

**AMENDMENT TO THE
MAYLIEWAN NEIGHBORHOOD STRUCTURE PLAN**

Mayliewan Neighbourhood Structure Plan

Neighbourhood 7 of the Edmonton North Area Structure Plan

Office Consolidation November 2008

Prepared by:

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

Bylaw 6497 (as amended) was adopted by Council in June 1983. In June 2003, this document was consolidated by virtue of the incorporation of the following bylaws which were amendments to the original Bylaw 6497.

Bylaw 6497	Approved June 14, 1983
Bylaw 7363	Approved September 28, 1983
Bylaw 8105	Approved March 11, 1986
Bylaw 8858	Approved June 14, 1988
Bylaw 10272	Approved September 20, 1993
Bylaw 10786	Approved July 18, 1994
Bylaw 10942	Approved March 3, 1995
Bylaw 11599	Approved March 9, 1998
Bylaw 11690	Approved April 6, 1998
Bylaw 11824	Approved July 27, 1998
Bylaw 12182	Approved February 8, 2000
Bylaw 15043	Approved November 17, 2008

Editor's Note:

This is an office consolidation edition of the Mayliewan Neighbourhood Structure Plan, Bylaw 6497, as approved by City Council on June 14, 1983. This Plan is an amendment to the Edmonton North Area Structure Plan, Bylaw 5739, as approved by City Council on August 15, 1979.

This edition contains all subsequent amendments and additions to Bylaw 6497. For the sake of clarity, new maps and a standardised format were utilised in this Plan. All names of City departments have been standardised to reflect their present titles. Private owner's 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 italicised 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

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Section 1

Introduction

This Neighbourhood Structure Plan *was* prepared on behalf of *five private land owners* in Section 34 of the *Edmonton North Area Structure Plan*, which *represented* the majority of owners.

Amended by
Editor

The purpose of the Neighbourhood Structure Plan is to provide the overall framework for the orderly subdivision and development of the *Mayliewan Neighbourhood* in general conformity with the *Edmonton North Area Structure Plan* approved by City Council on August 15, 1979.

Amended by
Editor

The plan indicates the distribution and phasing of the proposed land uses in accordance with the stated development concept and objectives. The plan discusses transportation, utilities, schools and parks, and how they will provide for the efficient and economical development of the neighbourhood.

The Neighbourhood Structure Plan for Neighbourhood 6 was prepared as a separate report and should be referred to in reviewing the Neighbourhood 7 Structure Plan.

Section 2

EXISTING CONDITIONS

2.1 Location and Boundaries

Neighbourhood 7 (*Mayliewan*) is located in north Edmonton immediately north of the *Kilkenny Neighbourhood in the Edmonton North Area Structure Plan*.

The neighbourhood is bounded by *Neighbourhood 6 (Ozerna Neighbourhood)* to the east, 82 Street to the west, 153 Avenue to the south, and 167 Avenue to the north.

The gross developable area for the neighbourhood is 113.8 hectares.

Amended by
Editor

Bylaw 12182
February 8,
2000
Bylaw 10786
July 18, 1994

Bylaw 12182
February 8,
2000

2.2 Land Ownership

There are some 20 registered parcels of land (excluding roads and rights-of-way) partially or wholly contained in Neighbourhood 7 resulting in some 19 owners.

Amended by
Editor

2.3 Present Zoning

The City of Edmonton's Zoning Bylaw indicates that the land is currently zoned – AGU (Urban Reserve), AP (Public Parks), DC2 (Site Specific Development Control Provision), PU (Public Utility), RF1 (Single Detached Residential), RF5 (Row Housing), RPL (Residential Planned Lot) and RSL (Residential Small Lot). Appropriate redistricting (rezoning) of urban reserve lands will take place at the time of submission of tentative plans of subdivision.

Amended by
Editor to reflect
current zoning
June, 2003

2.4 Existing Land Use

A 36.5m (120 ft.) *TransAlta Utilities* right-of-way and 15.2m (50 ft.) high pressure gas pipeline easement traverse the site in an east/west and northwest/southeast direction, respectively.

Amended by
Editor
Bylaw 7363,
September 28
1983

2.5 Site Characteristics

Topography

The site is very flat in the central and eastern part of the plan with only slight fall from north to south. *A hill (5 meters) in the northwest provides some relief as well as a general land rise of roughly 3 metres to 82 Street to the southwest.*

Amended by
Editor

Drainage

The northern central part of the plan is subject to occasional ponding in the low areas.

Soils

The area is generally covered with cohesive clay silt till. Poorly drained, uncultivated areas will be subject to greater depth of weak soils.

