

Matt Berry Neighbourhood Structure Plan

Office Consolidation June 2021

Prepared by:

*Development Services
Urban Planning and Economy
City of Edmonton*

Bylaw 8936, was adopted by Council in August 1988. In June 2021, this document was consolidated by virtue of the incorporation of the following bylaws:

- Bylaw 8936* Approved August 16, 1988 (to adopt the Matt Berry Neighbourhood Structure Plan)
Bylaw 9232 Approved December 13, 1989 (to adjust the southwest boundary of the Plan area)
Bylaw 10182 Approved August 17, 1992 (to redesignate a residential site in the northwest corner of the neighbourhood to a public utility site)
Bylaw 10337 Approved March 15, 1993 (to redesignate a parcel in the northeast from row housing to single family uses)
Bylaw 10368 Approved July 27, 1993 (to redesignate a parcel in the southwest from convenience commercial to row housing development)
Bylaw 13091 Approved June 12, 2002 (to redesignate a parcel in the northwest from row housing and medium density to single family uses)
Bylaw 13342 Approved April 9, 2003 (to modify the southeast boundary of the neighbourhood to correspond with the 59A Street alignment)
Bylaw 13495 Approved October 15, 2003 (to realign 167 Avenue and reconfigure associated land uses)
Bylaw 14101 Approved October 20, 2005 (to redesignate a parcel in the northwest corner from Single Detached Residential uses to Low Density Residential uses)
Bylaw 15907 Approved October 24, 2011 (to amend the text of the Plan to accommodate low-intensity business and commercial uses on a parcel in the northeast)
Bylaw 19725 Approved June 8, 2021 (PLAN REPEALED)

Editor's Note:

This is an office consolidation edition of the Matt Berry Neighbourhood Structure Plan, Bylaw, as approved by City Council on December 16, 1988. This Plan is an amendment to the Pilot Sound Area Structure Plan, Bylaw 6288 as approved by City Council on June 24, 1981. This edition contains all amendments and additions to Bylaw 8936.

For the sake of clarity, new maps and a standardized format were utilized in this Plan. All names of City departments have been standardized to reflect their present titles. Private owners' names have been removed in accordance with the Freedom of Information and Protection of Privacy Act. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws. All text changes are noted in the right margin and are italicized where applicable.

This office consolidation is intended for convenience only. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

City of Edmonton
Urban Planning and Economy

MATT BERRY

NEIGHBOURHOOD STRUCTURE PLAN

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1.0 INTRODUCTION

1.1 Forward

A *private corporation* developed the first two phases of McLeod Meadows in the Steele Heights neighbourhood in 1987 with a third stage proceeding in 1988. The McLeod Meadows development is immediately south of their parcel of land in Neighbourhood 3 (*Matt Berry*) of Pilot Sound. In anticipation of continued demand for quality residential development in north Edmonton, *the private corporation* has asked I.D. Engineering Company Limited to prepare a Neighbourhood Structure Plan for *Matt Berry*. This will be the first neighbourhood to advance in the Pilot Sound district since the Pilot Sound Area Structure Plan was approved by Council in June of 1981. While the Neighbourhood Structure Plan has been brought forward by *the private corporation*, I.D. Engineering has been in contact with the other land owners in the neighbourhood.

Amended by Editor

1.2 Location

Matt Berry is located in the south-west corner of the Pilot Sound district. It encompasses approximately *113.25 hectares* with the majority of land being controlled by *two private corporations*. Neighbourhood 3 is bounded to the north by the future alignment of 167th Avenue, to the east by the future 59th Street collector roadway, to the south by 153rd Avenue, and to the west by 66th Street. Figure 1 highlights the location of the Pilot Sound District. Figure 2 illustrates the neighbourhoods in Pilot Sound.

