

Executive Summary

The McKee neighbourhood is undergoing a planning process to create a new neighbourhood plan that will shape the growth in the northeastern corner of the City's urban area. This document marks the completion of two of four stages of the McKee Neighbourhood Plan, with a Concept that lays the groundwork for the new Neighbourhood Plan.

Stage 2 of the McKee Neighbourhood Plan (McKee NP) consisted of both technical studies and community engagement to prepare a Concept that will form the foundation for the draft Neighbourhood Plan. As recommended in Stage 1, an Archaeological Impact Assessment (AIA) was conducted to determine the feasibility of infrastructure projected for lands containing Areas of Archaeological Potential (AOP). Additionally, infrastructure analyses determined the locations for the future roads, water, stormwater, and wastewater facilities.

Community engagement included several landowner meetings to discuss infrastructure, a design workshop, an online Q & A tool, an online questionnaire, and an online interactive map.

The following principles form the framework of the Concept and are essential to the success of the McKee neighbourhood:

1. Enhance Outdoor Recreation

- Explore opportunities for trail protection and stewardship
- Reduce conflicts between types of trail users, and between trail users and residents
- Establish a greenway connection throughout the neighbourhood
- Design the Neighbourhood Centre as an Adventure Hub catering to outdoor recreation

2. Work with the Land

- Protect natural environment, habitats, and existing views
- Respect the natural topography of the mountain
- Minimize cut and fill and the use of retaining walls
- Create a human-scale Neighbourhood Centre that complements the mountainous landscape

3. Finding a Balance

- Increase housing supply while respecting the existing natural environment
- Maintain existing trails where they do not interfere with development cells
- Locate new trails outside of areas with development potential
- Utilize both Urban 2 – Ground Oriented and Urban 4 – Detached land uses for residential areas

4. Adaptive Neighbourhoods

- Locate residential density, parks, and schools near each other to improve affordability and address challenging topography
- Use creative solutions to accommodate park, school, and residential lot sizes
- Explore the use of trails as a means of active transportation
- Establish a Neighbourhood Centre that responds to the daily needs of local residents

The next step in the planning process includes consulting the community on the Concept, and testing the road network against technical constraints. Outcomes from this engagement and technical study will form the policies in a draft Neighbourhood Plan.