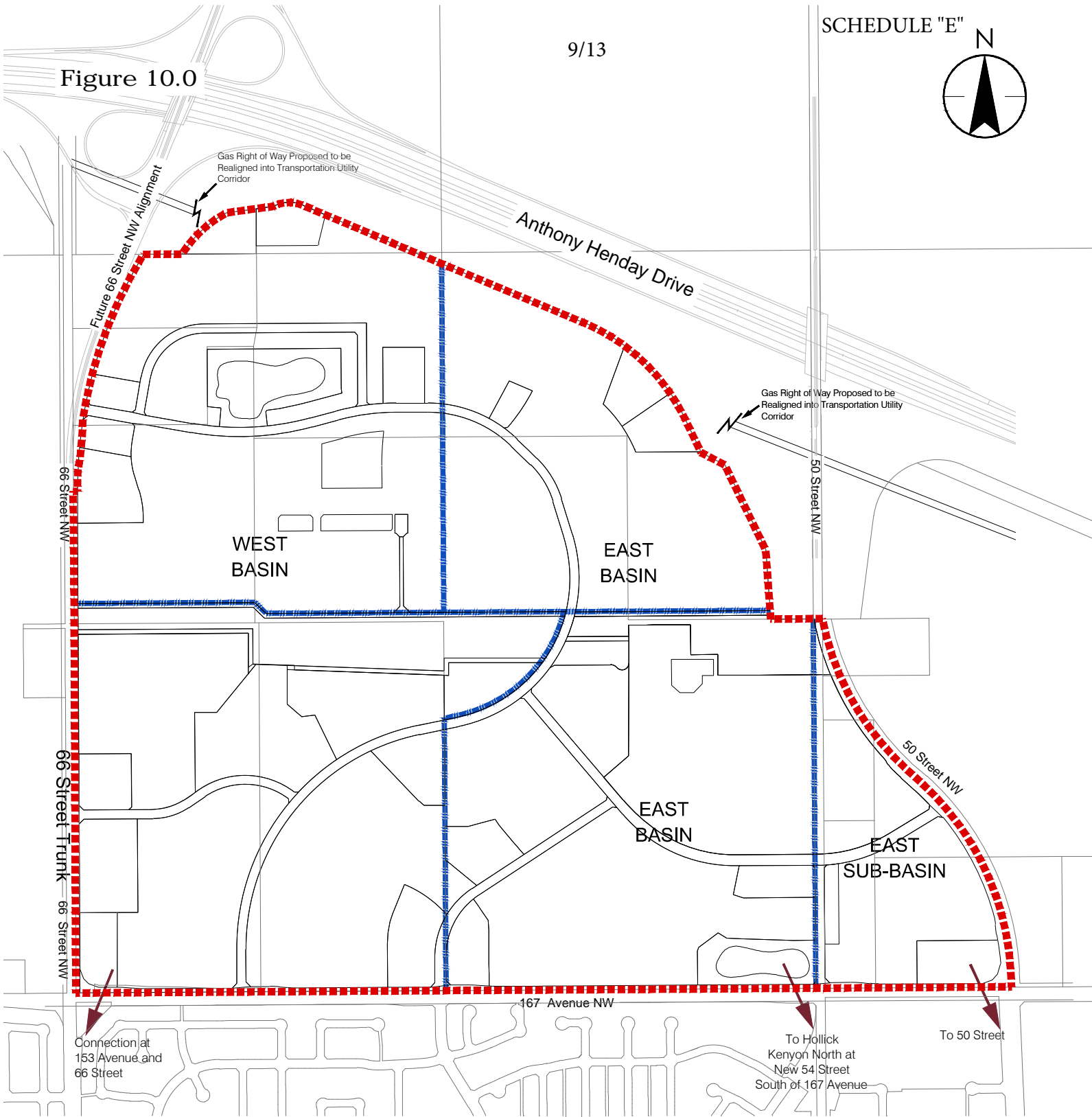


Figure 10.0



Legend

- Direction of Flow
- Drainage Basin Boundary
- NSP Boundary

Client/Project

McCONACHIE
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

10.0

Title

Sanitary System



10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

V:\1161\active\1161103830\drawing\mode\lites\planning\NSP_amendment\isp_mcconachie_10dec2015.dwg

