

As to Form

APPROVED

  
CITY SOLICITOR

Bylaw No. 10337

A Bylaw to amend Bylaw No. 6288  
(as amended) being the Pilot Sound  
Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act, on June 24, 1981, the Municipal Council of the City of Edmonton passed Bylaw No. 6288, as amended, being the Pilot Sound Area Structure Plan; and

WHEREAS on August 16, 1988 Council adopted, as part of the Pilot Sound Area Structure Plan, Bylaw No. 8936, the Matt Berry Neighbourhood Structure Plan; and

WHEREAS Council has from time to time amended the Matt Berry Neighbourhood Structure Plan through the passage of Bylaw No. 9232 and Bylaw No. 10182; and

WHEREAS an application was received by the Planning and Development Department to amend the Matt Berry Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Pilot Sound Area Structure Plan through an amendment to the Matt Berry Neighbourhood Structure Plan;

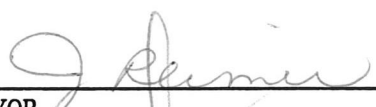
NOW THEREFORE upon the recommendation of the Planning and Development Department and after due compliance with the relevant provisions of Planning Act, the Municipal Council of the City of Edmonton duly assembled, enacts as follows:

1. The Matt Berry Neighbourhood Structure Plan, which forms part of Bylaw No. 6288, as amended, the Pilot Sound Area Structure Plan is hereby amended by:
  - a) deleting from Appendix "A" the Map entitled "Matt Berry Neighbourhood Structure Plan Bylaw No. 10182" and substituting the Map entitled "Matt Berry Neighbourhood Structure Plan Amendment Bylaw No. 10337", attached hereto as Schedule "A" and forming part of this Bylaw;

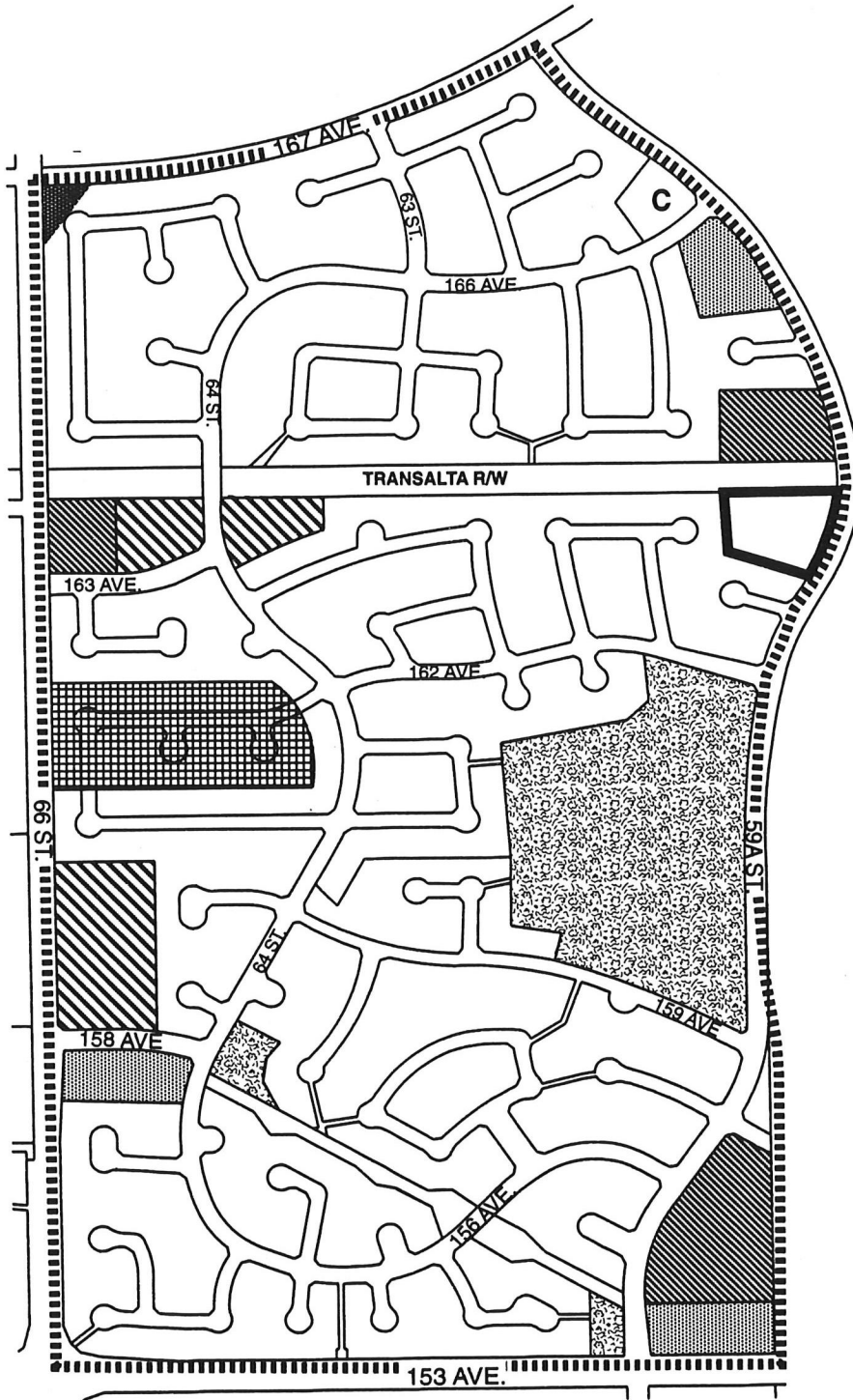
- b) deleting from Appendix "A" the statistics entitled "Proposed Amendment Matt Berry Neighbourhood Structure Plan" and substituting therefor new statistics entitled "Land Use Statistics Matt Berry Neighbourhood Structure Plan" annexed hereto as Schedule "B" and forming part of this Bylaw;
- c) adding to the Consultant's Report which was attached to Bylaw No. 8936 as part of Appendix "A" to Bylaw No. 6288, as amended, the Consultant's Report attached hereto as Schedule "C" and forming part of this Bylaw;
- d) adding as part of Appendix "A" the report and recommendations of the Planning and Development Department dated February 2, 1993, attached hereto as Schedule "D" and forming part of this Bylaw; and

READ a first time this 15th day of March , A.D. 1993;  
 READ a second time this 15th day of March , A.D. 1993;  
 READ a third time and duly passed this 15th day of March , A.D. 1993.

