

Bylaw 20923

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, 17492, 17614, and 19532; and

WHEREAS an application was received by administration to further amend the McConachie Neighbourhood Structure Plan;

WHEREAS Council considers it desirable to 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 map entitled “ Bylaw 19532 – Amendment to McConachie Neighbourhood Structure Plan” and replacing with the Map entitled “Bylaw 20923 – Amendment to McConachie Neighbourhood Structure Plan”, attached as Schedule “A” and forming part of this Bylaw;

- b. deleting the statistics entitled “McConachie Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 19532” and replacing it with “McConachie Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 20923” attached as Schedule “B” 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 “C” 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 “D” and forming part of this Bylaw;
- e. deleting the map entitled “Figure 12.0: Transportation Plan” and replacing with the Map entitled “Figure 12.0: Transportation Plan”, attached as Schedule “E” and forming part of this Bylaw; and
- f. adding the following sentence to Section 8.0 Implementation at the end of 8.1 Development Staging:

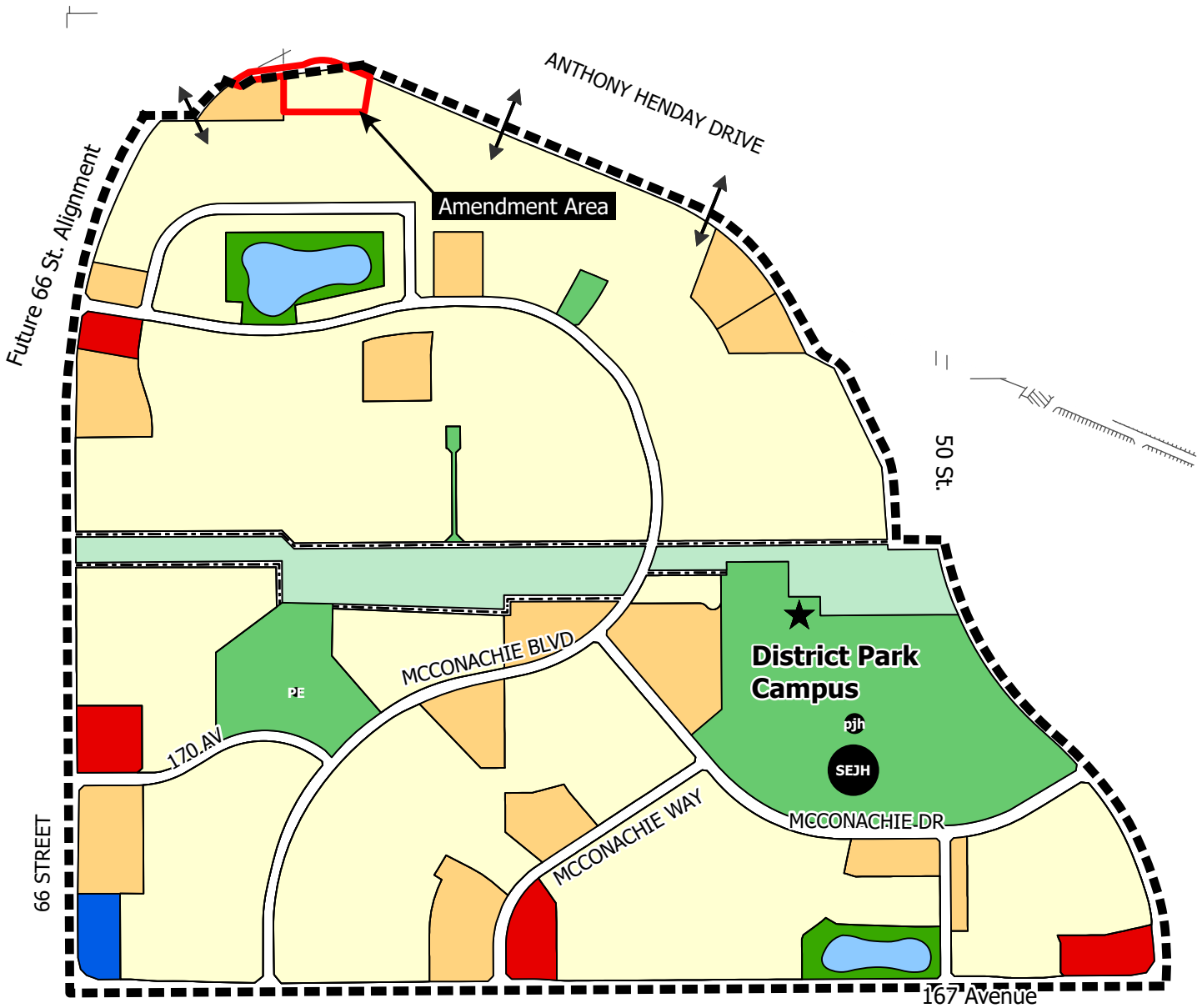
“The northernmost MDR site is intended to be serviced from the south, to align with parameters outlined in accepted servicing studies completed to date.”

