

Bylaw 19337

A Bylaw to amend Bylaw 6288, as amended,
being the Pilot Sound Area 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 Council considers it desirable to further amend Bylaw 6288, as amended, the Pilot Sound Area Structure Plan by adding a new neighbourhood;

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 6288, as amended, the Pilot Sound Area Structure Plan, is hereby further amended as follows:
 - a. delete from the first paragraph on page 1 “The purpose of this report is to examine the major factors which will affect the future development of an area of approximately 1872.4 acres (757.7 ha) situated within the northeast sector of the City of Edmonton, and, to recommend a land use pattern which may be appropriate for guiding the eventual development of this area.” and replace with “The purpose of this report is to examine the major factors which will affect

the future development of the northeast sector of the City of Edmonton, and, to recommend a land use pattern which may be appropriate for guiding the eventual development of this area.”;

- b. delete from the first paragraph of Chapter Two, Section I “The area, in total, encompasses approximately 1872.4 acres (757.7 ha) of predominantly agricultural land north of 167 Avenue and suburban development south of 167 Street.” and replace with “The area is predominantly agricultural land north of 167 Avenue and suburban development south of 167 Street.”;
- c. delete from the sixth paragraph of Chapter Two, Section II “The predominant land use in the northeast sector is the Evergreen Memorial Gardens Cemetery that occupies an approximately 100 acre (40.47 ha) site. The balance of the northeast sector is devoted to agricultural uses.” and replace with “The neighbourhood of Gorman is located in the northeast sector of the Pilot Sound ASP, north of 153 Avenue and east of Manning Drive. The Gorman NSP was approved in 2020 and will be developed in the future.”;
- d. delete from the eighth paragraph of Chapter Two, Section II “ With the adoption of “The Way We Grow”, the City of Edmonton’s Municipal Development Plan, Bylaw 15100, no longer identifies lands within the eastern portion of the Pilot Sound Area Structure Plan boundaries as being a “Business & Employment Area” as previously identified in “Plan Edmonton”, the City of Edmonton’s former Municipal Development Plan; instead lands within the eastern half of the boundaries of the Pilot Sound Area Structure Plan are now identified as “Developing, Planned and Future Neighbourhoods”. This change has created an opportunity to create a complete community east of Manning Drive in the Gorman Area, with both employment and residential areas.” and replace with “In 2020 the Gorman NSP was approved.”;
- e. delete Chapter Two, Section X.2. and renumber the remaining sections accordingly;
- f. delete from the second paragraph of Chapter Three, Section I “To provide a framework for the development of approximately 2155 acres (872.2 ha) of land within the City of Edmonton which could ultimately house approximately 40,000 persons.” and replace with “To provide a framework for the development of land within the City of Edmonton which could ultimately house between 40,000 and 45,000 persons.”;
- g. delete from the first paragraph of Chapter Four, Section II “The residential land use component of Pilot Sound is proposed to be comprised of six neighbourhoods ranging in size

from approximately 74 hectares to 256 hectares. In total, it is projected that approximately 40,000 persons will be accommodated with eventual development of this land use at a density approximating 45.4 persons per gross developable hectare.” and replace with “The residential land use component of Pilot Sound is proposed to be comprised of six neighbourhoods.”;

- h. delete from the second paragraph of Chapter Four, Section III “The specific location of this park will be determined at a more detailed planning stage.” and replace with “The specific location of this park and general design guidelines have been planned for in the Gorman NSP.”;
- i. delete from the third paragraph of Chapter Four, Section IV “The employment area defined within Pilot Sound incorporates a Light Industrial Area comprising of approximately 111 acres (45.1 ha). At an average density of 22.2 employees (as historically identified within the Pilot Sound ASP) per gross developable hectare, the Light Industrial area has the potential to create in excess of 1,000 employment opportunities.” and replace with “The employment area defined within Pilot Sound incorporates a Light Industrial Area. At an average density of 22.2 employees (as historically identified within the Pilot Sound ASP) per gross developable hectare, the Light Industrial area has the potential to create in excess of 700 employment opportunities.”;
- j. add to the end of the third paragraph of Chapter Four, Section VI “Pocket parks smaller than 0.5 ha may be approved under the discretion of the City of Edmonton at the neighbourhood planning stage, however these parks will not contribute to the total municipal-reserve allocation.”;
- k. delete from the fifth paragraph of Chapter Four, Section VI “will be determined at a more detailed planning stage.” and replace with “is planned for in the Gorman NSP.”;
- l. delete from the eighth paragraph of Chapter Four, Section VII “Finally, four neighbourhood convenience commercial centres are proposed, each of which is located west of Manning Drive” and replace with “Finally, five neighbourhood convenience commercial centres are proposed, four are located west of Manning Drive and one located on the north-west corner of 18 Street and 153 Avenue in the Gorman neighbourhood.”;
- m. add to the end of the first paragraph of Chapter Four, Section VIII.C. “Stormwater Management Facility size and location will be informed by this report and confirmed at the neighbourhood planning phase.”;