THE CITY OF EDMONTON

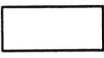








  
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 MAYOR

  
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 CITY CLERK



**BYLAW 10337  
 AMENDMENT TO MATT BERRY  
 NEIGHBOURHOOD STRUCTURE PLAN (as amended)**



- |   |  |  |                       |
|---|--|--|-----------------------|
|  | Single Family Residential                    | <b>C</b>   | Church                |
|  | Row Housing                                  |  | School/Park           |
|  | Medium Density Multiple Family Housing       |  | Public Utility        |
|  | Commercial                                   |  | Boundary of N.S.P.    |
|  | Commercial Bus Business<br>(Briggs Brothers) |  | Boundary of Amendment |

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

	Area (ha)	%	Units	%	Population	%
<b>Land Use</b>						
Single Family	69.40		1,269	79	4,416	81
Multiple Family	<u>6.68</u>		<u>338</u>	21	<u>1,043</u>	19
<b>Total Residential</b>	<b>76.08</b>	<b>65.8</b>	<b>1,607</b>		<b>5,459</b>	
School/Park	9.62	8.4				
Non-Reserve Park	0.25	0.2				
Institutional/Church	1.01	0.9				
Commercial	2.78	2.4				
<b>Circulation</b>						
Roadways/PUL's	25.75	22.3				
<b>Gross Developable Area</b>	<b>115.49</b>	<b>100.0</b>				
Pipeline Rights-of-Way	4.21					
<b>Gross Area</b>	<b>119.70</b>					



**AMENDMENT TO THE MATT  
BERRY NEIGHBOURHOOD  
STRUCTURE PLAN**

*Prepared by*

*IMC Consulting Group Inc.*

*November 1992*

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**AMENDMENT TO THE MATT BERRY  
NEIGHBOURHOOD STRUCTURE PLAN**

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**1.0 PURPOSE OF THE AMENDMENT**

The purpose of the amendment is to alter the land use for a portion of land currently contained within the Matt Berry Neighbourhood Structure Plan. The amendment will provide a framework for future redistricting and subdivision of the lands.

**2.0 AMENDMENT AREA**

The amendment area consists of a 1 hectare site located west of 59A Street and south of the Transalta Utility right-of-way, located in the northeast portion of the plan area. The land is presently designated medium density multiple family housing, pursuant to the Matt Berry Neighbourhood Structure Plan. The approved Structure Plan calls for the site to be developed at a density not to exceed 50.6 units per hectare (20.5 units per acre). The amendment proposes to change the designation from medium density multiple family housing to single family housing (see Figures 1 and 2). The site will eventually be developed as a cul-de-sac containing approximately 13 single family lots.

**3.0 RATIONALE FOR THE AMENDMENT**

There are a number of reasons for the proposed amendment. The first and foremost reason relates to market. The Matt Berry Neighbourhood has been developed as predominantly single family due to the markets preference for single detached housing. Secondly, the amendment site is presently bordered by single detached housing to the south and west. The change of the land use designation from multiple family to single family will result in increased compatibility with the abutting single detached residential.

A third reason for supporting the amendment is the availability of a row housing site in close proximity to the subject lands. Immediately east of the site across 59A Street is a 2.84 ha (7.02 ac) site presently districted Row Housing District (RF5).

As the amendment is minor in nature only involving an area of only one hectare, the overall density and multi family/single family ratio of the neighbourhood has only changed slightly (see Appendix 1).

lw/mb-rpt

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**APPENDIX 1  
EXISTING LAND USE STATISTICS  
MATT BERRY NEIGHBOURHOOD STRUCTURE PLAN**

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	Area (ha)	%	Units	%	Population	%
<b><u>Land Use</u></b>						
Single Family	68.40		1,256	76	4,377	78
Multiple Family	<u>7.68</u>		<u>389</u>	24	<u>1,201</u>	22
<b>Total Residential</b>	<b>76.08</b>	<b>65.8</b>	<b>1,645</b>		<b>5,578</b>	
School/Park	9.62	8.4				
Non-Reserve Park	0.25	0.2				
Institutional/Church	1.01	0.9				
Commercial	2.78	2.4				
<b><u>Circulation</u></b>						
Roadways/PUL's	25.75	22.3				
<b><u>Gross Developable Area:</u></b>	<b>115.49</b>	<b>100.0</b>				
Pipeline Rights-of-Way:	4.21					
<b><u>Gross Area:</u></b>	<b>119.70</b>					
<b><u>Density:</u></b>	<b>48.30 persons per gross developable hectare</b>					

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**APPENDIX 1  
PROPOSED LAND USE STATISTICS  
MATT BERRY NEIGHBOURHOOD STRUCTURE PLAN**