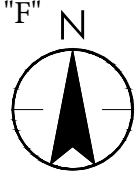
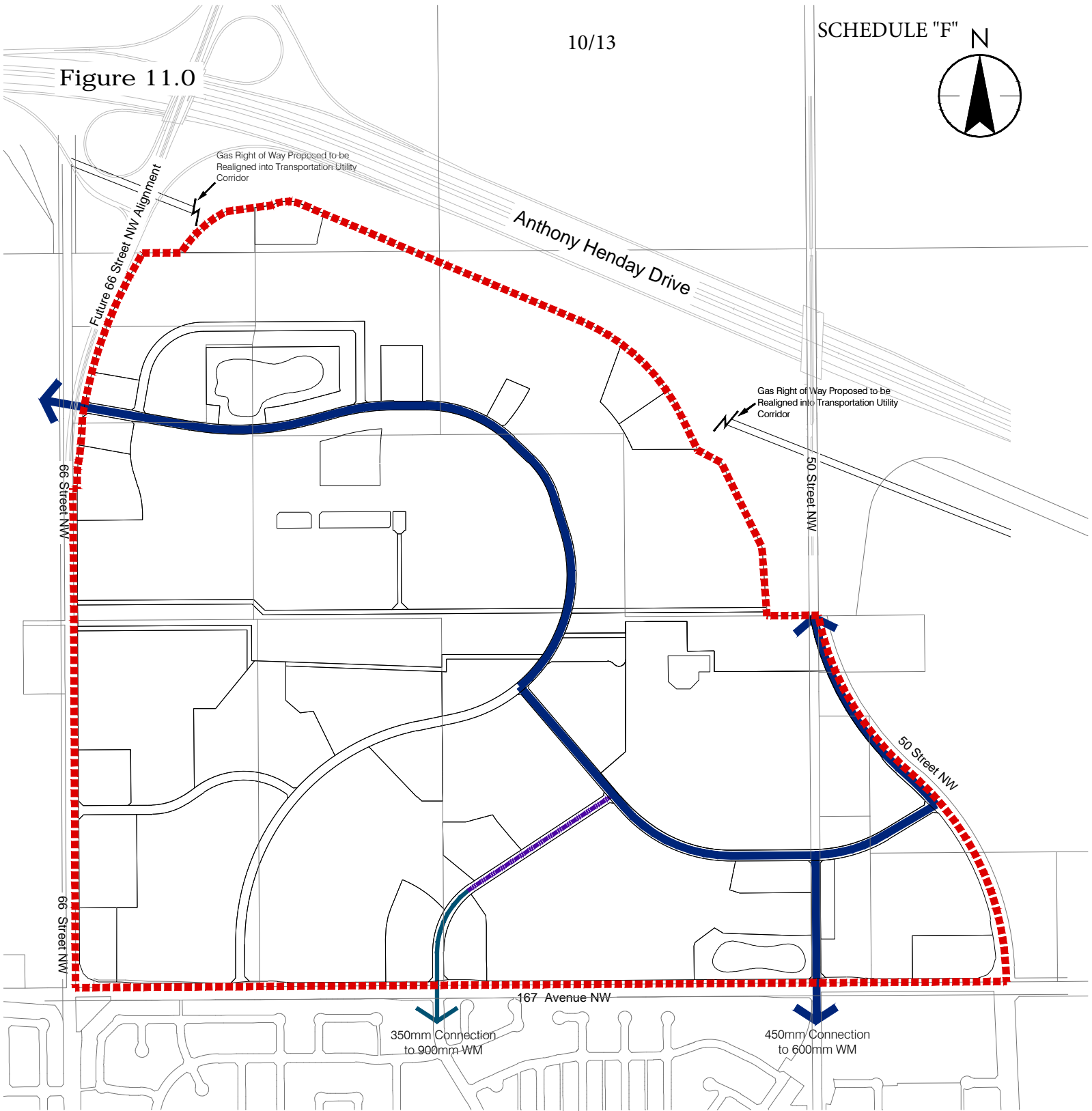






