

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 Hanning 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.

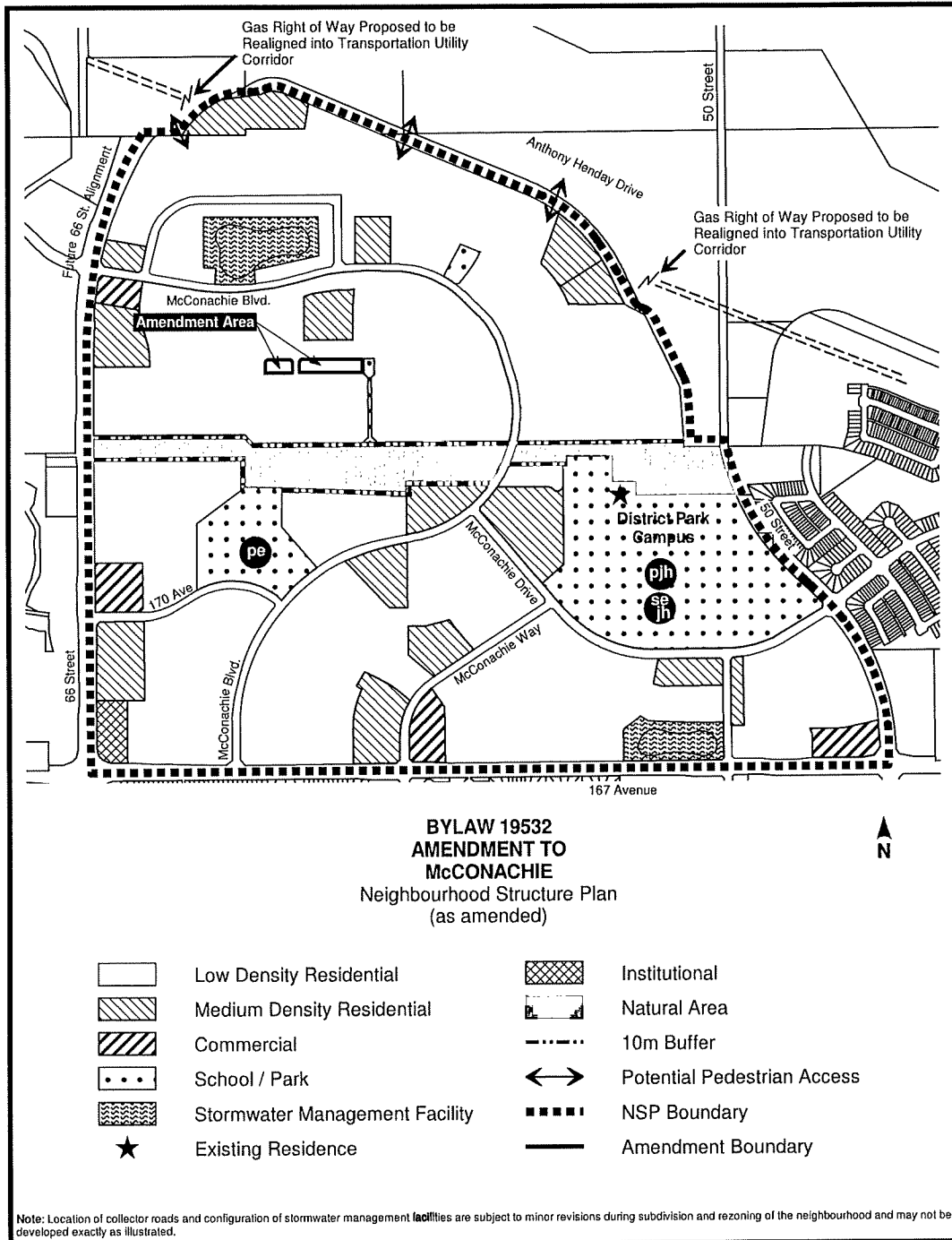
READ a first time this	26	day of	January	, A. D. 2021;
READ a second time this	26	day of	January	, A. D. 2021;
READ a third time this	26	day of	January	, A. D. 2021;
SIGNED and PASSED this	26	day of	January	, A. D. 2021.