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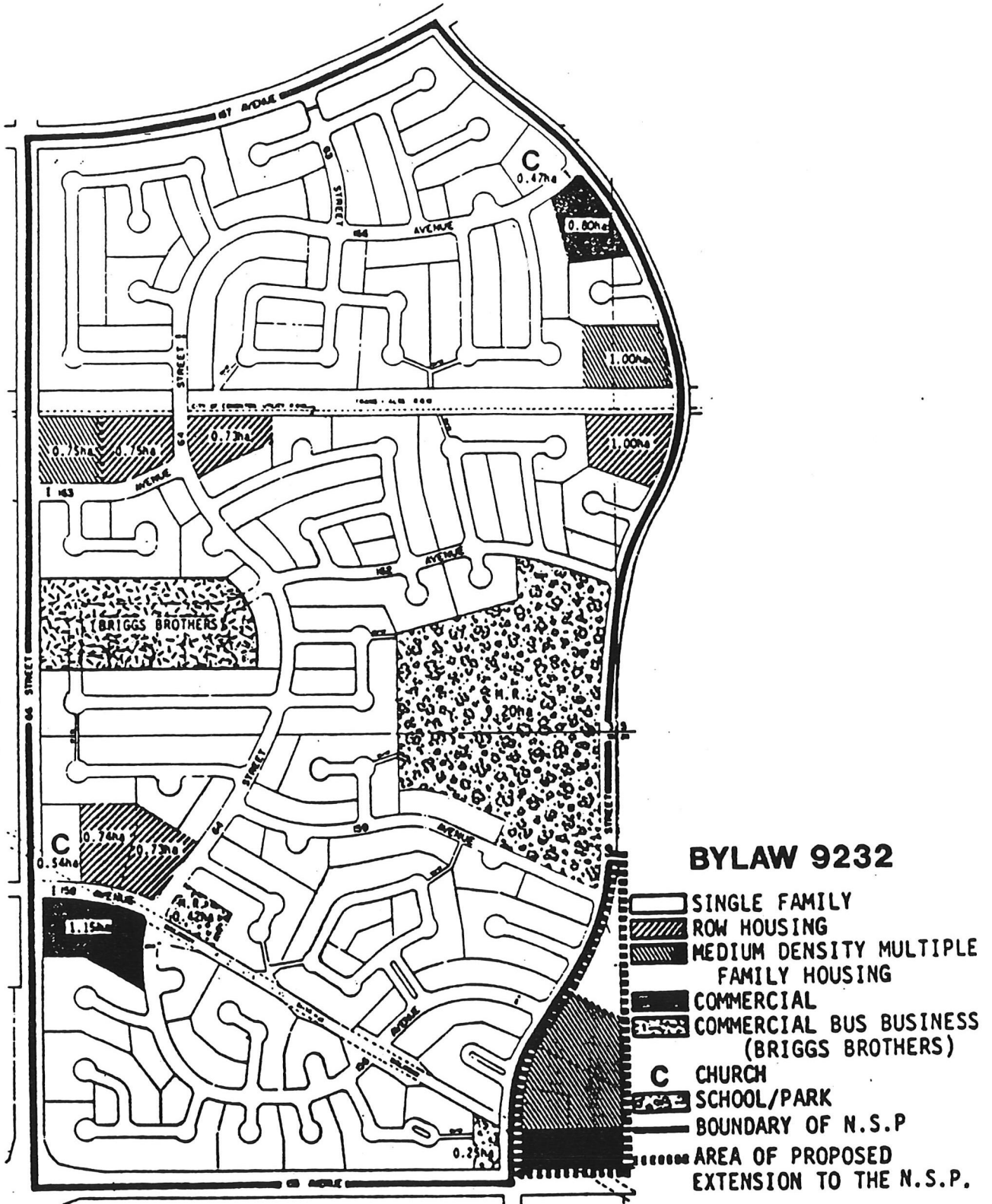
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	Area (ha)	%	Units	%	Population	%
<b><u>Land Use</u></b>						
Single Family	69.40		1,269	79	4,416	81
Multiple Family	<u>6.68</u>		<u>338</u>	21	<u>1,043</u>	19
<b>Total Residential</b>	<b>76.08</b>	<b>65.8</b>	<b>1,607</b>		<b>5,459</b>	
School/Park	9.62	8.4				
Non-Reserve Park	0.25	0.2				
Institutional/Church	1.01	0.9				
Commercial	2.78	2.4				
<b><u>Circulation</u></b>						
Roadways/PUL's	25.75	22.3				
<b><u>Gross Developable Area:</u></b>	<b>115.49</b>	<b>100.0</b>				
Pipeline Rights-of-Way:	4.21					
<b><u>Gross Area:</u></b>	<b>119.70</b>					
<b><u>Density:</u></b>	<b>47.27 persons per gross developable hectare</b>					










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**BYLAW 9232**

-  SINGLE FAMILY
-  ROW HOUSING
-  MEDIUM DENSITY MULTIPLE FAMILY HOUSING
-  COMMERCIAL
-  COMMERCIAL BUS BUSINESS (BRIGGS BROTHERS)
-  CHURCH
-  SCHOOL/PARK
-  BOUNDARY OF N.S.P.
-  AREA OF PROPOSED EXTENSION TO THE N.S.P.

