

Bylaw 19532

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 and 17614; and

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

WHEREAS Council considers it desirable to amend the Maple Ridge Industrial Area 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 following sentences under Section 5.2 Residential:

“The following residential densities are proposed for the McConachie NSP:

- 25 units per net residential hectare for Low Density Residential
- 45 units per net residential hectare for Row Housing
- 90 units per net residential hectare for Low Rise/ Medium Density Residential

This will result in approximately 49 people per gross developable hectare.”

- b. deleting the map entitled “ Bylaw 17614 – Amendment to McConachie Neighbourhood Structure Plan” and replacing with the Map entitled “Bylaw 19532 – Amendment to McConachie Neighbourhood Structure Plan”, attached as Schedule “A” and forming part of this Bylaw;
- c. deleting the statistics entitled “McConachie Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 17416” and replacing it with “McConachie Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 19532” attached as Schedule “B” and forming part of this Bylaw;
- d. 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;
- e. 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;
- f. deleting the map entitled “Figure 9.0: Stormwater Drainage” and replacing with the Map entitled “Figure. 9.0: Stormwater Drainage”, attached as Schedule “E” and forming part of this Bylaw;

- g. deleting the map entitled “Figure 10.0: Sanitary System” and replacing with the Map entitled “Figure 10.0: Sanitary System”, attached as Schedule “F” and forming part of this Bylaw;
- h. deleting the map entitled “Figure 11.0: Water Distribution” and replacing with the Map entitled “Figure 11.0: Water Distribution”, attached as Schedule “G” and forming part of this Bylaw;
- i. deleting the map entitled “Figure 12.0: Transportation Plan” and replacing with the Map entitled “Figure 12.0: Transportation Plan”, attached as Schedule “H” and forming part of this Bylaw;
- j. deleting the map entitled “Figure 13.0: Staging Concept” and replacing with the Map entitled “Figure 13.0: Staging Concept”, attached as Schedule “I” and forming part of this Bylaw; and
- k. deleting the map entitled “Figure 14.0: Natural Areas Management Plan” and 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	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

