

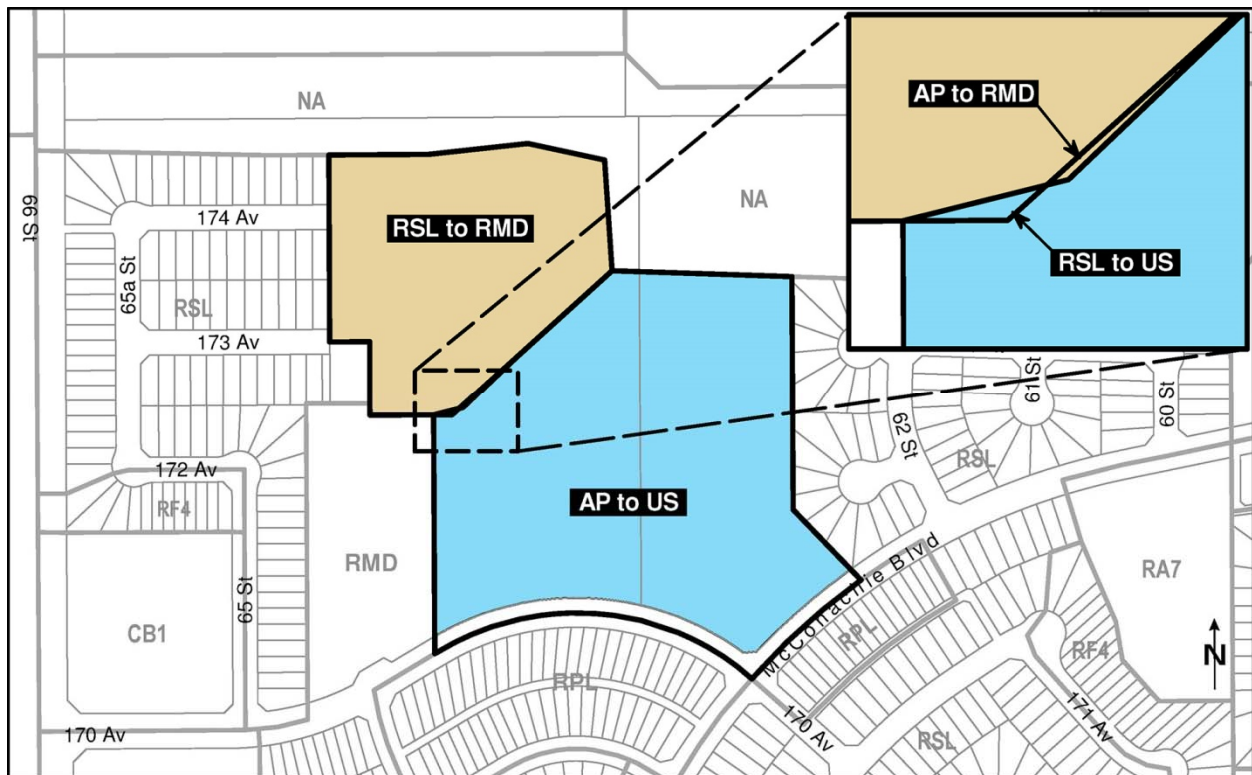


## REZONING APPLICATION McCONACHIE

**980 McConachie Boulevard NW**

**6210 167 Avenue NW**

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



### RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- allows for a range of housing types adjacent to a future school, park and pedestrian corridor;
- facilitates the development of community amenities and services; and
- conforms with the McConachie Neighbourhood Structure Plan.

## THE APPLICATION

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.

## SITE AND SURROUNDING AREA

The site is located north of 170 Avenue NW and east of 66 Street NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RSL) Residential Small Lot Zone and (AP) Public Parks Zone	Undeveloped Land
<b>CONTEXT</b>		
North	(NA) Natural Area Zone	Tree Stand

East	(RPL) Planned Lot Residential Zone and (RSL) Residential Small Lot Zone	Under construction with low density residential housing
South	(RPL) Planned Lot Residential Zone and (RMD) Residential Mixed Dwelling Zone	Under construction with low density residential housing
West	(RSL) Residential Small Lot Zone	Single detached housing

## PLANNING ANALYSIS

In spring 2017, the Provincial Government announced funding for a new kindergarten to grade 6 school in the western portion of the McConachie neighbourhood. The Edmonton Public School Board is planning to apply for a development permit in early 2018.

The proposed rezoning will facilitate the development of this school and provide the opportunity for a variety of housing types nearby. The application conforms with The McConachie Neighbourhood Structure Plan which supports a variety of housing forms, encourages sufficient residential densities to help support educational facilities and public transit and designates the site for low density residential housing and a school/park site.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> November 6, 2017	Number of recipients: <b>118</b> Responses with concerns: <b>1</b>
<b>PUBLIC MEETING</b>	Not held
<b>WEBPAGE</b>	<a href="http://edmonton.ca/mcconachie">edmonton.ca/mcconachie</a>

One resident responded with concerns that the proposed RMD Zone will allow too many homes in the area and cause the neighbourhood to lose its appeal. The resident felt that allowing diverse housing densities is not necessary in a City that has lots of room to grow.