**FIGURE 1**

**MATT BERRY**  
**EXISTING**  
**NEIGHBOURHOOD STRUCTURE PLAN**

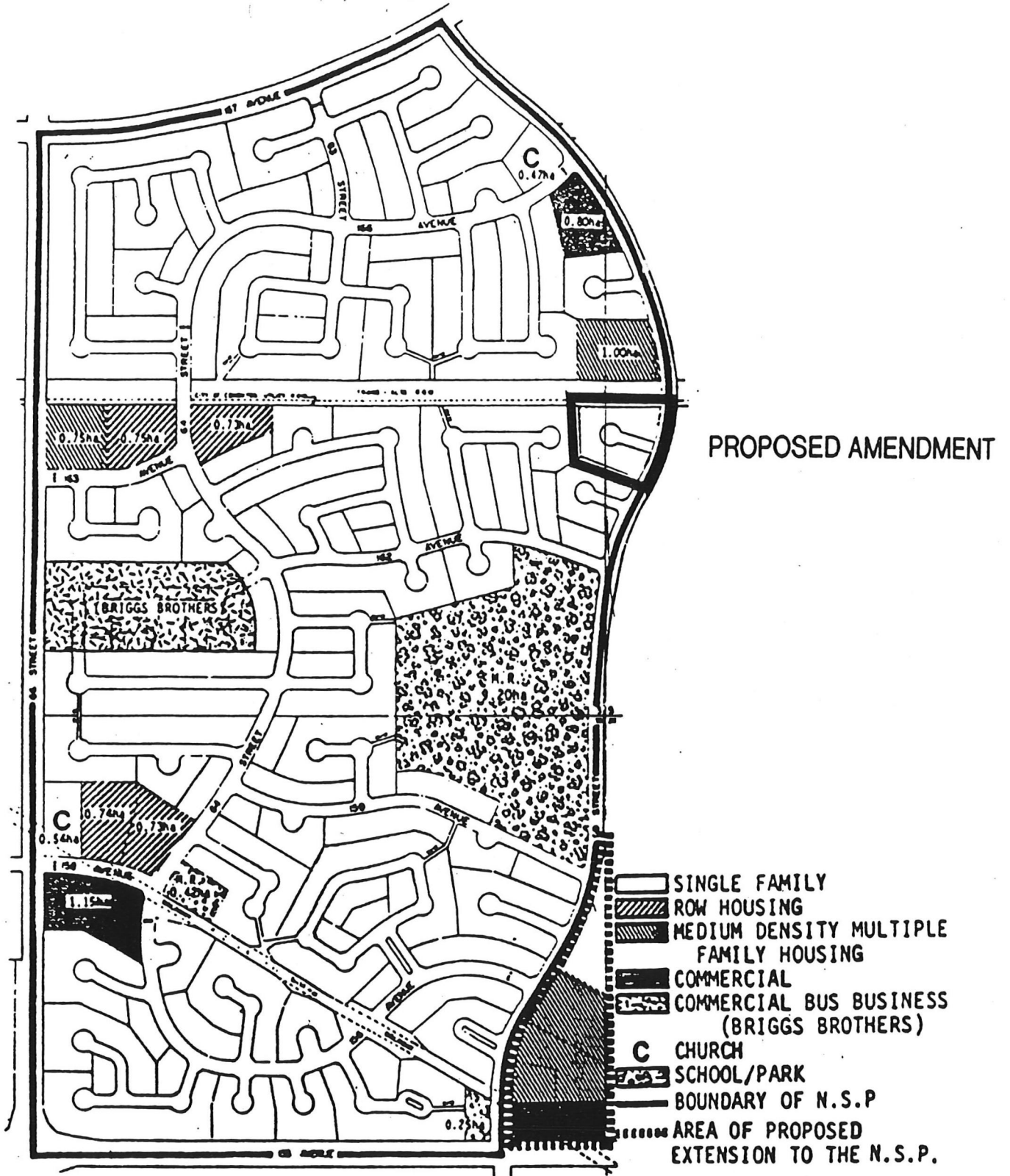


FIGURE 2

MATT BERRY

PROPOSED AMENDMENT TO NEIGHBOURHOOD STRUCTURE PLAN

**SCHEDULE 'D'**  
**BYLAW NO. 10337**  
**FILE: LUB/92-109**  
**BYLAW NO. 10338**  
**FILE: LUB/92-110**  
**MATT BERRY, PILOT SOUND**

**DESCRIPTION:** AMENDMENT TO THE MATT BERRY NEIGHBOURHOOD STRUCTURE PLAN from Row Housing to Single Detached Residential Development; and  
  
AMENDMENT TO THE LAND USE BYLAW from AG (Agricultural) District to RF1 (Single Detached Residential) District; MATT BERRY, PILOT SOUND

**LEGAL DESCRIPTION:** A Portion of the N 1/2 35-53-24-W4M

**LOCATION:** Located west of 59A Street and north of 162 Avenue

**APPLICANT:** IMC Consulting Group Inc.  
700, 10160 - 112 Street  
Edmonton, Alberta  
T5K 2L6

**OWNERS:** Matt Berry Joint Venture Inc.  
5304 - 118 Avenue  
Edmonton, Alberta  
T5W 1C4

United Management Inc.  
400, 10408 - 124 Street  
Edmonton, Alberta  
T5N 1R5

**ACCEPTANCE OF APPLICATION:** December 17, 1992

**EXISTING DEVELOPMENT:** Vacant

**LAND USE DESIGNATION:** AG (Agricultural) District

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**PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATIONS:**

- I That the Bylaw to amend the Matt Berry Neighbourhood Structure Plan to redesignate a site from Row Housing to Single Detached Residential development, be APPROVED.
  
- II That the Bylaw to amend the Land Use Bylaw from AG (Agricultural) District to RF1 (Single Detached Residential) District, be APPROVED.



**BYLAW NO. 10337**  
**FILE: LUB/92-109**  
**BYLAW NO. 10338**  
**FILE: LUB/92-110**  
**MATT BERRY, PILOT SOUND**

## **DISCUSSION**

### **1. The Application**

This report concerns two applications:

- (1) File: LUB/92-109 is an application to amend the Matt Berry Neighbourhood Structure Plan (Bylaw No. 9232). The purpose of this application is to redesignate a site located west of 59A Street and north of 162 Avenue from Row Housing to Single Detached Residential development.
- (2) File: LUB/92-110 is a redistricting application, for the same site, from AG (Agricultural) District to RF1 (Single Detached Residential) District.

### **2. Site and Surrounding Area**

The site is located west of 59A Street and north of 162 Avenue. The site and surrounding areas to the north and east are vacant. Immediately north of the site is a TransAlta Utility right-of-way. The areas to the west and south are currently being developed with single detached residential housing. The lands to the east, across 59A Street, are districted for row housing development. Subdivisions for lands to the east of this site have been approved by the Municipal Planning Commission but have not yet been registered.

## **ANALYSIS**

### **1. Compliance with Approved Plans and Land Use Compatibility**

The proposed amendment to the Matt Berry Neighbourhood Structure Plan nominally affects the land use statistics for this Neighbourhood. The Planning and Development Department is of the opinion that the proposed amendment will not negatively affect the opportunity for a variety of housing types in this Neighbourhood. The affect of the amendment is to reduce the total multiple family dwellings by 51 units and to increase single detached dwellings by 13 units. It is the Department's position that the resultant housing mix complies with Council's housing mix ratio as a result of the proposed amendment guidelines and with General Municipal Plan policies encouraging heterogeneous communities.

The Matt Berry Neighbourhood Structure Plan requires that where multiple family housing abuts single family housing that a DC5 (Site Specific Development Control) District is implemented to ensure compatibility with adjacent residential uses. The redesignation and districting of the site ensures compatibility with the lands to the west and south districted for low density residential development.

**BYLAW NO. 10337**  
**FILE: LUB/92-109**  
**BYLAW NO. 10338**  
**FILE: LUB/92-110**  
**MATT BERRY, PILOT SOUND**

**2. Land Use Analysis**

Tables I and II illustrate the approved and proposed land use statistics for the Matt Berry Neighbourhood Structure Plan. The affect of the proposed amendment would result in a nominal decrease in medium density residential dwelling units and a marginal increase in single detached residential dwelling units.

**3. Transportation**

The Transportation Department has advised that it has no outstanding concerns regarding the Neighbourhood Structure Plan amendment and redistricting application. The detailed technical requirements of the Department will be addressed at the subdivision and Development Permit stages. The Transportation Department has advised that direct access to 59A Street from individual lots will not be permitted. The lots adjacent to 59A Street must take their access from the cul-de-sacs.