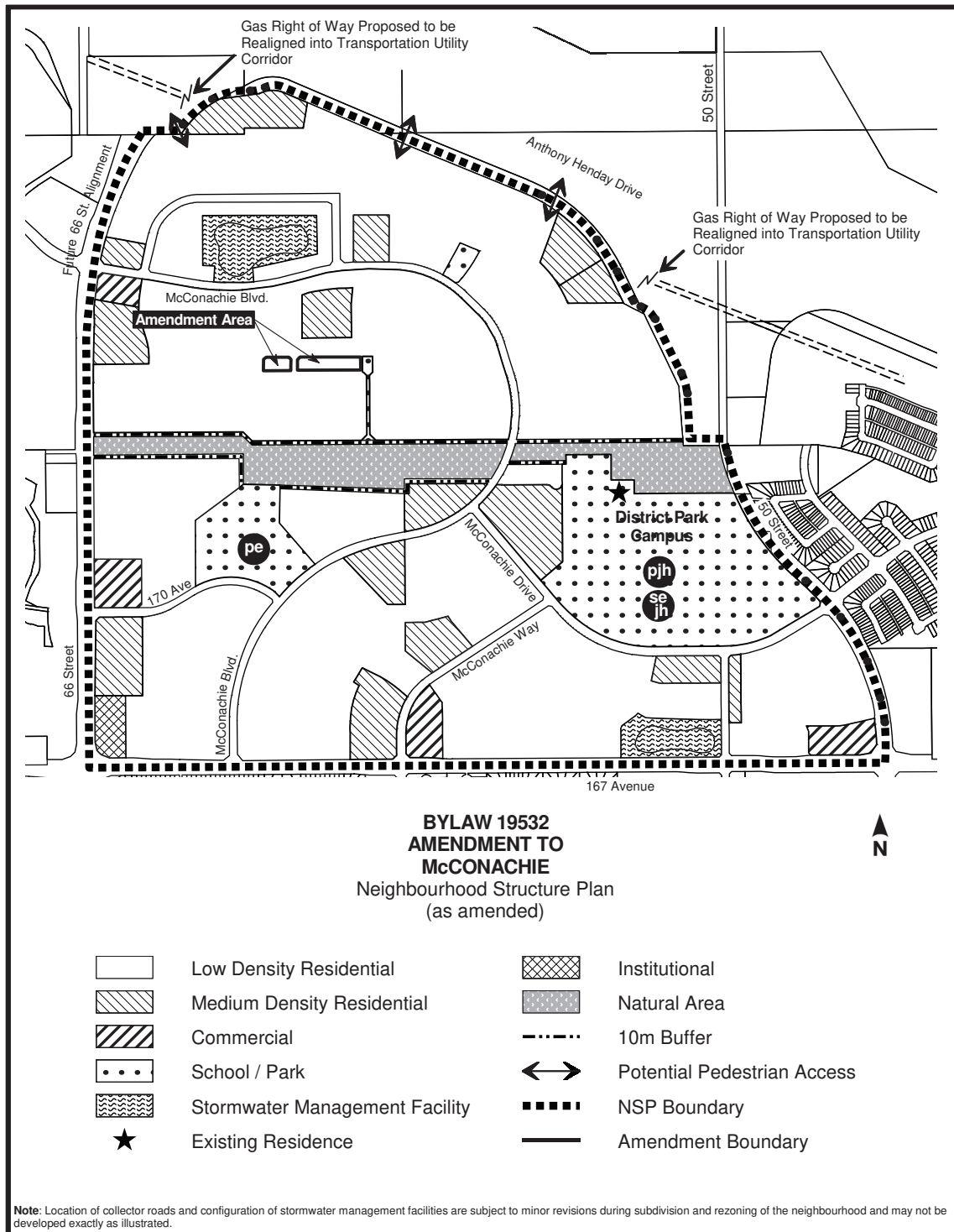
THE CITY OF EDMONTON

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MAYOR

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CITY CLERK

**BYLAW 19532**

**MCCONACHIE NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 19532**

<b>LAND USE</b>	<b>Area (ha)</b>	<b>% of GA</b>	
<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>140.60</b>	<b>57.02%</b>	

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

<b>Land Use</b>	<b>Area (ha)</b>	<b>Units/ha</b>	<b>Units</b>	<b>% of Total</b>	<b>People/Unit</b>	<b>Population</b>
Single/Semi-Detached	115.2	25	2,880	62%	2.80	8,064
Medium Density**	25.4	70	1,778	38%	2.30	4,089
<b>Total</b>	<b>140.6</b>		<b>4,658</b>	<b>100%</b>		<b>12,153</b>

**SUSTAINABILITY MEASURES**

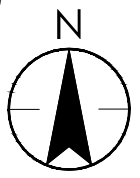
Population Density (ppnha)	86 persons per net residential ha
Units Density	33 units per net residential ha
LDR/MDR Ratio	62% / 38%

**STUDENT GENERATION STATISTICS**

<b>Public School Board</b>	<b>987</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>

\*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
- 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**

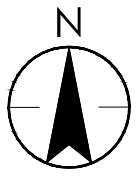
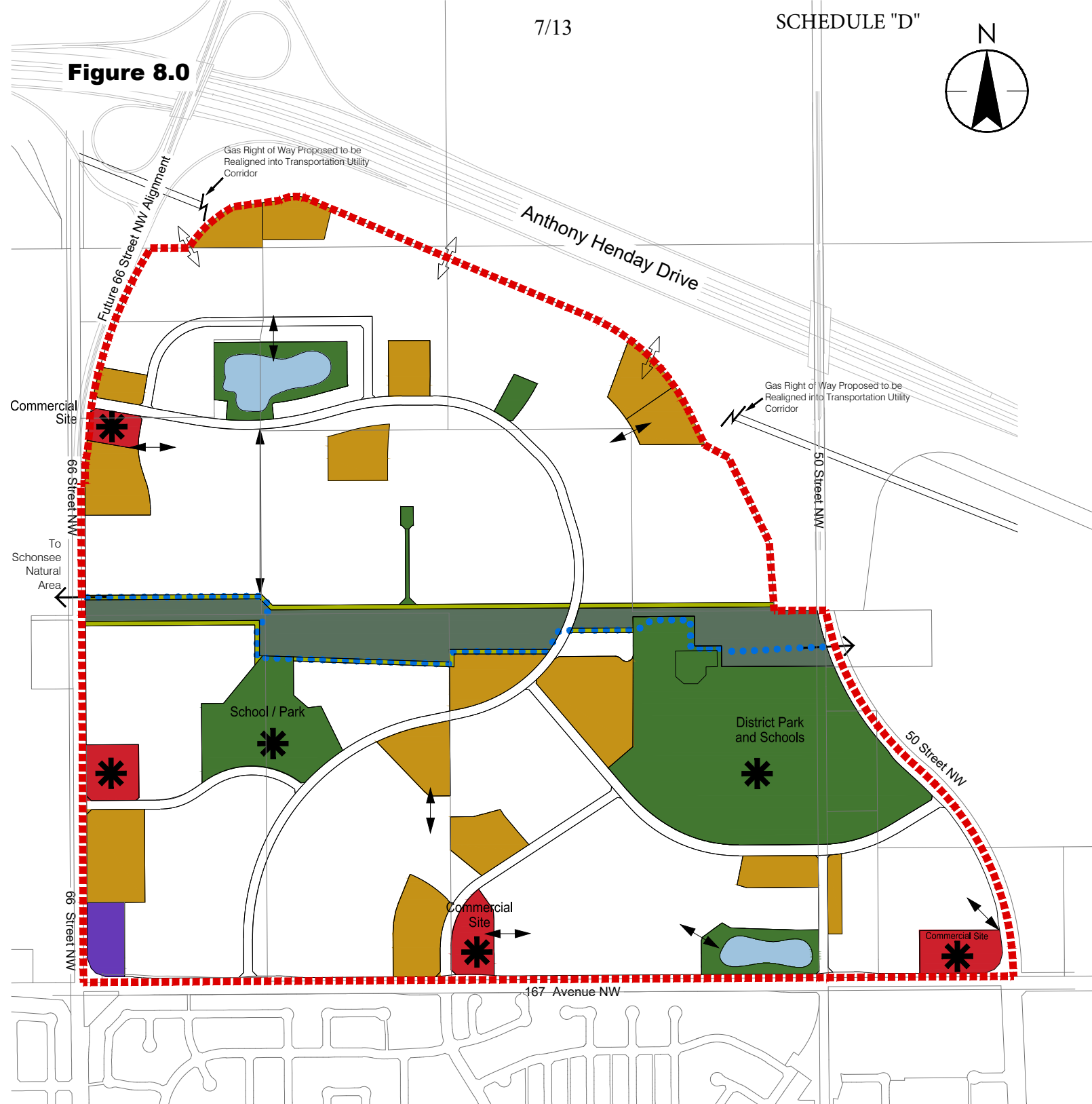
Title