READ a first time this	day of	, A. D. 2024;
READ a second time this	day of	, A. D. 2024;
READ a third time this	day of	, A. D. 2024;
SIGNED and PASSED this	day of	, A. D. 2024.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



**BYLAW 20923
AMENDMENT TO
McCONACHIE**
Neighbourhood Structure Plan
(as amended)



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

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.

**MCCONACHIE NEIGHBOUROOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 20923**

LAND USE	Area (ha)	% of GA	
GROSS AREA	255.51	100.0%	
Arterial Road Right-of-Way	7.59	3.0%	
	Area (ha)	% of GDA	
GROSS DEVELOPABLE AREA	247.92	100.0%	
Commercial	4.94	2%	
Institutional Use			
Slovenian Canadian Community Banquet Hall	1.30	0.5%	
Parkland, Recreation, School (Municipal Reserve)	43.76	17.65%	<u>% of MR</u>
District Park	22.59		9.11%
School/Park	5.15		2.08%
Pocket Park	0.50		0.20%
Natural Area (NE8091)	12.76		5.15%
Natural Area (Buffer)	2.76		1.11%
Transportation	49.58	20.0%	
Circulation			
Infrastructure / Servicing			
Stormwater Management Facilities	6.54	2.64%	
TOTAL Non-Residential Area	106.12	42.8%	
Net Residential Area (NRA)	141.80	57.2%	

RESIDENTIAL LAND USE, UNIT AND POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
Single/Semi-Detached	117.11	25	2,928	63%	2.80	8,198
Medium Density**	24.69	70	1,728	37%	2.30	3,974
Total	141.80		4,656	100%		12,172

SUSTAINABILITY MEASURES

Population Density (ppnha)	86 persons per net residential ha
Units Density	33 units per net residential ha
LDR/MDR Ratio	63% / 37%

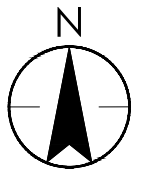
STUDENT GENERATION STATISTICS

Public School Board		992
Elementary	496	
Junior High	248	
Senior High	248	
Separate School Board		496
Elementary	248	
Junior High	124	
Senior High	124	
Total Student Population		1,488












*The exact area and location of Municipal Reserve will be determined at the time of subdivision and in coordination with Parks Planning.

** Medium density residential numbers used here are 70 u/ha, assuming a blend of row housing (45 u/ha) and low-rise apartment units (90 u/ha). People/Unit used here is 2.3, assuming a blend of row housing (2.8) and low-rise apartment (1.8).