**4. Utilities**

The various utility agencies have advised that permanent services for the site are available through the extension of existing services.

The Drainage Branch has advised that permanent sanitary servicing will be available through an extension of the existing 250 mm sanitary sewer located at 162 Avenue and 59A Street. Storm servicing is available by an extension of the existing 675 mm storm sewer located at 162 Avenue and 59A Street. The technical sanitary and storm drainage servicing details will be addressed at the subdivision stage.

The Water Branch of the Public Works Department has advised that the proposed water system must use the 250 mm water main proposed for construction along 59A Street, under Subdivision File No. 91-X-158-S.

**5. Open Space/Schools**

The Parks and Recreation Department and the school boards have expressed no concerns regarding the proposed amendment and redistricting.

**6. Impact on Community Infrastructure**

No concerns regarding impact on community infrastructure were identified through the circulation of this application.

**BYLAW NO. 10337**  
**FILE: LUB/92-109**  
**BYLAW NO. 10338**  
**FILE: LUB/92-110**  
**MATT BERRY, PILOT SOUND**

**7. Surrounding Property Owners' Concerns**

No concerns regarding the proposed amendment and redistricting applications have been expressed to the Planning and Development Department in response to its letter of pre-notification for this application.

**JUSTIFICATION**

The Planning and Development Department recommends APPROVAL of the proposed Neighbourhood Structure Plan amendment and redistricting on the basis that:

- the proposed amendment complies with the appropriate General Municipal Plan policies and the technical requirements of the City;
- the proposed amendment complies with City Council's Density Guidelines for suburban areas; and
- the proposed redistricting provides for development that is compatible with surrounding land uses.

**ENCLOSURES**

- I Existing Land Use Statistics
- II Proposed Land Use Statistics
- IIIa Surrounding Land Use Districts - Proposed Plan Amendment
- IIIb Approved Matt Berry Neighbourhood Structure Plan
- IIIc Proposed Amendment to Approved Matt Berry Neighbourhood Structure Plan
- IIId Surrounding Land Use Districts - Proposed Redistricting
- IIIe Proposed Redistricting

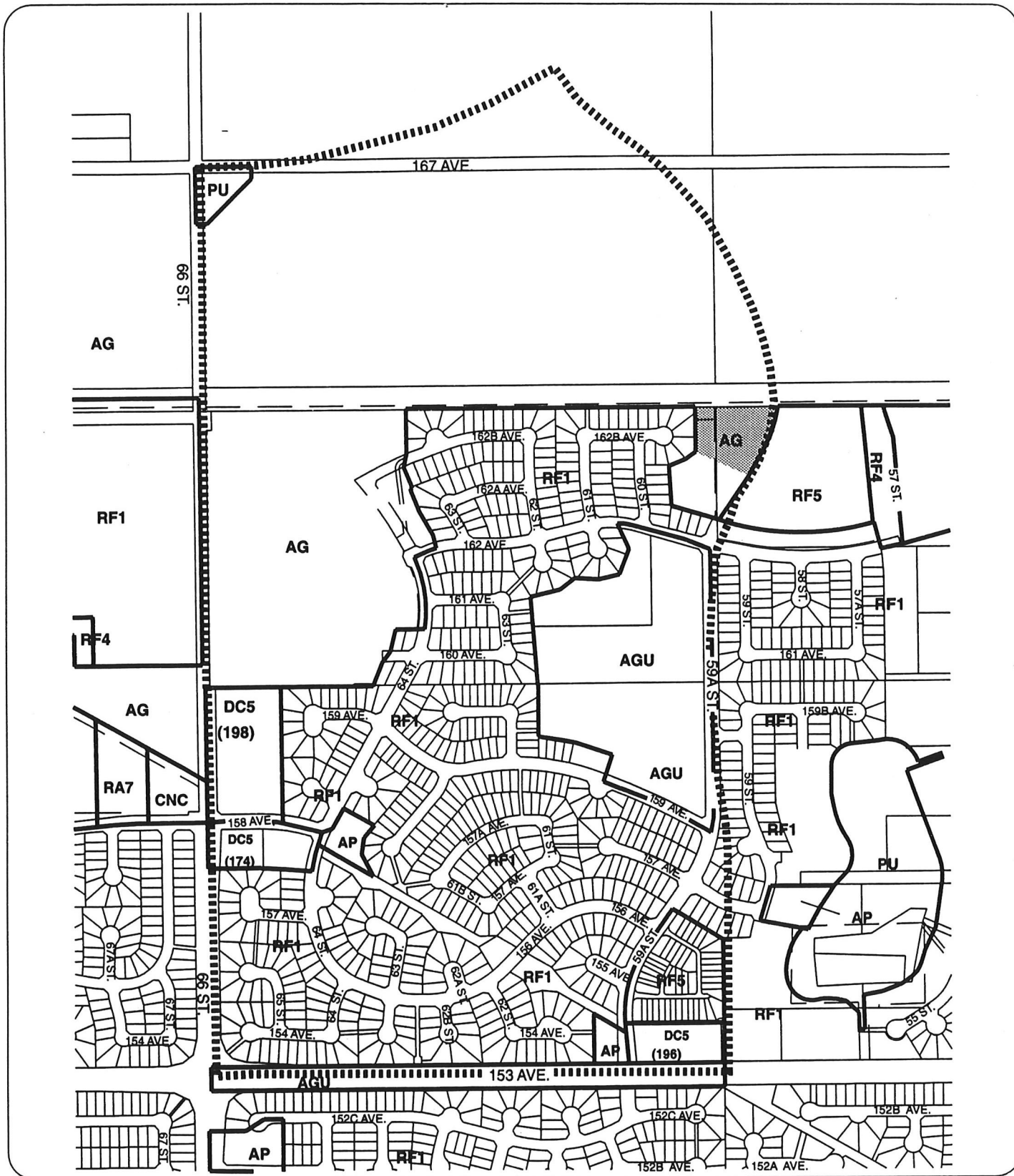
Written by: Robert Armstrong *RA*  
 Approved by: Bruce Duncan *BD*  
 Planning and Development Department  
 February 2, 1993