**Development Concept**



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

December 3, 2020  
1161 109075

**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.

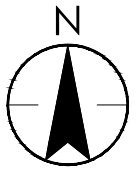
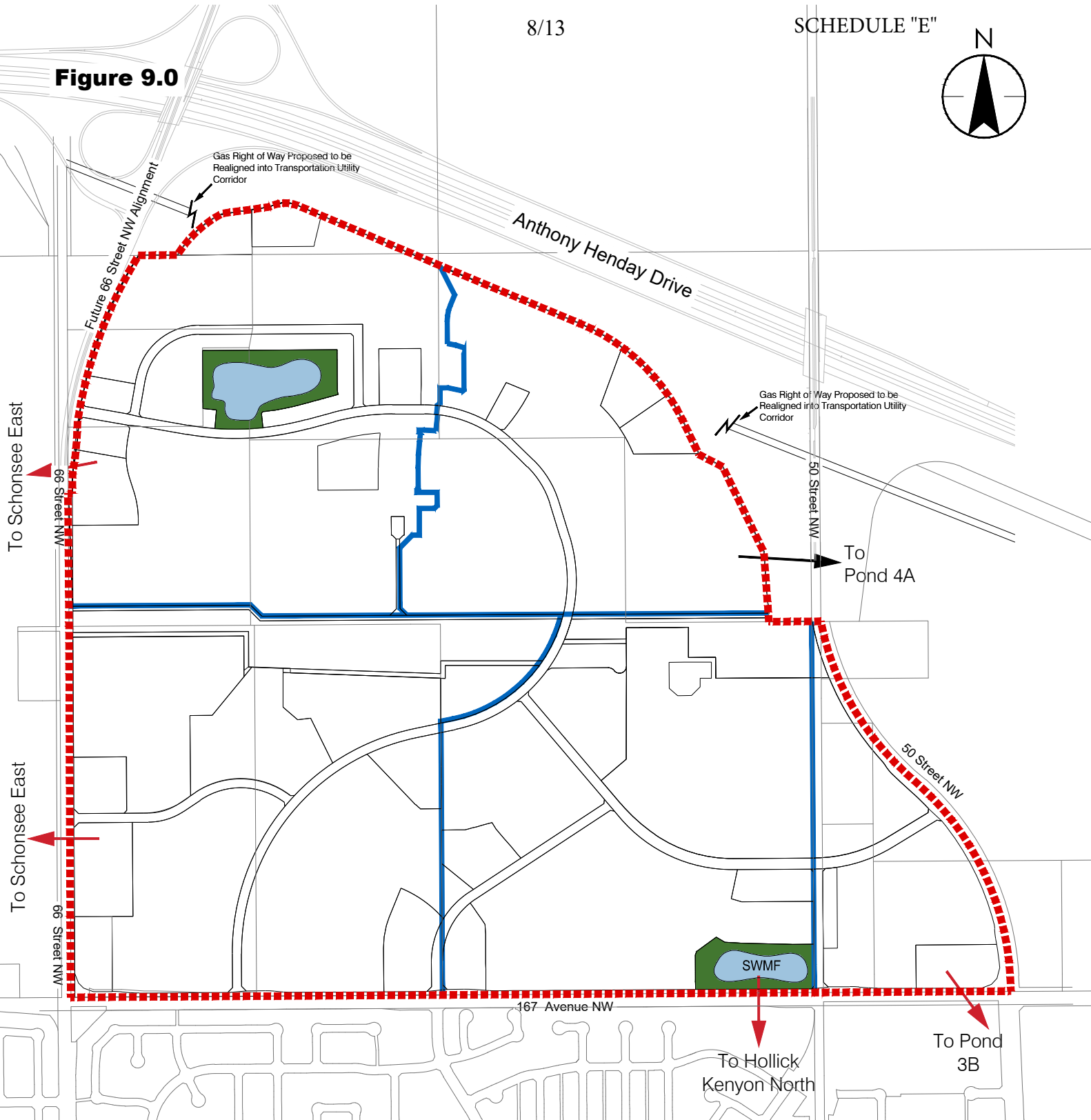
**8.0**

