

Bylaw 18302

To allow for a range of low density residential uses and a school,
McConachie

Purpose

Rezoning from RSL and AP to RMD and US, 6210 - 167 Avenue NW and 980 McConachie Boulevard NW, McConachie.

Readings

Bylaw 18302 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 18302 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, February 9, 2018, and Saturday, February 17, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

Bylaw 18302 proposes to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone and (AP) Public Parks Zone to (RMD) Residential Mixed Dwelling Zone and (US) Urban Services Zone.

The proposed (RMD) Residential Mixed Dwelling Zone will allow for the development of single detached housing, semi-detached housing and limited row housing. The applicant's intent is to develop zero lot line single detached housing (where one side setback is reduced to 0 meters).

The proposed (US) Urban Services Zone will facilitate the development of a school. The application proposes a minor adjustment to the shape of the school site, but the overall size will not change.

In spring 2017, the Provincial Government announced funding for a new kindergarten to grade six school for this site. The Edmonton Public School Board is preparing to apply for a development permit in early 2018.

Policy

The application supports the policies of *The Way We Grow*, Edmonton's Municipal Development Plan by providing housing choice and supporting the educational needs of the community.

Corporate Outcomes

- Edmonton is attractive and compact - the proposal will allow for a variety of housing types adjacent to a future school/park site and walkway corridor
- Edmonton has sustainable and accessible infrastructure - the proposal will facilitate development of a school adjacent to a collector roadway and future walkway corridor

Public Consultation

An advance notice was sent out on November 20, 2017, to surrounding property owners, the Horse Hill Community League (1995) Association and the Area Council No. 17 Area Council.

One response was received with concerns that the proposed RMD Zone will allow too many homes in the area and cause the neighbourhood to lose its appeal. City Administration's response is that allowing diverse housing opportunities is an established goal in Council approved policy including the Municipal Development Plan and McConachie Neighbourhood Structure Plan. The proposed RMD Zone is a low density residential zone that allows for a diversity of housing types and it is compatible with surrounding existing uses.

Attachments

1. Bylaw 18302
2. Urban Form and Corporate Strategic Development report