

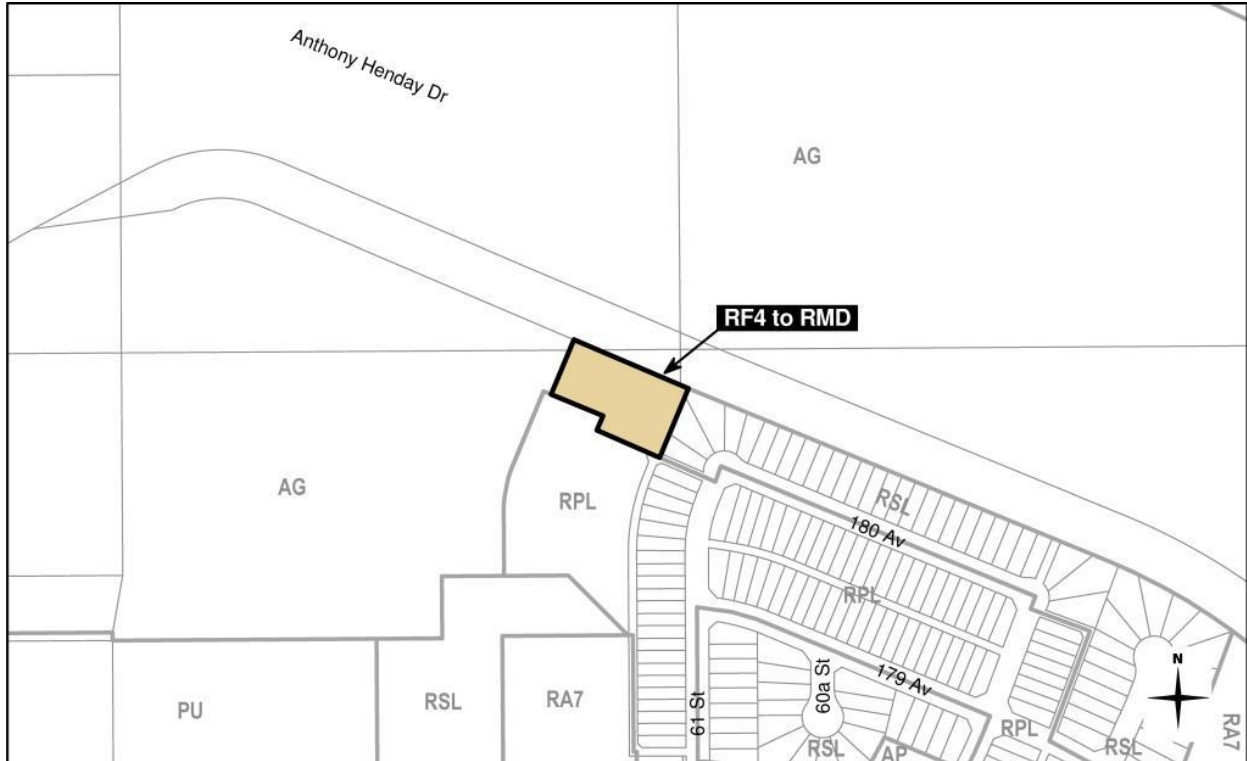


# REZONING APPLICATION

## McConachie Area

### 17403 and 18055 - 66 Street NW, and 17808 - 61 Street NW

To allow for the development of single and semi-detached housing.



## RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- is compatible with the surrounding existing and planned land uses;
- promotes the completion of a developing neighbourhood; and
- is in conformance with land uses identified in the McConachie Neighbourhood Structure Plan (NSP).

## THE APPLICATION

Charter Bylaw 18426 is to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone to (RMD) Residential Mixed Dwelling Zone to allow for zero-lot-line single and semi-detached housing.

## SITE AND SURROUNDING AREA

The subject site is undeveloped and located south of Anthony Henday Drive, west of 61 Street NW. The land to the south and east is in the process of being developed as single detached homes. The surrounding land to the west is undeveloped.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RF4) Semi-detached Residential Zone	Undeveloped
<b>CONTEXT</b>		
North	Anthony Henday Drive	
East	(RSL) Residential Small Lot Zone	Developing
South	(RPL) Planned Lot Residential Zone	Developing
West	(AG) Agricultural Zone	Undeveloped

## PLANNING ANALYSIS

The application conforms to the McConachie NSP, which designates this site and surrounding areas for low density residential in the form of single and semi-detached housing. The proposed development is compatible with the surrounding planned and existing land uses, and would contribute to the completion of the neighbourhood.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

