

ATTACHMENT 2
BYLAW 17614
BYLAW 17615
FILE: LDA15-0159
MCCONACHIE

DESCRIPTION:	AMENDMENT TO THE MCCONACHIE NEIGHBOURHOOD STRUCTURE PLAN ZONING BYLAW AMENDMENT 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; MCCONACHIE
LOCATION:	166 McConachie Drive NW; 17808 – 61 Street NW; 17403 – 66 Street NW; and 18055 – 66 Street NW, located south of Anthony Henday Drive and east of 66 Street NW
LEGAL DESCRIPTION:	Portion of Blocks 1 & 2, Plan 772 2209; Portions of NE 2-54-24-4; and Portion of SW 11-54-24-4
APPLICANT:	Stantec Consulting Ltd. 10160 - 112 Street NW Edmonton, AB T5K 2L6
OWNER:	McConachie Communities Investments Ltd. C/O 2300, 605 - 5 Avenue SW Calgary, AB T2H 3H5
ACCEPTANCE OF APPLICATION:	March 23, 2015
EXISTING DEVELOPMENT:	Undeveloped land
SUSTAINABLE DEVELOPMENT'S RECOMMENDATION:	 That Bylaw 17614 to amend the McConachie Neighbourhood Area Structure Plan be APPROVED. That Bylaw 17615 to amend the Zoning Bylaw 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 be APPROVED.

DISCUSSION

1. The Application

There are two components to this application.

The first component is a proposed amendment to the McConachie Neighbourhood Structure Plan (NSP) to:

- Redesignate a portion of the subject site from Low Density Residential use to Medium Density Residential (MDR) use;
- Adjust the northern boundary of the stormwater management facility;
- Reconfigure the collector roadway; and
- Add two enhanced local roadways to service the two proposed MDR sites.

The proposed amendment will adjust the approved Land Use and Population Statistics in the NSP by decreasing the amount of land designated for Low Density Residential (LDR) uses by 3.2 ha and increasing Medium Density Residential (MDR) uses by 3.2 ha. 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. This increase in density also reflects an update to the statistics from 70 units/ha to 90 units/ha for Low-rise/Medium Density Housing, as per the updated NSP Terms of Reference.

The second component is a proposed rezoning 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 to allow for the development of a variety of low density residential uses in the form of single detached and semi-detached housing, medium density residential uses in the form of apartment housing up to a maximum height of 16.0 m, as well as a stormwater management facility.

2. Site and Surrounding Area

The subject site is located south of Anthony Henday Drive and east of 66 Street NW in the north portion of the McConachie neighbourhood. Only a portion of the proposed NSP amendment area is being rezoned with this application. An application to rezone the balance of the site to the north, southern MDR site and remaining LDR will be submitted at a later time.

Lands immediately to the north and south are zoned (AG) Agricultural Zone and are undeveloped.

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Lands to the east are zoned (RPL) Planned Lot Residential Zone and (RF4) Semi-detached Residential Zone to allow for single and semi-detached housing. These lands are subdivided, but are undeveloped.

Lands to the west are zoned (PU) Public Utility Zone for the development of the western portion of the stormwater management facility and are undeveloped.



Aerial view of the rezoning and plan amendment area.

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The proposed Neighbourhood Structure Plan (NSP) amendment, if approved, maintains the intent of the approved NSP by locating the majority of MDR sites along the collector/arterial roadways and other neighbourhood focal points such as the stormwater management facility and the greenway within the McConachie Natural Area, located south of the subject site. Land use compatibility with adjacent existing LDR uses will be achieved through the use of transitioning elements such as landscaping, fencing and setbacks as per the requirements of the Zoning Bylaw. The proposed MDR sites will be buffered from existing LDR uses by road right-of-way which provides further separation space between these uses.

The proposed rezoning and related plan amendment will result in land use compatibility with existing surrounding land uses and maintain the intent of the approved area and neighbourhood structure plans.

2. Transportation and Utilities

All comments from affected civic departments and utility agencies have been addressed.