Bylaw 13495
October 15, 2003

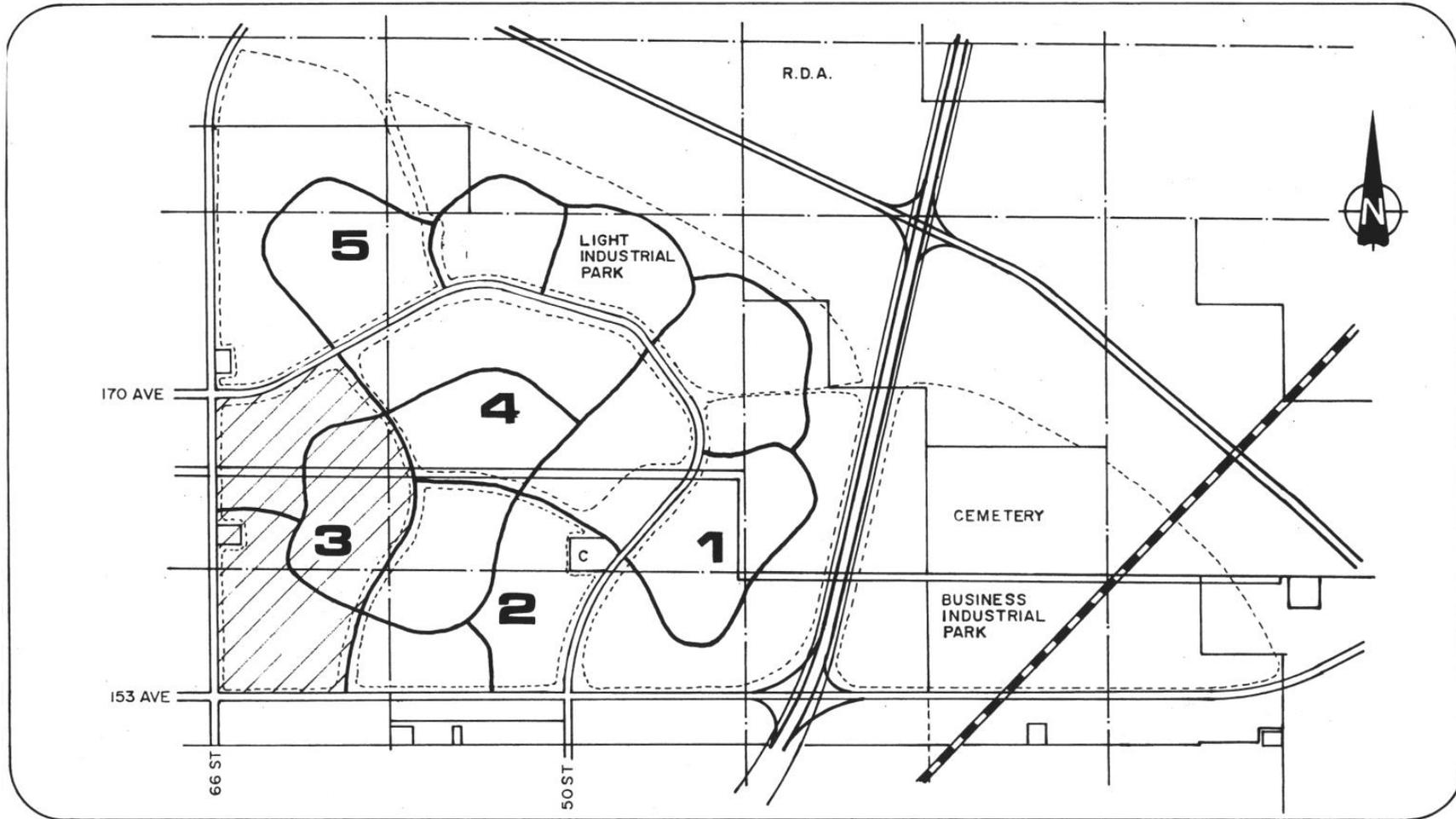
Amended by Editor

1.3 Scope

The *Matt Berry* Neighbourhood Structure Plan has been prepared in the context of the Pilot Sound Area Structure Plan. The development in *Matt Berry* will be primarily residential. The Neighbourhood Structure Plan that follows is divided into several sections, providing an accurate description of the land and its proposed land use. Section 2.0 discusses site characteristics, infrastructure is explained in Section 3.0 and the Neighbourhood Structure Plan is detailed in Section 4.0. Section 5.0 illustrates staging and Section 6.0 describes development guidelines. Appended to the document is a 1:2000 land use map.

Amended by Editor

Figure 2: Pilot Sound Area Structure Plan Neighbourhoods (Bylaw 8936, August 16, 1988)



**PILOT SOUND
Area Structure Plan
Neighbourhoods** Bylaw 6288

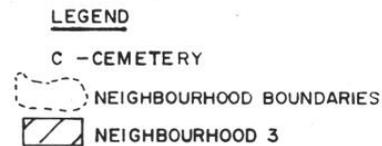


Fig. 2

2.0 SITE CHARACTERISTICS

2.1 General

This section describes the *Matt Berry* lands. This section includes existing land use, ownership, soils, vegetation, topography, land use district information and information on any special existing physical features. Figure 3 is an aerial photo of the neighbourhood.

Amended by Editor

2.2 Existing Features

The 116 hectares is primarily farmland (*as of the time that this plan was adopted*). Grain and cereal crops are grown almost exclusively over the entire area. Exceptions to this land use are minimal. Paralleling the quarter line on the east side there is a row of trees and bush running the entire length of the section. In the southern portion of the neighbourhood on the property owned by *a private corporation*, along 66 Street at approximately Elizabeth Street, there is a wooded area with the original farmstead site and shelterbelt. Also in this portion of the neighbourhood there is a pipeline right of way transversing it from the north-west to the south-east corner. Central to the neighbourhood and adjacent to 66 Street there is an extensive commercial bus company operation including 3 residences that occupy a 16 hectare site. In the north central portion of the neighbourhood there is a *powerline* right-of-way bisecting the neighbourhood from east to west and which is paralleled by a City of Edmonton utility easement. To the extreme north of the neighbourhood the existing 167th Avenue severs the neighbourhood. This avenue will become 167th Avenue and will form the northern boundary of *Matt Berry*. Figure 4 illustrates the existing features of the neighbourhood.

Amended by Editor

Figure 3: Aerial Photo (Bylaw 8936, August 16, 1988)

