

McLeod (West) Neighbourhood Area Structure Plan

Office Consolidation October 2005

Prepared by:

*Planning and Policy Services Branch
Planning and Development Department
City of Edmonton*

Bylaw 7442, was adopted by Council in February 1984. In October 2005, this document was consolidated by virtue of the incorporation of the following bylaws:

Bylaw 7442 Approved February 14, 1984 (to adopt the McLeod (West) Neighbourhood Area Structure Plan)
Bylaw 7443 Approved May 22, 1984 (to extend the boundaries of the McLeod (West) NASP northward to 153 Avenue)

Editor's Note:

This is an office consolidation edition of the McLeod (West) Neighbourhood Area Structure Plan, Bylaw, as approved by City Council on February 14, 1984. This edition contains all amendments and additions to Bylaw 7442.

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
Planning and Development Department

McLEOD (WEST) NEIGHBOURHOOD AREA STRUCTURE PLAN

1. INTRODUCTION

The purpose of the McLeod (West) Neighbourhood Area Structure Plan is to incorporate a portion of an area now encompassed by a District Outline Plan, as a Neighbourhood Area Structure Plan. This Neighbourhood Area Structure Plan will establish generalized land uses for the existing McLeod (West) Neighbourhood and will also become the basis for evaluating future subdivision and redistricting proposals for the area, in accordance with the Planning Act.

The purpose of the McLeod (West) Neighbourhood Area Structure Plan Amendment is to extend the boundaries of the McLeod (West) Neighbourhood Area Structure Plan northward to 153 Avenue to accommodate the subdivision and rezoning of these vacant lands.

Bylaw 7443
May 22, 1984
Amended by Editor

2. LOCATED AND SURROUNDING AREA

The McLeod (West) Neighbourhood is located in the Steele Heights district. It is bounded by 58 Street on the east, 66 Street on the west, 144 Avenue on the south and 153 Avenue on the north. In terms of the surrounding area, the residential communities of Kilkenny (Londonderry), York (Steele Heights) and the remainder of the McLeod community are located west, south and east, respectively, of the McLeod (West) Neighbourhood. *The area to the north is vacant (Pilot Sound).*

Bylaw 7443
May 22, 1984

Bylaw 7443
May 22, 1984

3. LAND USE

The existing McLeod (West) Neighbourhood is completely developed with most of the development occurring between 1967 and 1971. The residential development primarily consists of single detached dwellings with a limited number of semi-detached dwellings for a combined total of 734 dwellings. The existing neighbourhood has a population of 2546 people (1983 civic census), which represents a density of 32.0 p.p.g.d.ha (12.9 p.p.g.d.ac.). *A subdivision application was approved on 1984-04-26 for the vacant lands north of the existing McLeod (West) Neighbourhood to 153 Avenue, which created 204 lots for the development of single detached dwellings and a .55 ha (1.36 ac.) park. The projected population for this area is expected to be approximately 706 people or 45.9 p.p.g.d.ha (18.6 p.p.g.d.ac.). This expansion area, when added to the existing McLeod (West) Neighbourhood, will increase the overall population from 2546 (32 p.p.g.d.ha or 12.9 p.p.g.d.ac.) to 3252 people (34.2 p.p.g.d.ha or 13.8 p.p.g.d.ac.).*

Bylaw 7443
May 22, 1984

A 12.8 ha (31.6 ac.) school and park site is located in the southeast quadrant of the neighbourhood. Additional parkland (7.7 ha or 19.0 ac.) is located immediately east of this area in the McLeod (East) Neighbourhood. This combined parkland area as well as such recreational facilities as ball diamonds, playing fields, outdoor skating rinks and a picnic area meet the passive and active recreational needs of the community at large. The McLeod Community League facility is also located on this school and park site.

Both the Separate and Public Schools Boards have elementary and junior high schools located on this school and park site. These schools, particularly the Public Schools, have the capacity to accommodate any additional student population that may be generated by the development of the vacant lands south of 153 Avenue in the McLeod

(West) Neighbourhood. Senior high school students from the area attend the M. E. LaZerte Composite High School located in Londonderry.

Amended by Editor

The following tables provide a breakdown of land area for each of the major land uses in the existing McLeod (West) Neighbourhood (Table I), the expansion area north of the existing McLeod (West) Neighbourhood to 153 Avenue (Table II) and for these two areas combined (Table III):

Bylaw 7443
May 22, 1984

Table I
Existing Land Uses
McLeod (West) Neighbourhood
(Bylaw 7442, February 14, 1984)

<u>Land Use</u>	<u>Hectares</u>	<u>Acres</u>
Single Detached and Semi-Detached Residential Development	45.7	113
School Sites	6.4	16
Park Area	5.4	13.4
Community League Site	0.9	2.2
Churches	0.6	1.4
Roads	<u>20.6</u>	<u>51</u>
Total	79.6	197.0

Table II
Proposed Land Uses
McLeod (West) Neighbourhood (Expansion Area)
(Bylaw 7443, May 22, 1984)