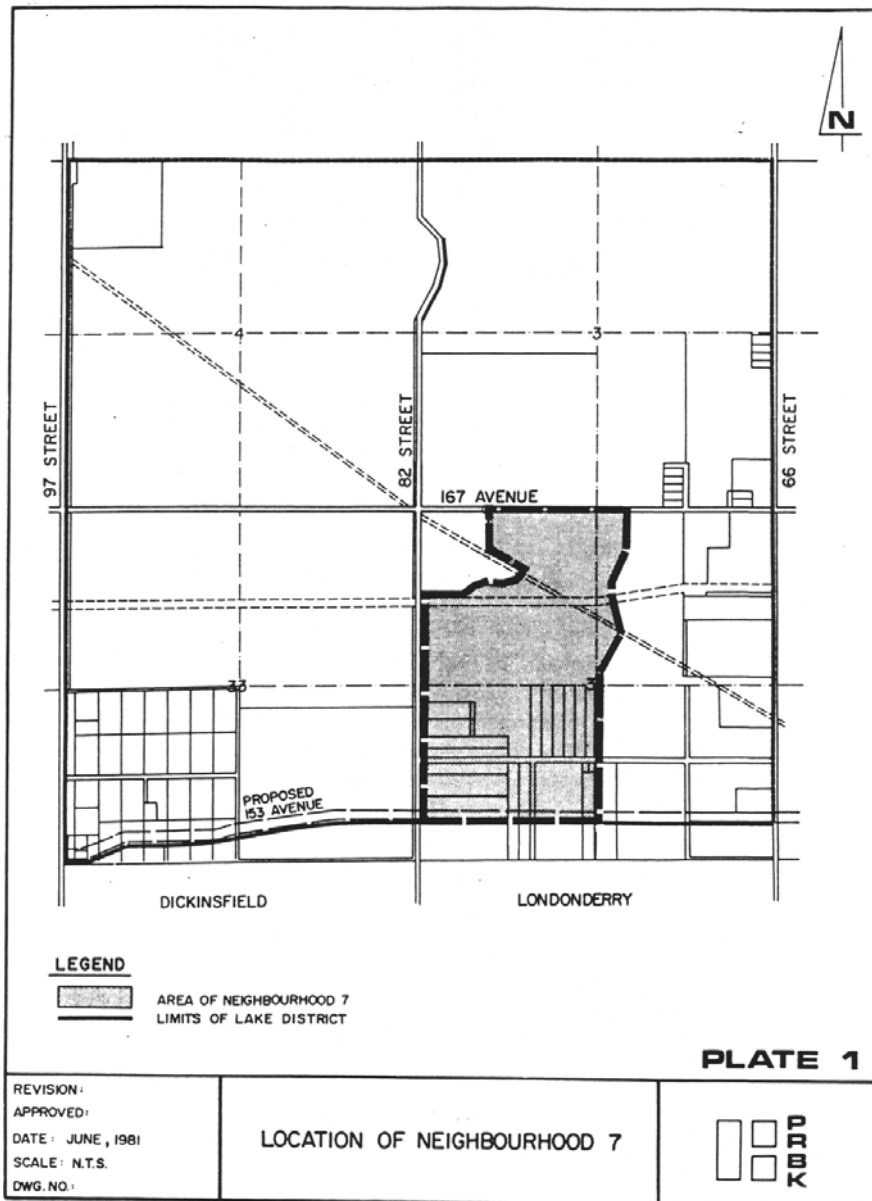
Vegetation

A significant stand of trees is located adjacent to the east side of 82 Street north of *157 Avenue*.

Amended by
Editor

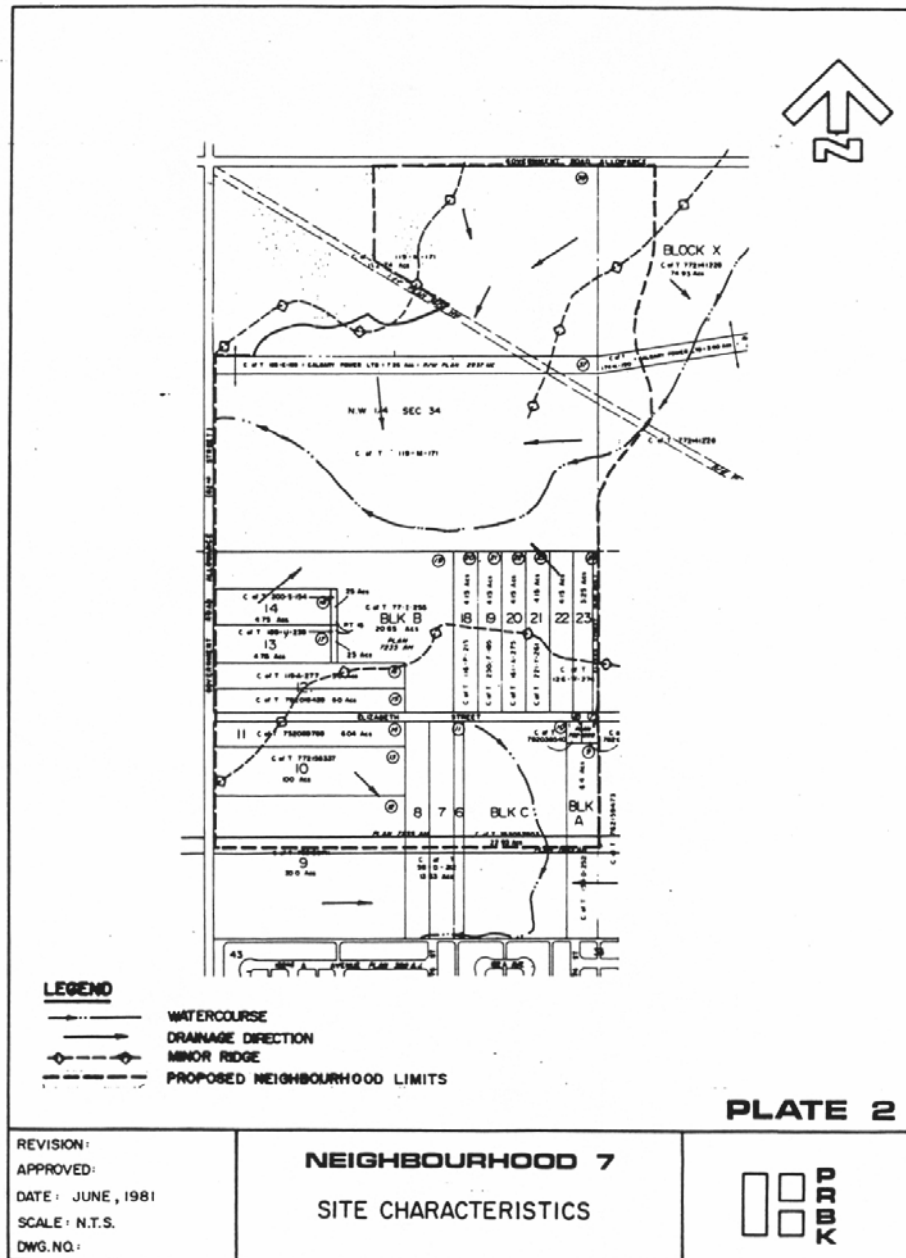
Other areas show some tree cover of limited significance as do some fence lines and ponding lines.