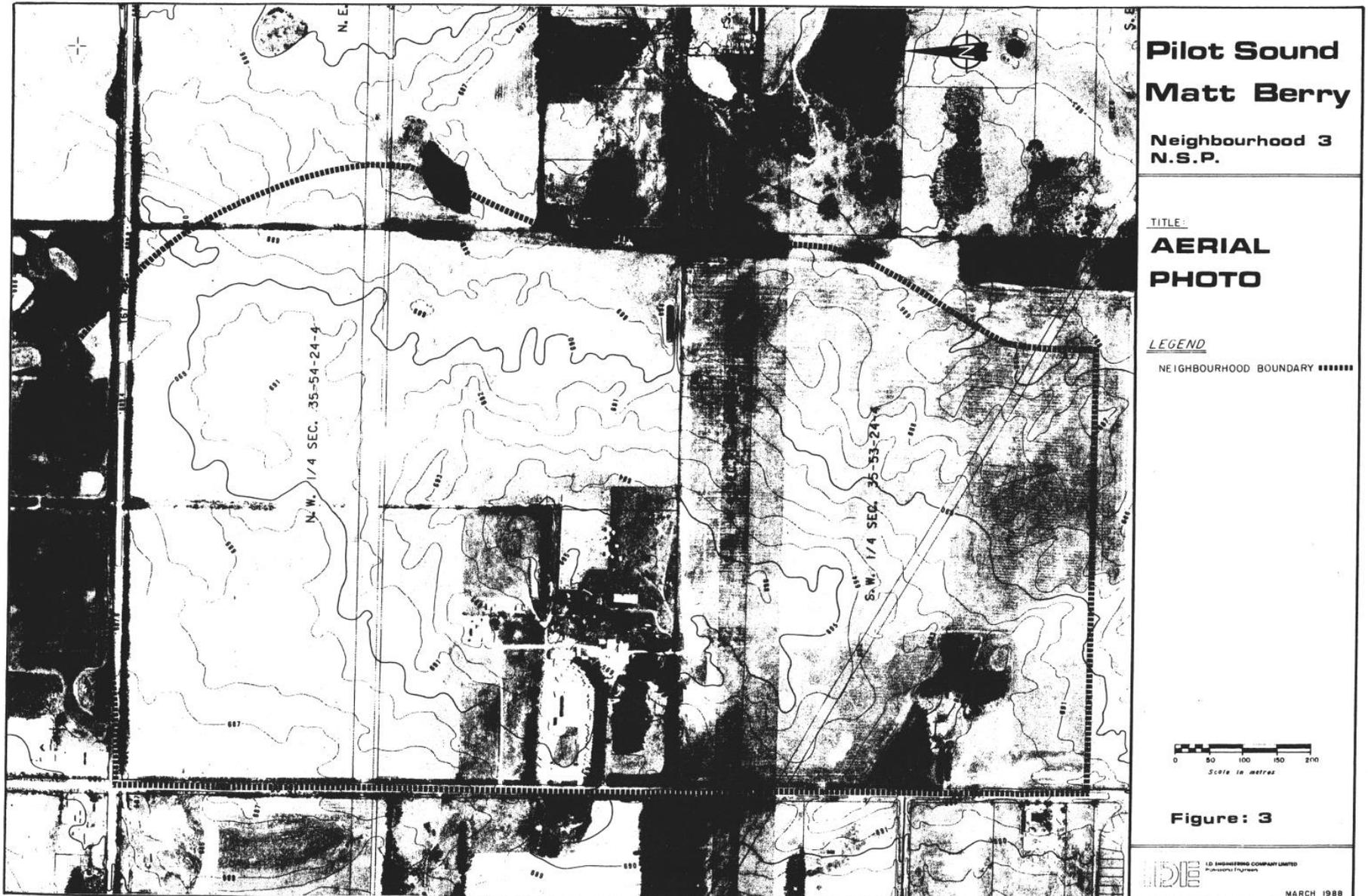
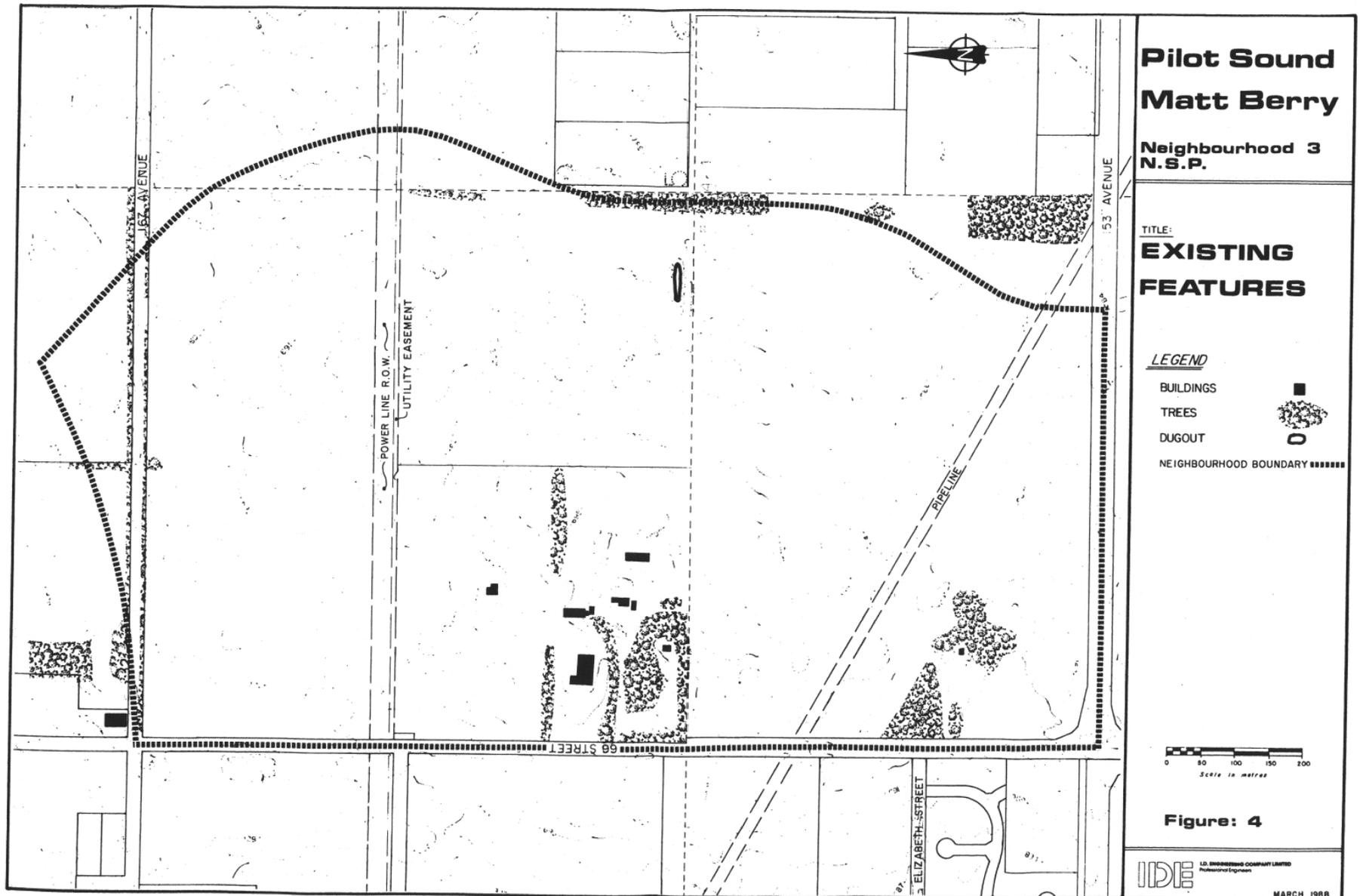


Figure 4: Existing Features (Bylaw 8936, August 16, 1988)



2.3 Soils

The soils in this neighbourhood are rated as CLI Class 2 - Subclass D. Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practises. Sub-class 0 indicates that there may be some undesirable soil structure and/or low permeability. These soils are characteristic of the north Edmonton area and have a topsoil depth of 25 to 30 cm. Alberta Agriculture describes the soils as malmo silty clay loam comprised of aluviated black chernozems. The subsoils are described as being slightly saline lacustrine material. The soils do not exhibit any characteristics which would constrain or limit development.

2.4 Vegetation

The neighborhood has been cleared of almost all vegetation to permit extensive agricultural operations. Remaining pockets of tree cover include a parcel in the south-west part of the neighborhood adjacent to 66th Street (an old farmstead site), a shelterbelt around *a private corporations' (Lot A, Plan 852-0797)* operation and along the quarter lines and road allowances in the north half of the neighbourhood. To maximize the natural opportunity offered by the vegetation cover it is intended to incorporate the significant tree cover into the lots at the time of subdivision wherever it is feasible.

Amended by Editor

The majority of the tree cover is poplar and birch, with scrub brush throughout. Isolated instances of pine and spruce are evident in isolated locations. Figure 4, Existing Features, illustrates the vegetation.

2.5 Special Features

This neighbourhood has three significant features, two of which are man-made, one of which is natural. The man-made features include the *powerline* right-of-way through the northern portion of the neighbourhood. It is paralleled by a City of Edmonton utility right-of-way. In the southern portion of the neighbourhood, a pipeline right-of-way crosses diagonally from the northwest to the southeast. Neither of these features present undue constraints to residential development, but they do require some careful planning in terms of maximizing their potential and minimizing their negative impacts. With respect to the

Amended by Editor

pipeline, particular attention should be paid to protecting it during the critical construction period.

The most predominant physical feature of the neighbourhood is the relative elevation of it. The site slopes in all directions from the high point in its centre. This elevation and slope is important in terms of servicing and will be dealt with in more detail in the infrastructure section. There is a difference in elevation of approximately 11 m between the high point of the neighbourhood and the low point. Over an approximate half mile distance, this elevation will have some major impacts on servicing and consequently on the design of the neighbourhood. Topography and special features are illustrated on Figure 4 Existing Features.

