

McCONACHIE MUNICIPAL RESERVE REMOVAL

Recommendation

1. That the removal of the municipal reserve designation from the land legally described as Lot 1MR, Block 1, Plan 1021110; Lot 3MR, Block 8, Plan 1122927; Lot 1MR, Block 3, Plan 1125109; Lot 21MR, Block 8, Plan 1420176; Lot 17MR, Block 8, Plan 1520683; Lot 1MR, Block 6, Plan 2022517; and Lot 2MR, Block 6, Plan 2022517, as shown in Attachment 1 of the August 18, 2025, Financial and Corporate Services report FCS03089, be approved.
2. That a designated officer within Administration notify the Registrar of the Northern Alberta Land Titles Office that the provisions of the *Municipal Government Act*, R.S.A. 2000, c. M-26 have been complied with and request the Registrar to remove the designation of municipal reserve from the land legally described as Lot 1MR, Block 1, Plan 1021110; Lot 3MR, Block 8, Plan 1122927; Lot 1MR, Block 3, Plan 1125109; Lot 21MR, Block 8, Plan 1420176; Lot 17MR, Block 8, Plan 1520683; Lot 1MR, Block 6, Plan 2022517; and Lot 2MR, Block 6, Plan 2022517, as shown in Attachment 1 of the August 18, 2025, Financial and Corporate Services report FCS03089.

Requested Action		Council decision required	
ConnectEdmonton's Guiding Principle		ConnectEdmonton Strategic Goals	
CONNECTED This unifies our work to achieve our strategic goals.		n/a	
City Plan Values	n/a		
City Plan Big City Move(s)	n/a	Relationship to Council's Strategic Priorities	Conditions for service success
Corporate Business Plan	Managing the corporation		
Related Council Discussions	<ul style="list-style-type: none">June 30, 2025, Urban Planning and Economy report, Bylaw 21237 - To allow for larger scale parks and amenities and a school site, McConachie.August 18, 2025, Charter Bylaw 21236 and Charter Bylaw 21271 - To close a portion of road, McConachie.		

Executive Summary

- Removing the municipal reserve designation from the seven titled lots is required to consolidate the lots with the adjacent non-reserve lots to create one Pilot Sound District Park site.
- The consolidation of the lots will support the ongoing development of Pilot Sound District Park and the construction of a new public junior high school as part of the School Construction Accelerator Program.
- The existing Christ the King Elementary School and associated sports fields will remain as-is and continue to operate as usual.

REPORT

Administration seeks Council approval for the removal of municipal reserve on the following lots, as shown in Attachment 1:

- Lot 1MR, Block 1, Plan 1021110 (180 - McConachie Drive NW);
- Lot 3MR, Block 8, Plan 1122927 (170 - McConachie Drive NW);
- Lot 1MR, Block 3, Plan 1125109 (160 - McConachie Drive NW);
- Lot 21MR, Block 8, Plan 1420176 (260 - McConachie Drive NW);
- Lot 17MR, Block 8, Plan 1520683 (5603 - 174 Avenue NW);
- Lot 1MR, Block 6, Plan 2022517 (17360 - 50 Street NW); and
- Lot 2MR, Block 6, Plan 2022517 (17252 - 50 Street NW).

Between 2010-2020, these seven lots were designated municipal reserve via subdivisions as the neighbourhood progressively developed. The lots are zoned PS (Parks and Services Zone) and one lot has been developed with the Christ the King Elementary School. The school and associated sports fields will remain and continue to operate as-is following removal of the municipal reserve and consolidation. A new public junior high school for grades 7-9 was announced for construction funding by the provincial government in 2024 and is planned to be located southeast of the existing school.

Administration's practice is to remove municipal reserve designation from district level parks to support a wide range of facility and user group requirements. Following the removal of the municipal reserve designation, the land will be consolidated with the remainder of the District Park site and remain in the City's parkland inventory (Attachment 2). Consolidation will prevent future cross-lot drainage issues as the park site develops over time.

Community Insight

As required by the *Municipal Government Act*, the reserve designation removal notice was advertised in the Edmonton Journal on August 1, 2025, and August 9, 2025, and a sign was posted at the site.

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GBA+

A GBA+ analysis was not completed specifically for the removal of the municipal reserve. GBA+ impacts will be considered through the design and development of the future Pilot Sound District Park. The addition of a safe, accessible park space will provide opportunities for outdoor recreation to people of all ages, incomes and demographics in the McConachie, Pilot Sound and surrounding neighbourhoods, who may not have access to other open space areas. The development of the future public junior high school will enable residents to access education within their neighbourhood, which can remove barriers such as transportation costs and commute times.

Environment and Climate Review

The removal of the municipal reserve is an administrative function that will allow for future development of the site, including the school and district park. Environmental considerations of construction or alterations to the current open space, such as surface water management and carbon storage, will be considered as part of the development planning and approval process.

Enabling development in established or developing communities can help to lower greenhouse gas emissions by promoting urban densification, utilizing existing infrastructure, reducing commute times and promoting active modes of transportation like walking or biking.

Attachments

1. Municipal Reserve Removal Map
2. Pilot Sound District Park Consolidation Map