3. Parks and School Boards

The Parks Planning Unit of Sustainable Development and the Edmonton Public School Board have expressed no objections to this application.

4. Environmental Review

A Phase 1 Environmental Site Assessment (ESA) was reviewed and approved. The site is deemed suitable for the intended uses.

5. Surrounding Property Owners' Concerns

Sustainable Development sent advance notification of this application on May 5, 2015 to surrounding property owners, the Horse Hill and McLeod Community Leagues, and Area Council No.17 Area Council and Clareview and District Area Council.

Sustainable Development received thirteen (13) responses to the advance notification. Two (2) respondents wanted more information on the application. Eight (8) respondents expressed non-support of the application on the basis that McConachie already has enough MDR sites. Because McConachie Boulevard NW has not been completed, respondents reported significant traffic congestion and circulation issues in the neighbourhood and felt that the addition of two MDR

sites would exacerbate existing problems. Issues with on-street parking, concerns over garbage and safety were also reported. One (1) respondent expressed concern over the number of low rent apartment units in McConachie. One (1) respondent wanted to ensure the Natural Area would not be compromised with future development. Two (2) respondents asked about the timing of development of the District Park site in McConachie. (See responses below.)

As a result of the advance notification, Administration held an Open House on November 25, 2015. Approximately 25 property owners attended the Open House. Display boards were set up to provide information on the application and attendees were able to speak one-on-one with City staff, the consultant, developers and Ward Councillor. The primary concerns expressed at the Open House were related to transportation and density.

Transportation

1. Concern about the limited access into and out of the neighbourhood was expressed.

Attendees were advised that most of the collector roadway connections to 167 Avenue NW, 66 Street NW and 50 Street NW via McConachie Drive NW have been conditioned with approved subdivisions in the area. Since collector roadway construction is the responsibility of developers, the completion of these connections depends on the rate of development in the area. Transportation Services anticipates the connection of McConachie Boulevard to 167 Avenue NW to be completed in 2016, but the timing will depend on the market. As the rest of neighbourhood develops, circulation and connectivity are expected to improve.

2. Some attendees wanted to know if the neighbourhood will have transit service & an LRT in the future.

Attendees were advised that the nearest LRT station to McConachie will be in Gorman (NW corner of 153 Avenue NW/Victoria Trail NW), however funding is not yet in place. Currently, there is a combination of regular and peak hour service in the neighbourhood. Additional service will be added as the neighbourhood develops. Respondents were told that the City is currently undertaking a transit strategy review, which will conclude in 2016 and may have implications for the provision of bus service in suburban areas.

3. Concern about traffic generated from the District School Site was expressed, as well as insufficient on-street parking along McConachie Drive NW.

Attendees were advised that school sites are designed with pick up/drop off areas; however, some parents still use on-street parking. As with other school sites, the City will continue to monitor the situation to determine if additional actions, such as parking restrictions, may be necessary.

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4. Attendees asked about the timing of the widening of 167 Avenue NW.

They were advised that future widening will be the responsibility of both the City and developers. Transportation Services is monitoring traffic volumes to determine when widening will be required.

5. Some attendees asked about the future alignment of 50 Street NW.

50 Street NW will be realigned to the east as development proceeds in Cy Becker. A flyover at Anthony Henday Drive is planned and there is an opportunity for a limited access interchange at AHD.

Density

1. Concern was expressed that MDR sites should be located only along major roads and at the entrance to the neighbourhood.

Attendees were advised that MDR sites are generally located along collector roadways and at the entrance to neighbourhoods in order to minimize the impact on adjacent properties. They can, however, be strategically located throughout the neighbourhood. In this case, the applicant is working with Transportation Services to ensure adequate vehicular and emergency access and circulation for the proposed MDR sites. The applicant/developer will be constructing an enhanced local roadway with a 20 m right-of-way to accommodate the additional traffic generated from the two proposed MDR sites. This 20 m right-of-way is the width of a collector road, and will provide the opportunity for on-street parking on both sides of the road, as well as two travel lanes.

