

McLeod (East) Neighbourhood Area Structure Plan

Office Consolidation December 2006

Prepared by:

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

Bylaw 9007 (as amended) was adopted by Council in June 1989. In December 2006, this document was consolidated by virtue of the incorporation of the following bylaws:

Bylaw 9007 Approved June 6, 1989 (to adopt the McLeod (East) Neighbourhood Area Structure Plan)

Bylaw 14442 Approved December 12, 2006 (to accommodate row house development for first time homebuyers on a vacant surplus school building envelope located on a school/park site)

Editor's Note:

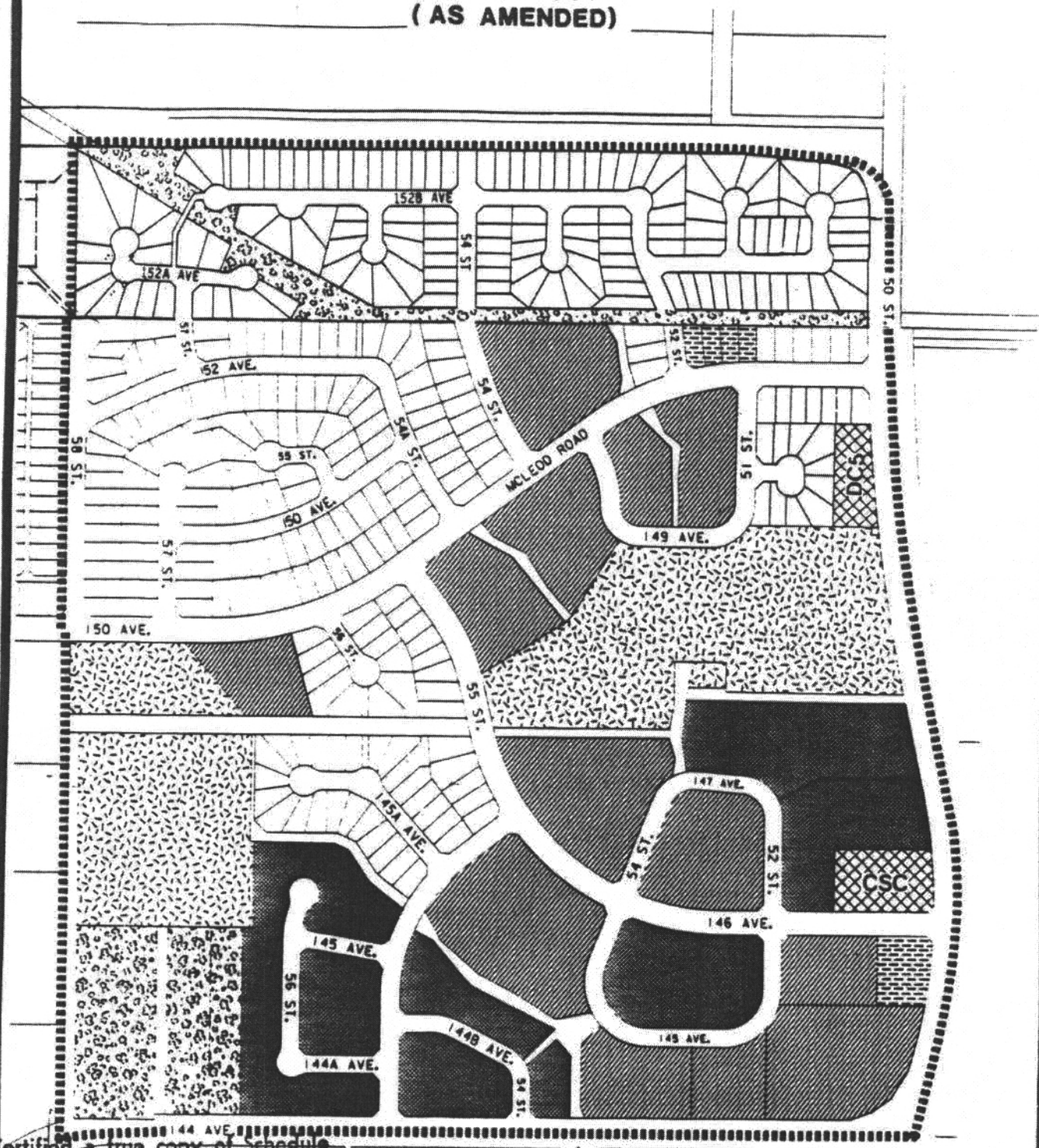
This is an office consolidation edition of the McLeod (East) Neighbourhood Area Structure Plan, Bylaw 9007, as approved by City Council on June 6, 1989.

