

ATTACHMENT 2g

**McCONACHIE NEIGHBOURHOOD STRUCTURE PLAN
AMENDMENT**

Revised June 2008

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1 INTRODUCTION

The purpose of this neighbourhood structure plan amendment is to redesignate a 0.54 ha Low Density Residential area located immediately east of 55 Street and north of 167 Avenue to Medium Density Residential.

2 BACKGROUND

2.1 Municipal Development Plan

This neighbourhood structure plan amendment conforms to the City of Edmonton's Municipal Development Plan, which was approved August 31, 1998 (Bylaw 11777).

2.2 Pilot Sound Area Structure Plan

The Pilot Sound Area Structure Plan was originally adopted by the City of Edmonton in June 1981, and most recently amended January 24, 2006 (Bylaw 14712). The approved Area Structure Plan designates the amendment area as Residential Neighbourhood.

2.3 McConachie Neighbourhood Structure Plan

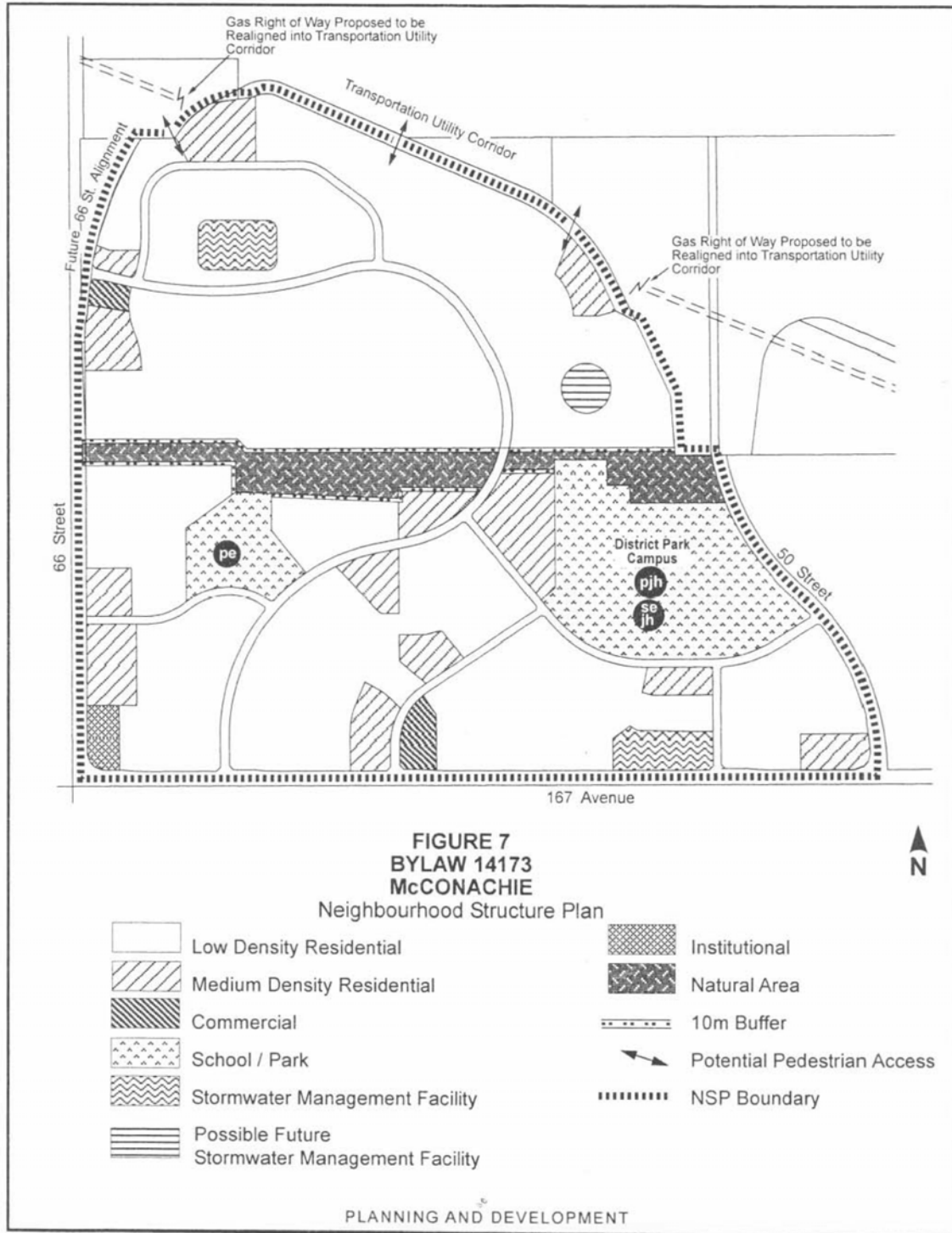
The McConachie Neighbourhood Structure Plan was adopted by Council in August 1988 (Bylaw 14173), and was consolidated in January, 2006.

