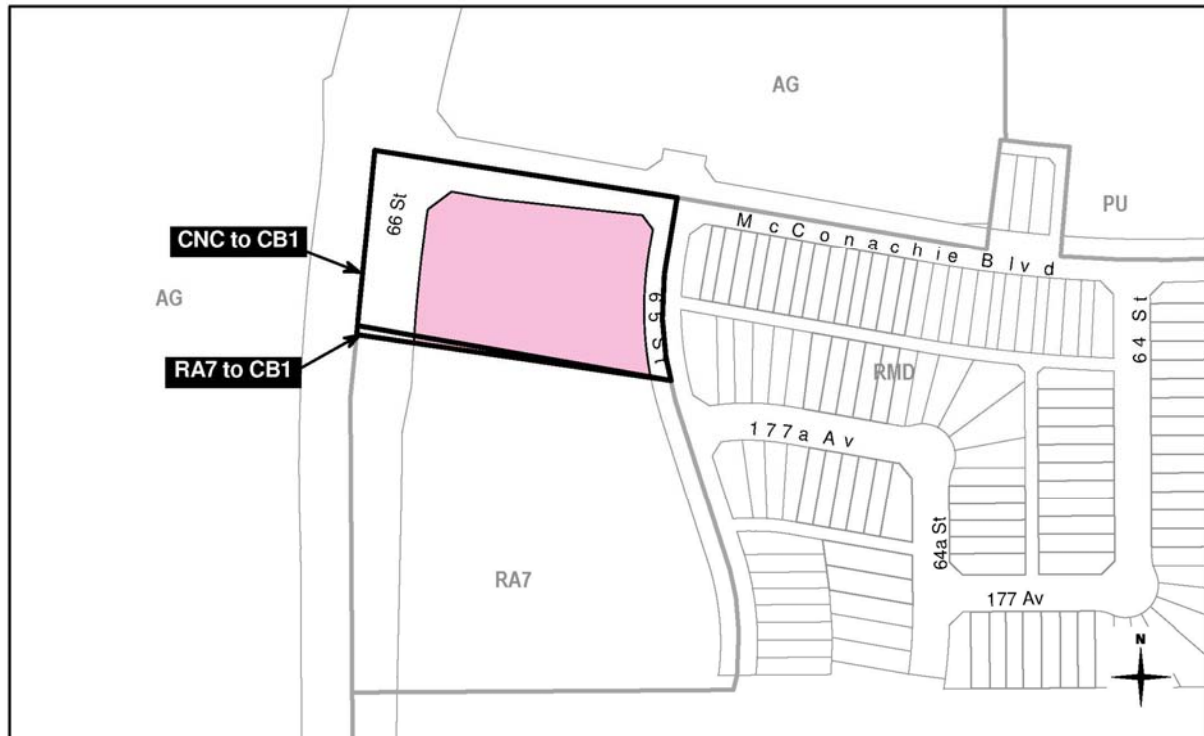




REZONING APPLICATION McConachie Area

1440 McConachie Boulevard NW

To allow for the development of low intensity commercial, office and service uses.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