THE CITY OF EDMONTON


MAYOR


CITY CLERK

BYLAW 19532



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

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%	% of MR			
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%				
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TOTAL Non-Residential Area	105.99	42.98%				
Net Residential Area (NRA)	140.60	57.02%				
<hr/>						
RESIDENTIAL LAND USE, UNIT AND POPULATION COUNT						
Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
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
Total	140.6		4,658	100%		12,153
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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

Public School Board		987
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

*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

6/13

SCHEDULE "C"

N

Anthony Henday Drive

Future 66 Street NW Alignment

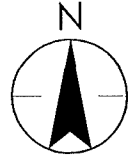
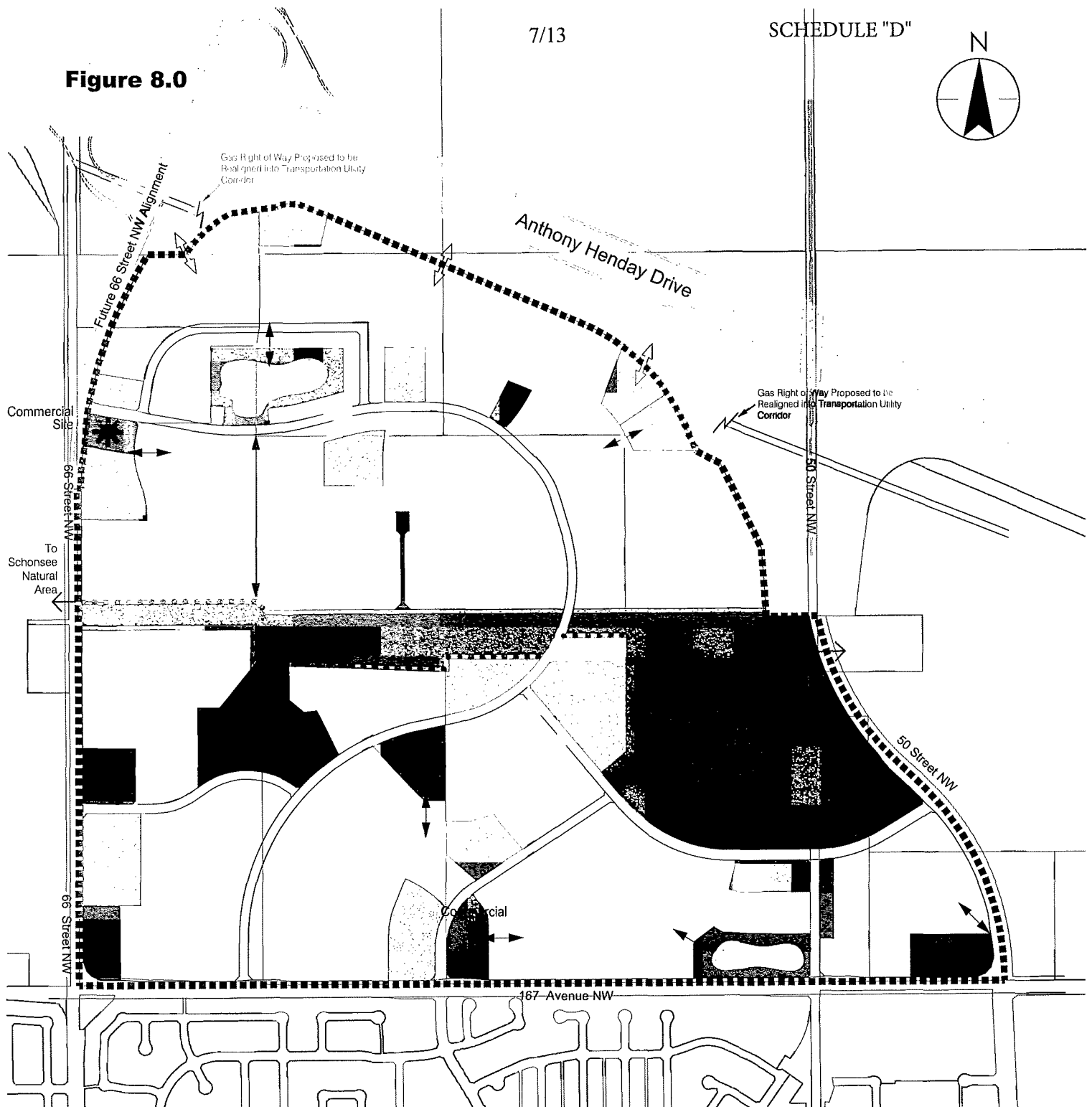
66 Street NW