- n. delete from the twelfth paragraph of Chapter Four, Section VIII.C. “The area east of Manning Drive will contain four stormwater management facilities in order to control and manage post-development storm runoff. Three of the facilities are to be located in close proximity to 153 Avenue, while the fourth is to be situated southwest of 34 Street and 167 Avenue. Two to three outlets for these facilities will be required and will be located along 153 Avenue. The facilities have been sized in order to accommodate major rainfall events (i.e. 1 in 100 year return period), and can be constructed as wet ponds, constructed wetlands, or a combination of both. For minor rainfall events (i.e. 1 in 5 year return period), the runoff will be collected via a proposed minor storm sewer system that discharges to the storm water facility; while for major rain fall events the runoff will be routed to the stormwater facilities via local roadways and PUL’s.” and replace with “The area east of Manning Drive will contain a stormwater management system in accordance to the Gorman Neighbourhood Structure Plan as approved in 2020.”;
- o. delete from the fifth paragraph of Chapter Five “Neighbourhood Structure Plans (NSP) have been approved for five neighbourhoods within Pilot Sound – Matt Berry, Neighbourhood 3, Hollick-Kenyon, Neighbourhood 2; Brintnell, Neighbourhood 1; McConachie, Neighbourhood 4; and Cy Becker, Neighbourhood 5.” and replace with “Neighbourhood Structure Plans (NSP) have been approved for six neighbourhoods within Pilot Sound – Matt Berry, Neighbourhood 3; Hollick-Kenyon, Neighbourhood 2; Brintell, Neighbourhood 1; McConachie, Neighbourhood 4; Cy Becker, Neighbourhood 5; and Gorman, Neighbourhood 6.”;
- p. delete from the eighth paragraph of Chapter Five “Gorman will provide detailed planning for the area in Gorman on the east side of the rail line, consistent with all relevant City of Edmonton policies, and, particularly, the City’s guidelines for Transit Orientated Development.” and replace with “Gorman provides detailed planning for the area in Gorman on the east side of Manning Drive. The plan is for a mixed-use residential/commercial, transit-orientated community.”;
- q. delete the statistics entitled “ Table I – Pilot Sound Area Structure Plan Land Use and Population Statistics” and replace with the following:

**Table I – Pilot Sound Area Structure Plan
Land Use and Population Statistics
(Bylaw 17491, January 25, 2016)**

TABLE I PILOT SOUND AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS							
	1	2	3	4	5	6	
	Brintnell	Hollick-Kenyon	Matt Berry	McConachie	Cy Becker	Gorman	Totals
Gross Area	125.3	157.4	113.3	255.9	99.5	255.0	1006.4
Powerline	6.0	5.8	0.0	0.0	0.0	12.5	24.3
Major Arterials	0.0	0.0	0.0	7.6	3.7	4.0	15.3
Pipeline Corridor	0.0	0.0	4.2	1.7	0.0	0	5.9
Cemetery (Memorial Gardens)						39.2	39.2
Natural Areas (NE 8096 & NE 8097)						13.0	13.0
Rail Line						7.0	7.0
Potential Development Area						4.9	4.9
Transportation Utility Corridor (TUC)	0.0	0.0	0.0	0.0	0.0	0	0.0
Gross Developable Area	119.3	151.6	109.4	246.6	95.9	173.2	896.0
Mixed Use Town Centre						3.1	3.1
Commercial	6.7	7.4	1.4	3.48	4.1	31.5	54.58
Industrial						32.7	32.7
Residential	70.6	87.5	72.2	139.6	58.2	42.3	470.4
School/Park	5.2	10.2	9.6	5.7	7.6	3.4	41.7
District Park	0.0	0.0	0.0	22.6	0.0	14.5	37.1
Institutional	0.0	0.0	0.0	1.3	0.0	0.0	1.3
Cemetery	0.0	2.8	0.0	0.0	0.0	0.0	2.8
Natural Area NE 8091& Buffer	0.0	0.0	0.0	15.5	0.0	0.0	15.5
Storm Water Management	8.1	10.4	0.0	6.1	6.8	15.2	46.6
Circulation & LRT	28.7	33.3	25.6	51.8	19.2	29.2	187.8
Public Utility						1.4	1.4
Population Generation							
Population	5,534	6,266	5,014	10,354	4,924	8,077	40,169
Density (ppgdha)	46.4	39.8	46.0	41.99	51.0	46.6	44.85