Plate 1* Location of Neighbourhood 7



*Bylaw 6497 June 14 1983

Plate 2* Site Characteristics



*Bylaw 6497 June 14 1983

Section 3

PROPOSED LAND USE

3.1 Development Concept

The design of the neighbourhood provides a comprehensive park system where most of the inhabitants in the area have convenient access to the school, the neighbourhood park or park-lake. There are two objectives in this design principle. One is to enable every child to find recreation opportunities within a reasonable waking distance from home. Another is to encourage the use of pedestrian ways and public transit on a year round basis. Studies have shown that pedestrian routes are not used unless they are attractive, safe, and comfortable, and that the provision of attractive pedestrian routes encourages people to use them and the public transit system. However, care must be taken to ensure that the system itself does not adversely infringe on the residential amenity of the area. The means of achieving these objectives is illustrated in Figure 1.

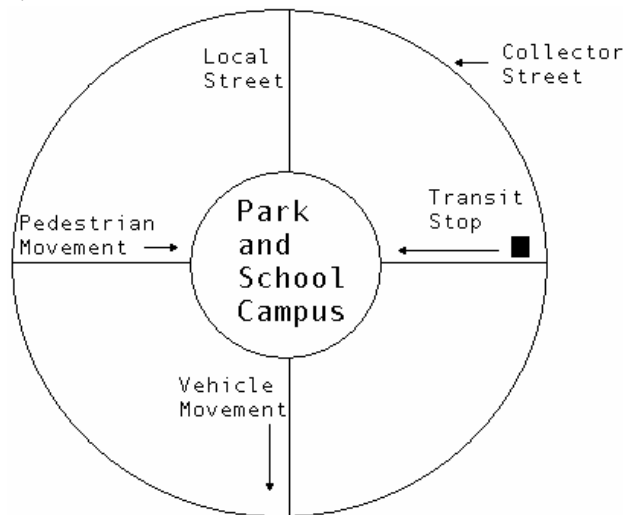


Figure 1: Design Concept

The park and school campus is centrally located within the neighbourhood. Local streets lead traffic from the centre of the neighbourhood outward and from the perimeter inward to a collector road network bisecting the neighbourhood. Thus the collector road network feeds traffic out of the neighbourhood to both 82 Street and 167 Avenue.

In Neighbourhood 7, the open space potential of the *TransAlta Utilities* right-of-way and pipeline easement as well as the park-link potential between the lakes has been utilised to supplement

Bylaw 10786
July 18, 1994

Bylaw 7363,
September 28
1983

and enhance the open space provided by the school and park campus. Walkways have been employed to link the two lakes, small park and neighbourhood park/schools in a north/south manner. This provides a central open space focus for the neighbourhood.

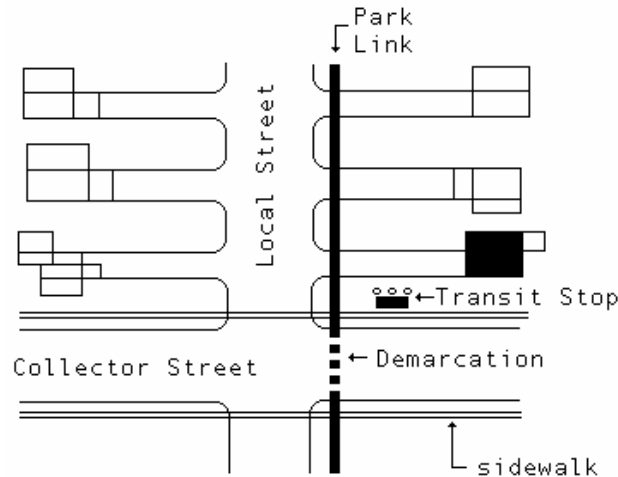


Figure 2:
Park Link Concept

The park-link, *TransAlta Utilities* right-of-way, and pipeline easement are utilised to provide a continuous pedestrian system between both the *Ozerna* and *Mayliewan Neighbourhoods*. This allows a minimum of pedestrian vehicle interaction and thus a safer walking journey for the students to the public elementary schools and the separate elementary school.

Bylaw 7363,
September 28
1983
Amended by
Editor

3.2 Development Objectives

The development objectives for the neighbourhood can be stated as follows:

- Provision of a variety of housing types to accommodate a range of income levels
- Development of a clear roadway network hierarchy which minimises through vehicle movement and maximises the use of arterial roads
- Development of a neighbourhood park and open space park walkway system incorporating pipeline easement, *TransAlta Utilities* right-of-way, and the stormwater lakes
- Maximum accessibility of residential units to park, school, and lake features
- Define a logical staging for development
- Achieve an overall density for the neighbourhood that allows for development *oriented to current market trends*.
- Achieve maximum utilisation of stormwater management principles for utility regulation and amenity value

Bylaw 7363,
September 28
1983

Bylaw 12182
February 8,
2000

- h) Integration of significant, *high quality* stands of vegetation and incorporate relief wherever feasible in the neighbourhood design.