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 (EAST) NEIGHBOURHOOD AREA STRUCTURE PLAN BYLAW 9007 (AS AMENDED)



Certified a true copy of Schedule
As referred to in Bylaw No. 9007 (as amended)

- | | |
|-----------------------------|--------------------|
| SINGLE DETACHED RESIDENTIAL | LOW RISE APARTMENT |
| SCHOOL/PARK | COMMERCIAL |
| RECREATIONAL/OPEN SPACE | CHURCH |
| ROW HOUSING | N.A.S.P. BOUNDARY |



**Schedule "A" (as
attended)**

MCLEOD (EAST)

**Neighbourhood Area Structure Plan
May 15th, 1989
Bylaw 9007**

I. D. ENGINEERING COMPANY LIMITED

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(Amended by Editor)

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MCLEOD (EAST) NEIGHBOURHOOD STRUCTURE PLAN

Notwithstanding any part or policy of this Plan, an opportunity to develop housing for first time homebuyers exists on a vacant surplus school building envelope on the school/park site as illustrated on the approved land use Plan map and as specified under the Community Services Zone. The Community Services Zone reflects the underlying, pre-existing zoning and will, in addition, allow for row housing and related accessory uses. The housing opportunity will occur on an area equal to the portion of the surplus school building envelope. The precise location of this housing within the entire School/Park site will be reviewed and determined by the City. The dwelling units and population generated by this development under the Community Zone are not included in the statistical summary.

Bylaw 14442
December 12, 2006

1.0 EXISTING MCLEOD (EAST)

1.1 Introduction

The purpose of the McLeod (East) Neighbourhood Structure Plan is two-fold. First, it incorporates a portion of an area now encompassed by a District Outline Plan. Second, it includes an expansion area as part of the Neighbourhood Structure Plan. This Neighbourhood Structure Plan will establish generalized land uses for the existing McLeod (East) Neighbourhood and, in accordance with the Planning Act, will become the basis for evaluating subdivision and redistricting proposals for this area. It will also accommodate the future subdivision, redistricting, and development of the expansion lands.