2.6 Land Use Zone

Amended by Editor

The entire neighbourhood is currently zoned AG - Agricultural Zone under the City of Edmonton Land Use Bylaw 5996. Surrounding lands are also currently zoned agricultural although in the Ozerna neighbourhood to the west of 66th Street there is a seven hectare RF1 zoning in place and plans are proceeding for the development of the southern portion of the Ozerna neighbourhood as a residential area. Immediately south of the neighbourhood and south of 153rd Avenue there is a residential neighbourhood known as Steele Heights. The specific subdivision immediately adjacent to the southern boundary of *Matt Berry* is zoned as an RF1 - Single Detached Residential Zone. The AG - Agricultural designation covers the area to the north, north-west and east of *Matt Berry*.

2.7 Ownership

The 113.25 hectares within *Matt Berry* are dominated by two land owners, two private corporations. The third major land owner is two private owners, who own a 16 hectare parcel in the centre of the neighbourhood. The remaining areas of the neighbourhood are smaller fragments of adjacent parcels. Most of those areas have multiple unsubdivided ownership.

Bylaw 14101
October 20, 2005
Amended by Editor

In the extreme north-west is a small triangular portion, .43 ha between the existing 167th Avenue and the future alignment of 167th Avenue. This is owned by two private corporations (1/4 interest each) and another private corporation (1/2 interest). In the north-east corner of the neighbourhood north of 167th Avenue and the neighbourhood

Amended by Editor

boundary is a 2.61 ha parcel owned by *a private corporation*. To the east three parties own a 1.99 ha parcel, *consisting of three private corporations* (20%, 70%, and 10%). Their parcel is south of 167th Avenue and north of the *powerline* right-of-way. South of the right-of-way *another private corporation* owns a parcel of which 1.59 ha is in the neighbourhood. At the mid-point of the neighbourhood on the east side, *two private owners*, executors, own 16 hectares of Plan 5570AV of which a part (.01 ha) of Lot 9 falls partially within *Matt Berry*. Detailed ownership information is shown on Figure 5 and is documented by Table 1 in the Appendix.

Amended by Editor

3.0 INFRASTRUCTURE

3.1 General

This section of the report indicates the manner in which it is proposed to service this neighbourhood. Servicing capacity exists at present or can be readily provided for the southern portion of the neighbourhood. Services and utilities will be provided in accordance with the City of Edmonton Standards.

3.2 Water

It is proposed that a 900 m water transmission main be installed along the *powerline* right-of-way in the northern part of this neighbourhood. Additionally a 450 m water transmission main has been installed at approximately 72nd Street and 155th Avenue. A parallel 450 m water transmission main exists at approximately 54th Street and 152nd Avenue. These three transmission mains will provide the water supply for this area. This neighbourhood will be serviced by distribution mains which will loop back to the transmission mains at key points. The water transmission main layout is depicted on Figure 6.

Amended by Editor

3.3 Sanitary

This neighbourhood will be serviced by three sanitary sewer systems.

A small portion of the neighbourhood adjacent to 66th Street and south of the *powerline* right-of-way will be serviced through the Lake District Neighbourhood 6 sanitary trunk system. This land is on the west side of the topographic ridge which splits Lake District from Pilot Sound. The portion of the neighbourhood north of the *powerline* right-of-way will ultimately be serviced by the proposed northeast sanitary trunk sewer which will follow the *powerline* alignment to the existing sanitary trunk in the Kirkness neighbourhood of Clareview.

Amended by Editor

The portion of the neighbourhood south of the *powerline* right-of-way can be serviced by simply extending sanitary trunk sewers which are already in place. The sanitary servicing scheme for this neighbourhood is shown on Figure 7.

Figure 6: Watermain Trunk Lines (Bylaw 8936, August 16, 1988)