Bylaw 10786
July 18, 1994

3.3 Conformity of Neighbourhood 7 Structure Plan to the Edmonton North Area Structure Plan

This plan generally conforms with the *Edmonton North Area Structure Plan* in the following areas:

Amended by
Editor

- a) The Neighbourhood Plan conforms to the Area Structure Plan's statement of objectives, especially number four where the design has provided for a linked open space park walkway system for the recreational use of the residents.
- b) The public elementary school is centrally located in the neighbourhood
- c) The separate elementary school is centrally located to serve both Neighbourhoods 6 and 7
- d) The lakes, boulevard, the *TransAlta Utilities* right-of-way and the gas pipeline easement have been incorporated into a pedestrian related open space system.
- e) The proposed staging of the Neighbourhood Plan is in general agreement with the overall concept embodied in the Area Structure Plan
- f) Commercial areas

Amended by
Editor

Bylaw 7363,
September 28
1983

The northwest boundary of Neighbourhood 6 in the Area Structure Plan includes part of the lands in the NW ¼ 34-53-24-4 in which one of the two lakes has been designated. Due to the shifting of 153 Avenue north of the section line ±600 feet, this has resulted in the subsequent creation of a small Neighbourhood 7. Two better balanced neighbourhoods, as proposed in Section 34 (refer to Neighbourhood 6 Structure Plan), are felt more desirable from the point of parks/school dedication and neighbourhood viability than the resulting neighbourhoods in the *Edmonton North Area Structure Plan* less the Londonderry Extension.

Bylaw 7363
September 28,
1983

Amended by
Editor

A stormwater lake study prepared by PRBK Consultants and approved in principle by Water and Sanitation, accepts a three lake system for NSP 6 and 7. Two of these lakes are found in Neighbourhood 7.

In the approval of the Edmonton North Area Structure Plan, an 8.1 ha District Park was designed in the northwest portion of the Mayliewan Neighbourhood adjacent to the Town Centre Periphery. A subsequent amendment to the Area Structure Plan prepared in the Planning Department removed the District Park and designated the abandoned Town Centre lands for residential development. This amended Neighbourhood Plan proposes specific land uses for the

Amended by
Editor

former district park area, in conformance with the amended Area Structure Plan.

3.4 Residential

This Neighbourhood Structure Plan has taken into account the Land Use Bylaw and associated density figures in arriving at the population for the neighbourhood.

Unit density per net hectare for residential districts has been calculated on the basis of the average between the maximum density permitted under the previous zoning bylaw and the maximum density permitted under the adopted Land Use Bylaw.

The Neighbourhood Structure Plan consists primarily of residential land use with a density of 40.6 people per gross developable hectare (16.4 people per gross developable acre) housing about 4 616 people. *The specific land use breakdown for this neighbourhood is shown in Table 1.*

Bylaw 12182
February 8,
2000
Amended by
Editor

A variety of single family housing is proposed in a number of the sub-neighbourhoods in proximity to lakes, schools, and neighbourhood parks.

A multiple family site is located in the extreme northwest corner of the neighbourhood, east of 82 Street and south of 167 Avenue, to take advantage of:

- 1) Proximity to arterial roads*
- 2) Proximity to power right-of-way and pipeline easement, which provide a buffer between the higher and lower density residential uses in the neighbourhood.*

Bylaw 10786
July 18, 1994
Bylaw 11690
April 6, 1998
Bylaw 12182
February 8,
2000
Bylaw 7363
September 28,
1983

3.5 Commercial

A neighbourhood commercial site has been designated at the intersection of 82 Street and the minor neighbourhood collector (160 Avenue). The commercial site is a suitable location for a gas bar/convenience store and will probably be an excellent location for an Edmonton Transit bus shelter. No access will be permitted to the commercial sites from the interior of the Neighbourhood, although an access lane will allow pedestrian traffic through from the residential areas to the south and east.

Bylaw 10942
March 3, 1995
Bylaw 8105
March 11, 1986
Bylaw 10942
March 3, 1995

A second commercial site has been designated on the south side of the intersection of 82 Street and 160 Avenue. The site will accommodate a commercial development opportunity limited to professional, financial and office support services, or health services facility.

Bylaw 11599
March 9, 1998

Two other commercial sites also serve the neighbourhood. One

exists on the east side of 73 A Street in Neighbourhood 6. The second is proposed for the north entrance to Neighbourhood 6, at approximately 70 Street. The general commercial development proposed on either side of 82 Street north of 167 Avenue, immediately north and west of Neighbourhood 7, will provide service to all of Edmonton North, including Neighbourhood 7.

3.6 Institutional

A church site was initially included in the Neighbourhood 7 Structure Plan area. It was removed from the plan by Bylaw 10942, approved by council on March 3, 1995. Since religious assembly uses can be developed in most residential zones under the current zoning bylaw, the proposed amendment will not effectively reduce opportunities for their development in the Mayliewan Neighbourhood.