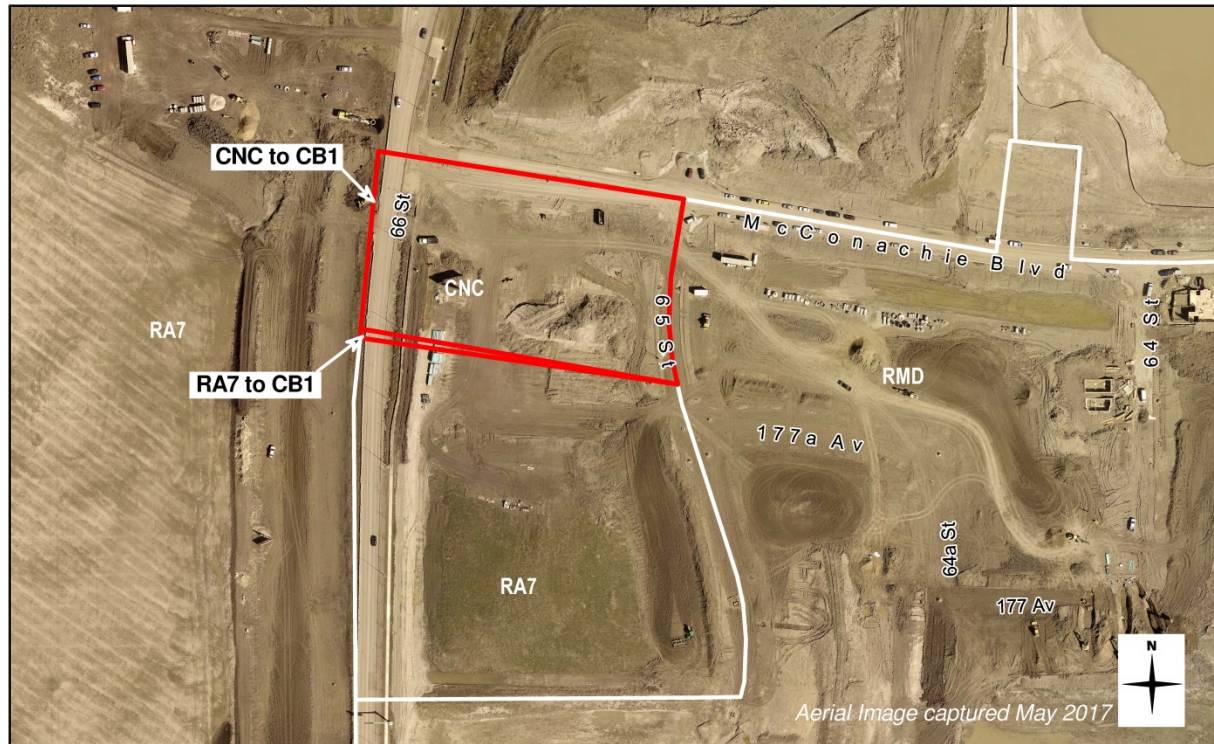
- provides a range of commercial amenities within walking distance of residential uses;
- allows for low intensity commercial at the corner of an arterial and collector roadway at a key entrance to the neighbourhood; and
- is in conformance with the McConachie Neighbourhood Structure Plan (NSP).

THE APPLICATION

Charter Bylaw 18493 amends the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone and (RA7) Low Rise Apartment Zone to (CB1) Low Intensity Business Zone to allow for low intensity commercial uses. The proposed rezoning also includes a small area of the RA7 Zone, which is being adjusted as an administrative update to match property lines.

SITE AND SURROUNDING AREA

The subject site is undeveloped and located in the southeast corner of 66 Street NW and McConachie Boulevard NW. The land to the north and west is undeveloped and zoned for agricultural. The land to the south is zoned for low rise apartments and the land to the east is in the process of being developed as a mix of single, semi-detached and row housing.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CNC) Neighbourhood Convenience Commercial Zone (RA7) Low Rise Apartment Zone	Undeveloped
CONTEXT		
North	(AG) Agricultural Zone	Undeveloped
East	(RMD) Residential Mixed Dwelling Zone	Developing
South	(RA7) Low Rise Apartment Zone	Developing
West	(AG) Agricultural Zone	Undeveloped

PLANNING ANALYSIS

The intersection of 66 Street NW and McConachie Boulevard NW provides this location with high visibility and convenient access for both local and surrounding area residents. Compared to the current zoning, the CB1 zone allows for a wider range of commercial opportunities, while retaining the requirements to be sensitive and in scale with the surrounding properties.

The application conforms to the McConachie NSP, which allows this commercial site to be used for neighbourhood convenience/retail opportunities to serve both the local and surrounding area residents. The proposed development is compatible with the surrounding planned and existing land uses.

The amendment includes a sliver of land currently zoned RA7 in order to align the zoning boundaries with the subdivision/property lines.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

