

## Portion of 17870 - 62A Street NW

### Position of Administration: Support



## Summary

Bylaw 20924 proposes a rezoning from the Agriculture Zone (AG) to the Small Scale Flex Residential Zone (RSF) to allow for a range of small scale housing. Bylaw 20923 proposes an amendment to the McConachie Neighbourhood Structure Plan to facilitate the plan area boundary adjustment and the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Four people were heard from objecting to apartment housing. Some responses were questions about the application.

Administration supports this application because it:

- Contributes to The City Plan Big City Move to welcome 600,000 new residents into the redeveloping area.
- Helps facilitate the completion of the McConachie neighbourhood
- Is compatible with surrounding existing and planned land uses.

## Application Details

This application was submitted by Stantec Consulting Ltd. on behalf of Anthem United McConachie Developments GP Ltd.

## Rezoning

The application proposes to rezone land from the Agriculture Zone (AG) to the Small Scale Flex Residential Zone (RSF). It was revised in May 2024 from its original 2023 submission to exclude rezoning of medium density residential land (initially proposed RA7), and to update the proposed zoning to reflect Zoning Bylaw 20001. The proposed Small Scale Flex Residential Zone (RSF) will allow development with the following key characteristics:

- A variety of residential types on a variety of lot types.
- Residential buildings to a maximum height of 12.0 m (approximately 3 storeys).

## Plan Amendments

The proposed rezoning requires redesignation of a portion of land identified for Medium Density Residential (MDR) in the McConachie Neighbourhood Structure Plan (NSP) to Low Density Residential (Figure 7.0 Development Concept). The NSP amendment also includes adjustments to land use and population statistics, an amendment to the plan boundary, and updates to Figures 8.0 Pedestrian Linkages, and 12.0 Transportation Plan.

The NSP amendment component was revised in May 2024 from its original 2023 submission to remove the requirement for an enhanced local road to the MDR land in this location, and to add a text amendment to the implementation section regarding servicing of the reduced area of MDR land in this location.

## Site and Surrounding Area

The subject lands are located west of 62A Street NW and south of Anthony Henday Drive.

	Existing Zoning	Current Development
<b>Subject Site</b>	Agriculture Zone (AG)	Undeveloped
<b>North</b>	Agriculture Zone (AG)	Anthony Henday - Transportation and Utility Corridor (TUC)

<b>East</b>	Small Scale Flex Residential Zone (RSF)	Developing with single detached housing
<b>South</b>	Public Utility Zone (PU)	Stormwater management facility
<b>West</b>	Agriculture Zone (AG)	Farm

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because a standard zone was proposed, there was limited response to the notification, and there was no significant impact to land use and population statistics. The basic approach included:

### Mailed Notice, March 16, 2023

- Notification radius: Custom (north of McConachie Boulevard and west of 61 Street alley)
- Recipients: 101
- Responses: 4
  - Mixed/Questions only: 4

### Mailed Notice, June 27, 2024

- Notification radius: Custom (abutting owners to the west)
- Recipients: 2
- Responses: 0
- Renotification to the two abutting property owners to the west was sent regarding the added NSP text amendment relative to servicing of medium density residential (MDR) lands through the south, and the removal of the requirement for an enhanced local road to MDR lands as depicted on Figure 12.0 Transportation Plan, and the elimination of the rezoning of the remaining MDR lands.

### Site Signage, April 19, 2023

- One rezoning information sign was placed on the property at the northwest intersection of 62A Street NW and 179 Avenue NW.
- The sign was updated July 10, 2024 to reflect the revised zoning.

### Webpage

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

## Notified Community Organizations

- Horse Hill Community League (1995) Association
- Lago Lindo Community League
- Area Council No. 17

## Common comments heard (number of similar comments in brackets beside comments below):

- Opposed to apartment housing (4), as it will increase crime. (1)
- The neighbourhood has no park space. (1)
- Questions about what development will be adjacent to their property. (1)

Respondents were advised that the actual area of land being designated for medium density residential (apartment housing) is being reduced, and that the proposed reduced area of MDR land will not be zoned until development of the lands to the south of the MDR (east of the proposed RSF). It was also explained that under the new Zoning Bylaw, multi-unit housing is permitted under the RSF zone; however, development of the area is intended for single detached housing as per the associated subdivision. The proposed application makes no changes to park space which is determined when the neighbourhood plan is created and would require an amendment to the NSP.