2. Several attendees were concerned about the MDR sites, especially the one proposed south of McConachie Drive NW, and the associated impacts on privacy and views.

Attendees were advised that the RA7 Zone contains regulations such as minimum setbacks, landscaping requirements, height restrictions, maximum density/FAR, and other development regulations that are intended to minimize the impacts on adjacent properties. If developed, the MDR sites will be further separated from adjacent single family homes by roadway.

3. Several attendees stated they purchased their home under the impression that only low density residential uses would be built around them.

Attendees were advised that the McConachie NSP was approved in 2006 and has been amended several times since the plan was adopted. New neighbourhood plans are dynamic and respond to changes in the housing market. Plans may be amended several times before a neighbourhood is fully built-out. Public consultation is typically conducted as part of the plan amendment process.

4. Concern that the MDR sites will bring in too many people.

The concern was noted. Attendees were advised that the density in McConachie is comparable to the density in Hollick Kenyon (@ 40 upnrha) and Cy Becker (@ 35 upnrha), as well as the newly approved suburban neighbourhood – Marquis - in Horse Hill (@ 38.1 upnrha). If the proposed application is approved, the overall neighbourhood density would increase slightly from 32.5 upnrha to 37.4 upnrha. Sustainable Development encourages density in strategic locations within a neighbourhood in order to use land and infrastructure more efficiently, as well as meet the density targets of 30-40 upnrha established by the Capital Regional Board.

5. Concern was expressed that more MDR site will decrease adjacent property values.

The concern over property values was noted. Property value assessments are derived from a variety of factors.

Several attendees indicated the need for a buffer between existing single family homes and the future MDR sites, particularly the one proposed south of McConachie Boulevard NW. Concern was also expressed that more MDR sites would increase crime in the neighbourhood.

As a result of the concerns expressed following the advance notification and Open House, the applicant revised the application by shifting the southern MDR site to the west to allow for an additional block of LDR uses between future development and existing dwellings. The enhanced local roadway servicing the southern MDR site was also shifted from the east side of the site to the west side.

JUSTIFICATION

Sustainable Development recommends that Bylaw 17614 to amend the McConachie Neighbourhood Area Structure Plan and Bylaw 17615 to amend the Zoning Bylaw 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 be APPROVED on the basis that the application conforms to the intent and

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objectives of the McConachie NSP to provide a variety and choice of housing types and meets the technical requirements of Civic Departments and utility agencies.

ATTACHMENTS

- 2a Approved McConachie Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 17492
- 2b Proposed McConachie Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 17614
- 2c Approved McConachie Neighbourhood Structure Plan – Bylaw 17492
- 2d Proposed McConachie Neighbourhood Structure Plan - Bylaw 17614
- 2e Surrounding Land Use Map
- 2f Proposed Rezoning – Bylaw 17615

Written by: Carla Semeniuk
Approved by: Tim Ford
Sustainable Development
May 25, 2016

**MCCONACHIE NEIGHBOURHOOD STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 17492**

LAND USE	Area (ha)	% of GA	
GROSS AREA	255.83	100.0%	
Arterial Road Right-of-Way	7.59		
Utility Right of Way	1.65		
	Area (ha)	% of GA	
GROSS DEVELOPABLE AREA	246.59	100.0%	
Commercial	4.94	2%	
Institutional Use			
Slovenian Canadian Community Banquet Hall	1.30	0.5%	
Parkland, Recreation, School (Municipal Reserve)	43.76	17.7%	<u>% of MR</u>
District Park	22.59		9.16%
School/Park	5.15		2.09%
Pocket Park	0.50		0.20%
Natural Area (NE8091)	12.76		5.17%
Natural Area (Buffer)	2.76		1.12%
Transportation	49.45	20.1%	
Circulation			
Infrastructure / Servicing			
Stormwater Management Facilities	6.54	2.65%	
TOTAL Non-Residential Area	105.99	42.98%	
Net Residential Area (NRA)	140.61	57.02%	