Bylaw 8105
March 11, 1986
Bylaw 10942
March 3, 1995

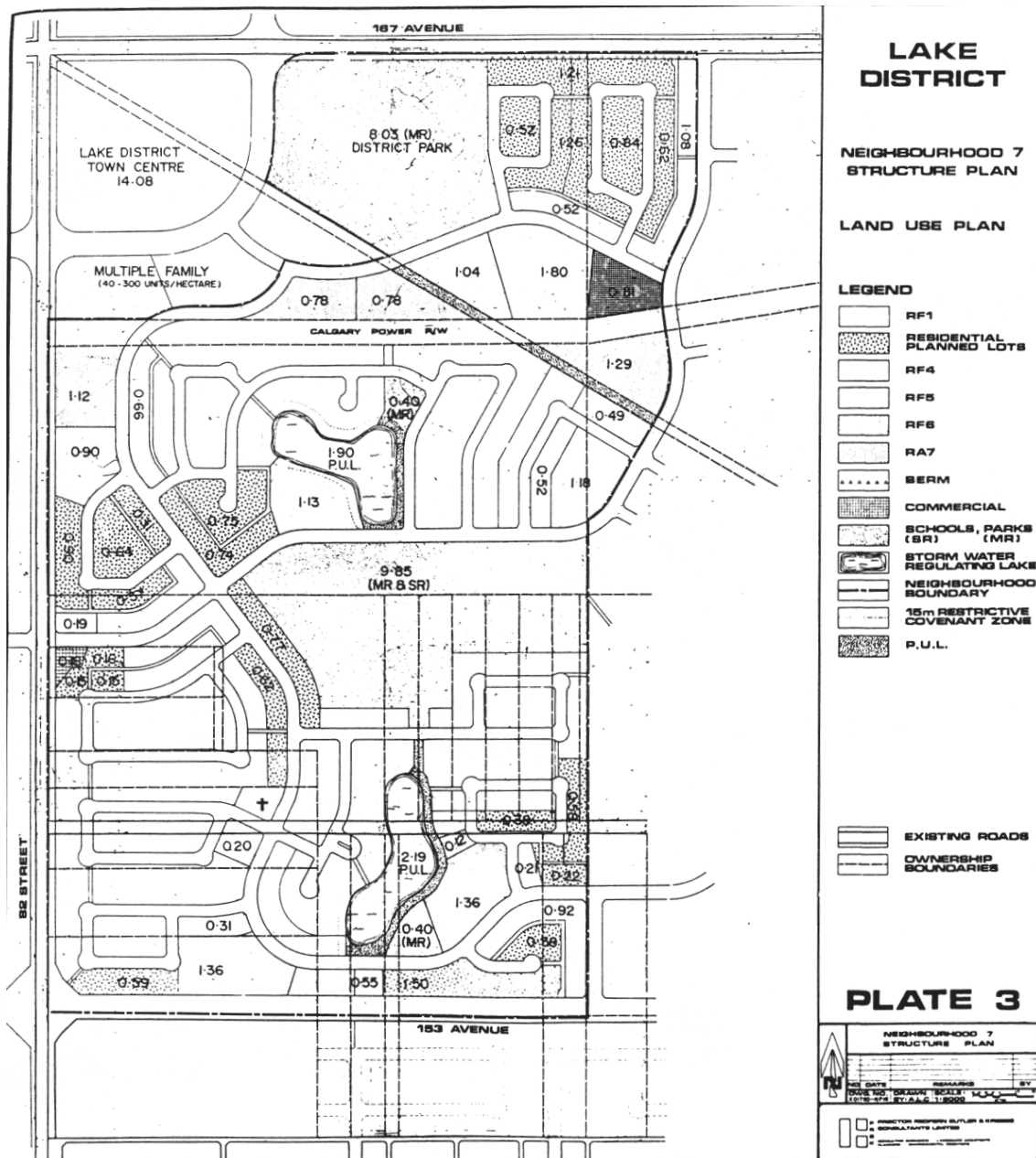
3.7 Open Space and Park Walkway System

A 2.0 hectare neighbourhood park has been provided in the central area of the neighbourhood adjacent to the public elementary school and separate elementary school sites. *A small park oriented to the southern stormwater lake has also been provided.* The resultant open space system links the two lakes and provides ease of access to the schools. Walkway links are also provided along the *TransAlta Utilities* right-of-way, gas pipeline easement, and *between selected local streets and cul-de-sacs* to facilitate pedestrian access to public transit and schools.

Bylaw 10786
July 18, 1994

Bylaw 7363
September 28,
1983
Bylaw 10786
July 18, 1994

Plate 3* Land Use Plan



*Bylaw 6497 June 14, 1983

Section 4

TRANSPORTATION AND UTILITIES

4.1 Transportation System

General

Access to the area will be provided by extension of the existing major arterial road network and public transit system. (Refer to Plate 4)

The Mayliewan Neighbourhood is bounded on the west by 82 Street, to the south by 153 Avenue, on the east by the quarter section line, and on the north by 167 Avenue.

Amended by
Editor
Bylaw 10786
July 18, 1994

Boundary Roads

82 Street will be a major arterial road but not a truck route. *167 Avenue will be a minor arterial.* 153 Avenue will be a minor arterial but not a truck route. When necessary, additional lot depth and screening will be provided adjacent to the arterial roads.

Bylaw 8105
March 11, 1986

System Objectives

The objective of the road system is to provide good vehicular access while maintaining a defined community structure with minimum detrimental vehicular impact. This is achieved by a deliberate hierarchy and clear road function to minimise potential external through traffic movements.

Minor adjustments in the local road system can be implemented, if required, without impacting on the system or other areas.

Internal System

Access from the arterial roads is provided *at 82 Street to 160 Avenue and 164 Avenue and at 167 Avenue to 76 Street. 154 Avenue and Ozerna Road provide collector road links to the arterials through the Ozerna Neighbourhood. Ozerna Road, a minor residential collector road, serves both an access and circulation function to the neighbourhood facilities and has appropriate operational characteristics to encourage safe travel speeds.*

Bylaw 10786
July 18, 1994

The pedestrian circulation system radial to the central neighbourhood loop links the schools, park and utility corridors as a continuous system for bicycle traffic and safe recreational

activities.

Transit

A feeder bus system is proposed from a transit terminal through *the Ozerna Neighbourhood*. The bus loop utilises the internal minor collector loop road.

Bylaw 10786
July 18, 1994

4.2 Servicing

Water Supply and Distribution

Water Supply to the Mayliewan Neighbourhood is available from the 900mm transmission main installed along the power right-of-way. The required looping can be provided with the system to the south that is already developed.