**TABLE I**  
**EXISTING LAND USE STATISTICS**  
**MATT BERRY NEIGHBOURHOOD STRUCTURE PLAN**

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<b>Gross Developable Area</b>	<b>115.49</b>	<b>100.0</b>				
Pipeline Rights-of-Way	4.21					
<b>Gross Area</b>	<b>119.70</b>					
<b>Density</b>	48.30 persons per gross developable hectare					

**TABLE II  
PROPOSED LAND USE STATISTICS  
MATT BERRY NEIGHBOURHOOD STRUCTURE PLAN**

	Area (ha)	%	Units	%	Population	%
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Single Family	69.40		1,269	79	4,416	81
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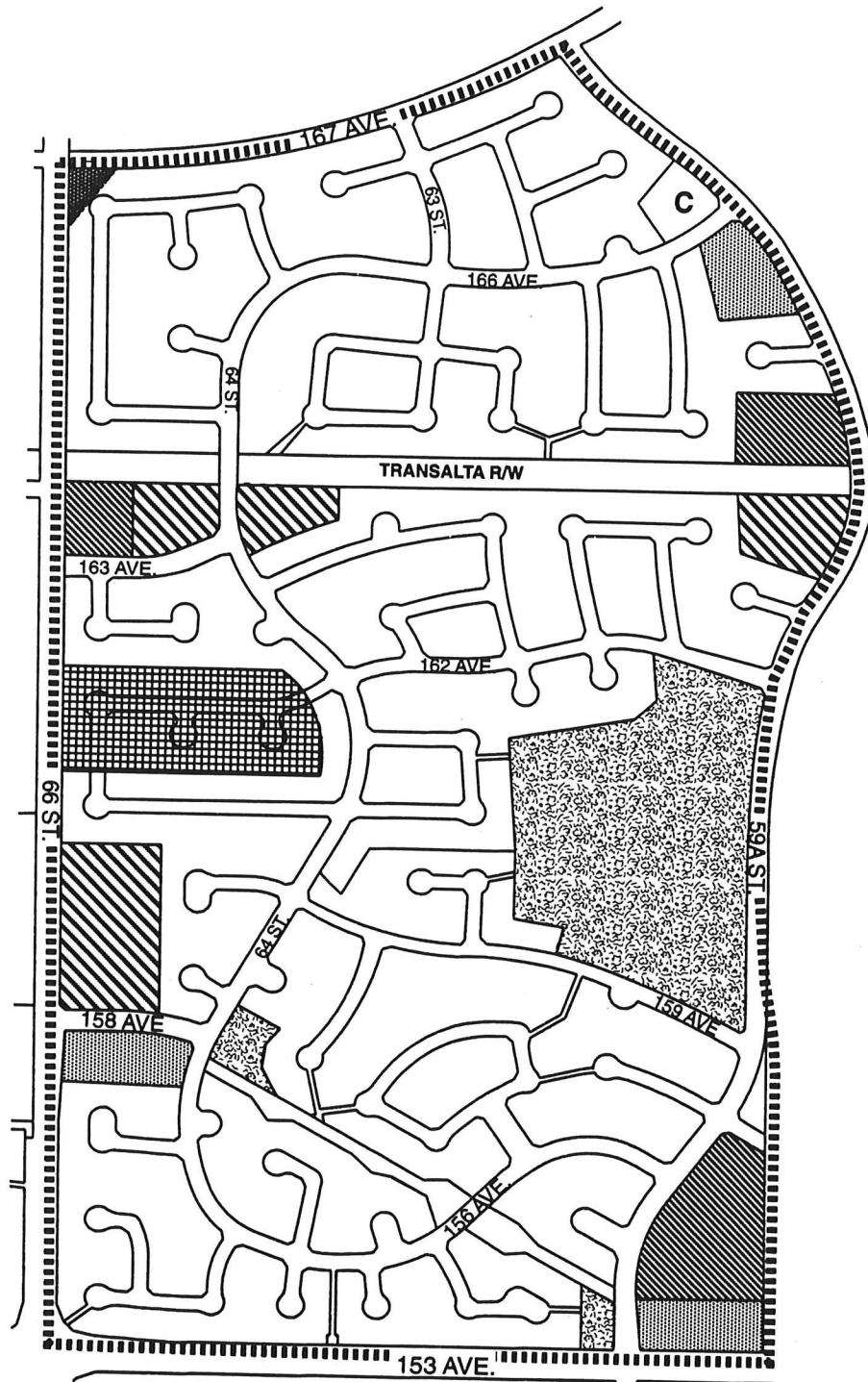
### SURROUNDING LAND USE DISTRICTS