Figure 11.0



Legend

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

Client/Project

McCONACHIE
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

11.0

Title

Water Distribution



10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

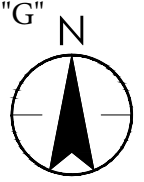
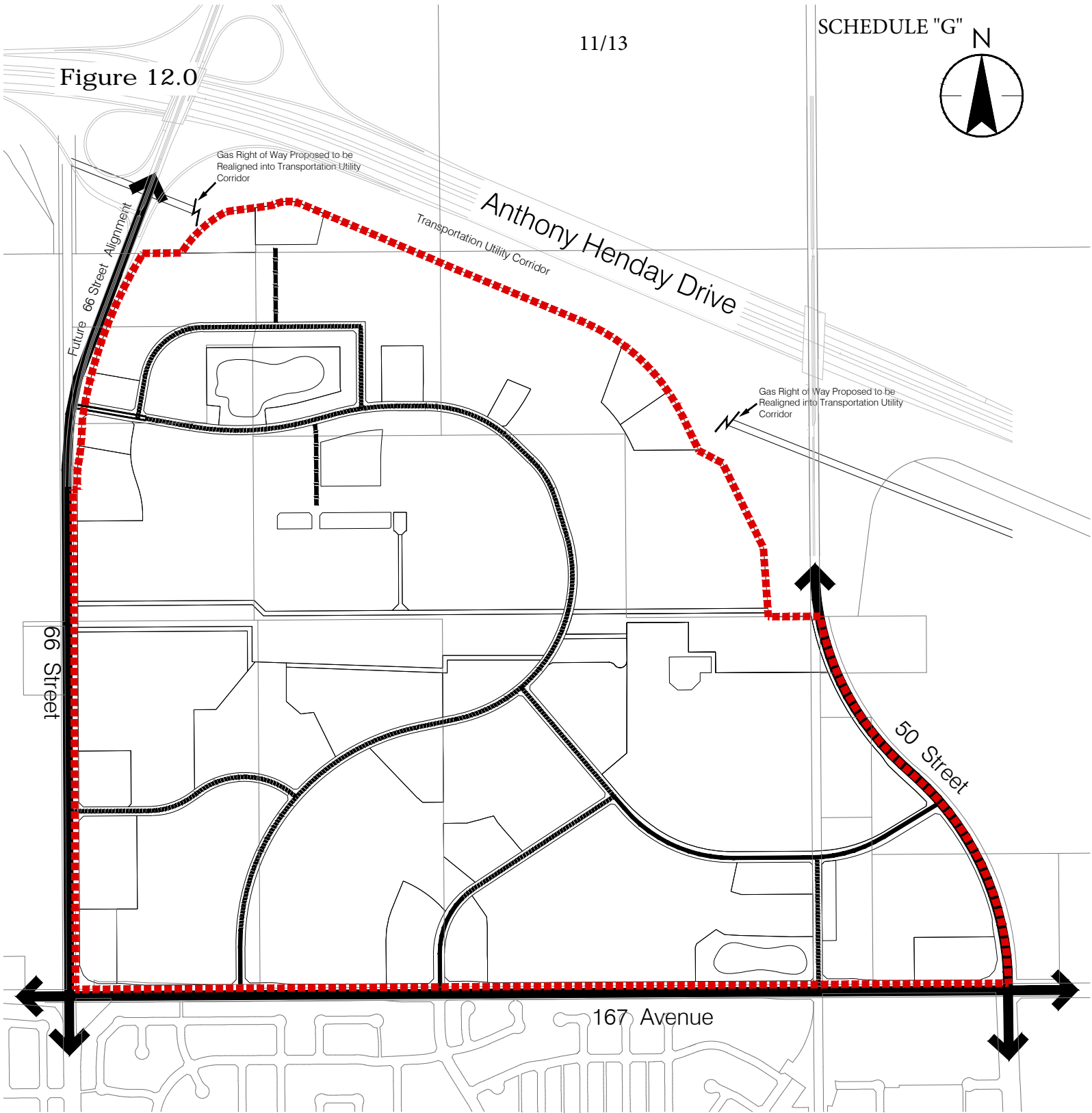








Figure 12.0



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



10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

V:\1161\active\1161103830\drawing\mccol\libs\planning\NSP_amendment\vspd_mcconachie_09dec2015.dwg