50 Street NW

167 Avenue NW

The map displays a site plan with various streets and a proposed development area. Anthony Henday Drive runs diagonally across the upper portion of the map. A dashed line indicates the Future 66 Street NW Alignment, which runs vertically on the left side and then curves to follow the alignment of 66 Street NW. 66 Street NW is shown as a vertical line on the left. 50 Street NW is a vertical line on the right. 167 Avenue NW is a horizontal line at the bottom. A large, irregularly shaped area in the center and right is shaded in black, representing the proposed development. This area is bounded by Anthony Henday Drive to the north, 50 Street NW to the east, and 167 Avenue NW to the south. Within this black-shaded area, there are several smaller, irregular shapes that might represent existing structures or features. A north arrow is located in the top right corner, pointing upwards. The map also shows some other streets and features, such as a road curving from the bottom left towards the center, and some smaller rectangular areas that could be existing buildings or lots.

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

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

Figure 9.0

8/13

SCHEDULE "E"

N

Anthony Henday Drive

Future 66 Street NW Alignment

Gas Right of Way Proposed to be Realigned into Transportation Utility Corridor

To Schonsee East

66 Street NW

To Pond 4A

50 Street NW





SWMF

167 Avenue NW

To Hollick Kenyon North

To Pond 3B

The map shows a proposed realignment of the Gas Right of Way into a Transportation Utility Corridor. The alignment is shown as a dashed line. The map includes Anthony Henday Drive, 66 Street NW, 50 Street NW, and 167 Avenue NW. It also shows the location of the SWMF (Solid Waste Management Facility) and the proposed realignment of the Gas Right of Way into a Transportation Utility Corridor. Arrows indicate directions to Schonsee East, Pond 4A, Hollick Kenyon North, and Pond 3B.

 Direction of Flow
 Drainage Basin Boundary
 NSP Boundary
 Stormwater Management Facility

McCONACHIE
NEIGHBOURHOOD STRUCTURE PLAN

Title **Stormwater Drainage**

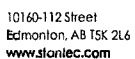


Figure 10.0

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SCHEDULE "F"

N

Future 66 Street NW Alignment

Gas Right of Way Proposed to be Realigned into Transportation Utility Corridor

Anthony Henday Drive

WEST BASIN

EAST BASIN

50 Street NW

EAST BASIN

EAST SUB-BASIN

66 Street Trunk - 66 Street NW



167 Avenue NW

Connection at 153 Avenue and 66 Street

To Hollick Kenyon North at New 54 Street South of 167 Avenue

To 50 Street

The map illustrates the proposed realignment of the Gas Right of Way into a Transportation Utility Corridor. The alignment is shown as a dashed line, starting from the top left, curving around the WEST BASIN, and then running horizontally through the EAST BASIN and EAST SUB-BASIN. Key features include Anthony Henday Drive, 50 Street NW, and 167 Avenue NW. Arrows indicate specific connections and directions, such as the connection at 153 Avenue and 66 Street, and directions to Hollick Kenyon North and to 50 Street.

 Direction of Flow
 Drainage Basin Boundary
 NSP Boundary

McCONACHIE
NEIGHBOURHOOD STRUCTURE PLAN

Title **Sanitary System**



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July 30, 2020
1161 103830 KC

Figure 11.0

10/13

SCHEDULE "G"