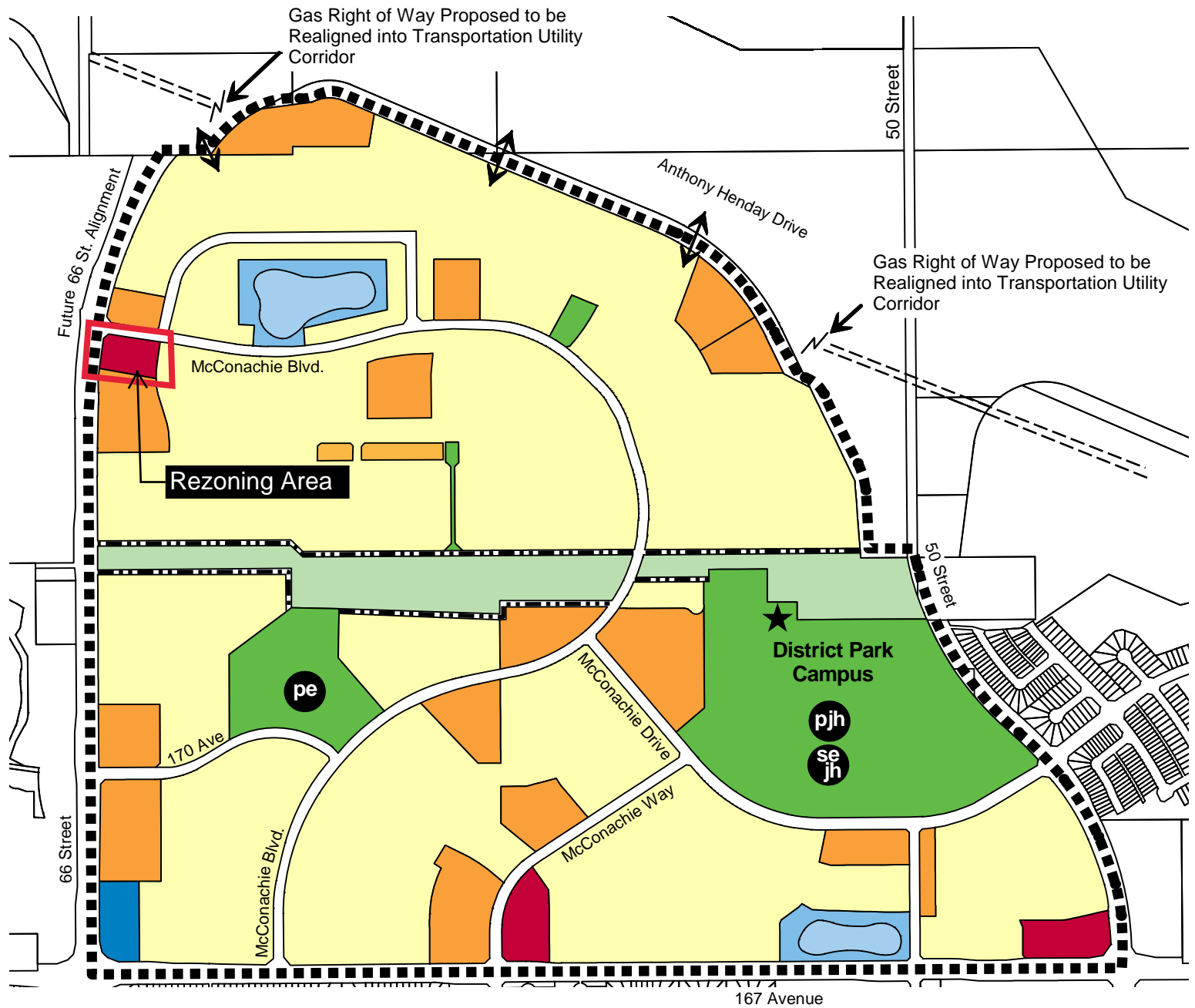
ADVANCE NOTICE May 23, 2018	<ul style="list-style-type: none">• Number of recipients: 12• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/mcconachie

CONCLUSION

City Planning recommends that City Council APPROVE this application.

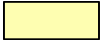











APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 17614
APPROVED
McCONACHIE**
Neighbourhood Structure Plan
(as amended)



	Low Density Residential		Institutional
	Medium Density Residential		Natural Area
	Commercial		10m Buffer
	School / Park		Potential Pedestrian Access
	Stormwater Management Facility		NSP Boundary
	Existing Residence		
	Row Housing		

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

SUSTAINABLE DEVELOPMENT

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18493
Location:	Southeast corner of 66 Street NW and McConachie Boulevard NW
Address:	1440 McConachie Boulevard NW
Legal Description:	Plan 1821486 Block 24 Lot 118
Site Area:	N/A
Neighbourhood:	McConachie Area
Ward - Councillor:	4 – Aaron Paquette
Notified Community Organization(s):	Horse Hill Community League Association Lago Lindo Community League Area Council No. 17
Applicant:	Stantec Consulting

PLANNING FRAMEWORK

Current Zone and Overlays:	(CNC) Neighbourhood Convenience Commercial Zone (RA7) Low Rise Apartment Zone
Proposed Zone and Overlay:	(CB1) Low Intensity Business Zone
Plans in Effect:	McConachie Neighbourhood Structure Plan Pilot Sound Area Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Heather Vander Hoek
Tim Ford
City Planning
Planning Coordination