## Title

**Pedestrian Linkages**

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**Figure 9.0**

## Legend

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

## Client/Project

McCONACHIE  
NEIGHBOURHOOD STRUCTURE PLAN

## Figure No.

**9.0**

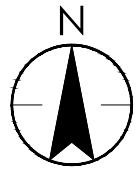
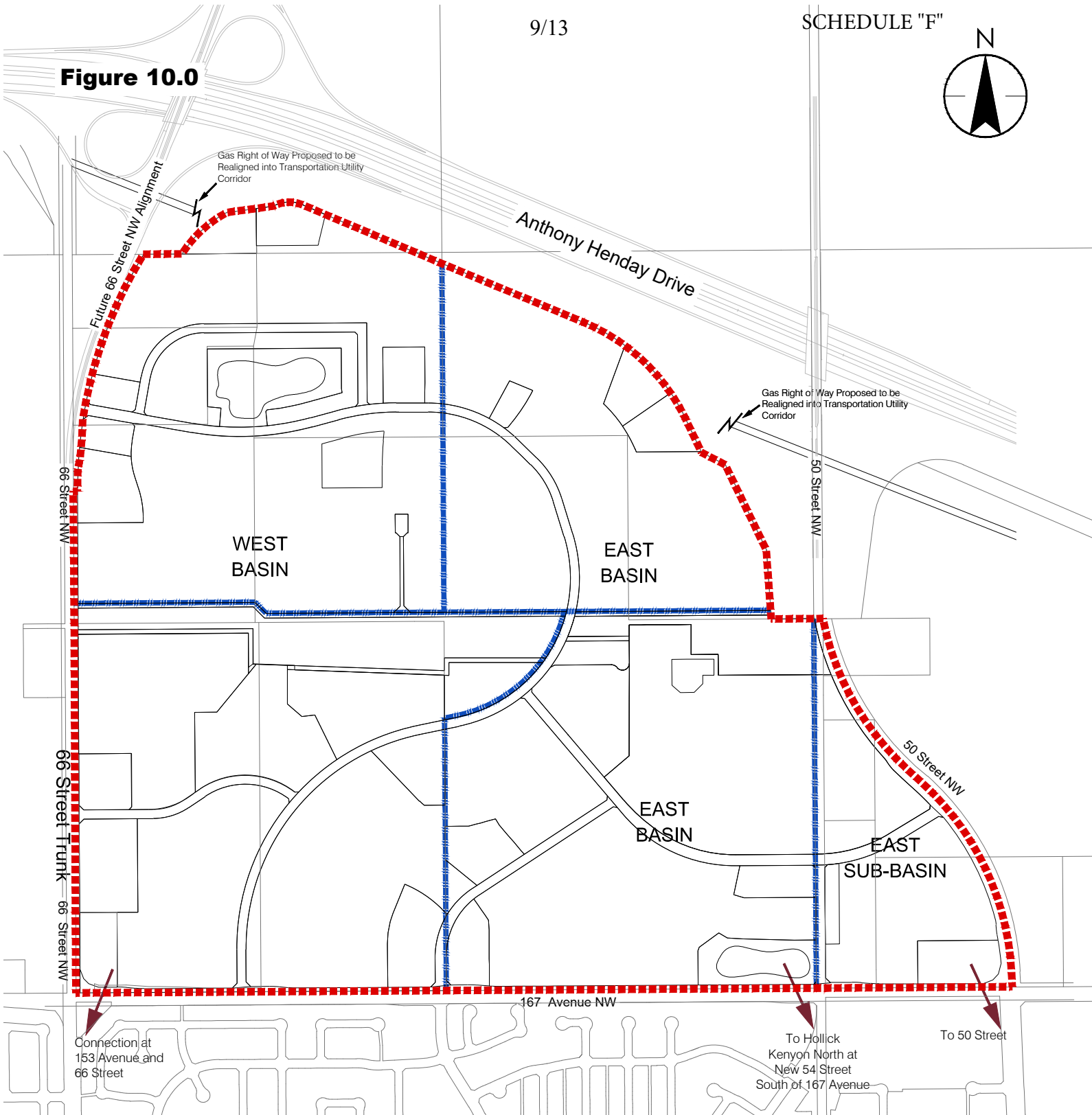
## Title