N

Future 66 Street NW Alignment

Gas Right of Way Proposed to be Realigned into Transportation Utility Corridor

Anthony Henday Drive

Gas Right of Way Proposed to be Realigned into Transportation Utility Corridor

66 Street NW

50 Street NW

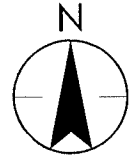
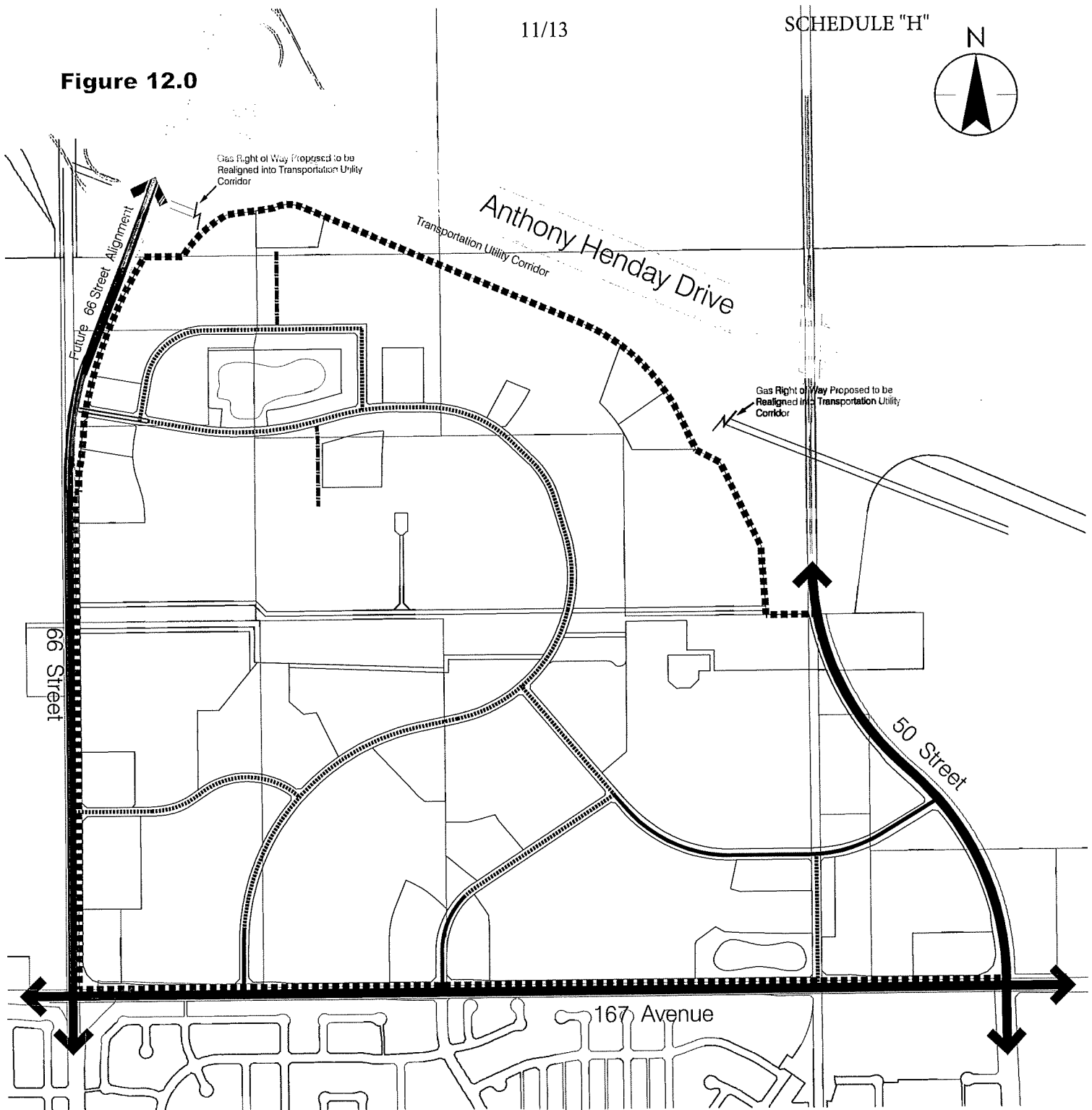
167 Avenue NW

350mm Connection to 900mm WM

450mm Connection to 600mm WM

The map illustrates a proposed realignment of the Gas Right of Way into a Transportation Utility Corridor. The corridor is shown as a dashed line that follows the future alignment of 66 Street NW, then curves around the eastern side of the property, and finally connects to 50 Street NW. The map also shows the existing layout of Anthony Henday Drive, 66 Street NW, 50 Street NW, and 167 Avenue NW. A north arrow is located in the top right corner. Two specific connection points are highlighted: a 350mm connection to 900mm WM and a 450mm connection to 600mm WM.