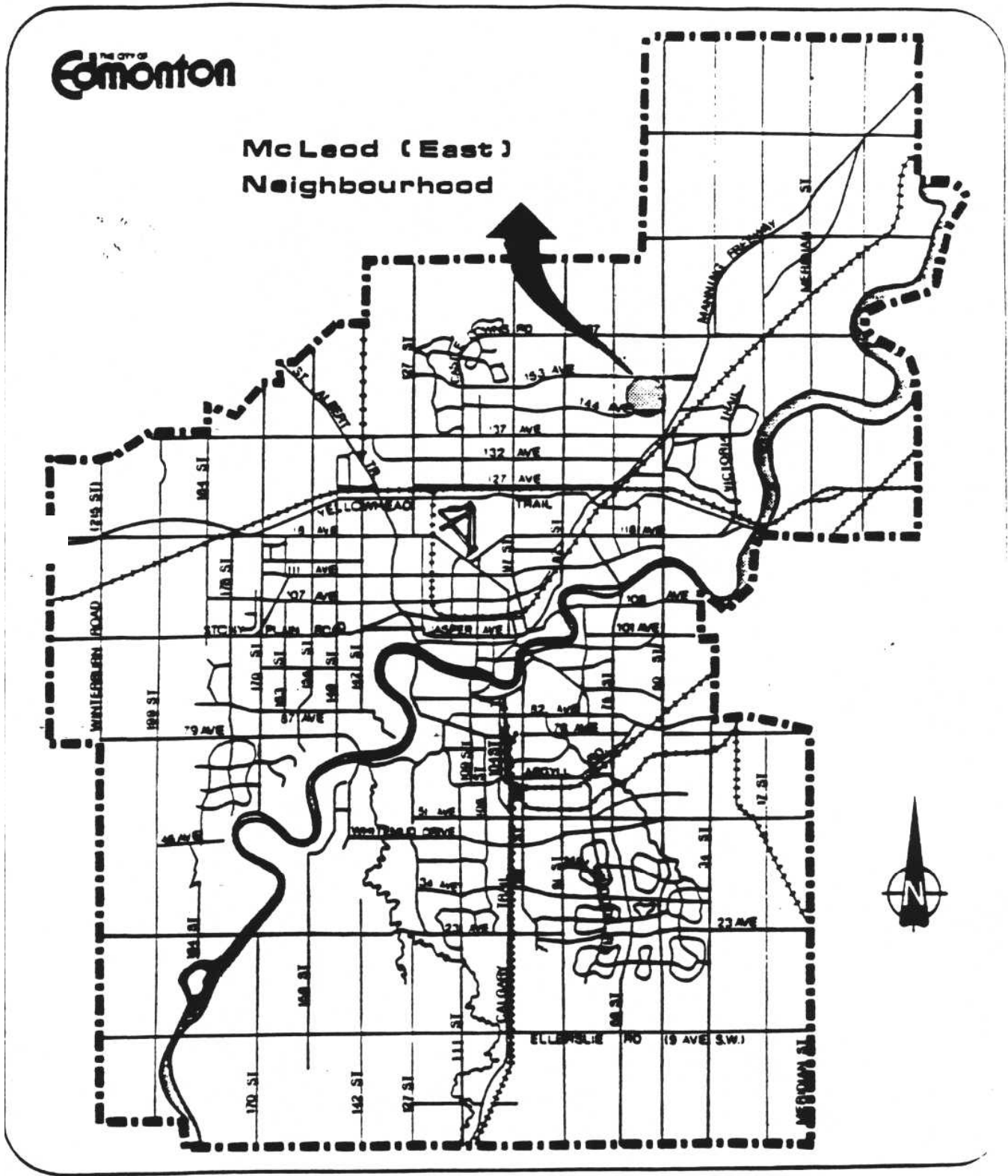
1.2 Location and Surrounding Area

The McLeod (East) Neighbourhood is located in the Steele Heights district. Its general location is shown on Map 1. Map 2 indicates the boundaries of the existing developed area as 58th Street to the west, 50th Street to the east, 144th Avenue to the south, and the north property line of the lots north of 152nd Avenue (Blk. 42) and lots north of McLeod Road (Blk. 53).

In terms of the surrounding area, the neighbourhood of McLeod (West) and York are located to the west and south of McLeod (East) respectively. Together these neighbourhoods comprise the community of Steele Heights.

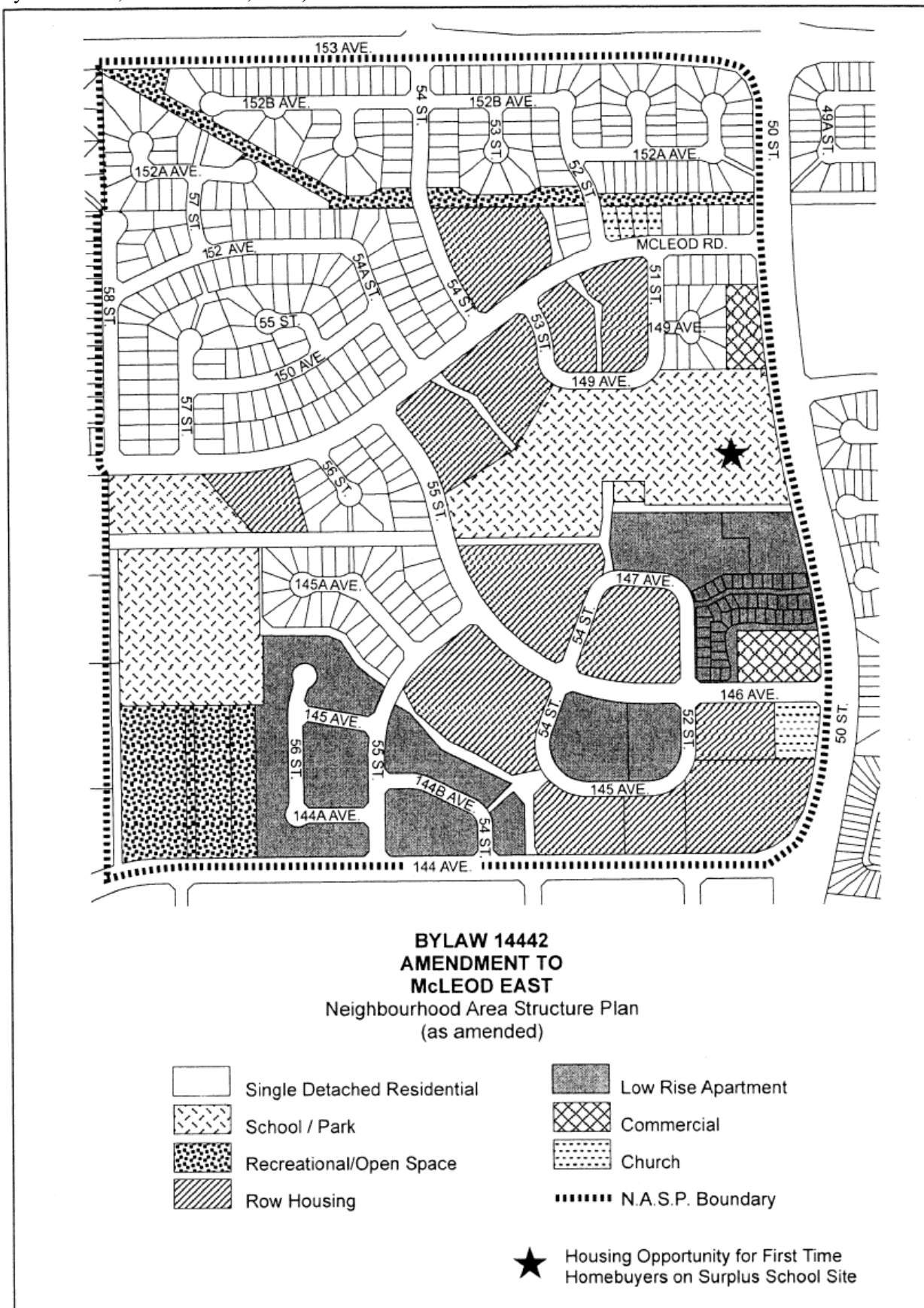
Surrounding communities include Londonderry (to the west), Pilot Sound (north), Casselman (northeast), Clareview (southeast), Belvedere, and The Braids (south).