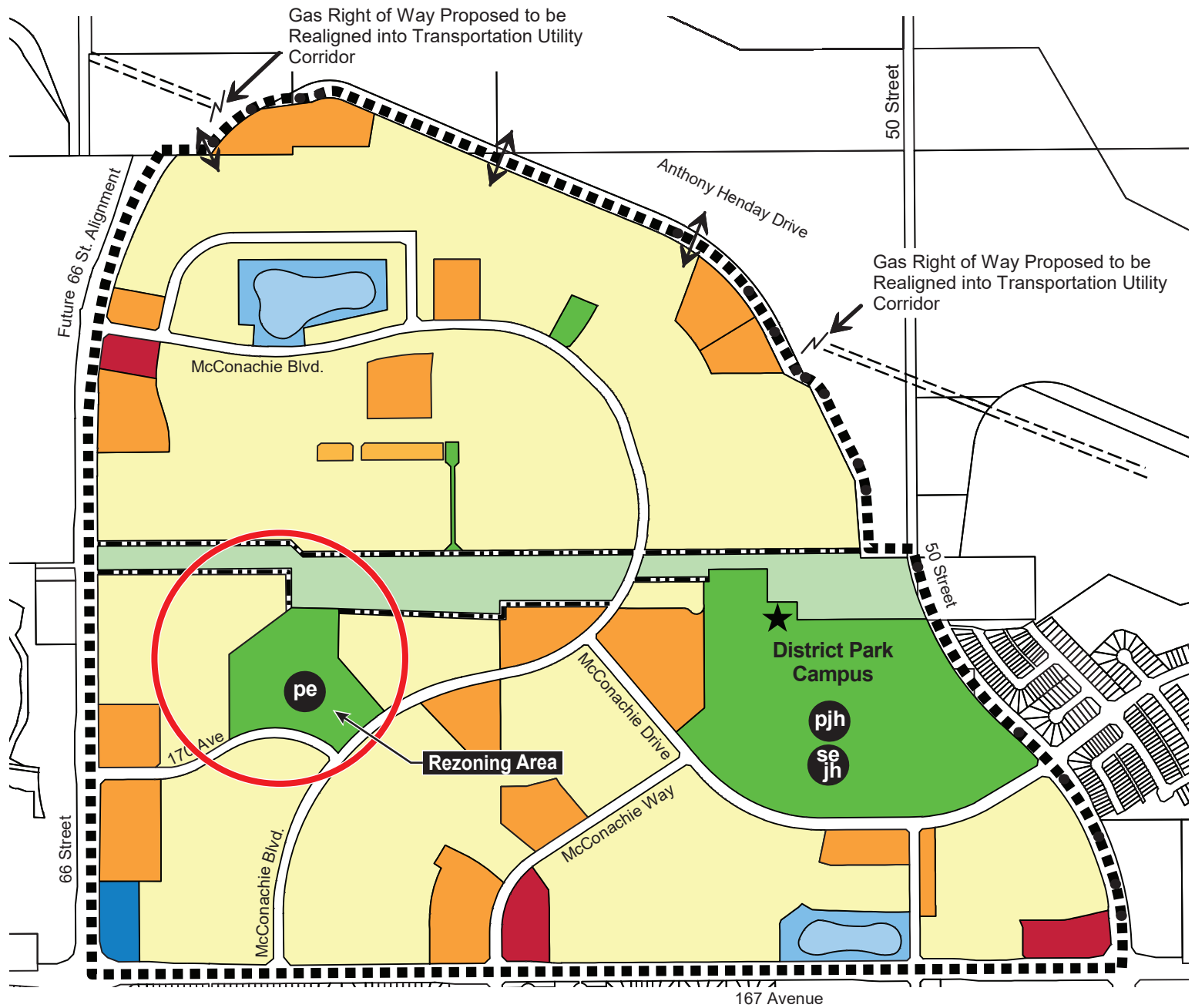
City Administration's response is that allowing diverse housing opportunities is an established goal in Council approved policy including the Municipal Development Plan and McConachie Neighbourhood Structure Plan. The proposed RMD Zone is a low density residential zone that allows for a diversity of housing types and it is compatible with surrounding existing uses.

## CONCLUSION

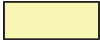











City Planning recommends that City Council APPROVE this application.

## 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
Bylaw:	18302
Location:	North of 170 Avenue NW and west of 62 Street NW
Address:	980 McConachie Boulevard NW and 6210 167 Avenue NW
Legal Descriptions:	Lot 105MR, Block 13, Plan 1525448 and a portion of Lot 2, Block 1, Plan 1224640
Site Area:	N/A
Neighbourhood:	McConachie
Ward - Councillor:	4 – Aaron Paquette
Notified Community Organization:	Horse Hill Community League (1995) Association and Area Council No. 17 Area Council
Applicant:	Scheffer Andrew Ltd.

### PLANNING FRAMEWORK

Current Zones:	(RSL) Residential Small Lot Zone and (AP) Public Parks Zone
Proposed Zones:	(RMD) Residential Mixed Dwelling Zone and (US) Urban Services Zone
Plans in Effect:	McConachie Neighbourhood Structure Plan
Historic Status:	None

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