## Application Analysis

### The City Plan

The proposed rezoning contributes to the big city move to create a rebuildable city by facilitating the addition of 600,000 residents into the redeveloping area.

### District Plan

The District Policy and District Plans have received first and second reading from City Council and are now at the Edmonton Metropolitan Regional Board before they return to Council for consideration of third reading. Given this, the following analysis is provided for Council's consideration.

The McConachie neighbourhood is located within the Northeast District Plan and is identified as a redeveloping area. There are no priority growth areas within this district at 1.25 million. The area of plan amendment and rezoning is identified as Urban Mix and is subject to area specific policy which directs planning direction to the Pilot Sound Area Structure Plan and the McConachie Neighbourhood Structure Plan.

## McConachie Neighbourhood Structure Plan (NSP)

The proposed amendment to the McConachie NSP facilitates the proposed rezoning of land designated Low Density Residential to the RSF Zone proposed under Bylaw 20924. This represents a reduction to land identified for Medium Density Residential within the plan area and an increase to land identified for Low Density Residential.

The amendment also includes:

- The removal of the requirement for an enhanced local road to this area of Medium Density Residential given the reduction in area.
- A text amendment to the implementation section indicating the servicing of the balance of lands within the northwest portion of the plan area must be provided from the south in accordance with approved servicing studies completed to date.

Further, the amendment recognizes the relocation of a pipeline right-of-way into the Transportation and Utility Corridor (TUC) that previously occurred. Most of these lands have been developed as residential. A small portion of this pipeline right-of-way remains in the northwest portion of the plan area as relocation of the pipeline was not possible due to its proximity to the Anthony Henday/66 Street NW interchange. After consultation with the Province, it was agreed in principle that the remaining right-of-way lands (0.32 ha) would be gifted to the Province by the owner through the subdivision process for inclusion in the TUC and removed from the boundary of the plan. The applicant advised on June 26, 2024 that Alberta Infrastructure receive the ministerial confirmation regarding the owner's interest to transfer the land to the province.

Current and proposed NSP Land Use and Population Statistics are identified in Appendices 3 and 4, and changes are summarised in the table below:

Land Use and Population Statistics	Current	Proposed	Difference
Gross Area	255.83	255.51	-0.32
Utility Right of Way	1.65	0	-1.65
Gross Developable Area	246.59	247.92	+1.33
Circulation	49.45	49.58	+0.13
Total Non-Residential Area	105.99	106.12	+0.13
Net Residential Area	140.6	141.80	+1.2
Single/Semi-Detached	115.2	117.11	+1.91
Medium Density Residential	25.4	24.69	-0.71



The proposed amendment does not result in a change to density calculations and no significant change to the number of units (-2) or population (+19) projected for the McConachie neighbourhood.

## **Land Use Compatibility**

The proposed RSF zoning is compatible with existing surrounding land uses which includes the RSF Zone and developing single detached housing to the east, and the Public Utility Zone, developed for a stormwater management facility to the south, and is compatible with planned low and medium density residential development to the west.

## **Mobility**

Administration reviewed a Technical Memo that considered access requirements to the reduced MDR site area. The NSP previously identified that an enhanced local roadway would be needed to accommodate traffic to the larger MDR site. As a portion of the MDR site is being redesignated to low density residential, the Technical Memo confirms that the enhanced local roadway can be removed from the amended NSP. Access to the remainder of the MDR parcel will be from the south via a standard local roadway.

ETS operates local and school special bus service on McConachie Boulevard. Future expansion of bus service in the McConachie area depends on demand, neighbourhood build-out and available funding for transit.

Residents within the rezoning area will be less than 500m walking distance to existing bus stops on McConachie Boulevard and within 350m walking distance to future bus stops on 179 Avenue. Bus stops on 179 Avenue will be conditioned with future stages of development in the area.