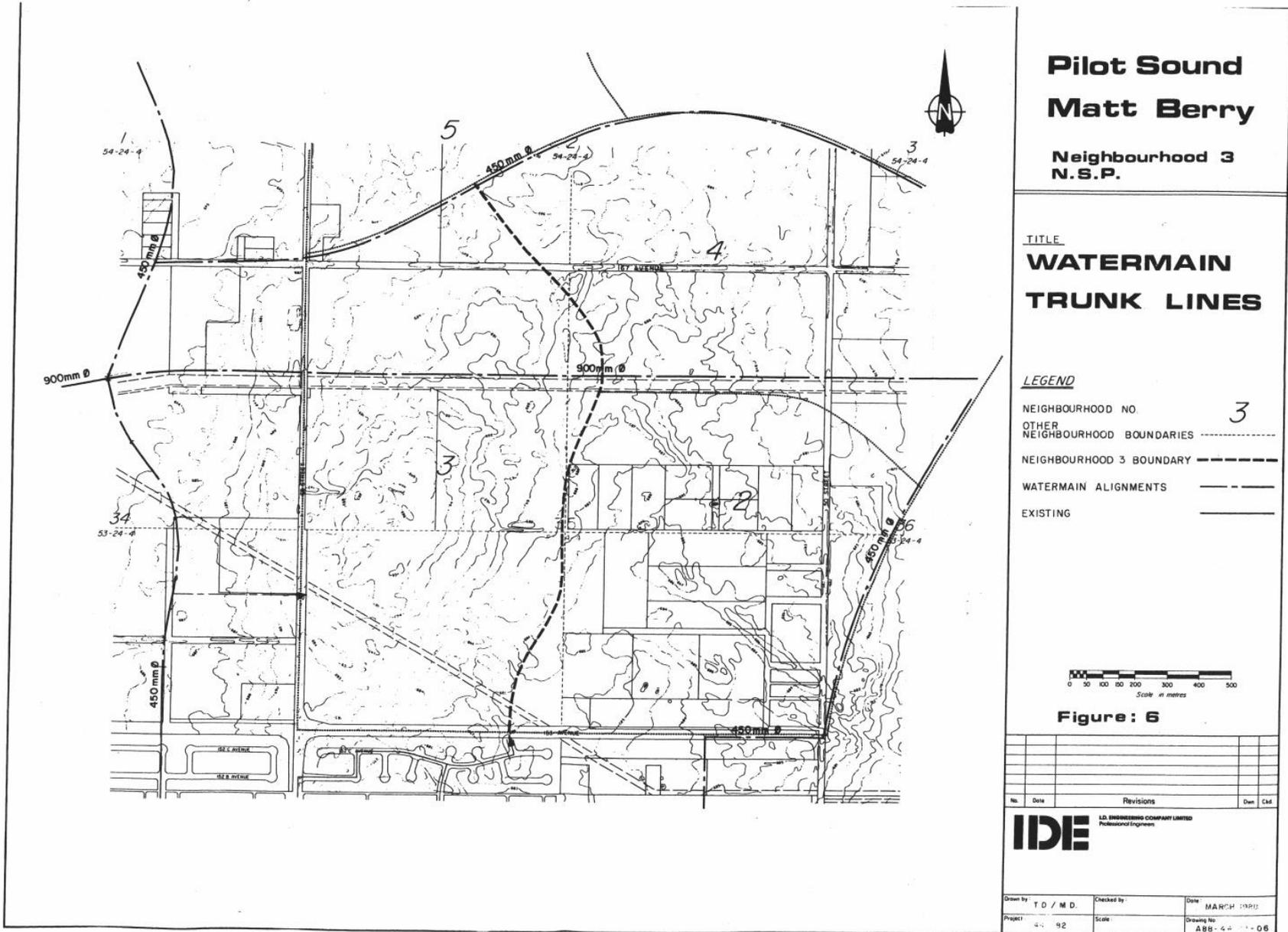
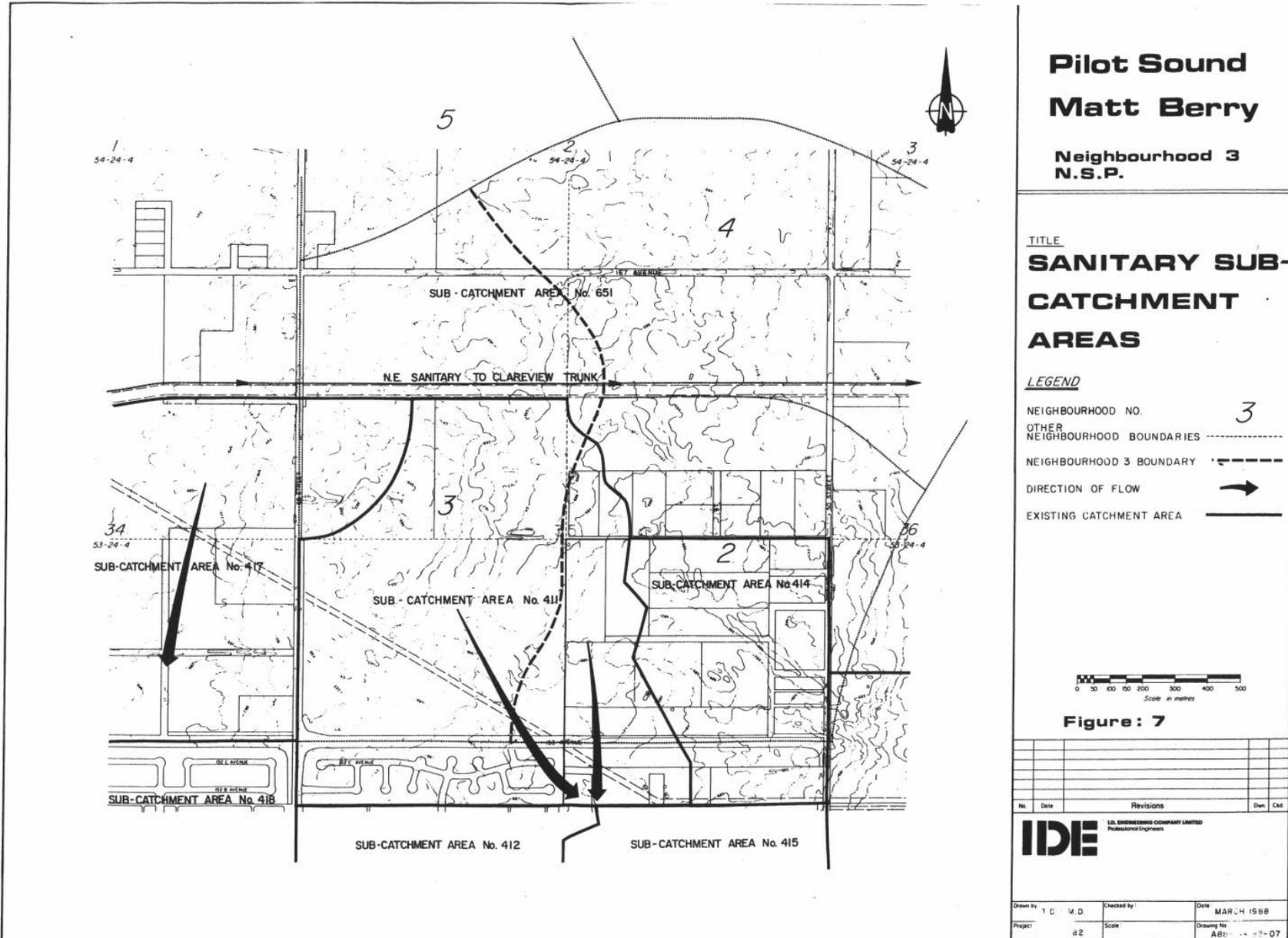


Figure 7: Sanitary Sub-Catchment Areas (Bylaw 8936, August 16, 1988)



3.4 Storm Drainage

As with the sanitary sewer system, the storm drainage for this neighbourhood discharges to three separate drainage basins as provided for in the Lake District and the Pilot Sound Master Drainage Plans. The majority of the neighbourhood south of the *powerline* right-of-way will drain to Lake #1 in Pilot Sound. This lake has been started in the southeast quarter of section 35 and discharges temporarily through a regulating pumping station through the existing storm sewers within Steele Heights.

Amended by Editor

The portion of *Matt Berry* which is on the west side of the topographic ridge will drain to the proposed Lake #5 in the northern part of Neighbourhood 6 of the Lake District.

Amended by Editor

The extreme northeast corner of the neighbourhood is intended to be serviced through the proposed drainage system leading to Lake 3 in the Pilot Sound Basin.

The southern portion of this neighbourhood can be provided with storm drainage without significant difficulty as Lake 1 has been started and the trunk sewers leading to this lake have been oversized to accept drainage from this area.

This drainage system is indicated on Figure 8.

3.5 Shallow Utilities

It is proposed that telephone, power, cable and gas be extended from adjacent development as required to service this neighbourhood.