**Stormwater Drainage**

10160-112 Street  
Edmonton, AB T5K 2L6  
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July 30, 2020  
1161 103830 KC



**Figure 10.0**

## Legend

- Direction of Flow
- Drainage Basin Boundary
- NSP Boundary

## Client/Project

McCONACHIE  
NEIGHBOURHOOD STRUCTURE PLAN

## Figure No.

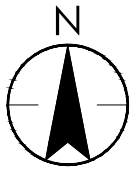
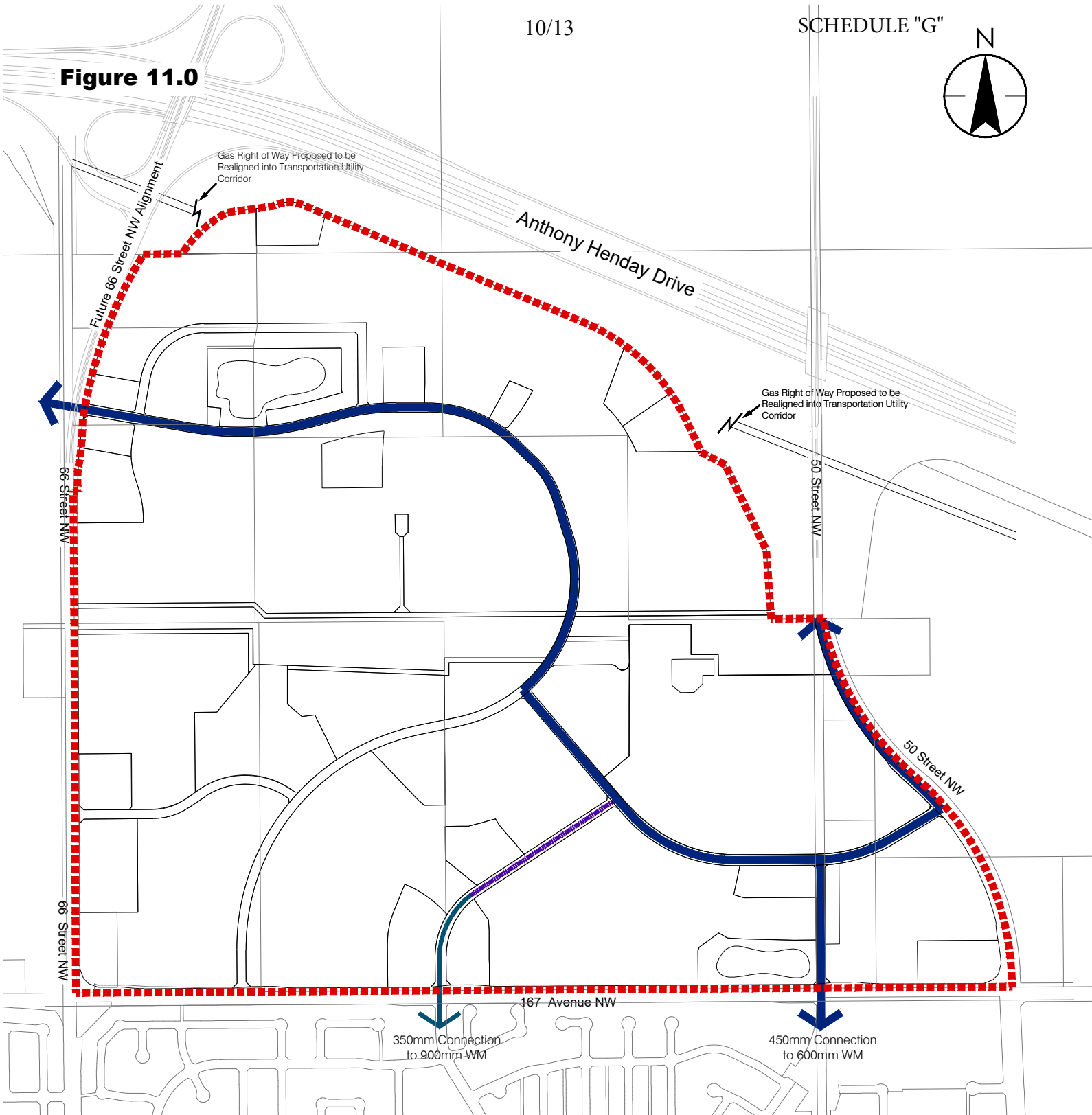
**10.0**