## **Utilities**

The proposed rezoning area conforms to the McConachie Northwest Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, by extension of mains, connecting to the existing system located within 179 Avenue and 180 Avenue NW. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

As per the approved Hydraulic Network Analysis accepted by EPCOR Water October 18, 2022, extensive offsite water construction is required to provide water supply to the proposed development. Provision of utility right-of-ways will be necessary for all portions of off-site water mains not within public road right-of-ways. If future development occurs such that

any portion of these water mains does not align with the future road right-of-way, relocation of the water main into road right-of-way will be required and will be at the expense of the developer.

The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

## **Appendices**

1. Current NSP Land Use and Population Statistics
2. Proposed NSP Land Use and Population Statistics
3. NSP Land Use Concept Map Comparison

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

**MCCONACHIE NEIGHBOUROOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 19532**

<b>LAND USE</b>	<b>Area (ha)</b>	<b>% of GA</b>	
<b>GROSS AREA</b>	<b>255.83</b>	<b>100.0%</b>	
Arterial Road Right-of-Way	7.59		
Utility Right of Way	1.65		
	<b>Area (ha)</b>	<b>% of GA</b>	
<b>GROSS DEVELOPABLE AREA</b>	<b>246.59</b>	<b>100.0%</b>	
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%	
<b>TOTAL Non-Residential Area</b>	<b>105.99</b>	<b>42.98%</b>	
<b>Net Residential Area (NRA)</b>	<b>140.60</b>	<b>57.02%</b>	

**RESIDENTIAL LAND USE, UNIT AND POPULATION COUNT**

<b>Land Use</b>	<b>Area (ha)</b>	<b>Units/ha</b>	<b>Units</b>	<b>% of Total</b>	<b>People/Unit</b>	<b>Population</b>
Single/Semi-Detached	115.2	25	2,880	62%	2.80	8,064
Medium Density**	25.4	70	1,778	38%	2.30	4,089
<b>Total</b>	<b>140.6</b>		<b>4,658</b>	<b>100%</b>		<b>12,153</b>

**SUSTAINABILITY MEASURES**

Population Density (ppnha)	86 persons per net residential ha
Units Density	33 units per net residential ha
LDR/MDR Ratio	62% / 38%

**STUDENT GENERATION STATISTICS**

<b>Public School Board</b>		<b>987</b>
Elementary	493	
Junior High	247	
Senior High	247	
<b>Separate School Board</b>		<b>493</b>
Elementary	247	
Junior High	123	
Senior High	123	
<b>Total Student Population</b>		<b>1,480</b>

\*The exact area and location of Municipal Reserve will be determined at the time of subdivision and in coordination with Parks Planning.

\*\* Medium density residential numbers used here are 70 u/ha, assuming a blend of row housing (45 u/ha) and low-rise apartment units (90 u/ha). People/Unit used here is 2.3, assuming a blend of row housing (2.8) and low-rise apartment (1.8).



**MCCONACHIE NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 20923**

<b>LAND USE</b>	<b>Area (ha)</b>	<b>% of GA</b>	
<b>GROSS AREA</b>	<b>255.51</b>	<b>100.0%</b>	
Arterial Road Right-of-Way	7.59	3.0%	
	<b>Area (ha)</b>	<b>% of GDA</b>	
<b>GROSS DEVELOPABLE AREA</b>	<b>247.92</b>	<b>100.0%</b>	
Commercial	4.94	2%	
Institutional Use			
Slovenian Canadian Community Banquet Hall	1.30	0.5%	
Parkland, Recreation, School (Municipal Reserve)	43.76	17.65%	<u>% of MR</u>
District Park	22.59		9.11%
School/Park	5.15		2.08%
Pocket Park	0.50		0.20%
Natural Area (NE8091)	12.76		5.15%
Natural Area (Buffer)	2.76		1.11%
Transportation	49.58	20.0%	
Circulation			
Infrastructure / Servicing			
Stormwater Management Facilities	6.54	2.64%	
<b>TOTAL Non-Residential Area</b>	<b>106.12</b>	<b>42.8%</b>	
<b>Net Residential Area (NRA)</b>	<b>141.80</b>	<b>57.2%</b>	