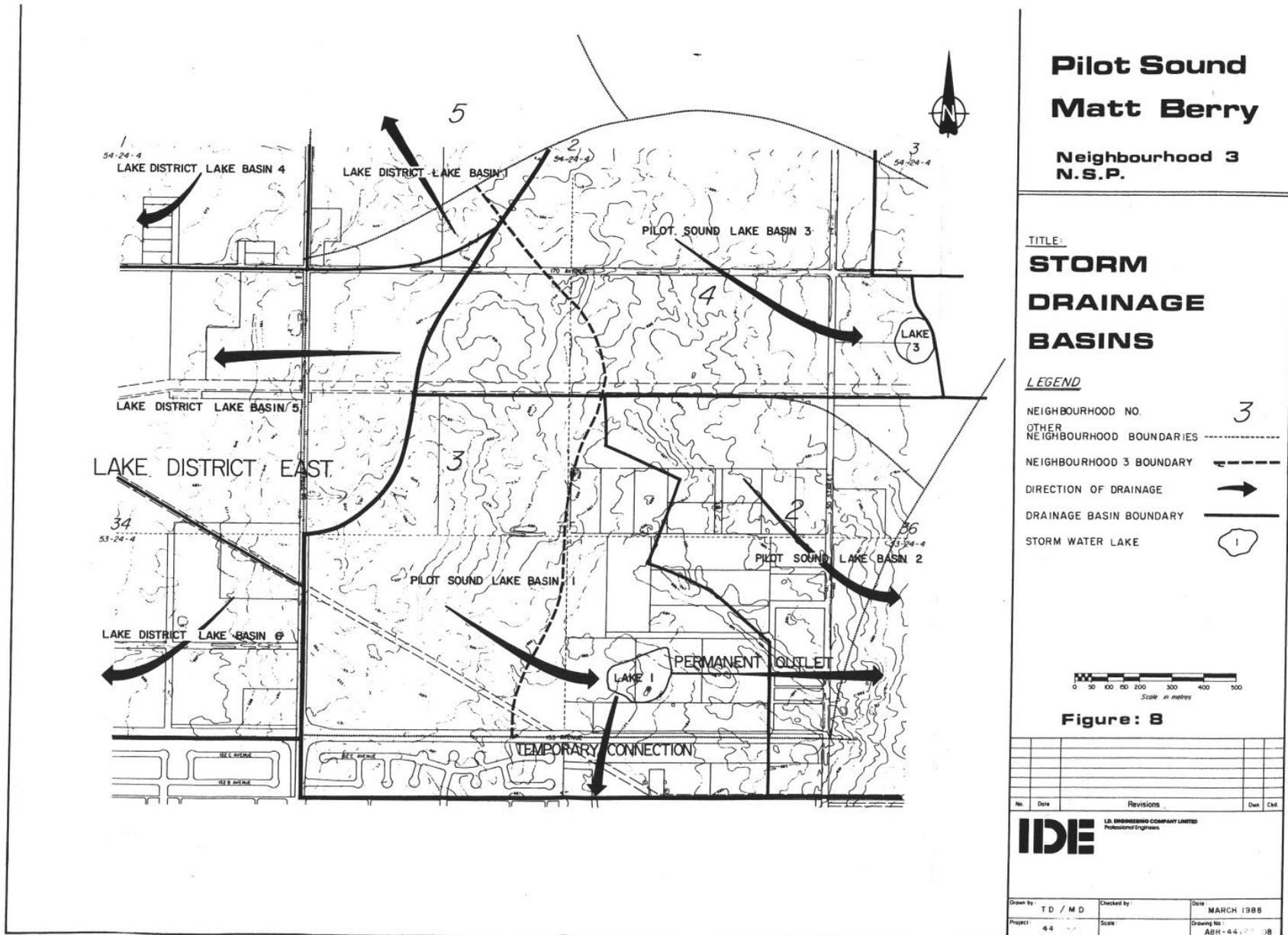
"edmonton telephones" will provide service from 66 Street through a permanent alignment on the main collector roads. *A remote switching station will be located at the northwest corner of the neighbourhood, and will provide a buffer between the intersection of 167 Avenue and 66 Street and residential development to the east.*

Bylaw 10182
August 18, 1992
Amended by Editor

Power will be provided according to the City of Edmonton Servicing Standards Manual at 15 kV from existing lines on 66 Street. *Gas line* and cable alignments will be established at the detailed subdivision stage.

Amended by Editor

Figure 8: Storm Drainage Basins (Bylaw 8936, August 16, 1988)



4.0 NEIGHBOURHOOD STRUCTURE PLAN

4.1 General

This section illustrates in detail the proposed development for *Matt Berry*. It indicates land use objectives for the area and details the types of land uses proposed. Figure 9 illustrates the design of this neighbourhood. This section also outlines a possible development scenario for the balance of the neighbourhood and describes the phasing.

Amended by Editor

4.2 Land Use

The Pilot Sound Area Structure Plan (Bylaw 6288) was approved in 1981. This Neighbourhood Structure Plan strives to incorporate the area structure plan objectives within the current level of planning standards as they apply to *Matt Berry*. This NSP proposes a predominantly single-family residential neighbourhood with an appropriate level of multi-family development as well as ancillary land uses such as commercial sites, park sites, institutional sites and an open space linkage system. The density and diversity of housing types will ensure the efficient provision of schools and other community facilities in compliance with the General Municipal Plan, as well as the Pilot Sound Area Structure Plan.