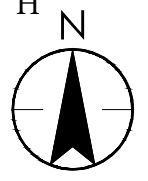
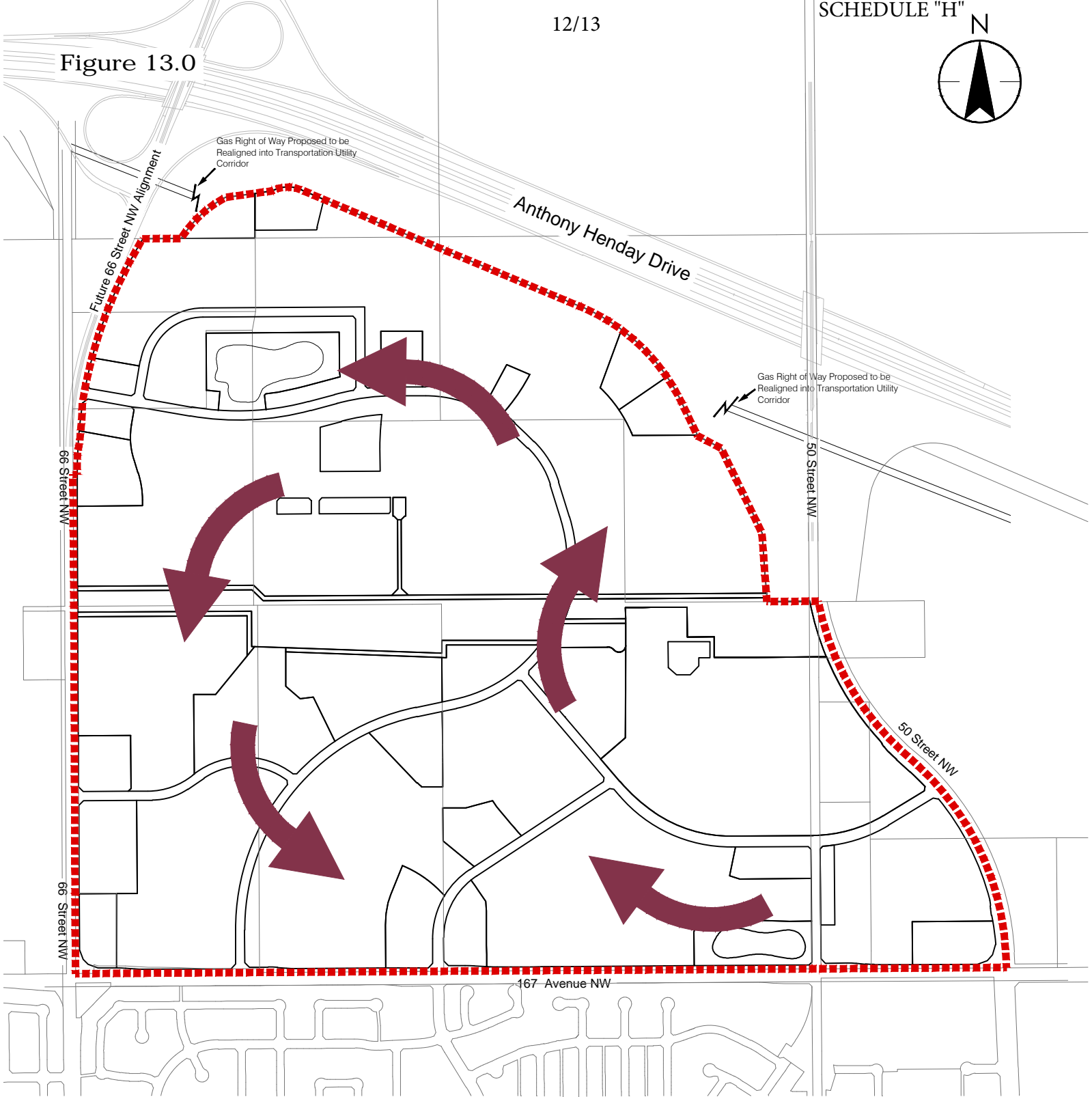




Figure 13.0



Legend

-  Staging Direction
-  NSP Boundary

Client/Project

McCONACHIE
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

13.0

Title

Staging Concept



10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

December 10, 2015
1161 103830 MR

V:\1161\active\1161103830\drawing\mode\lites\planning\NSP_amendment\isp_mccoachie_10dec2015.dwg