RESIDENTIAL LAND USE, UNIT AND POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
Single/Semi-Detached	117.37	25	2,934	64.9%	2.80	8,216
Row Housing	1.65	45	74	1.6%	2.80	208
Low-rise/Medium Density Housings	21.59	70	1,511	33.4%	1.80	2,720
Total	140.61		4,519	100%		11,144

SUSTAINABILITY MEASURES

Population Density (ppnha)	79.3 persons per net residential ha
Units Density	32.1 units per net residential ha
LDR/MDR Ratio	63.6% / 35%

STUDENT GENERATION STATISTICS

Public School Board	980
Elementary	490
Junior High	245
Senior High	245
Separate School Board	489
Elementary	245
Junior High	122
Senior High	122
Total Student Population	1,469

**MCCONACHIE NEIGHBOURHOOD STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 17614**

LAND USE	Area (ha)	% of GA	
GROSS AREA	255.83	100.0%	
Arterial Road Right-of-Way	7.59		
Utility Right of Way	1.65		
	Area (ha)	% of GA	
GROSS DEVELOPABLE AREA	246.59	100.0%	
Commercial	4.94	2%	
Institutional Use			
Slovenian Canadian Community Banquet Hall	1.30	0.5%	
Parkland, Recreation, School (Municipal Reserve)	43.76	17.7%	<u>% of MR</u>
District Park	22.59		9.16%
School/Park	5.15		2.09%
Pocket Park	0.50		0.20%
Natural Area (NE8091)	12.76		5.17%
Natural Area (Buffer)	2.76		1.12%
Transportation	49.45	20.1%	
Circulation			
Infrastructure / Servicing			
Stormwater Management Facilities	6.54	2.65%	
TOTAL Non-Residential Area	105.60	42.98%	
Net Residential Area (NRA)	140.61	57.02%	

RESIDENTIAL LAND USE, UNIT AND POPULATION COUNT

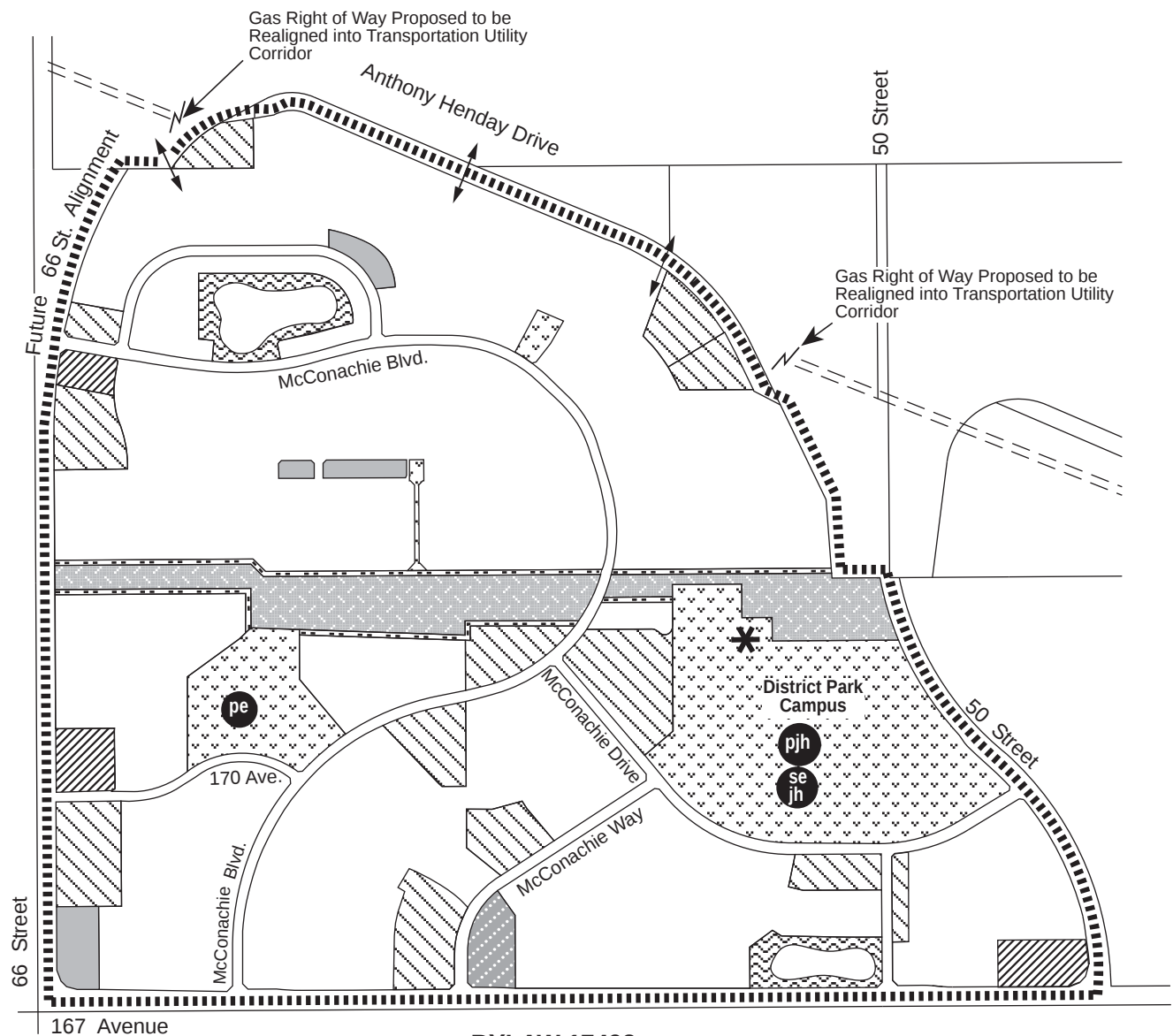
Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
Single/Semi-Detached	114.17	25	2,854	55%	2.80	7,992
Row Housing	1.00	45	45	1%	2.80	126
Low-rise/Medium Density Housings	25.4	90	2,290	44%	1.80	4,122
Total	140.61		5,189	100%		12,240