July 30, 2020
1161 103830 KC

**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

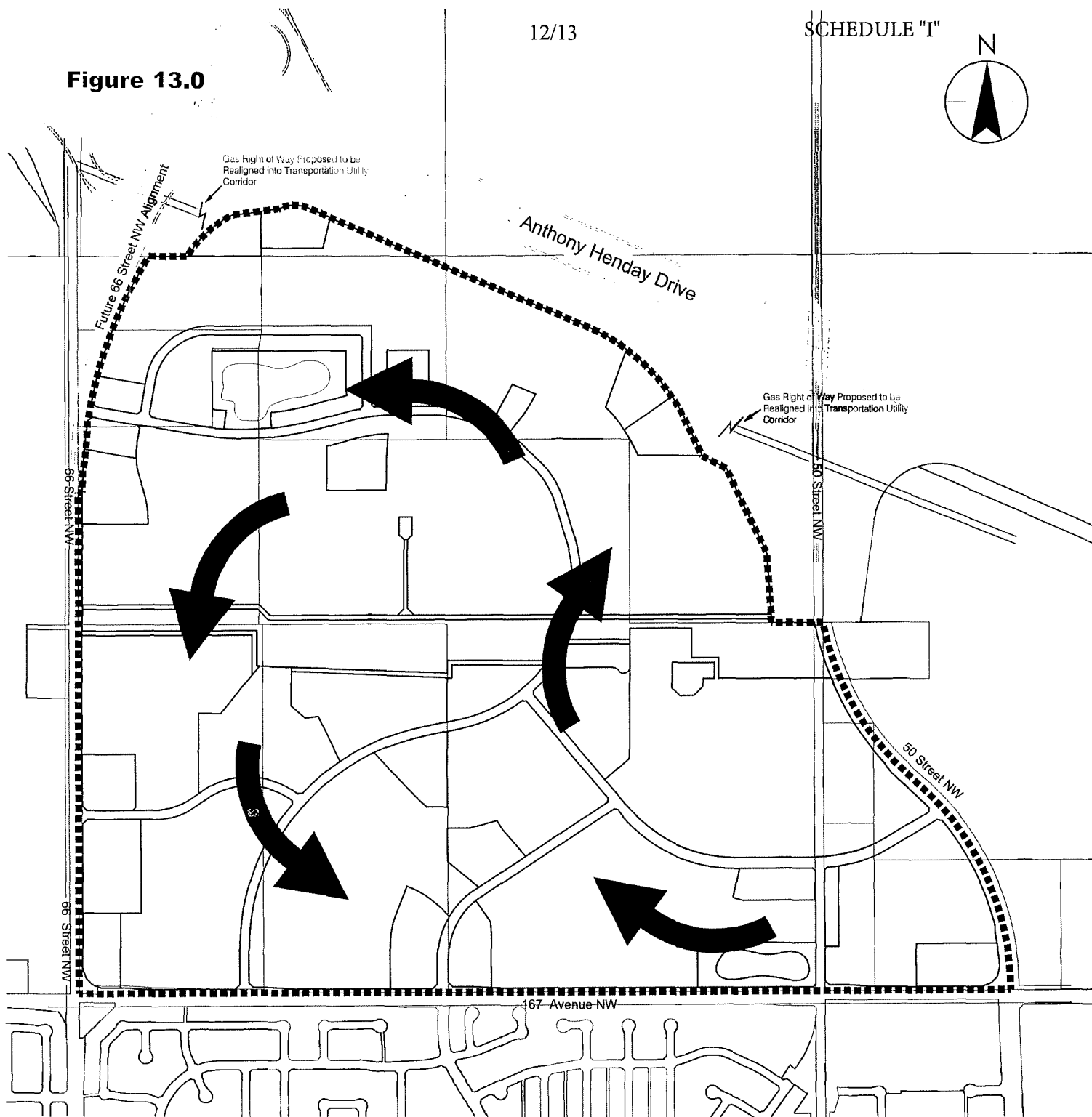


10160-112 Street
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July 30, 2020
1161 103830 KC



Figure 13.0



Legend



Staging Direction
NSP Boundary

Client/Project

McCONACHIE
NEIGHBOURHOOD STRUCTURE PLAN

Figure No. **13.0**

Title **Staging Concept**

July 30, 2020
1161 103830 KC



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

Figure 14.0

13/13

SCHEDULE "J"

N

Future 66 Street NW Alignment

Anthony Henday Drive

Gas Right-of-Way Realigned Transportation Utility Corridor

66 Street NW

67 Avenue NW

68 Street NW