3 PROPOSED AMENDMENT

3.1 Land Use

Figure 1 shows the proposed amendment to the McConachie Neighbourhood Structure Plan. The Low Density Residential designation on the 0.54 ha parcel located immediately east of 55 Street and north of 167 Avenue has been replaced by Medium Density Residential, as illustrated in Future 2. This will bring the total Medium Density Residential area within the McConachie neighbourhood to 25.83 ha.

Figure 1 Approved Plan



3.2 Demography

This change will result in an increase of seventeen (17) medium density units, thereby increasing the population by forty-five (45) persons. The percentage of medium density units for the neighbourhood will increase from 37.68% to 38.28%.

The approved McConachie statistics are shown in Table 1 and the amended statistics are shown in Table 2.

3.3 Transportation

This amendment will not cause any changes to the approved road concept.

3.4 Utility Servicing

This amendment will have no impact on the overall neighbourhood servicing concept.

4 RATIONALE

The proposed amendment of additional Medium Density Residential responds to recent and anticipated market demand. It is consistent with the residential policies set out for this neighbourhood, as it locates Medium Density Residential development along a collector road.

Figure 2 Proposed Plan

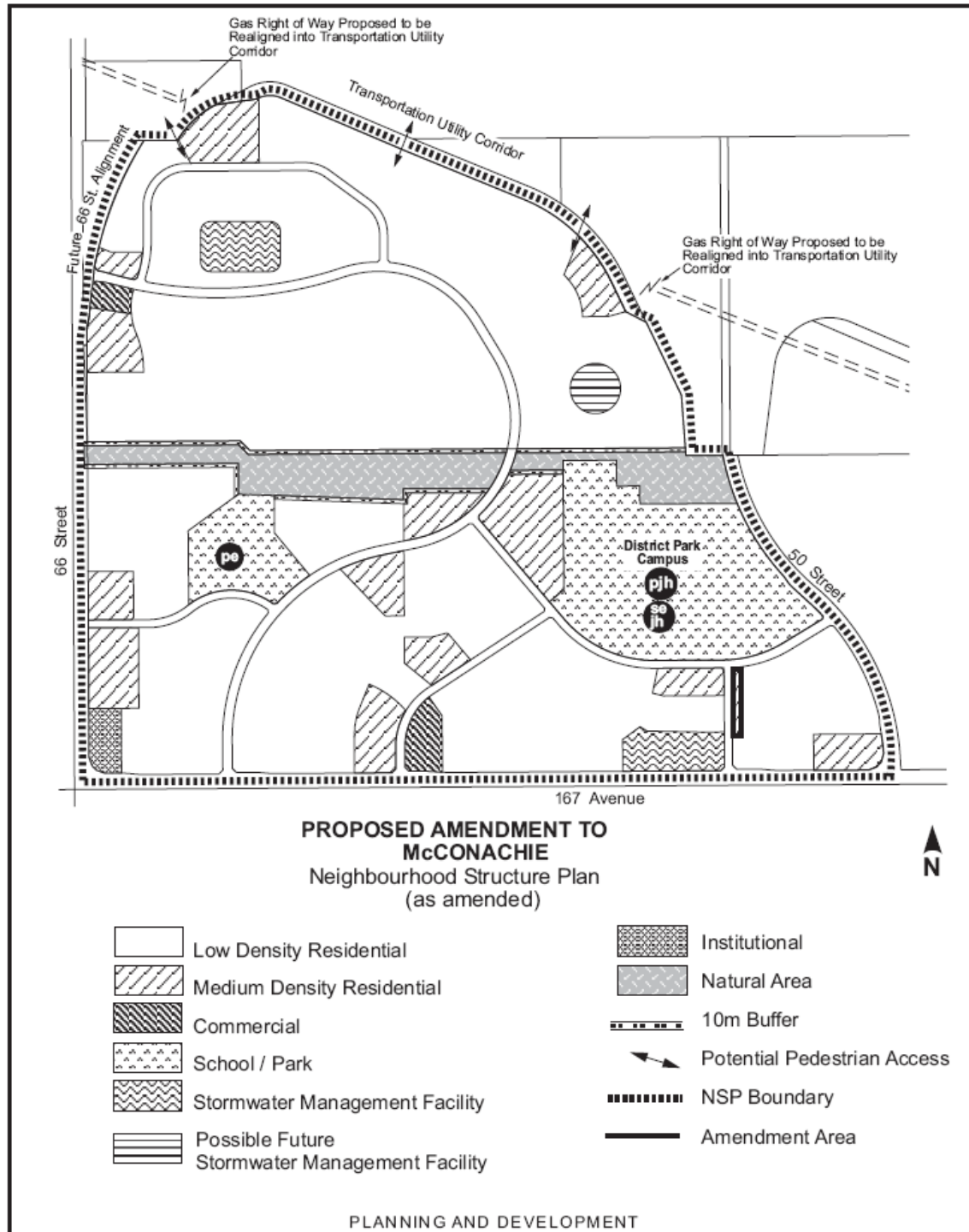


Table 1 Approved Statistics

Land Use Distribution						
	Area (ha)	%GDA				
Gross Area	255.83					
Major Arterials/Road ROW	7.59					
Pipeline/Utility Corridors	1.65					
Gross Developable Area	246.59					
District Park	22.59	9.2%				
School/Park	5.65	2.3%				
Natural Area NE 8091	12.76	5.2%				
Natural Area Buffer	2.76	1.1%				
Commercial	2.14	0.9%				
Institutional	1.3	0.5%				
Stormwater Management Facilities	6.11	2.5%				
Ciculation @ 21%	51.78	21.0%				
Total	105.09	42.62%				
Net Residential Area	141.5	57.38%				
Residential Land Use, Dwelling Unit Count and Population						
Land Use	Area (ha)	Units/ha	Units	%	PPDU	Population
