

**Amendment to the Pilot Sound
Area Structure Plan**



June 29, 2021

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1.0 INTRODUCTION

1.1 PURPOSE

This application proposes text amendments to the Pilot Sound Area Structure Plan (ASP) to provide for the opportunity of residential development in the form of Multi-unit Housing.

1.2 PROPONENTS

This amendment report has been prepared by Stantec Consulting Ltd. on behalf of the landowner, Cameron Development Corporation.

1.3 PLANNING & DEVELOPMENT HISTORY

The Pilot Sound ASP was originally approved on June 24, 1981 (Bylaw 6288) and consolidated in January of 2016 by virtue of the incorporation of the following amendments to the original Bylaw 6288:

- Bylaw 6288 (Approved June 24, 1981) to adopt the Pilot Sound Area Structure Plan
- Bylaw 12493 (Approved March 6, 2021) to replace map and Tables I to VII
- Bylaw 13492 (Approved October 23, 2003) to reduce the number of neighbourhoods in the Pilot Sound area from six to five; to realign 167 Avenue, 50 Street and various collector roads; to decrease the number of schools in the area from eleven to six; to relocate and enlarge the District Park site; to increase the number of commercial sites from three to four; to add two stormwater management facilities and relocate another; to replace map and statistics
- Bylaw 14047 (Approved July 13, 2005) to introduce an additional community commercial site; replace map and statistics
- Bylaw 14154 (Approved December 5, 2005) to delete the saline wetland from the Development Concept
- Bylaw 14172 (Approved January 24, 2006) to add commercial uses in the northwest part of the plan; to adjust the location of the northwest Storm Retention Pond; to include the possibility of a future storm retention pond
- Bylaw 14920 Approved July 9, 2008 to add commercial uses in the southeastern portion of the plan; to revise the amount of land designated for Light Industrial uses

- Bylaw 15333 (Approved February 17, 2010) to introduce a Fire Station in the southeastern portion of the Hollick Kenyon neighbourhood, and amend the Development Concept map and Land use and population statistics
- Bylaw 15938 (Approved November 21, 2011) to redesignate a 1.4 ha residential site to Community Commercial Site in the McConachie Neighbourhood
- Bylaw 16054 (Approved July 4, 2012) to reconfigure the stormwater management facility and to introduce an additional facility; to reconfigure the neighbourhood park site and introduce two pocket parks and a greenway; to retain a natural area; to reconfigure the alignment of the collector roadway network
- Bylaw 16372 (Approved June 5, 2013) to recognise the proposed LRT alignment through the Gorman neighbourhood. The proposed amendment establishes a framework for residential, mixed use, park, natural area, light industrial and stormwater management uses
- Bylaw 16585 (Approved September 16, 2013) to amend a 1.7 hectare site from Commercial uses to Residential uses in the Brintnell Neighbourhood
- Bylaw 17345 (Approved September 8, 2015) to amend a Convenience Commercial site to "Community Commercial" on McConachie Way and 167 Avenue
- Bylaw 17491 (Approved January 25, 2016) to amend the Pilot Sound Area Structure Plan Population Statistics and Land Use Map

1.4 LOCATION

The Pilot Sound ASP is comprised of approximately 872.2 ha and is located in northeast Edmonton within the following boundaries:

- **Northern Boundary** Anthony Henday Drive
- **Eastern Boundary** Anthony Henday Drive
- **Southern Boundary** 153 Avenue NW
- **Western Boundary** 66 Street NW

The Pilot Sound ASP area is surrounded by the neighbourhoods of Crystallina Nera, Schonsee, and Ozerna to the west, McLeod, Casselman, Miller, Ebbers, Kirkness, and Fraser to the south, and the Anthony Henday Drive and Horse Hill area to the north and east.

1.5 POLICY COMPLIANCE

The preparation of this plan amendment has been guided by existing City of Edmonton and Edmonton Metropolitan Region Board plans and policies, as well as relevant Provincial and Federal statutes and regulations.

2.0 AMENDMENT

2.1 PROPOSED AMENDMENT

The proposed amendment is intended to affect a 2.98 hectare parcel of land within the 30.5 hectare area designated as Community Commercial (DC1) which is currently zoned as a (DC1) Direct Development Control and located in the south central area of the Pilot Sound ASP area. Specifically, the affected area is located at 3404 -158 Avenue and can legally be described as Lot 3, Block 1, Plan 1521893.

The proposed amendments to the Pilot Sound ASP will seek to amend the text of the ASP to permit residential development in the form of Multi-unit Housing to be located within the northeastern portion of land designated as Community Commercial (DC1).

The following changes are proposed for the Pilot Sound ASP:

- Updates to the text to reflect the inclusion of opportunities for Multi-unit residential uses within the northeastern portion of the area designated as Community Commercial (DC1)

2.2 AMENDMENT RATIONALE

Please reference the associated amendment report for the Gorman Neighbourhood Structure Plan (NSP) for a detailed outline on the rationale for this proposed amendment.

AMENDMENT TO PLANS

It is proposed that the Pilot Sound ASP be amended by:

- a) incorporating the text amendments, as shown in Appendix A: Amended Text.

APPENDIX A – AMENDED TEXT

Pilot Sound ASP Section	Amendment
<p>VII. Commercial Land Use (Page 29)</p>	<p>That the fifth paragraph be amended as follows:</p> <p>This Community Commercial site, with opportunities for residential uses, is strategically located at the northeast corner of Manning Drive (Highway 15) and 153rd Avenue. The Community Commercial area furthers the viability of continuous and strategic industrial, commercial, and service corridor as planned in northeast Edmonton. This is accomplished by encouraging development of an economic activity centre in a similar manner as the development to the south and extending the trend for commercial development at key locations (i.e. major intersections). The Community Commercial area reinforces the city's economic potential and aids in building up the non-residential tax base.</p>
<p>VII. A. Community Commercial (Page 30)</p>	<p>That the second sentence of the first paragraph be amended as follows:</p> <p>The area will be developed to offer a wide variety of retail and commercial opportunities, services, and goods at the local land area level, while including the opportunity for residential uses.</p>
<p>VII. A. Community Commercial (Page 32)</p>	<p>That the first paragraph be amended as follows:</p> <p>More detailed Community Commercial and residential guidelines will be provided at the Rezoning stage through the creation of site specific Direct Development Control Provision Zoning (DC1) in consultation with the City of Edmonton Planning and Development Department.</p>
<p>Implementation Strategy (Page 39)</p>	<p>That the last paragraph be amended as follows:</p> <p>The neighbourhood structure plan for Gorman will provide detailed planning for the area in Gorman on the east side of the rail line, consistent with all relevant City of Edmonton policies and, particularly, the City's guidelines for Transit Oriented Development. West of the rail line, Gorman contains only a limited amount of area to be developed since large portions of the area will maintain their existing uses (i.e., cemetery and commercial DC1 – Manning Crossing).</p>