SUSTAINABILITY MEASURES

Population Density (ppnha)	87.0 persons per net residential ha
Units Density	36.9 units per net residential ha
LDR/MDR Ratio	55% / 45%

STUDENT GENERATION STATISTICS

Public School Board	986
Elementary	493
Junior High	247
Senior High	247
Separate School Board	493
Elementary	247
Junior High	123
Senior High	123
Total Student Population	1,480

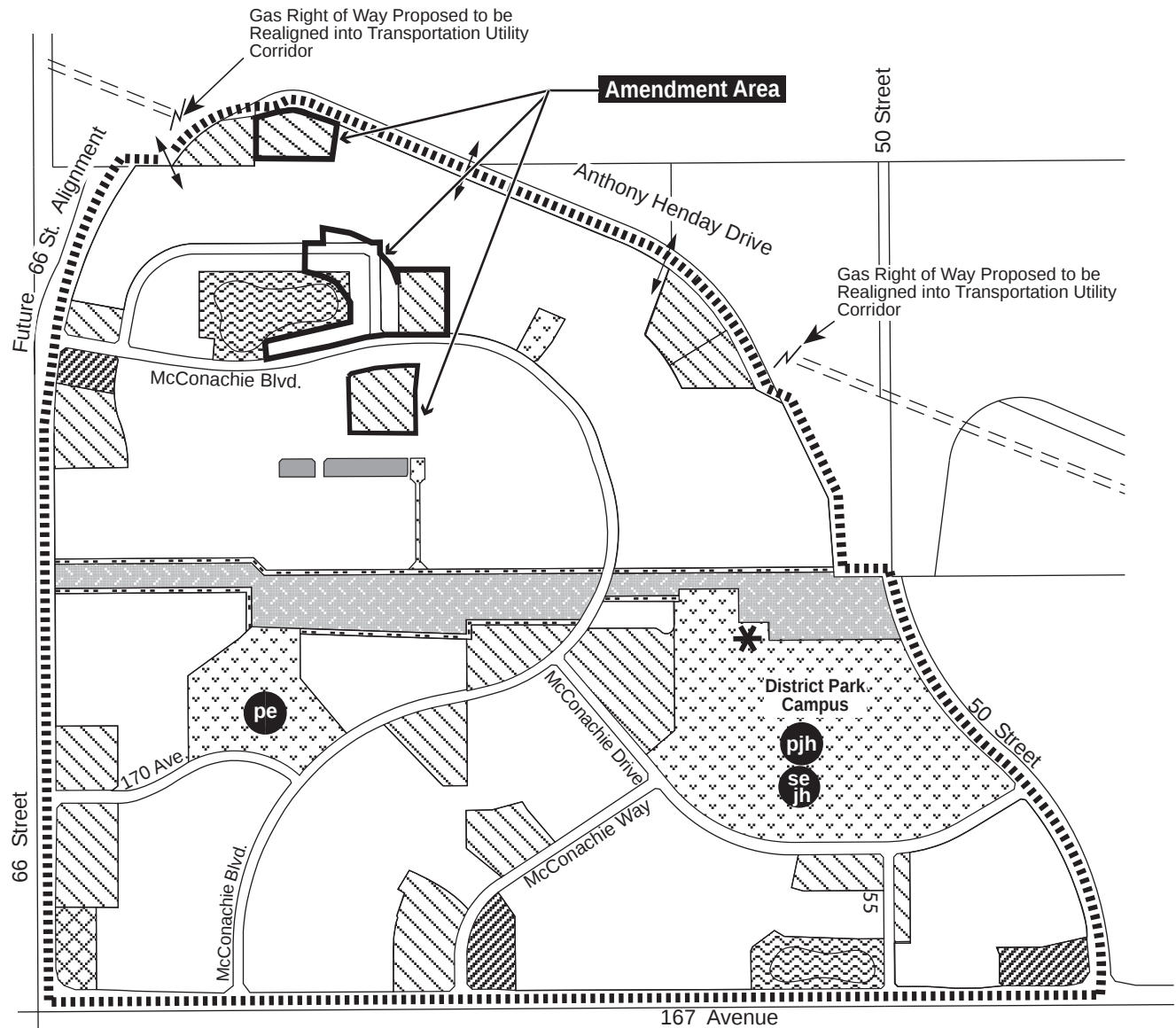


BYLAW 17492
APPROVED
McCONACHIE
 Neighbourhood Structure Plan
 (as amended)