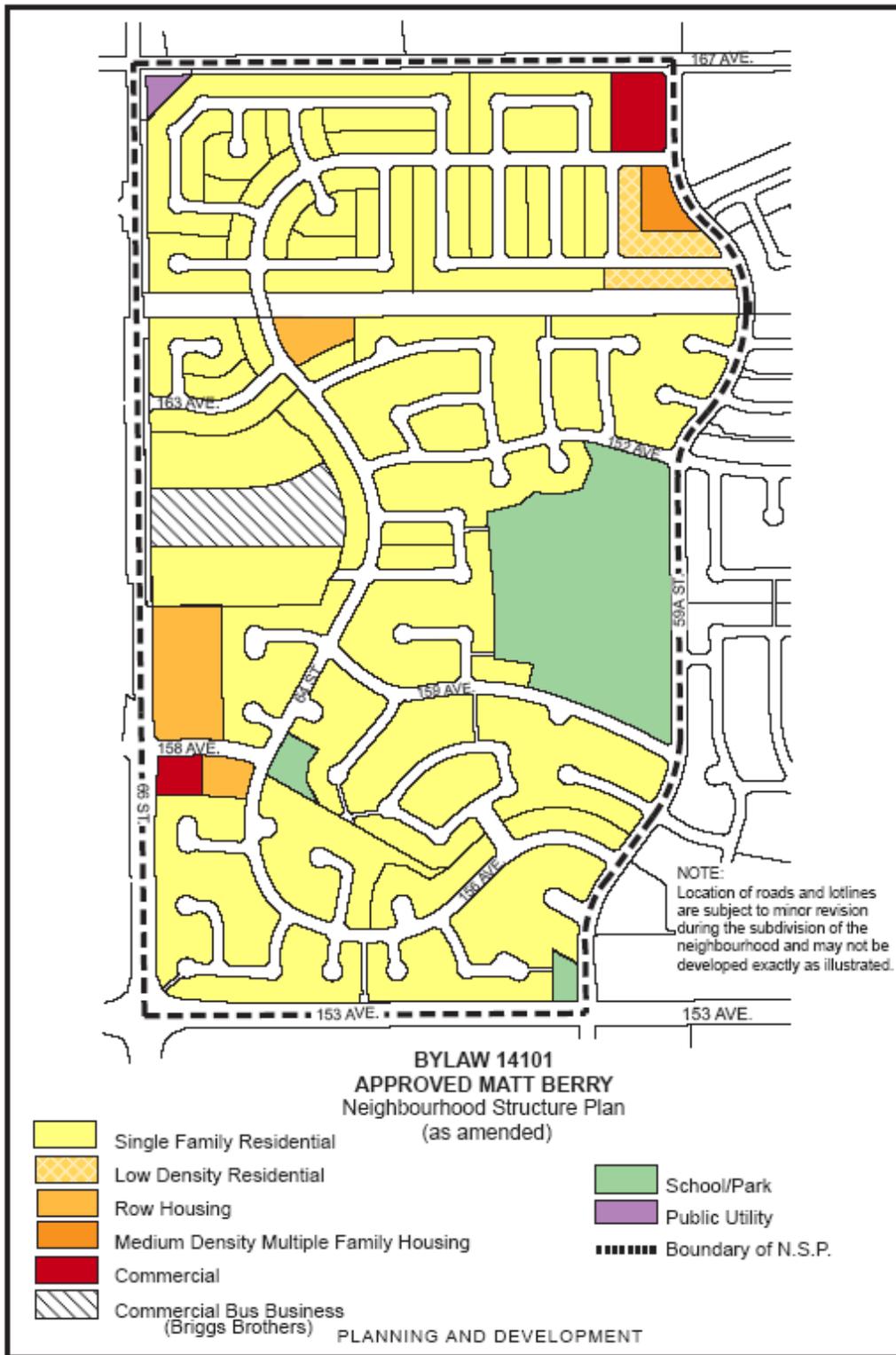
Amended by Editor

4.3 Residential

The ASP designated *Matt Berry* as predominately residential with an emphasis on single-family dwellings and a sufficient population base to ensure an efficient and economic level for municipal servicing. This NSP proposes a population of approximately 5,000 people. In addition, several multi-family sites are proposed at appropriate locations. Two sites have been designated for possible social housing sites as requested by Edmonton Social Services. Should the City not wish to acquire the sites, they will be developed privately as multi-family sites.

Amended by Editor
Bylaw 14101
October 20, 2005

Figure 9: Neighbourhood Structure Plan – Land Uses (Bylaw 14101, October 20, 2005)



In accordance with the Municipal Planning Commission's Interim Guidelines for Pipeline Corridors, adopted on May 12th, 1983, a 15 m separation is required between any residential building development and the boundary of the pipeline right-of-way. At the subdivision stage, all adjacent residential lots must have sufficient depth to accommodate this required development setback.

This neighbourhood will generate approximately 1,446 units and a population of 5,014, making it efficient and economical from a municipal services perspective. The Area Structure Plan provides for a density range of 19-21 persons per gross acre (46.9 to 51.8 people/ha). With this size of neighbourhood, this would mean a range of from 5,255 to 5804 people. Of the 1,466 units generated, 227 or 16% are from higher density land uses. The density for this neighbourhood is 46.0 people/gross developable hectare. The density is within the range suggested in the ASP.

Bylaw 14101
October 20, 2005

Where multiple family housing will abut single family development, special site planning and development criteria should be carefully implemented through a *direct control (DC2) provision* to ensure compatibility by controlling such things as building setbacks, heights, architectural design, exterior treatments, and landscaping.

Amended by Editor

4.4 Institutional (Section deleted due to removal of both churches from the plan.)

Bylaw 10182
August 17, 1992
Bylaw 13495
October 15, 2003

4.5 Schools

The NSP makes provisions for a 9.2 ha shared school-park site in the east central part of the neighbourhood, adjacent to the major north-south collector on the neighbourhood boundary. The NSP proposes a Public Elementary site and a combined Catholic Elementary-Junior High site at opposite ends of the neighbourhood park. The Catholic School, as it also serves Neighbourhoods 2 and 4 (*Hollick Kenyon and McConachie NSP*) to the east, will be located on the northeast portion of the site. Pedestrian access can be easily accommodated by the *powerline* alignment and walkways.

Amended by Editor

Student generation factors, and the resulting student populations are described by Table 4 in the Appendix.

4.6 Parks

An adult oriented passive entrance park, 0.25 ha in area, is featured at the intersection of 59th Street and 153rd Avenue. It is to be zoned AP, but transferred and gifted to the City as a lot, rather than MR, as it is being dedicated in addition to the 10% reserve requirement. The City and the landowner will share equally the costs associated with developing this park, to the satisfaction of the *Community Services Department*. A second entrance park, 0.42 ha in area, is featured at the 158th Avenue entrance off 66th Street. This park will be dedicated through the subdivision approval process as an MR parcel. These features, when combined with the landscaped pipeline and adjacent areas forming a connecting walkway system between these two parks, will increase its attraction as a wide open space feature.

Amended by Editor

The *powerline* right-of-way will be utilized as a walkway/bikeway system with appropriate linkage to surrounding areas. The walkway/ bikeway system shall be landscaped by the City.

Any municipal reserve entitlements which exceed the neighbourhood requirements will be utilized to assemble the district park site and sportfields in Neighbourhood #4 (McConachie). These municipal reserves should be deferred by caveat to those lands which the district park and sportfields will occupy. Failing this, these municipal reserves will be accepted as money-in-place.

4.7 Commercial

The NSP designates two commercial sites. One is located in the north-east corner at the intersection of 167 Avenue and 59A Street and one at the 158th Avenue entrance from 66th Street south of the pipeline. The north-east site is to serve the low intensity business and commercial needs of the residential population. The site at the 158th Avenue entrance is designated to serve the neighbourhood convenience needs of the residential area.

Bylaw 15907
October 24, 2011

4.8 *Private Corporation (Lot A, Plan 852-0797)*

The Development Concept included in the Pilot Sound Area Structure designated the existing *private corporations'* facility as a future commercial site of approximately 5.0 acres (2.0 ha). The actual site now used for this bus operation is over 8.0 acres (3.25 ha).

This NSP proposes that the *facility* be allowed to maintain its general size and configuration, but that it not be expanded. At the stage of detailed subdivision, attention will have to be paid to lot sizes and configuration to minimize any land use incompatibility. The existing tree stands on the southern and northern boundaries of the existing bus operation should be retained, if possible, until the site is redeveloped, to act as a buffer to the future surrounding residential development. This NSP also shows that the lands could be developed for single family development if the commercial facility is abandoned. The statistical analysis in the Appendix is based on its redevelopment to residential use.

4.9 Circulation

The ASP designates a hierarchy of roads for Neighbourhood 3 which is to be bounded by arterials to the west (66th Street), north (167th Avenue) and south (153rd Avenue). The easterly boundary is a major collector running north-south between 153rd Avenue and 167th Avenue. Within the neighbourhood, the ASP shows a semi-circular collector roadway connecting the southern part of the major collector to the portion north of the *powerline* right-of-way with a single stub out to 66th Street south of the *powerline* right-of-way.