Bylaw 10786
July 18, 1994

Storm Drainage

Stormwater management shall be implemented for the area in accordance with the principles approved in the 1978 Feasibility Study and the 1979 Master Drainage Study.

In Section 34 (*the Mayliewan and Ozerna Neighbourhood area*), it is proposed that three lakes of approximately four acres and one lake of five acres be provided.

Amended by
Editor

A detailed SWMM analysis of the east watershed and Section 34 has been undertaken for the three lake scheme.

The southerly lake A will form the downstream facility on the system and be provided with a controlled outflow rate of 16 cfs into the existing 30 inch diameter sewer on 76 Street. *The northern stormwater lake in the Mayliewan Neighbourhood will act in tandem with and be drained through the southern stormwater lake in the Ozerna Neighbourhood. The Neighbourhood Drainage Design Report deals specifically with techniques required to ensure that the net impact of these flows on the southern Mayliewan lake is neutral or positive.*

Bylaw 10786
July 18, 1994

As storage for the 100 year design storm is provided for each lake sub-basin, it is proposed that no major overland drainage system be provided. An emergency routing for the storm drainage surplus to the sewer system will utilise open spaces and the proposed utility corridors and walkways for additional temporary local storage where feasible.

Each basin will be the subject of SWMM modelling in conjunction with the detailed design of the neighbourhood sewer system to optimise lake stormwater management.

The northernmost lake has been configured to increase the amount of land on the periphery of the lake available for private ownership, while still maintaining 50% public ownership to conform with the City's Stormwater Management Facilities

Bylaw 10786
July 18, 1994

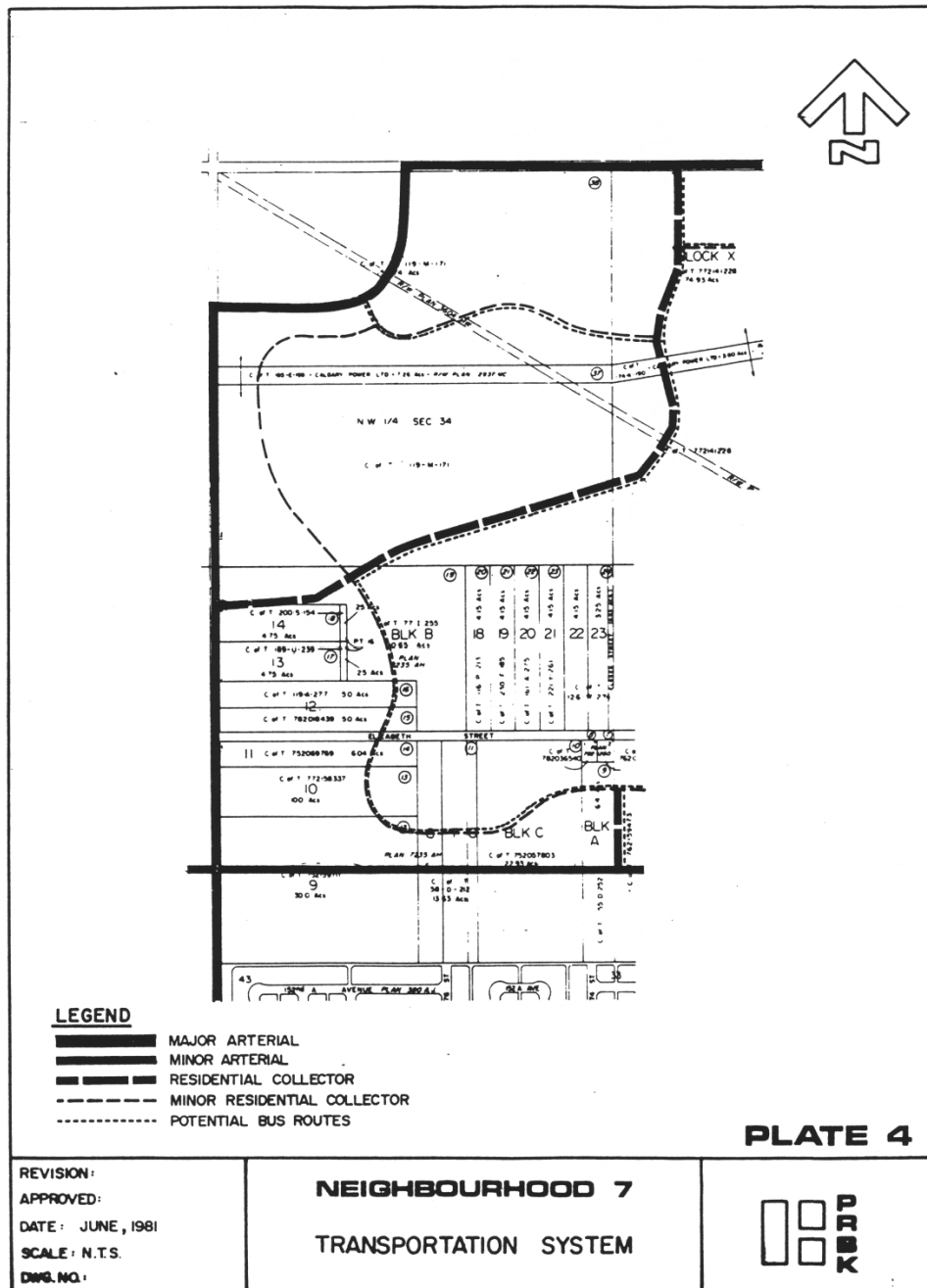
Guidelines.

Sanitary Drainage

Sanitary service will flow from the Mayliewan Neighbourhood west to 82 Street near 160 Avenue, then south to a sewer trunk along 153 Avenue. This sewer is part of the North Edmonton Sanitary Trunk (NEST) concept. Under the NEST concept, sanitary capacity will be developed in stages which will connect to the regional plant in 10-15 years.