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

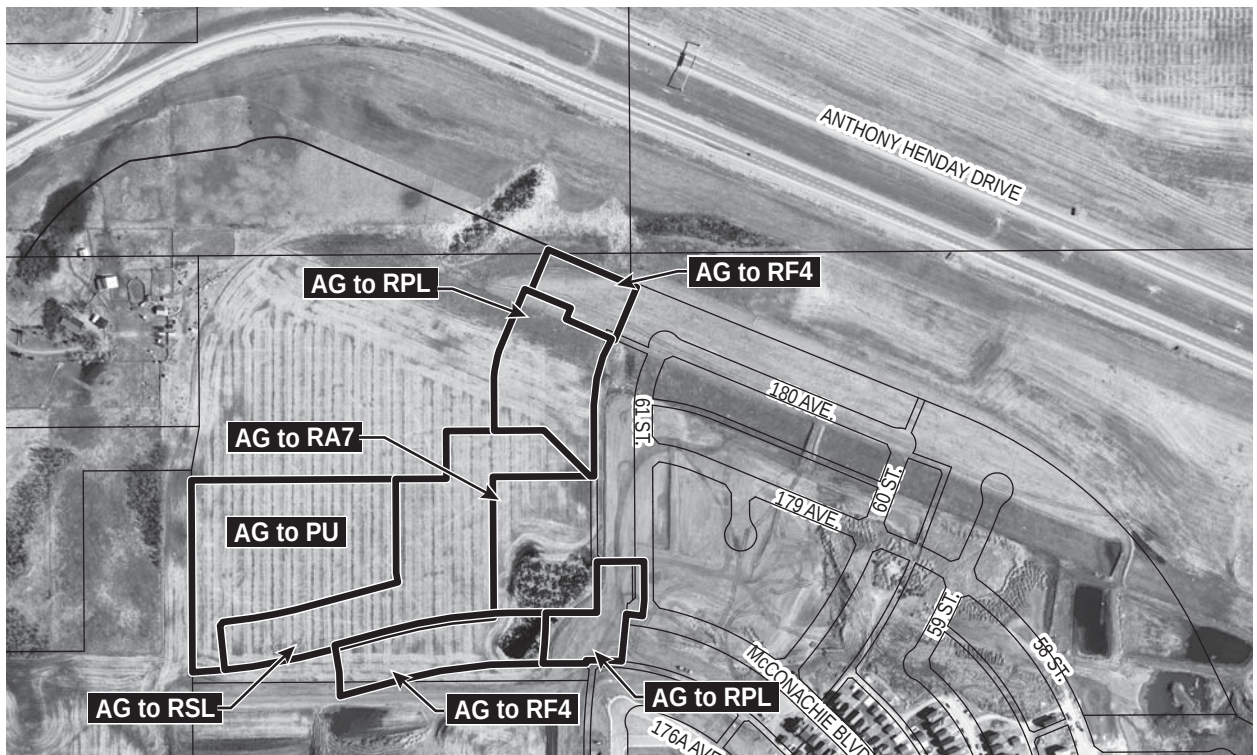