Figure 7.0



Legend

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

Client/Project

McCONACHIE
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

7.0

Title

Development Concept

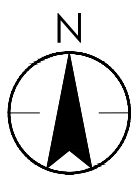
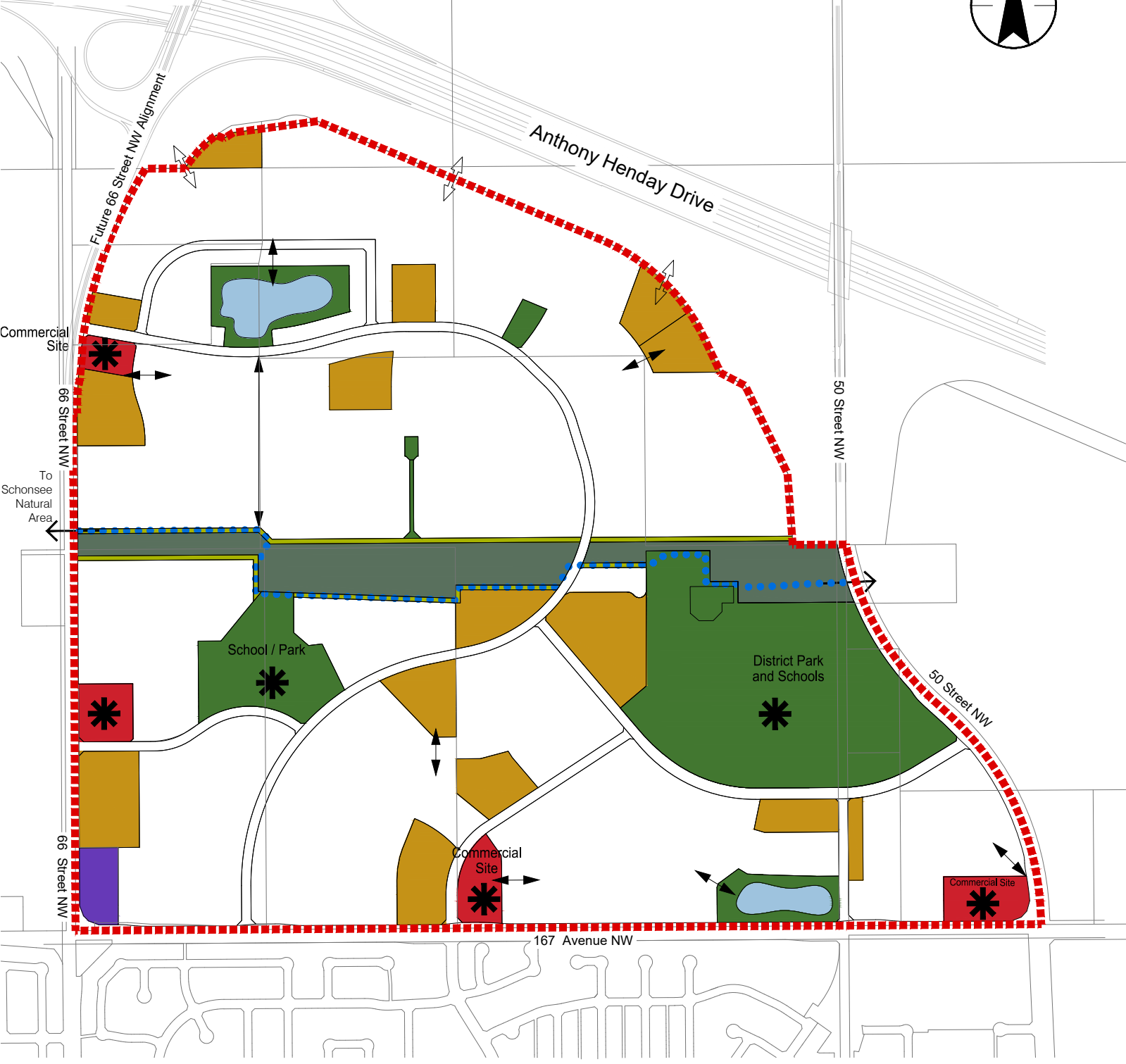