<u>Land Use</u>	<u>Hectares</u>	<u>Acres</u>
Single Detached Residential Development	9.95	24.58
Park Area	.55	1.36
Roads	<u>4.9</u>	<u>12.1</u>
Total	15.4	38.04

Table III
Existing and Proposed Land Use
McLeod (West) Neighbourhood
 (Bylaw 7443, May 22, 1984)

<u>Land Use</u>	<u>Hectares</u>	<u>Acres</u>
Single Detached and Semi-Detached Residential Development	55.7	137.5
School Sites	6.4	16.0
Park Area	5.9	14.8
Community League Site	0.9	2.2
Churches	0.6	1.4
Roads	<u>25.5</u>	<u>63.1</u>
Total	95.0	235.0

4. TRAFFIC CIRCULATION

The major roads servicing this area consist of 66 Street on the west, 144 Avenue to the south and 149 Avenue which extends through the central portion of the plan area. Access will also be permitted to 153 Avenue to the north when it is developed as a major arterial roadway.

144 Avenue is a collector road which accommodates east/west traffic flow across the northern part of the City. This road has higher volumes of through traffic than normally acceptable. The Transportation Management Department is investigating measures for alleviating these flows. The eventual construction of 153 Avenue to the north will provide a long term reduction in through traffic flow on this road.

Bus service is presently provided along 144 Avenue and 66 Street as well as 149 Avenue. All areas are within the 400 m distance standard for transit zones.

5. SERVICING

The utility infrastructure has sufficient capacity to accommodate existing development in the McLeod (West) Neighbourhood, as well as potential future development (single detached dwellings) of the vacant lands south of 153 Avenue.

6. CONFORMANCE WITH THE GENERAL MUNICIPAL PLAN

The McLeod (West) Neighbourhood Area Structure Plan complies with the terms of reference for the preparation of such plan as specified in the General Municipal Plan (*the enabling legislation at the time of this NASP approval*). Also, the density, uses and the juxtaposition of uses comply with the policies and objectives of the General Municipal Plan for suburban areas.

Amended by Editor

Figure 1: Vicinity (Bylaw 7442, February 14, 1984)