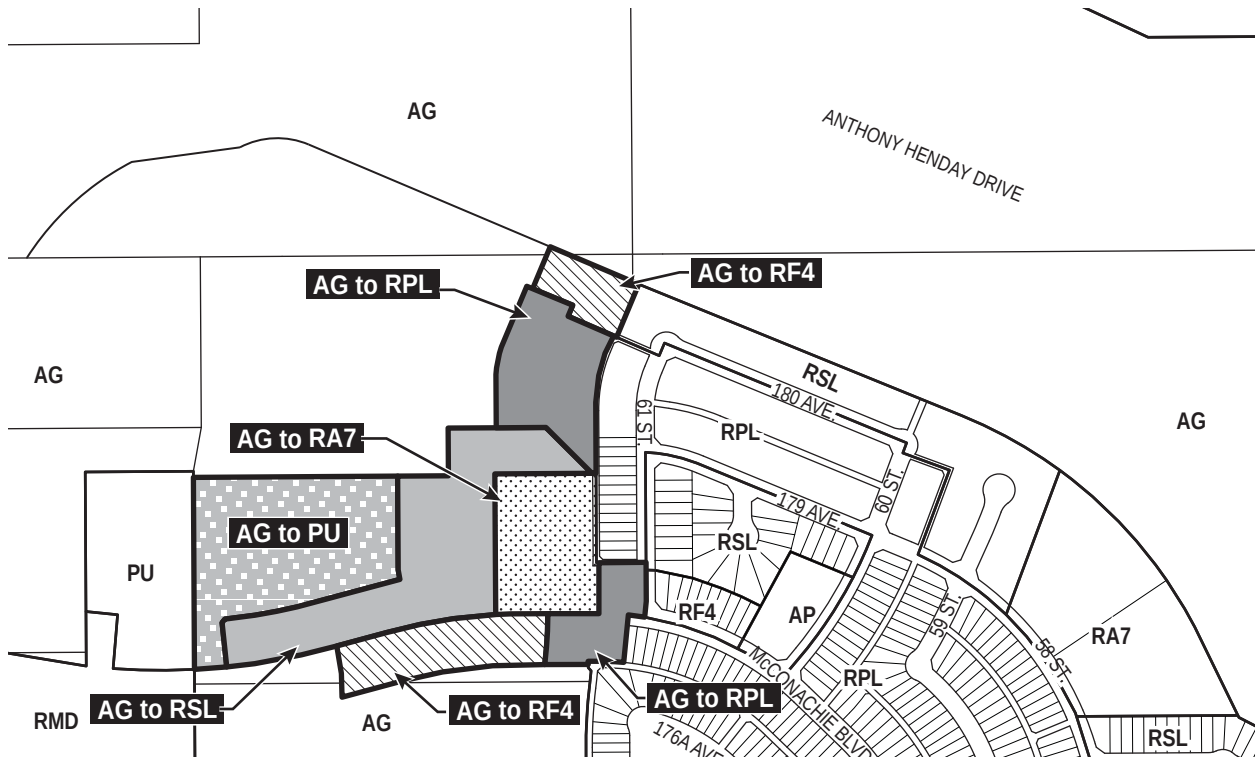
Note:
 Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