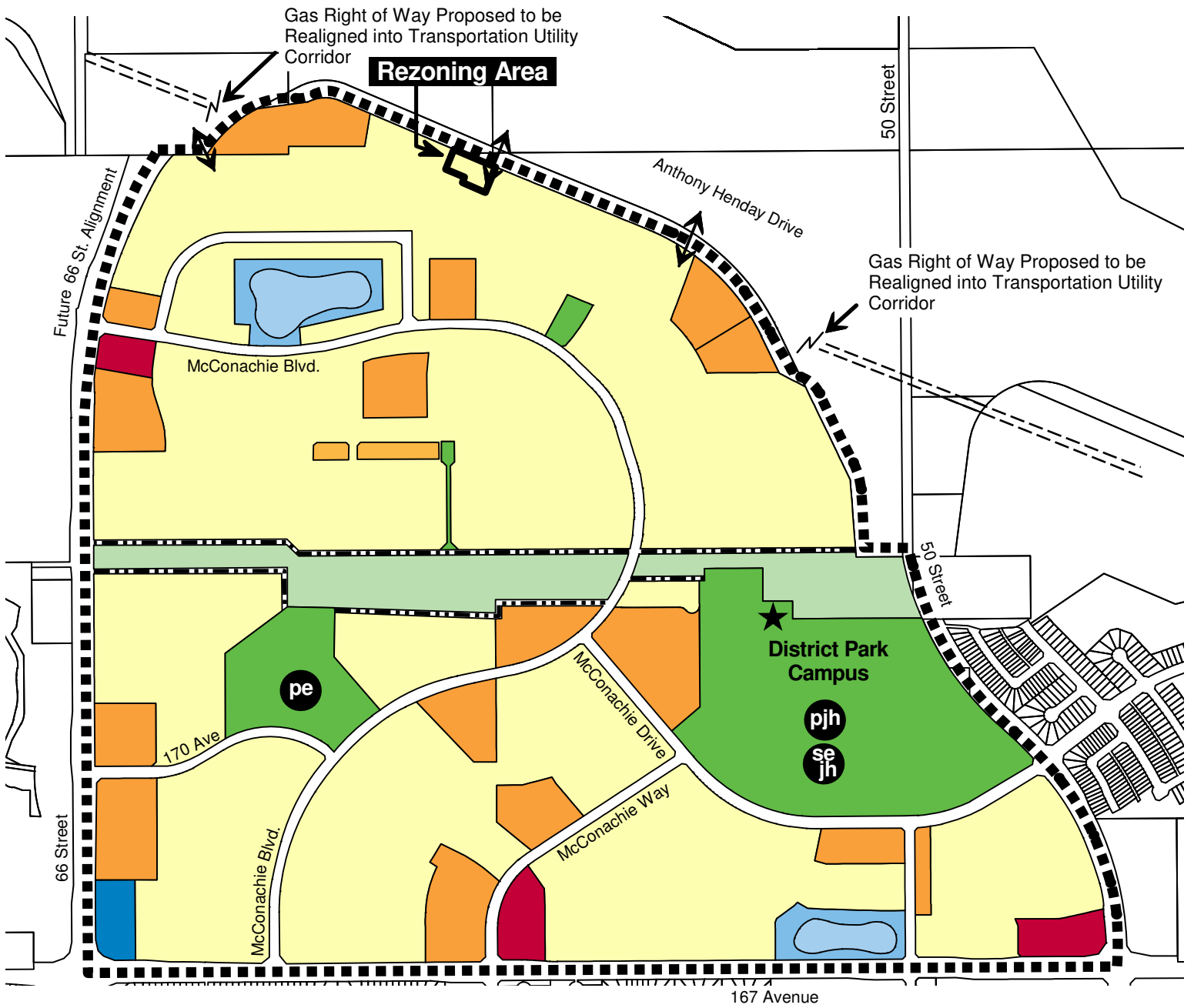
<b>ADVANCE NOTICE</b> March 22, 2018	<ul style="list-style-type: none"><li>• Number of recipients: 46</li><li>• No responses received</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/mcconachie">edmonton.ca/mcconachie</a></li></ul>

## CONCLUSION

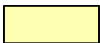











City Planning recommends that City Council APPROVE this application.

## 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.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18426
Location:	South of Anthony Henday Drive, West of 61 Street NW
Address:	17403 & 18055 - 66 STREET NW & 17808 - 61 STREET NW
Legal Description:	A portion of Block 2 Plan 7722209 A portion of SW-11-54-24-4 A portion of NE-2-54-24-4
Site Area:	N/A
Neighbourhood:	McConachie Area
Ward - Councillor:	4 – Aaron Paquette
Notified Community Organization(s):	Horse Hill Community League Association Clareview and District Area Council
Applicant:	Stantec Consulting

### PLANNING FRAMEWORK

Current Zone and Overlays:	(RF4) Semi-detached Residential Zone
Proposed Zone and Overlay:	(RMD) Residential Mixed Dwelling Zone
Plans in Effect:	McConachie Neighbourhood Structure Plan Pilot Sound Area Structure Plan
Historic Status:	None

Written By:	Heather Vander Hoek
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination