

Bylaw 17615

To allow low and medium density residential uses and a stormwater management facility, McConachie

Purpose

Rezoning from AG to RSL, RPL, RF4, RA7 and PU, located at 166 McConachie Drive NW, 17808 - 61 Street NW, 17403 and 18055 - 66 Street NW, McConachie.

Readings

Bylaw 17615 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 17615 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 proposed to rezone the subject site 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 row housing, stacked row housing and apartment housing, as well as a stormwater management facility.

An amendment to amend the McConachie Neighbourhood Structure Plan, Bylaw 17614, to redesignate a portion of the subject site (3.2 ha) from Low Density Residential use to Medium Density Residential (MDR) use, adjust the northern boundary of the stormwater management facility, reconfigure the collector roadway (McConachie Boulevard NW), and add two enhanced local roadways to service the two proposed MDR sites has been submitted in association with the proposed rezoning.

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; and
- 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 17615
2. Sustainable Development report (attached to Bylaw 17614 – Item 3.8)