 Site Location

FILE: LUB/92-109

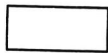








DATE: February 2, 1993

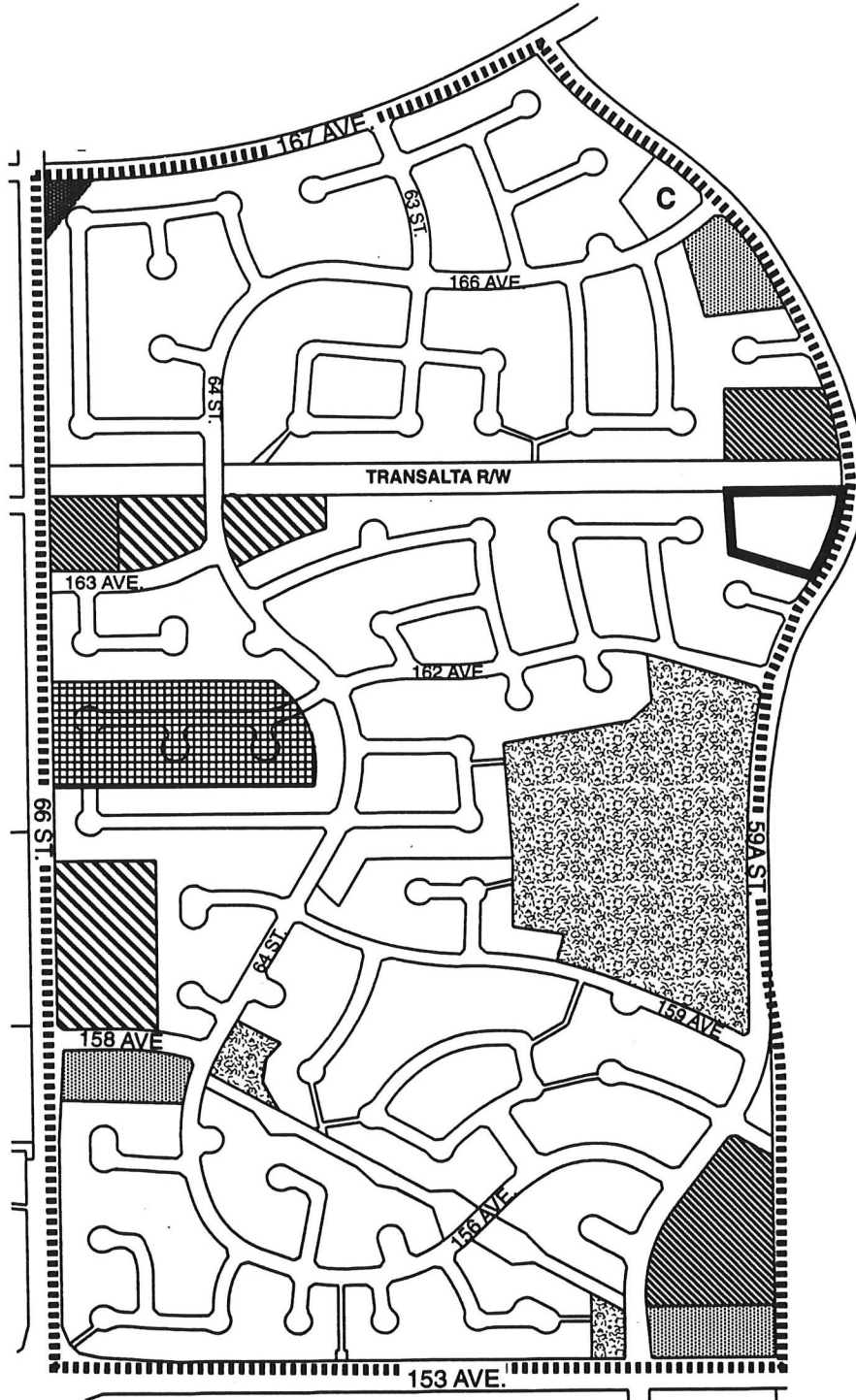




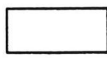




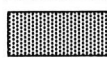



**BYLAW 10182  
APPROVED MATT BERRY  
NEIGHBOURHOOD STRUCTURE PLAN (as amended)**



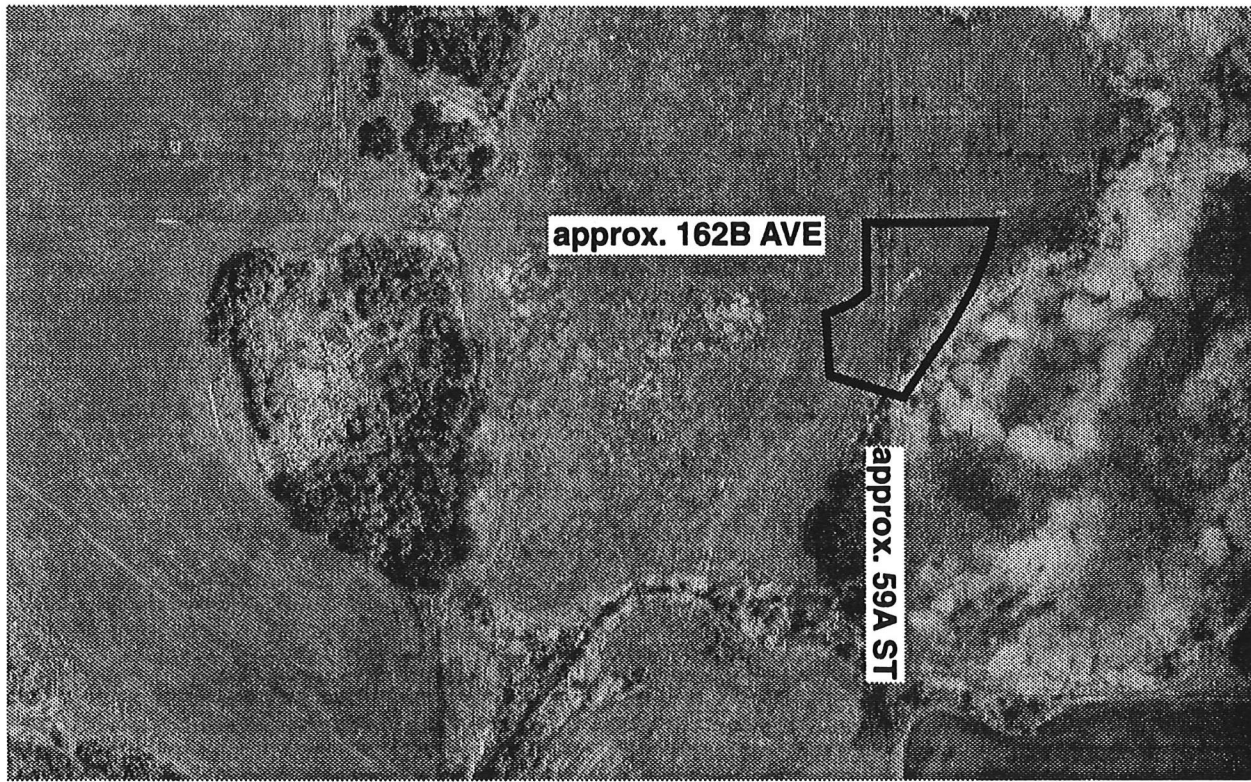
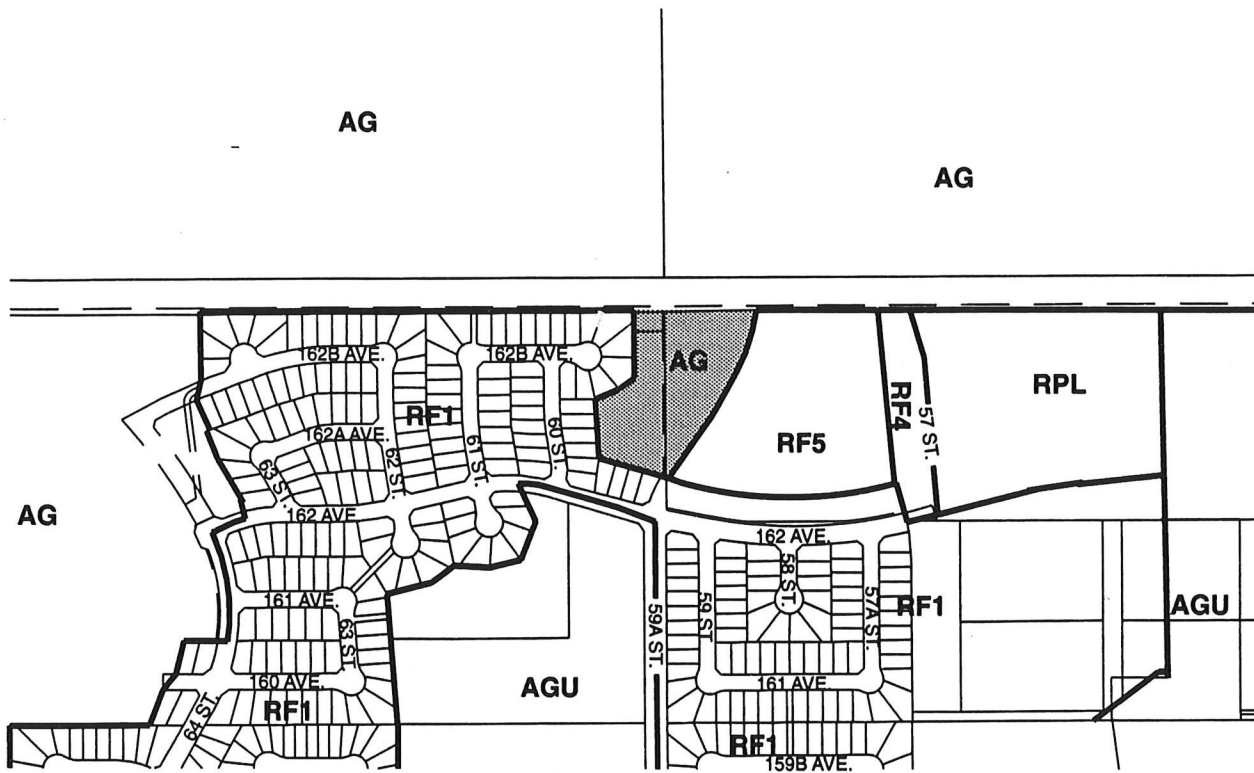
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|---|--|--|--------------------|
|  | Single Family Residential                    |  | Church             |
|  | Row Housing                                  |  | School/Park        |
|  | Medium Density Multiple Family Housing       |  | Public Utility     |
|  | Commercial                                   |  | Boundary of N.S.P. |
|  | Commercial Bus Business<br>(Briggs Brothers) |  |                    |