Figure 1 – Location Plan
(Bylaw 9007, June 6, 1989)



¹ Location Plan

Figure 2 – McLeod (East) Neighbourhood (Existing)
 (Bylaw 14442, December 12, 2006)



1.3 Land Use

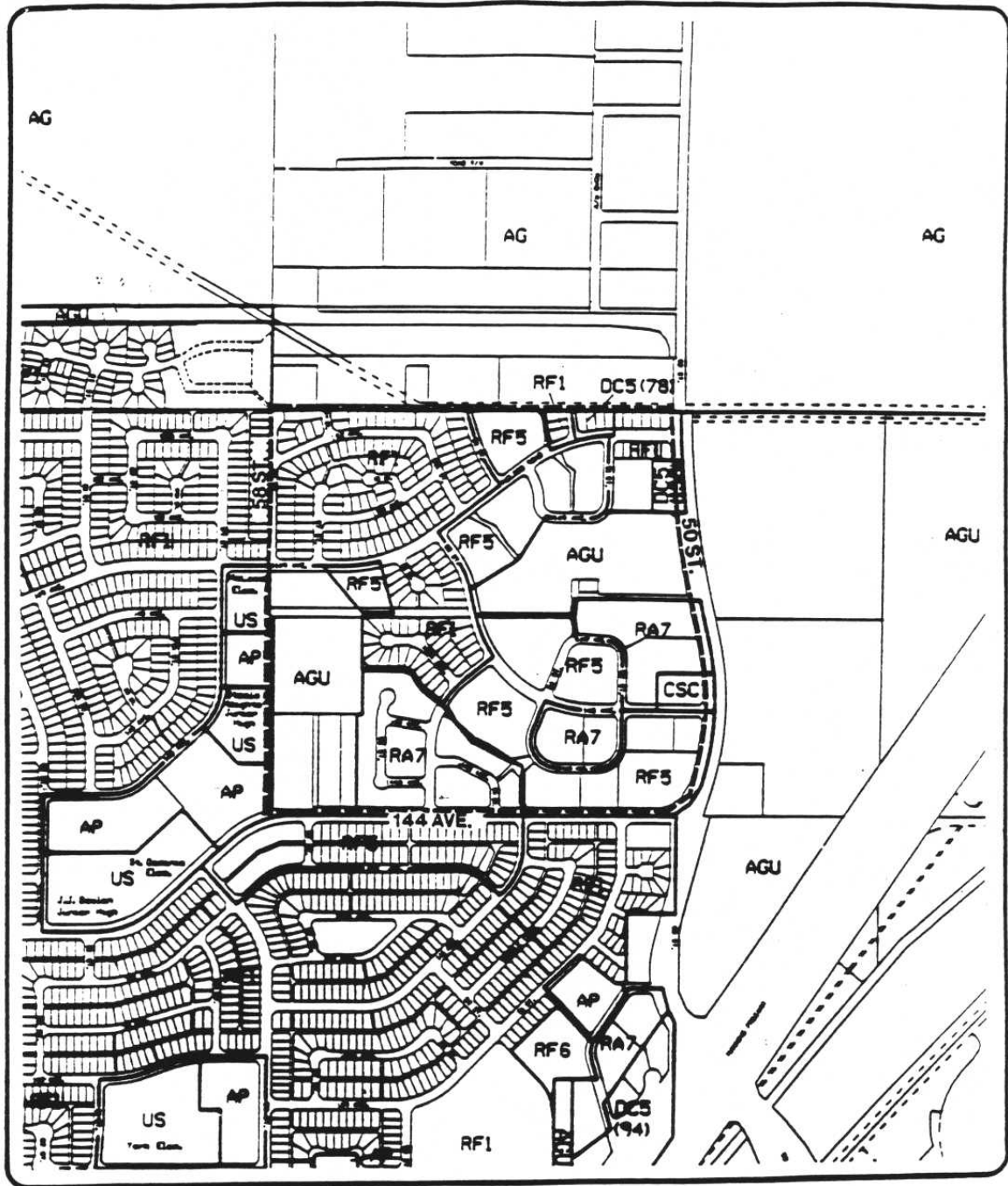
The existing McLeod (East) Neighbourhood is almost completely developed with most of the development occurring between 1978 and 1983. Some pockets, generally in the north, are more recently developed. There is one vacant apartment site at 50th Street. Map 3 illustrates the existing districting in McLeod (East). The following table indicates the land use, based on current Land Use 8y-law designations.