**BYLAW 17614
AMENDMENT TO
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.



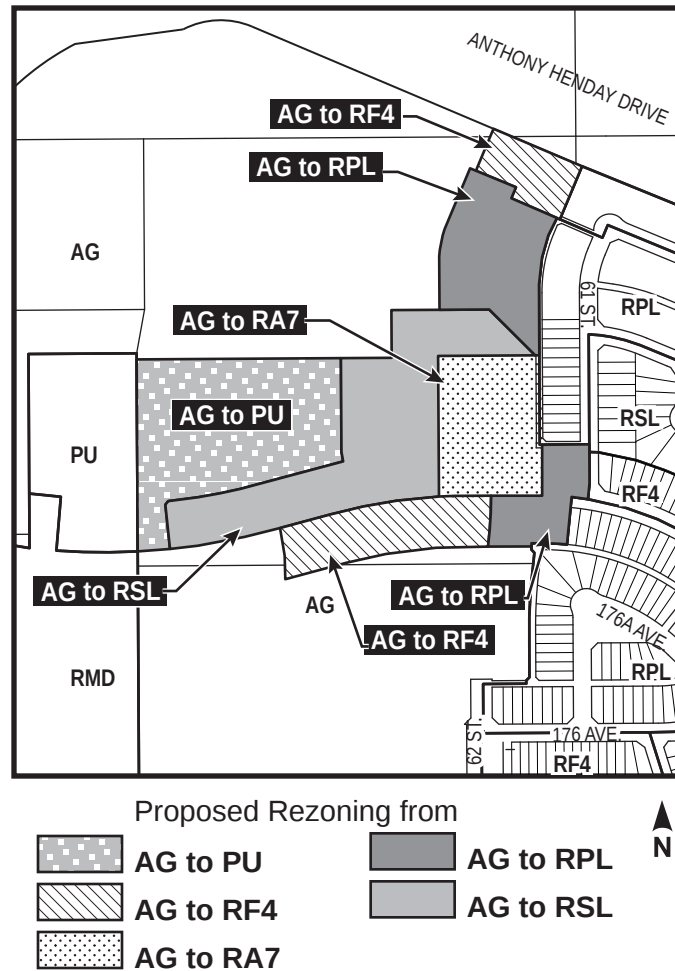
SURROUNDING LAND USE ZONES



FILE: LDA15-0159
DATE: May 25, 2016
BYLAW 17615

MCCONACHIE, BYLAW 17615

Location: 166 McConachie Drive NW; 17808 - 61 Street NW; 17403 - 66 Street NW; and 18055 - 66 Street NW



The purpose of proposed Bylaw 17615 is to change the Zoning Bylaw 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; portion of Blocks 1 & 2, Plan 772 2209, portions of NE 2-54-24-4 and a portion of SW 11-54-24-4, as shown on the attached sketch. These zones provide the opportunity for the development of a variety of low density residential uses in the form of single detached and semi-detached housing and medium density residential uses in the form of apartment housing, as well as a stormwater management facility. An amendment to the McConachie Neighbourhood Structure Plan, Bylaw 17614, has been submitted in association with the proposed rezoning. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

FILE: LDA15-0159

DATE: May 25, 2016