Bylaw 11824
July 27, 1998

Plate 4* Transportation System



*Bylaw 6497 June 14, 1983

Section 5

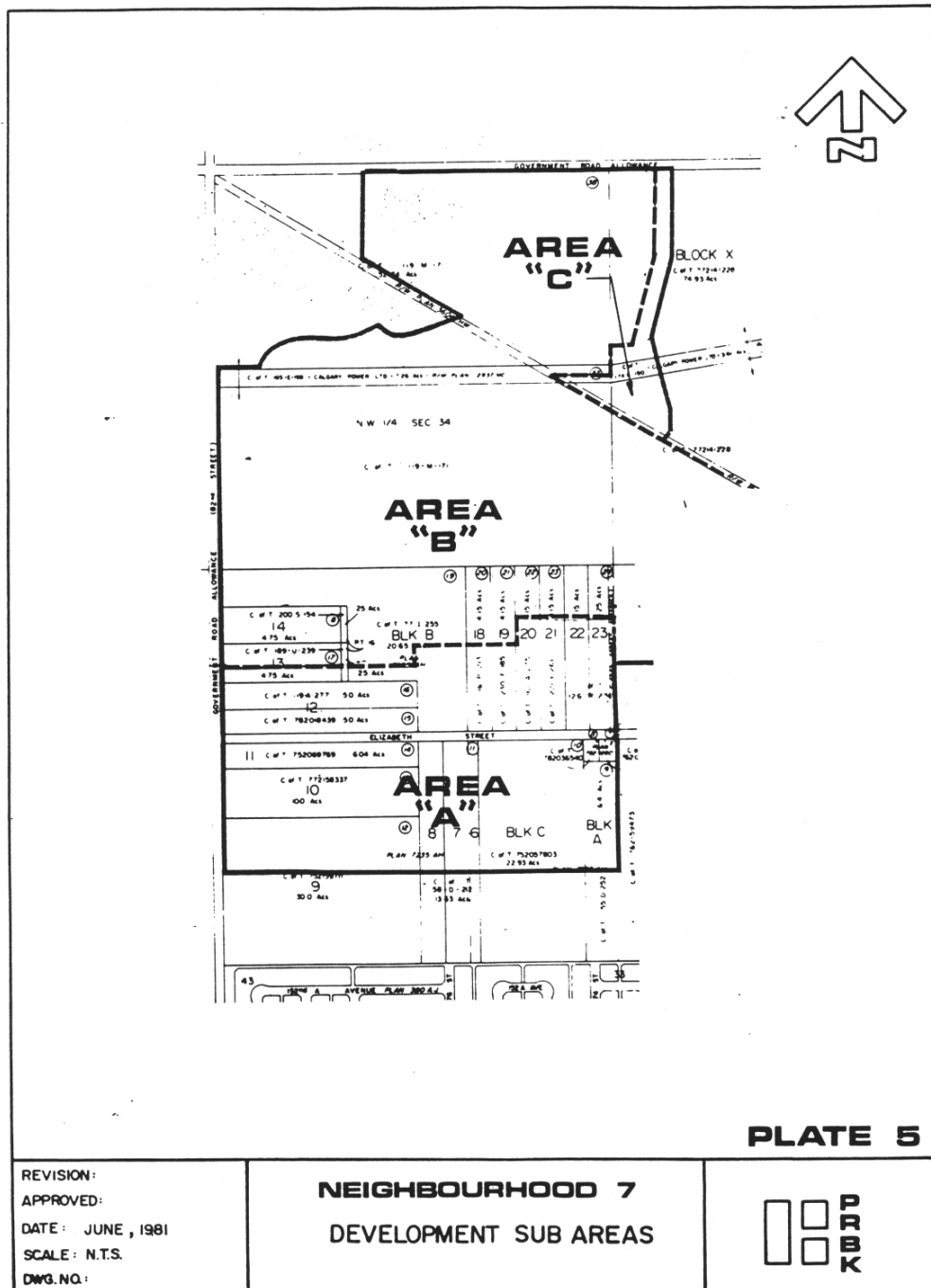
DEVELOPMENT SUB AREAS

Servicing will be achieved principally by extension of existing municipal services from the south to north.

It is proposed that servicing be achieved in sub areas once the trunk services have been extended to these areas.

Plate 5 shows the development sub areas.

Plate 5* Development Sub Areas



*Bylaw 6497 June 14, 1983

Section 6

ENVIRONMENTAL

IMPACT STATEMENT

An archaeological study was carried out by Genstar as part of their preparation of the *Edmonton North Area Structure Plan*. The study identified no sites of significance in the *Mayliewan Neighbourhood*.

Amended by
Editor

However, in 1994 Geowest identified 20% of a 50 hectare wetland complex lying within the boundaries of the Mayliewan Neighbourhood that classifies as an environmentally sensitive area according to the criteria outlined in Inventory of Environmentally Sensitive and Significant Natural Areas. This wetland failed to meet enough of the criteria outlined by the Detailed Analysis Multiple Value Wetland Evaluation Matrix taken from the Wetland Evaluation Guide to classify as a wetland of major significance. It is highly unlikely that the hydrological conditions to sustain the wetland will be maintained after urban development as the likelihood of changes to overland flows is very high. There is also a remnant natural area in the southwest corner of Neighbourhood 7. It consists of a combination wetland and forest complex. The trees are poplar, balsam, spruce, and willow. The site was inspected by the Planning and Development Department as a part of their inventory of environmentally significant and sensitive areas in Edmonton North, but the site was not designated and as it is quite low quality. Therefore, the plan does not call for its retention.