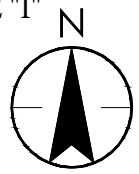
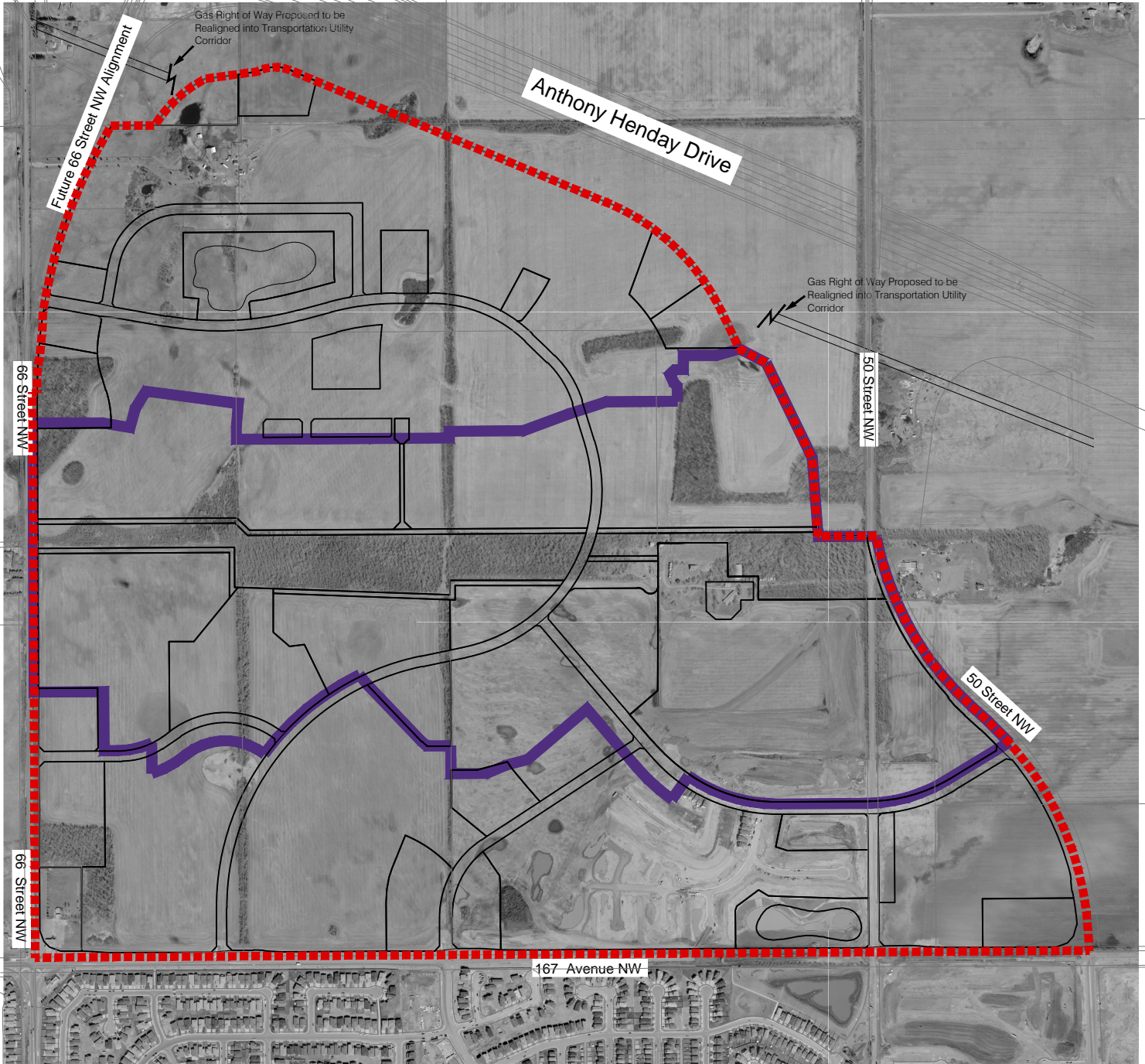




Figure 14.0



Legend

-  Approved Natural Area Management Plan Boundary
-  NSP Boundary

Client/Project

McCONACHIE
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

14.0

Title

**Natural Areas
Management Plan**

December 10, 2015
1161 103830 MR



10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com