**BYLAW 10337  
AMENDMENT TO MATT BERRY  
NEIGHBOURHOOD STRUCTURE PLAN (as amended)**

- |   |  |  |                       |
|---|--|--|-----------------------|
|  | Single Family Residential                    | <b>C</b>   | Church                |
|  | Row Housing                                  |  | School/Park           |
|  | Medium Density Multiple Family Housing       |  | Public Utility        |
|  | Commercial                                   |  | Boundary of N.S.P.    |
|  | Commercial Bus Business<br>(Briggs Brothers) |  | Boundary of Amendment |





### SURROUNDING LAND USE DISTRICTS

 Site Location

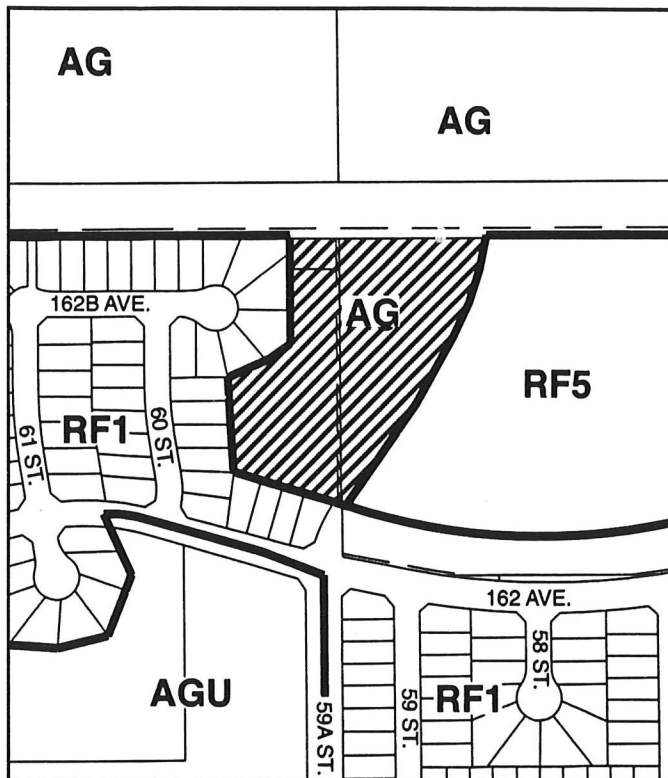
FILE: LUB/92-110

DATE: February 2, 1993



# BYLAW 10338

(located west of 59A Street and north of 162 Avenue)



Proposed Redistricting from  
**AG to RF1**



The purpose of proposed Bylaw No. 10338 is to amend Bylaw No. 5996, the Land Use Bylaw of the City of Edmonton, by redistricting from AG (Agricultural) District to RF1 (Single Detached Residential) District; located west of 59A Street and north of 162 Avenue, in the City of Edmonton, in the Province of Alberta, as shown on the above sketch plan forming part of the proposed Bylaw. The proposed land use is single detached residential dwellings. The proposed Bylaw was supported by the Planning and Development Department. A copy of this notice is being mailed to each assessed owner of property within 60m of the land being redistricted.

## PROPOSED REDISTRICTING

FILE: LUB/92-110  
DATE: February 2, 1993