Figure 8.0



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

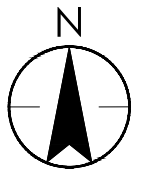
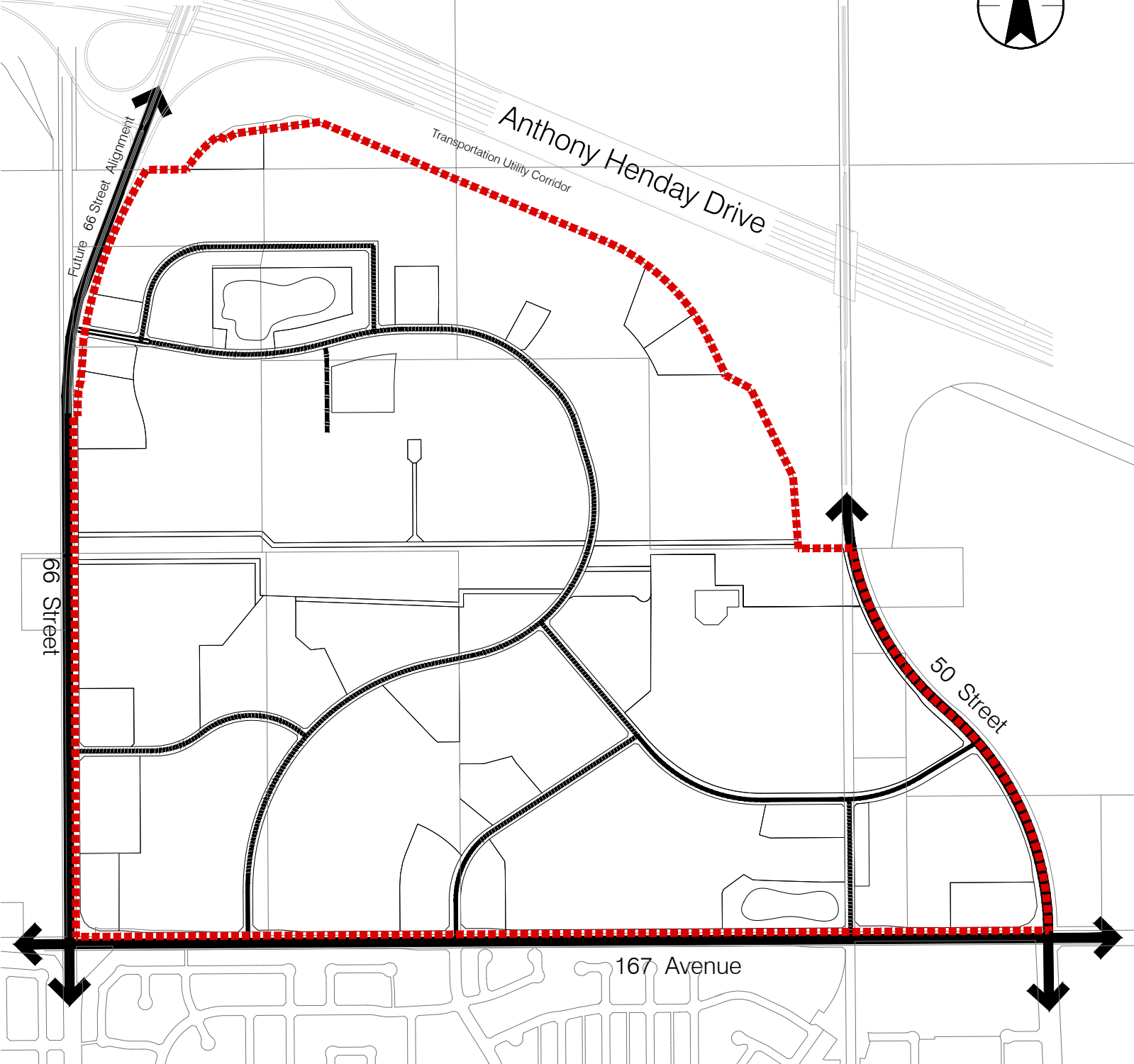








Figure 12.0



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