Low Density Residential	116.21	18	2092	62.32%	3.3	6,903
Medium Density Residential	25.29	50	1265	37.68%	2.87	3,629
Total	141.5		3,356	100%		10,532
Gross Population Density:	42.7 persons per gross developable hectare					
Net Population Density:	74.4 persons per net residential hectare					
Unit Density	23.72 units per net residential hectare					
LRD/MDR Ratio	62.3%	/	37.7%			
Student Generation Statistics						
Level	Public	Catholic	Total			
Grades K-8	1422	474	1896			
Grades 9-12	553	184	737			
Total	1975	658	2633			

* The exact area and location of Municipal Reserves will be determined at the time of subdivision and in coordination with Community Services.

Table 2 Amended Statistics

Land Use Distribution						
	Area (ha)	%GDA				
Gross Area	255.83					
Major Arterials/Road ROW	7.59					
Pipeline/Utility Corridors	1.65					
Gross Developable Area	246.59					
District Park	22.59	9.2%				
School/Park	5.65	2.3%				
Natural Area NE 8091	12.76	5.2%				
Natural Area Buffer	2.76	1.1%				
Commercial	2.14	0.9%				
Institutional	1.3	0.5%				
Stormwater Management Facilities	6.11	2.5%				
Circulation @ 21%	51.78	21.0%				
Total	105.09	42.62%				
Net Residential Area	141.5	57.38%				
Residential Land Use, Dwelling Unit Count and Population						
Land Use	Area (ha)	Units/ha	Units	%	PPDU	Population
Low Density Residential	115.67	18	2082	61.72%	3.3	6,871
Medium Density Residential	25.83	50	1292	38.28%	2.87	3,707
Total	141.5		3,374	100%		10,577
Gross Population Density:	42.7 persons per gross developable hectare					
Net Population Density:	74.4 persons per net residential hectare					
Unit Density	23.72 units per net residential hectare					
LRD/MDR Ratio	61.7%	/	38.3%			
Student Generation Statistics						
Level	Public	Catholic	Total			
Grades K-8	1428	476	1904			
Grades 9-12	555	185	740			
Total	1983	661	2644			

* The exact area and location of Municipal Reserves will be determined at the time of subdivision and in coordination with Community Services.