**TABLE 1 EXISTING LAND USE EXISTING MCLEOD (EAST)
(Amended by Editor)**

<u>LAND USE</u>	<u>%</u>	<u>POTENTIAL UNITS</u>
RESIDENTIAL	21.3	198
Single Detached (RF1)		
Row Housing (RF5)	21.1	578
Low Rise Apartments (RA7)	<u>14.0</u>	1144
TOTAL RESIDENTIAL	56.4	1920
SCHOOL/PARK (AGU)	15.4	
RECREATIONAL (AGU)	4.5	
COMMERCIAL (CSC, DC2)*	2.5	
CHURCHES (DC2, RF5)	1.1	
CIRCULATION	16.1	
Roads		
Walkways/Lanes	<u>4.0</u>	
TOTAL ROADS	20.1	
TOTAL	100.0	


* Formerly DC5

Figure 3 – Land Use Districts
 (Bylaw 9007, June 6, 1989)



3 LAND USE DISTRICTS
McLeod (East) and Surrounding Area

----- Site Location

 **SEPTEMBER 30, 1988**

▲
N

The neighbourhood has a population of 3,120 (Census, Edmonton, 1987), representing a current density of 47.8 p.p.g.d.ha. or 19.3 p.p.g.d.ac.

The area is primarily developed for residential use (56.4%). Of this total, 38% consists of single detached homes found primarily in the northwest, 37% comprises row housing and the remaining 25% accommodates law rise apartments. It should be noted that McLeod (West) contains no multiple housing.

Four school sites are located adjacent to this neighbourhood in McLeod (West). The number of students enrolled in 1987 and the fixed student capacity figures for each school are listed below:

**TABLE 2
STUDENT ENROLLMENT AND CAPACITY**

	1987 <u>ENROLMENT</u>	<u>CAPACITY</u>
Catholic School District		
- St. Dominic Elementary	365	450
- J.J. Bowlen Junior High	321	490
Edmonton Public School Board		
- McLeod Elementary	361	500
- Steele Heights Junior High	693	780

Students from both McLeod (East) and McLeod (West) attend these elementary schools, but the junior High Schools have larger catchment areas that include students from Clareview. Despite the enrollment of students from outside the McLeod area, enrollment figures have not yet reached capacity loads. Public senior high students from the area attend the M.E. LaZerte Composite High School located Londonderry. Catholic senior high students attend Archbishop O'Leary High School.

Amended by
Editor

The McLeod (East) neighbourhood contains two sites districted as AGU (Urban Reserve) that are presently being used for recreation. The western AGU site is divided into two types of usage. The northern part is park associated with the two public schools. The southern portion contains a neighbourhood recreation (picnic) area. The easterly site (bounded by 50th Street) is reserved for a future elementary school should residential expansion of surrounding areas increase student enrollment figures beyond the fixed

capacity. It is currently used for playing fields.

As illustrated on Map 2, there are two churches. Map 3 indicates one church site districted as *DC2* (78) and the other as *RF5*. One developed commercial site, districted *CSC*, lies on the northwest corner of 144th Avenue and 50th Street. The other commercial site, recently redistricted to *DC2* (136), is intended for future convenience commercial use.

Amended by
Editor

1.4 Traffic Circulation

The major roads serving this area consist of the 144th Avenue collector which bounds the neighbourhood on the south, and the 50th Street arterial which bounds it to the east. Two collectors within the neighbourhood include McLeod Road (150th Avenue) running east to west, and 55th Street running northwest to southeast (joining McLeod Road to 50th Street). Traffic is presently relatively heavy along 144th Avenue toward 66th Street, however, the construction of 153rd Avenue in 1989-90 will alleviate this. As well, 50th Street is also expected to be widened from two to four lanes in 1989.

Bus service is presently provided along 144th Avenue, 55th Street and 150th Avenue/McLeod Road. All areas are within the 400 m distance standard for transit zones.

1.5 Servicing

The McLeod (West) Neighbourhood is adequately served by all municipal services.

1.6 Conformance with the General Municipal Plan

This area was planned and partially developed in 1978 prior to adoption of the General Municipal Plan in 1981. However, the land uses generally conform with existing policies.

2.0 EXPANSION AREA

2.1 Site

This proposed expansion to the existing McLeod (East) area extends the boundaries of this neighbourhood northward to the proposed 153rd Avenue to include 13.67 ha between the west side of 58th Street and 50th Street. This expansion area is mostly vacant and districted AC - Agricultural. There are two existing residences in the eastern portion which will be removed prior to development. The existing undeveloped section of the existing 153rd Avenue will be closed by *bylaw* before development.