## Title

**Sanitary System**

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

July 30, 2020  
1161 103830 KC

**Figure 11.0**

## Legend

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

## Client/Project

McCONACHIE  
NEIGHBOURHOOD STRUCTURE PLAN

## Figure No.

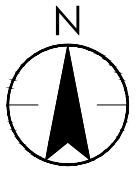
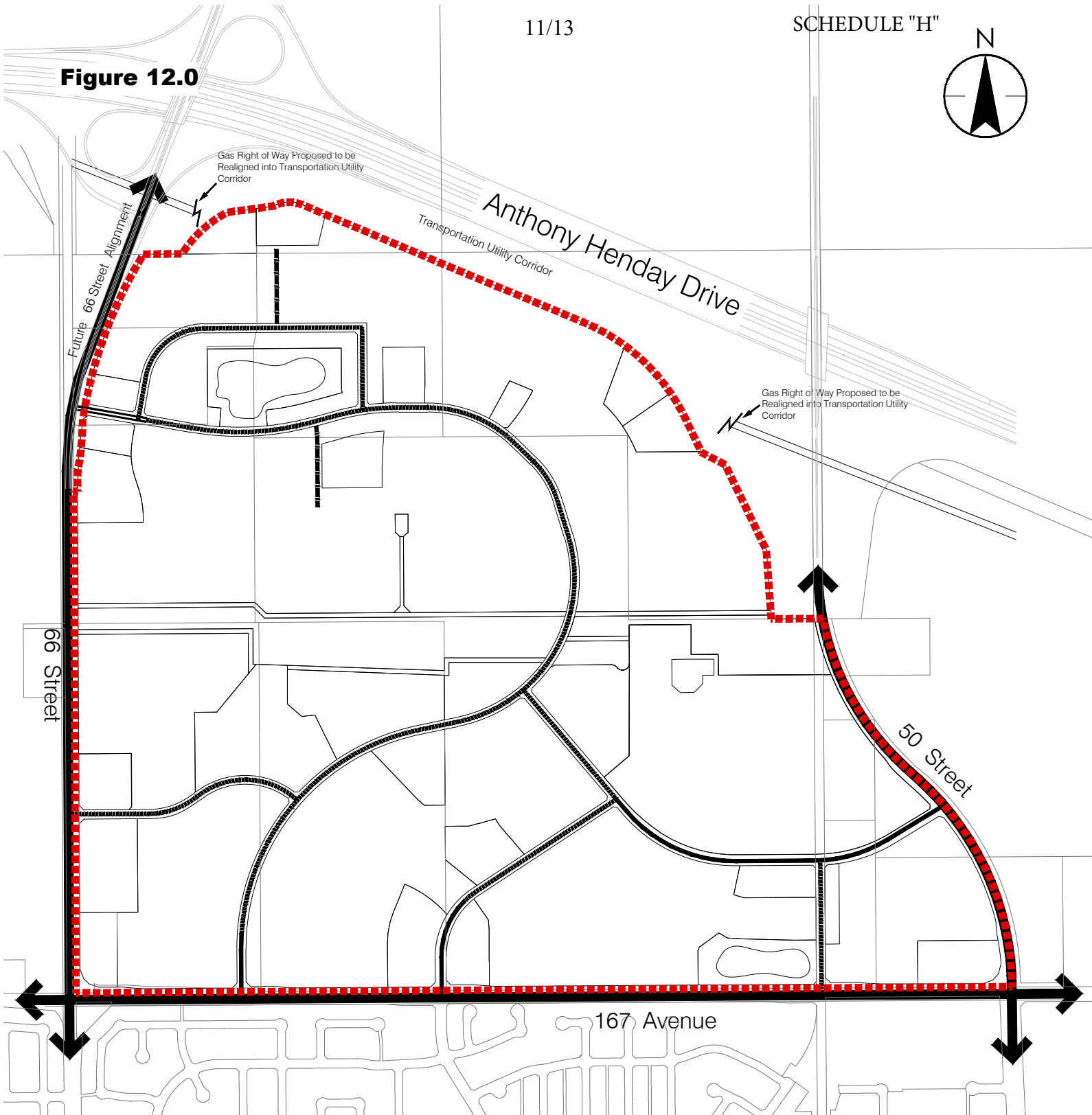
**11.0**