r. delete the statistics entitled “Table II - Summary of Municipal/School Reserve” and replace with the following:

**Table II – Summary of Municipal/School Reserve
Pilot Sound Area Structure Plan
(Bylaw 16585, September 16, 2013)**

<u>RESIDENTIAL DEVELOPMENT SECTOR</u>		
	Hectares	Hectares
Gross Developable Area		881.1
Municipal/School Reserve Dedication		88.0
Brintnell (Neighbourhood 1): 119.3 gross developable hectares		
Public Elementary School	3.6	
Community Park/League	2.6	
Subtotal		6.2
Municipal/School Reserve		11.9
Balance		+5.7
Hollick Kenyon (Neighbourhood 2): 151.6 gross developable hectares		
Public Elementary/Junior High School/Park	9.3	
Neighbourhood Parks	0.9	
Subtotal		10.2
Municipal/School Reserve		15.2
Balance		+4.9
Matt Berry (Neighbourhood 3): 109.3 gross developable hectares		
Public Elementary School/ Separate Elementary/Junior High School	9.2	
Neighbourhood Parks	0.4	
Subtotal		9.6
Municipal/School Reserve		10.9
Balance		+1.3
McConachie (Neighbourhood 4): 246.6 gross developable hectares		
Public & Separate Junior High School/Separate Elementary District Park	22.6	
Public Elementary School/Neighbourhood Park	5.7	
Subtotal		28.2
Municipal/School Reserve		24.7
Balance		-3.58

Cy Becker (Neighbourhood 5): 95.8 gross developable hectares				
Urban Village & Pocket Parks/Natural Area	7.6			
Subtotal				7.6
Municipal/School Reserve				9.6
Balance				-1.96
Gorman (Neighbourhood 6): 142.7 Effective developable hectares				
Separate High School/District Park	14.5			
Non-Credit Park				
Pocket Parks & Natural Area	0.2			
Subtotal	3.2			17.9
Municipal/School Reserve				17.7
Balance				-3.4
Total	Designated	School/Parks	Lands	79.7
Municipal/School		Reserve	Dedication	90.0
Total Balance – Residential Development Sector				+2.96

s. delete the statistics entitled “Table III - Municipal Reserve Balance” and replace with the following:

Table III – Municipal Reserve Balance
(Bylaw 16372, June 5, 2013)

	1	2	3	4	5	6	
	Brintnell	Hollick-Kenyon	Matt Berry	McConachie	Cy Becker	Gorman	Totals
Gross Area	125.3	157.4	113.3	255.9	99.5	255.0	1006.4
Less:							
Powerline	6.0	5.8	0.0	0.0	0.0	20.7	32.5
Land not Subject to Reserve Dedication	0.0	0.0	3.2	7.6	3.7	74.6	89.1
Retained Government Road Allowance	0.0	1.0	1.0	1.7	0.0	4.0	7.7
Environment Reserve	0.0	0.0	0.0	0.0	0.0	13.0	13.0
Land Subject to Reserve Dedication	119.3	150.6	109.1	246.6	95.8	142.7	864.1
10% equals Municipal Reserve Generation	11.9	15.1	10.9	24.7	9.6	14.3	86.5
Municipal Reserve Requirements	5.2	10.2	9.6	5.7	7.6	17.7	56.0
District Park Site	0.0	0.0	0.0	22.6	0.0	14.5	37.1
Total Municipal Reserve Requirement							93.1

- t. delete the map entitled Bylaw 17491 Amendment to Pilot Sound Area Structure Plan (as amended)” and replace with “Bylaw 19337 Amendment to Pilot Sound Area Structure Plan (as amended)” attached as Schedule “A” and forming part of this Bylaw;