Amended by Editor

The NSP maintains this loop road, with connections to the major north-south collector. Given the size of the neighbourhood, an additional access from the arterial network has been provided on both the west and north sides of the neighbourhood.

5.0 STAGING

The ability to economically and efficiently service the neighbourhood determines where development can start and in what direction it will proceed. As services are going to be available at 153 Avenue and 59 Street with the development of the McLeod Meadows III subdivision in early 1988, the development of Neighbourhood 3 will start in the south-east corner.

From the south-east, development will proceed westerly south of the pipeline to 66 Street. At that point development can occur either to the north-east or north-west.

In the NW of 35, development is likely to occur in a south-east to north-west direction. An area of approximately 25 hectares, south of the powerline, can be serviced by the existing infrastructure to the south. North of the powerline and north and west of a ridge running southwest to northeast, there is an area that will have to be serviced to the north and northeast and, consequently, it will be developed later. Figure 10 outlines the likely direction and staging of development.

5.1 Absorption

Based on the current absorption of the McLeod Meadows development south of 153 Avenue, *Matt Berry* should be built out in a 10 to 15 year time frame. The SW of 35, a *private corporations*' parcel, could be built out in as little as 5 years and likely no longer than 10 years. It should be noted that during this period market conditions can change significantly resulting in either a shorter or longer build out period than envisioned at this time.

Amended by Editor

6.0 DEVELOPMENT GUIDELINES

6.1 Open Space Linkage System

In today's and it is anticipated tomorrow's market, the home buyer will be demanding more and more quality in housing and subdivisions. Over the past several years as quantity has given way to quality we have seen in the City of Edmonton the emergence of prime residential cells, most notably in the south-west and west ends of the City.

The experience of *the developer* with their McLeod Meadows subdivision has led them to conclude that there is a strong demand in the north-east for a high quality residential development. North-east area residents who originally occupied the area when it was first built have now arrived at a point in their lives where they want a high quality residential development with numerous amenities and perks as well as all sorts of features and frills within their new house and subdivision. We see this as a natural evolution of the housing market in the north-east. As these residents are comfortable with their area where they are familiar with the various amenities, with the traffic patterns, with the school and park locations, with the road and pedestrian circulation systems and with the shopping facilities, they do not wish to leave the north-east area to find the quality that they demand. As a result our development concept includes a focus on the opportunity afforded by the pipeline to provide a few smaller parks at the entrance to the neighbourhood and to tie in small pockets and access points to the pipeline. This park space will be developed as focal points that make positive statements about the neighbourhood and the people living within.

Amended by Editor

6.2 Architectural Controls

Given the experience in the Edmonton housing market over the last decade it is evident that people are quite willing, if not demanding of architectural controls in order to protect their investment. The relative success of architectural controls in the south-west and west-end and as well in the McLeod Meadows subdivision indicates that it is a popular feature for the home buying public and one that has become a requirement. Consequently we are proposing to establish a series of architectural controls that will deal with such things as site lines, repetitiveness, colour schemes, facade schemes, landscaping and other improvements and features so that cumulatively the neighbourhood will be one which will retain its desirability and one which will install a sense of pride amongst its residents.

These specific controls will be developed at the time of the subdivision applications and will be developed in consultation with the home builders selected for the area.

6.3 Perimeter and Entrance Treatment

The *private corporations' parcel (Lot A, Plan 852-0797)* will be screened with a uniform fence. The entrances off 153rd Avenue and 66th Street will be treated so that the development will have an image and can be identified.

APPENDICES

TABLE 1: OWNERSHIP (Amended by Editor)

Registered Owner	Legal Description	Hectares	Percentage
<i>Private Corporation</i>	PT-SW-35-53-24-W4	44.14	38
<i>Private Corporation</i>	PT-NW-35-53-24-W4 (south of powerline)	17.23	15
<i>Private Corporation*</i>	PT-NW-35-53-24-W4 (north of powerline)	26.56	23
<i>Two Private Owners</i>	Lot A Plan 8520797 PT-NW-35-53-24-W4	17.38	15
Other			
a) <i>Two Private Corporations and One Private Owner</i>	W-1/2-SW-2-54-24-W4	.43	6
b) <i>Private Corporation</i>	E-1/2-SW-2-54-24-W4	2.61	
c) <i>Three Private Corporations and One Private Owner</i>	PT-NW-35-52-24-W4	1.99	
d) <i>Private Corporation</i>	NE-1/4-35-53-24-W4	1.59	
e) <i>Two Private Owners</i>	Lots3-9 Plan 5570AV NE-35-53-24-W4	.01	
f)	167 Avenue Powerline (2937 M.C.)	3.13	1.15 3
TOTAL GROSS AREA		116.25	100

*At the time of place preparations, it appears this parcel is being sold to a new owner.

**MATT BERRY NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS**

TABLE 3: LAND USE DISTRIBUTION (Bylaw 14101, October 20, 2005)

	Area (ha)	% of GDA
Land Use		
Single Family	66.71	
Low Density Residential	1.5	
Multiple Family	3.98	
Total Residential	72.19	66.2 %
School/Park	9.62	8.8
Non-Reserve Park	0.25	0.2
Institutional Church	0.00	0.0
Commercial	1.36	1.2
Circulation		
Roadways/Public Utility Lots	25.62	23.5
Gross Developable Area	109.4	23.5
Pipeline Rights-of-Way	4.21	
Gross Area	113.25	

TABLE 3: DWELLINGS AND POPULATIONS (Bylaw 14101, October 20, 2005)

	Units	% of Total Units	Population
Single Family	1219	84%	4,166
Low Density Residential	28	2%	93
Multiple Family	199	14%	755
Total Residential	1,446	100	5,014
Density: 46.0 persons per gross developable hectare			

TABLE 4: STUDENT GENERATION (Bylaw 8936, August 16, 1988)

Public Student Generation								
	Dwelling Units	Elementary		Junior High		Senior High		Total By Land Use
		Factor	Total	Factor	Total	Factor	Total	
Single Family	1256	.43	540	.20	251	.16	201	992
Row Housing	166	.43	71	.12	20	.12	20	111
Medium Density/Mult. Family	140	.25	35	.8	11	.08	11	57
Public Generation within Pilot Sound			x80%		x80%		x80%	
Net Student Generation			517		226		186	929
Catholic Student Generation								
	Dwelling Units	Elementary		Junior High		Senior High		Total By Land Use
		Factor	Total	Factor	Total	Factor	Total	
Single Family	1256	.18	226	.09	113	.05	63	402
Row Housing	166	.18	30	.05	8	.03	5	43
Medium Density/Mult. Family	140	.11	15	.03	4	.03	4	23
	1562		271		125		72	468