Bylaw 10786
July 18, 1994

Bylaw 10786
July 18, 1994

Existing vegetation and topography has been incorporated into the design of the neighbourhood wherever feasible. A stand of coniferous trees in proximity to 82 Street and the minor collector has been incorporated into RPL and multiple family *dwelling residential uses*.

Amended by
Editor

The provision of stormwater lakes add to the amenity of the neighbourhood and improve the present drainage in the plan area.

Section 7

SOCIAL IMPACT STATEMENT

Statistics in Table 1 provide figures for the neighbourhood.

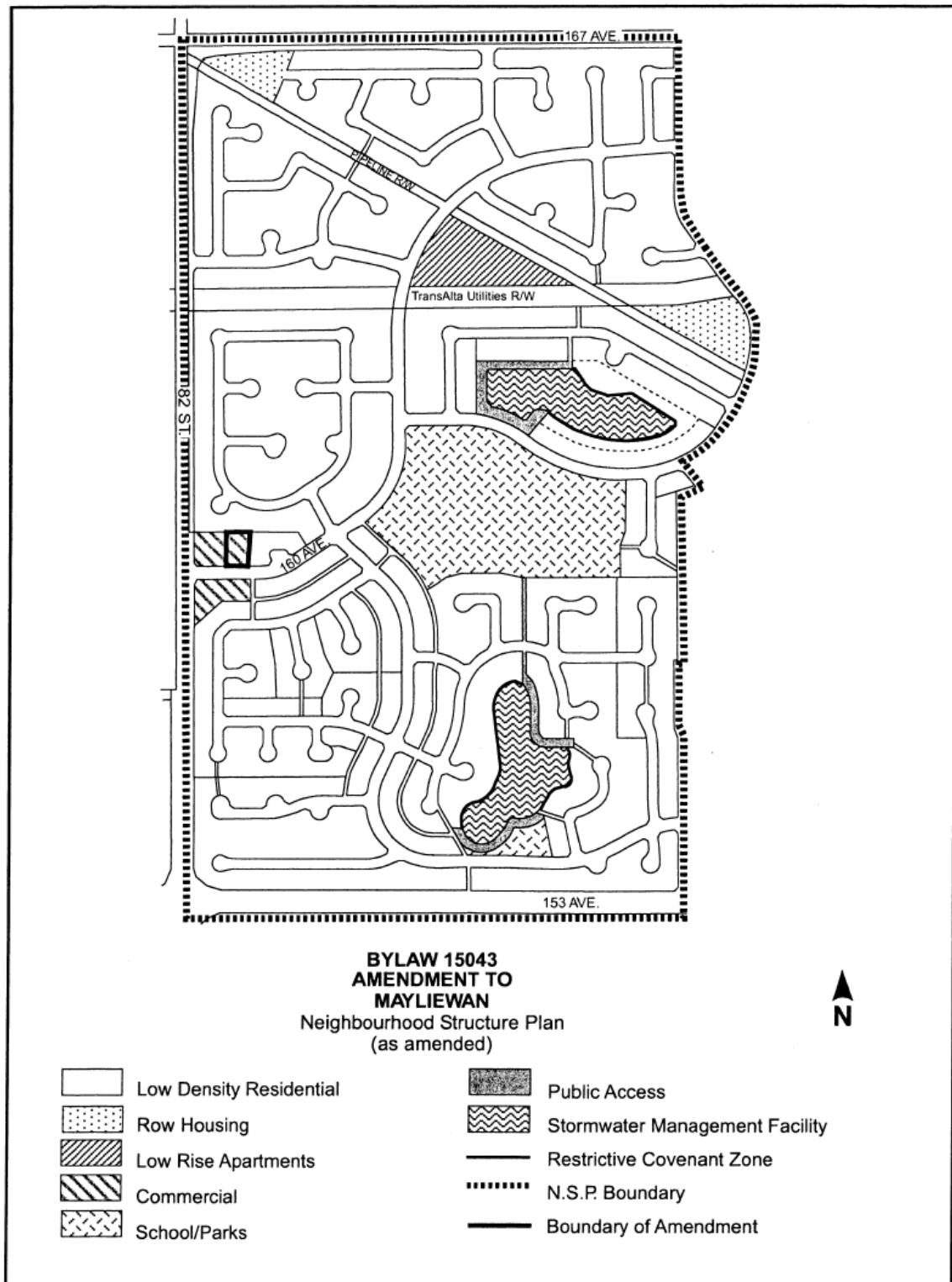
Bylaw 7363
September 28,
1983 (Editor)

Given that 153 Avenue will be an arterial roadway, it is important that the public elementary school be developed at an early stage to avoid excess bussing and travel for school children.

Fire protection will be provided from the No. 14 Fire Station at 7312-144 Avenue and the No. 18 Fire Station at 138 Street and McLeod Road.

Police service will be provided from the Londonderry Station.

MAP 1* Mayliewan Neighbourhood Structure Plan



*As Amended by Bylaw 15043 November 17, 2008

**MAYLIEWAN NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 15043**

	Area (ha)	% of GDA
Gross Area	118.8	
Northwest Utility Right-of-Way	1.6	
TransAlta Right-of-Way	3.4	
Gross Developable Area	113.8	100.0
Parks and Schools	8.2	7.2
Net Developable Area	105.6	92.8
Circulation	28.0	24.6
Stormwater Management Facilities	6.3	5.5
Commercial	0.9	0.8
Total Residential	70.4	61.9

	Area (ha)	Units	% of Total Units	Population
Low Density Residential	66.8	1,202	84.7	4,088
Row Housing	2.0	84	6.0	243
Low Rise Apartments	1.6	133	9.3	259
Total	70.4	1,419	100.0	4,590

Density: 40.6 persons per gross developable hectare

*As Amended by Bylaw 15043 November 17, 2008