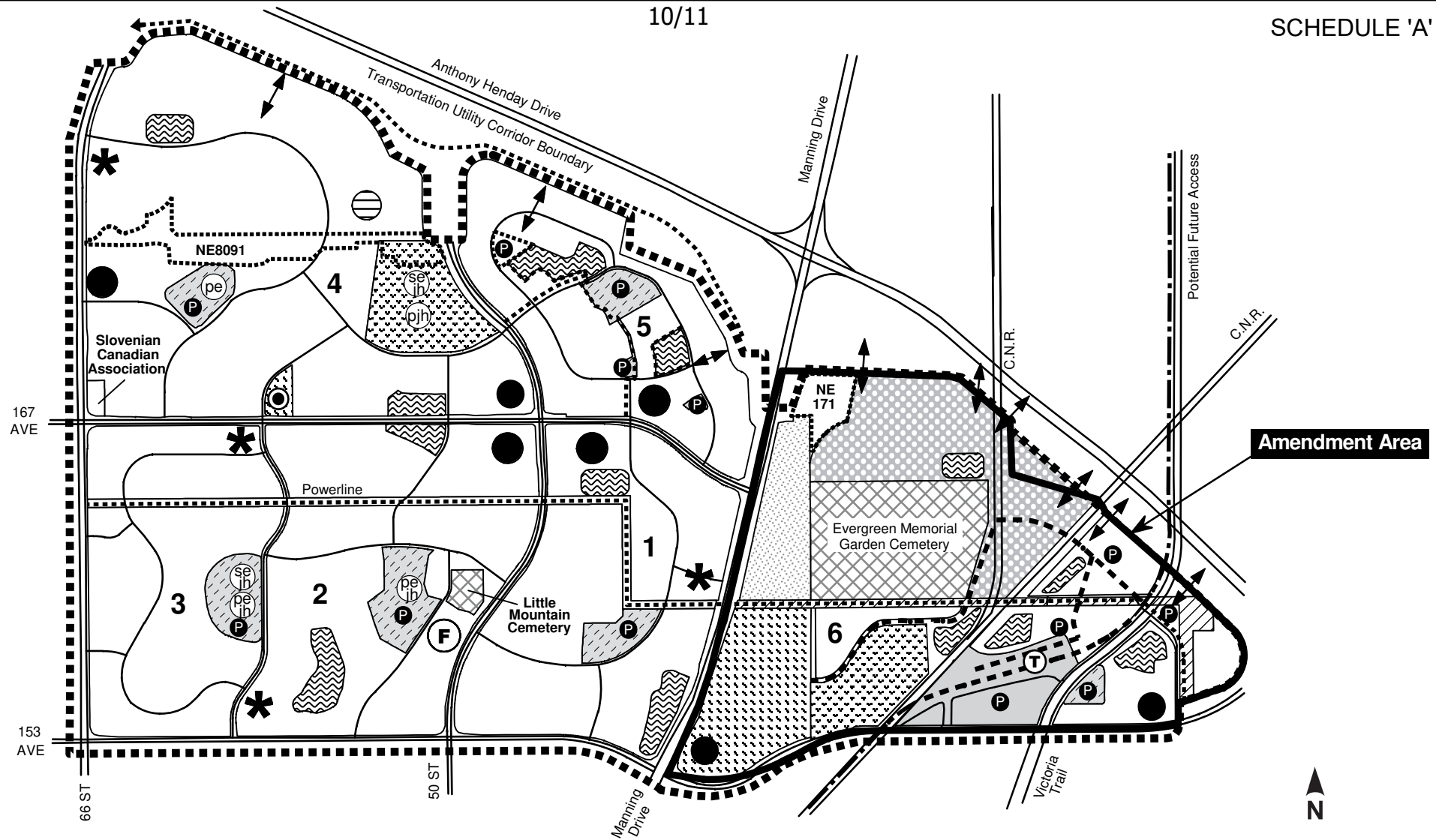
- u. delete the figure entitled “Figure 7 - Development Concept” and replace with “Figure 7 - Development Concept” attached as Schedule “B” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