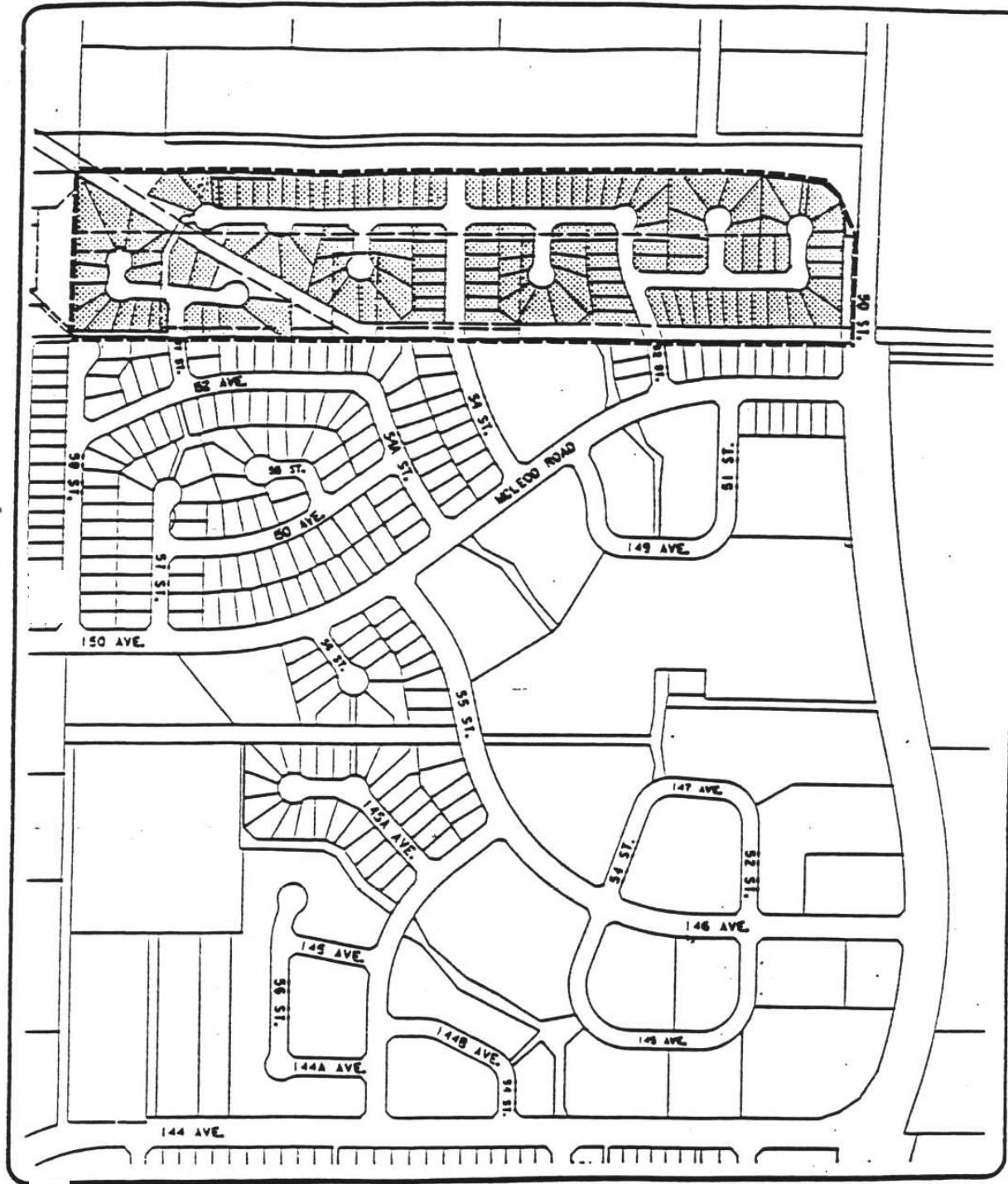
Amended by
Editor

Development is somewhat constrained by a pipeline right-of-way which runs from the northwest towards the southeast and along the southern boundary towards 50th Street.

2.2 Land Use and Population

It is the intention to create approximately 128 lots for the development of single detached dwellings. Map 4 displays the expansion area. A breakdown of land areas for each major land use in the expansion area is listed in Table 3. Table 4 lists the land use areas of the total McLeod (East), including the expansion area.

Figure 4 – Proposed Expansion Area
 (Bylaw 9007, June 6, 1989)