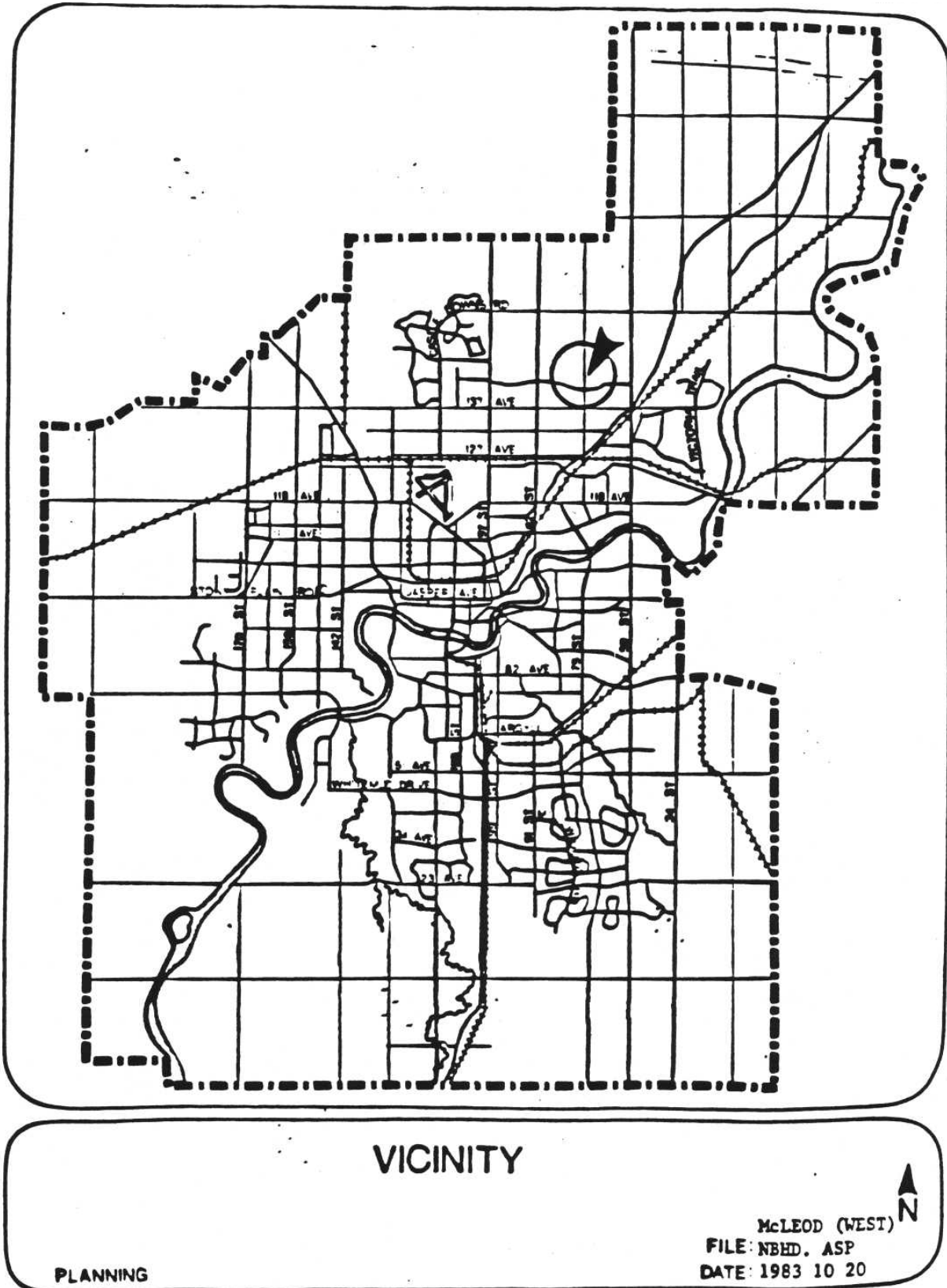
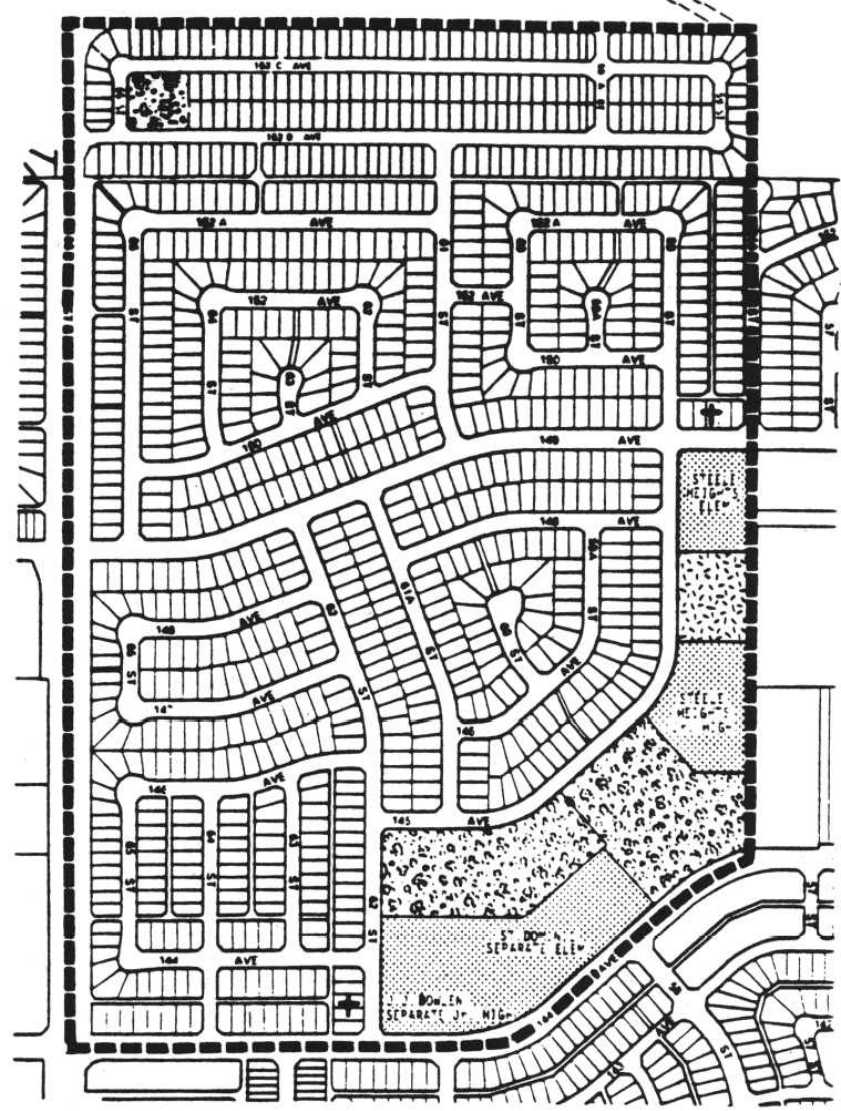








Figure 2: McLeod (West) Neighbourhood Area Structure Plan
 (Bylaw 7443, May 22, 1984)



-  SINGLE-DETACHED RESIDENTIAL
-  SCHOOLS
-  PARKLAND
-  RECREATIONAL
-  CHURCHES
-  BOUNDARY OF NBHD. A.S.P.

BYLAW 7443
 (AS AMENDED)

Certified a true copy of Schedule
 A as referred to in Bylaw No. 7443

McLEOD (WEST) NEIGHBOURHOOD AREA STRUCTURE PLAN (AS AMENDED)

ASSISTANT  City Clerk



 McLEOD (WEST)
 FILE NBHD. ASP
 DATE 1984 01 12

Figure 3: Surrounding Land Use Districts (Bylaw 7442, February 14, 1984)