## Title

**Water Distribution**

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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

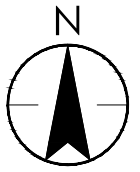
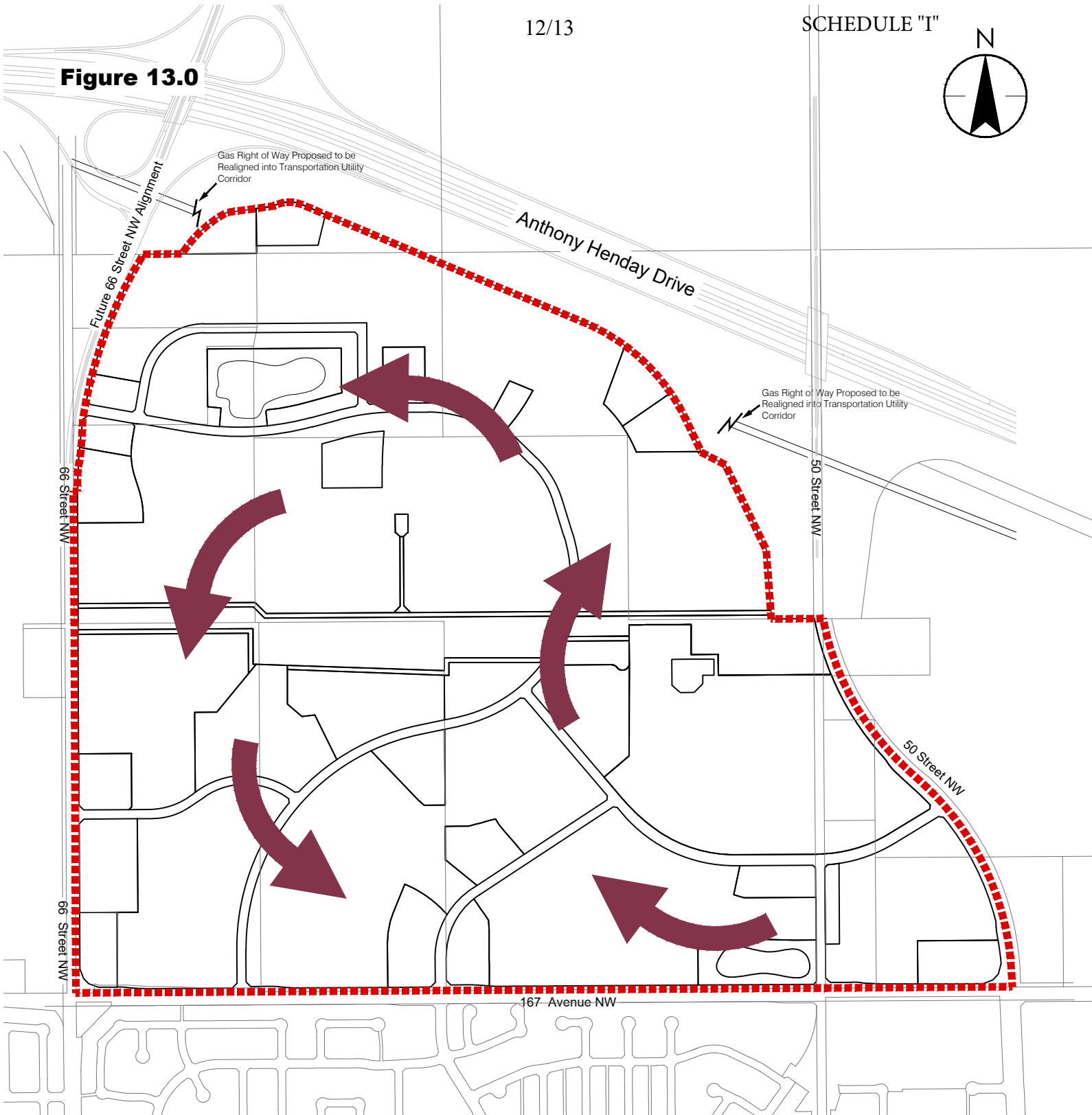
**Client/Project**