**4 Proposed Neighbourhood Area Structure Plan
 Expansion - McLeod (East) Neighbourhood**

--- Limit of Amendment

Single Detached Residential

IDE AN APPROVED DEVELOPMENT PLAN
 Planning Program

MAY, 1989

**TABLE 3
EXPANSION AREA LAND USE**

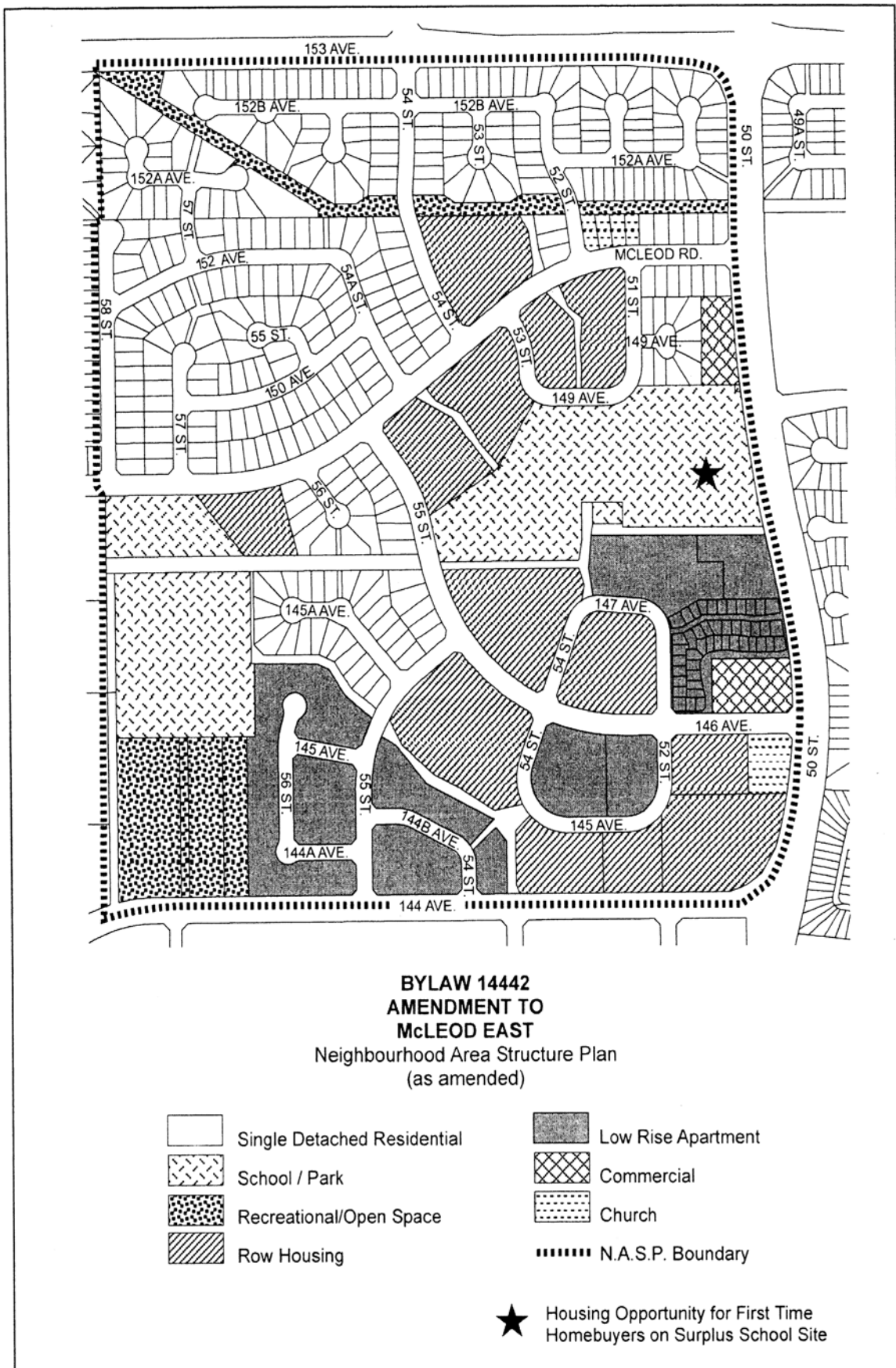
	<u>ha.</u>	<u>%</u>
Single Detached Residential	7.86	57.5
Roads and Walkways	3.79	27.7
Pipeline	1.29	9.5
P.U.L.	<u>0.73</u>	<u>5.3</u>
TOTAL LAND AREA	13.67	100.0

**TABLE 4
MCLEOD (EAST) LAND USE**

	<u>ha.</u>	<u>%</u>
Residential		
Single Detached	21.71	27.5
Row Housing	13.77	17.4
Low Rise Apartments	<u>9.15</u>	<u>11.6</u>
TOTAL RESIDENTIAL	44.63	56.5
SCHOOL/PARK	10.08	12.8
RECREATIONAL	2.92	3.7
COMMERCIAL	1.68	2.1
CHURCHES	0.72	0.9
ROADS	14.24	18.0
- Walkways/Lanes	2.66	3.4
- P.U.L.	0.73	0.9
- Pipeline	1.29	1.7
TOTAL	<u>18.92</u>	<u>24.0</u>
TOTAL	78.95	100

Map 5 illustrates the McLeod (East) Neighbourhood Structure Plan, including the expansion area.