THE CITY OF EDMONTON

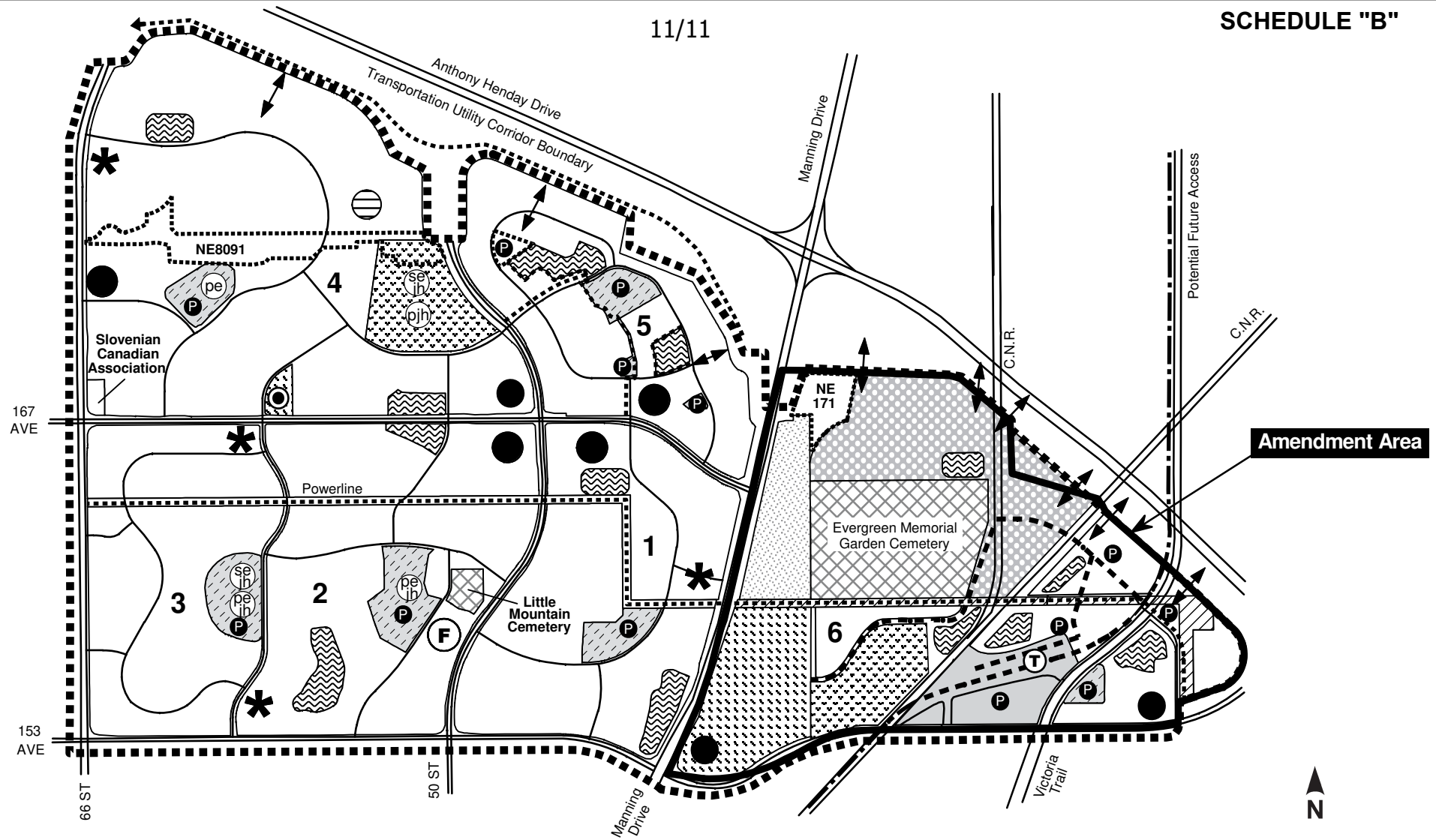
MAYOR

CITY CLERK



**BYLAW 19337
AMENDMENT TO
PILOT SOUND
Area Structure Plan
(as amended)**

2	Residential Neighbourhood		School/Park Site		Possible Collector Roadway
	Commercial		District Park		Storm Retention Pond
	Community Commercial Site		Multi-Use Trail		Possible Future Storm Retention Pond
	Community Commercial (DC1)		Multi-Use Trail Access		Natural Areas
	Community Commercial (DC2)		Transit Oriented Development (Mixed Use)		Natural Area Management Plan
	Convenience Commercial		Light Rail Transit (LRT) Station		Fire Station
	Industrial		Light Rail Transit (LRT)		ASP Boundary
	Cemetery				Amendment Area
	Powerline Corridor				



**FIGURE 7
DEVELOPMENT
CONCEPT**

