

Bylaw 17614

Amendment to the McConachie Neighbourhood Structure Plan

Purpose

To redesignate 3.2 hectares of land from Low Density Residential uses to Medium Density Residential uses, adjust the northern boundary of the stormwater management facility, reconfigure the collector roadway, and add two enhanced local roadways.

Readings

Bylaw 17614 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 17614 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, May 6, 2016, and Saturday, May 14, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the April 18, 2016, City Council Public Hearing, the following motion was passed:

That Bylaws 17614 and 17615 be referred back to Administration to revise the Neighbourhood Structure Plan map, re-advertise and return to the May 25, 2016, City Council Public Hearing at 1:30 p.m.

Report

The application proposes to amend the McConachie Neighbourhood Structure Plan by:

- Redesignating a portion of the subject site (3.2 hectares) from Low Density Residential use to Medium Density Residential (MDR) use.
- Adjusting the northern boundary of the stormwater management facility.
- Reconfiguring the collector roadway (McConachie Boulevard NW).
- Adding two enhanced local roadways to service the two proposed MDR sites.

If approved, the proposed amendment will increase the overall neighbourhood density from 32.1 units per net residential hectare (upnrha) to 36.9 upnrha, thereby maintaining compliance with the residential density target of 30-40 upnrha established by the Capital Regional Board. The increase in density also reflects an update to the Land Use Statistics from 70 units/hectares to 90 units/hectares for Low-rise/Medium Density Housing, as per the updated Neighbourhood Structure Plan Terms of Reference.

An rezoning application, Bylaw 17615, to rezone the subject lands from (AG)

Agricultural Zone to (RSL) Residential Small Lot Zone, (RPL) Planned Lot Residential Zone, (RF4) Semi-detached Residential Zone, (RA7) Low Rise Apartment Zone and (PU) Public Utility Zone has been submitted in association with the proposed plan amendment.

Policy

This application supports the policies of *The Way We Grow* by supporting contiguous development and infrastructure, providing a range of housing types and densities, and linking parks and open spaces with natural systems to strength connectivity.

Corporate Outcomes

This application supports the following policies of the City of Edmonton's strategic plan *The Way Ahead*:

- The City of Edmonton has sustainable and accessible infrastructure.
- Edmonton is attractive and compact.
- Edmontonians use facilities and services that promote healthy living.

Public Consultation

Sustainable Development sent advance notification of the application on May 5, 2015, to surrounding property owners, the Horse Hill and McLeod Community Leagues, and Area Council No.17 Area Council. On November 25, 2015, Administration hosted an Open House to provide the opportunity for affected property owners to obtain further information on the application and speak to City staff, the consultant, developers and Ward Councillor.

A summary of the responses received is included in the attached report.

Attachments

1. Bylaw 17614
2. Sustainable Development report