Figure 5 – McLeod (East) Neighbourhood Area Structure Plan
 (Bylaw 14442, December 12 2006)



The specific land uses in the expansion area are described below:

a) Residential: Only single family detached dwellings are proposed in the expansion area. These lots will comply with the RF1 standards of the *Zoning Bylaws*. Lots have been sized to con-form to the development guidelines respecting setbacks from the pipeline right-of-way. The pipeline also provides a separation between the proposed single detached housing and the existing multiple housing to the south.

Amended by
Editor

b) Open Space: The pipeline right-of-way and associated widenings, when landscaped, will provide some open space in the expansion area, but no formal park spaces are required. Appropriate landscaping shall be established at the stage of the servicing agreement.

The existing allocation of school, park, and recreation area in McLeod (East) already substantially exceeds the 10% usually dedicated in new subdivisions. Reserves will be provided by cash-in-lieu according to the provisions of the Planning Act, unless they could be deferred by agreement and caveat to the Pilot Sound area. However, the McLeod East owners do not currently own land in that area.

2.3 Impact on Community Infrastructure

The 128 single family residences can expect to generate a population of 443 persons if the average household consists of 3.46 people. Student generation figures listed in Table 5 are based on, the total proposed dwelling units.

**TABLE 5
CATHOLIC STUDENT GENERATION**

	Dwelling Units	<u>Elementary</u> Factor Total	<u>Junior High</u> Factor Total	<u>Senior High</u> Factor Total	TOTAL
RF1	128	.18 23	.09 12	.05 6	41

PUBLIC SCHOOL GENERATION

	Dwelling Units	<u>Elementary</u> Factor Total	<u>Junior High</u> Factor Total	<u>Senior High</u> Factor Total	TOTAL
RF1	128	.43 55	.20 26	.16 20	101

Both the Catholic and Public Schools located immediately west in the McLeod (West) neighbourhood have the capacity to accommodate the additional student population that will be generated by the development of the amendment area. Public senior high students from the area will attend the M.E. LaZerte Composite High School in Londonderry. Catholic senior high students will attend Archbishop O'Leary Catholic High School.

Amended by
Editor

2.4 Circulation

Three roads from McLeod (East) will provide access to the expansion area, These existing roads are 57th Street, 54th Street, and 52nd Street. Access will also be available to 153rd Avenue through an all-directional intersection at 54th Street. The 54 Street right-of-way from 153 Avenue to the first intersection should be 24 m wide. The proposed arterial and collector roadways will prevent additional traffic congestion in the existing McLeod (East) area.

Direct access to 54 Street from the two lots adjacent to the 54th Street/153 Avenue entrance will not be permitted. Uniform screen fencing will be required where residential development backs on the adjacent arterials.

A transit route will operate on McLeod Road and 54th Street.

Pedestrian circulation will be accommodated by the sidewalks along local roads. This will be supplemented by the opportunity to use the pipeline right-of-way. Two walkways will be constructed. The first will be located in the walkway between 57th Street and the cul-de-sac immediately north and the second will lead from the most easterly cul-de-sac up to the proposed 153rd Avenue. The walkways shall contain a 1.5 m concrete walk and shall be graded and seeded to the satisfaction of the *Community Services Department*.

Amended by
Editor

2.5 Servicing

a) Sanitary: Sanitary servicing for this area can be provided through extensions of the existing sanitary sewers from the subdivision to the south. The west half will service through an existing 525 mm sanitary sewer ("T2") on 57th Street and the remaining portion through an existing 300 mm sanitary sewer ("T1") on 50th Street. Each of these sewers was designed and constructed to service these areas. Both of these sewers have capacity to provide service for existing and proposed development. There are no requirements to install temporary emergency pumping stations on either of these trunk outfalls, and no upgrading of these sewers is required in order to accommodate

the proposed developments within the NSP.

b) Storm Drainage: Consistent with the Pilot Sound Master Drainage Plan, the major portion of the NSP will drain to the permanent storm pond (Lake 11 located north of 153rd Avenue. Due to topographic constraints, a small portion at the eastern end of this area will drain into the Lake #2 of the Pilot Sound Drainage Basin. Both Lakes #1 and #2 will be drained by a permanent gravity outfall along the alignment of 153rd Avenue to an existing 1650 mm trunk sewer at approximately 31st Street and 153rd Avenue. The permanent storm system will be constructed in stages according to development demands. Development will be accommodated by expanding the capacity of Lake 1 and the outfall to be built on 153 Avenue in 1989, prior to servicing of the first subdivision in the NSP.

c) Water: Water service to the site can be provided by extending the existing water distribution system from the south. An 18" water transmission main located on 54th Street will also be extended to provide additional service to the area.

d) Shallow Utilities: Shallow utility service can be easily provided through extensions of existing systems. Edmonton Telephones has indicated a need for two easements that will be accommodated at the subdivision stage.

2.6 Conformance to the Municipal Plans and Policies

The design and land use of the expansion area generally conforms to the existing policies of the General Municipal Plan. It also conforms to other municipal policies such as the setback required from a pipeline right-of-way to residential development, as defined in the City's interim guidelines.