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**

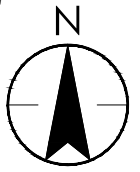
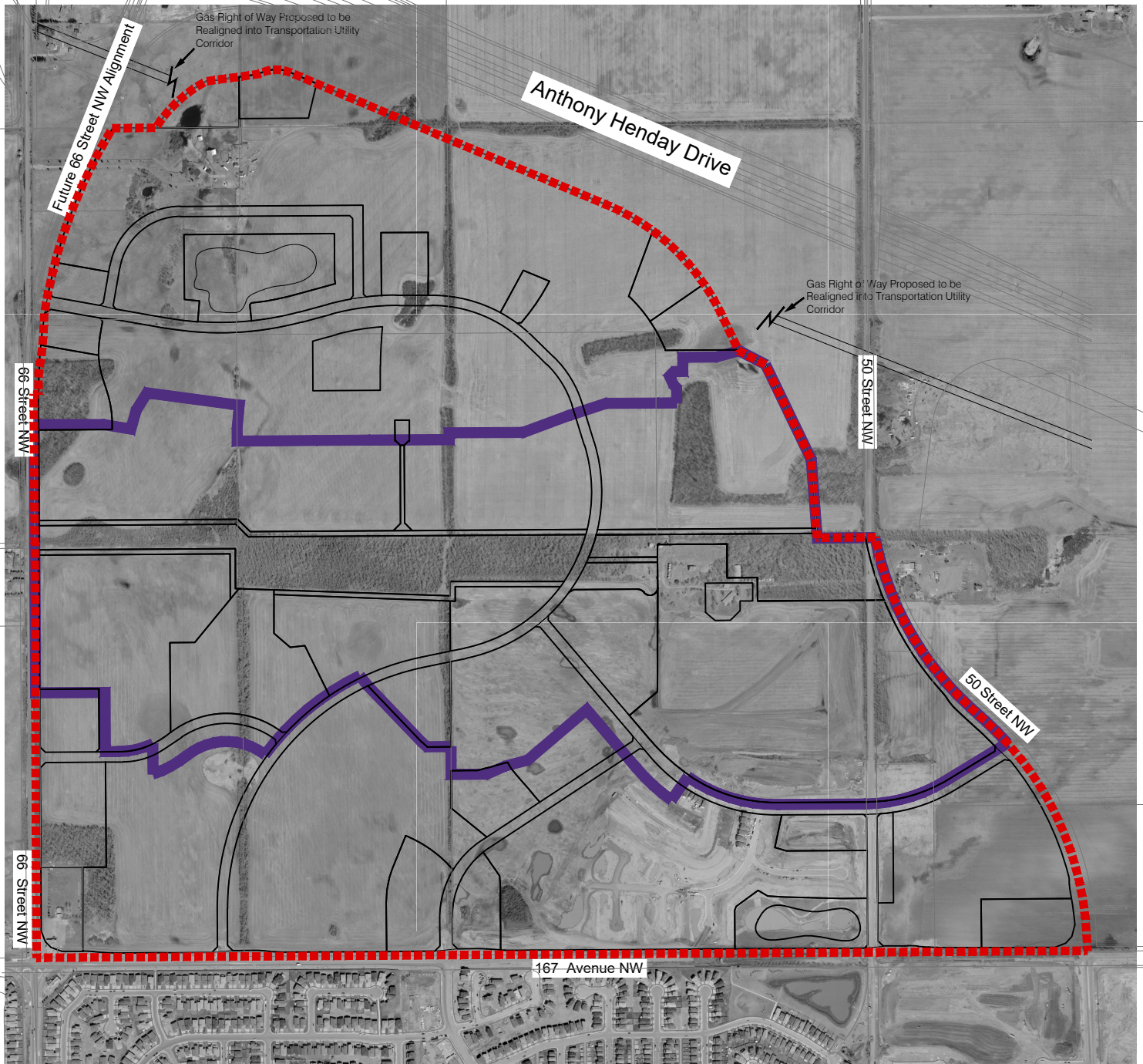
Title

**Staging Concept**



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**Figure 14.0**

## Legend

-  Approved Natural Area Management Plan Boundary
-  NSP Boundary

## Client/Project

McCONACHIE  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.  
**14.0**

## Title

**Natural Areas  
Management Plan**

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1161 103830 KC



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