**RESIDENTIAL LAND USE, UNIT AND POPULATION COUNT**

<b>Land Use</b>	<b>Area (ha)</b>	<b>Units/ha</b>	<b>Units</b>	<b>% of Total</b>	<b>People/Unit</b>	<b>Population</b>
Single/Semi-Detached	117.11	25	2,928	63%	2.80	8,198
Medium Density**	24.69	70	1,728	37%	2.30	3,974
<b>Total</b>	<b>141.80</b>		<b>4,656</b>	<b>100%</b>		<b>12,172</b>

**SUSTAINABILITY MEASURES**

Population Density (ppnha)	86 persons per net residential ha
Units Density	33 units per net residential ha
LDR/MDR Ratio	63% / 37%

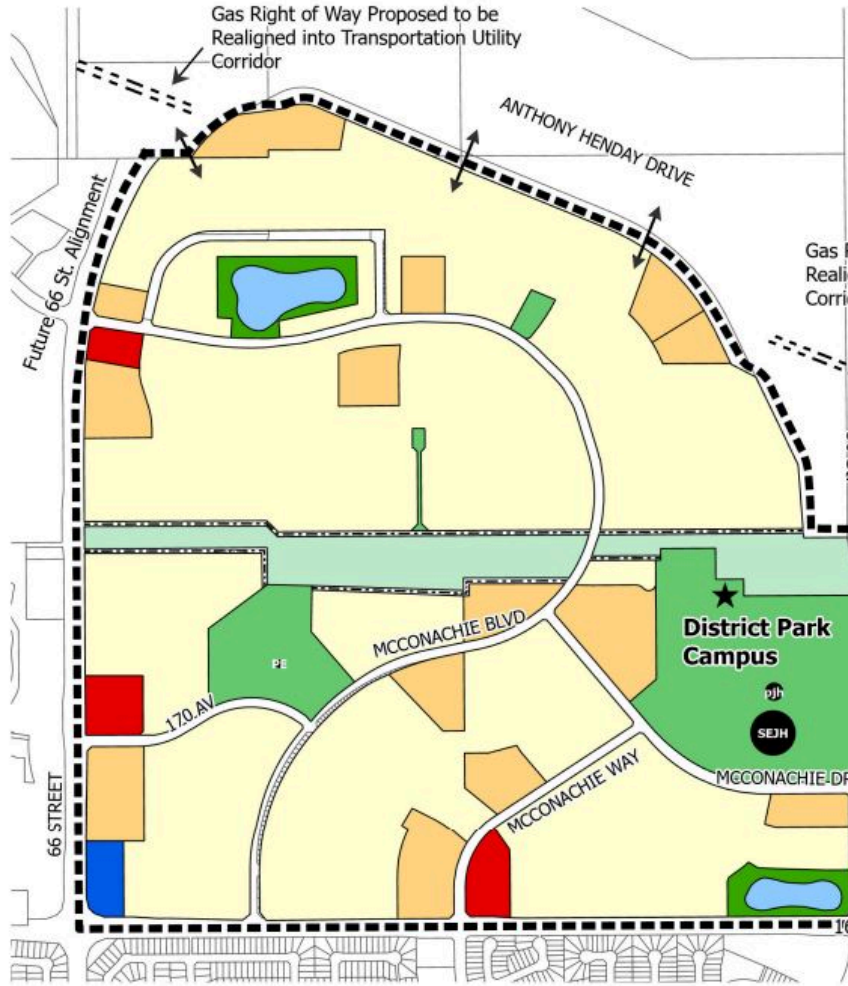
**STUDENT GENERATION STATISTICS**

<b>Public School Board</b>	<b>992</b>
Elementary	496
Junior High	248
Senior High	248
<b>Separate School Board</b>	<b>496</b>
Elementary	248
Junior High	124
Senior High	124
<b>Total Student Population</b>	<b>1,488</b>

\*The exact area and location of Municipal Reserve will be determined at the time of subdivision and in coordination with Parks Planning.

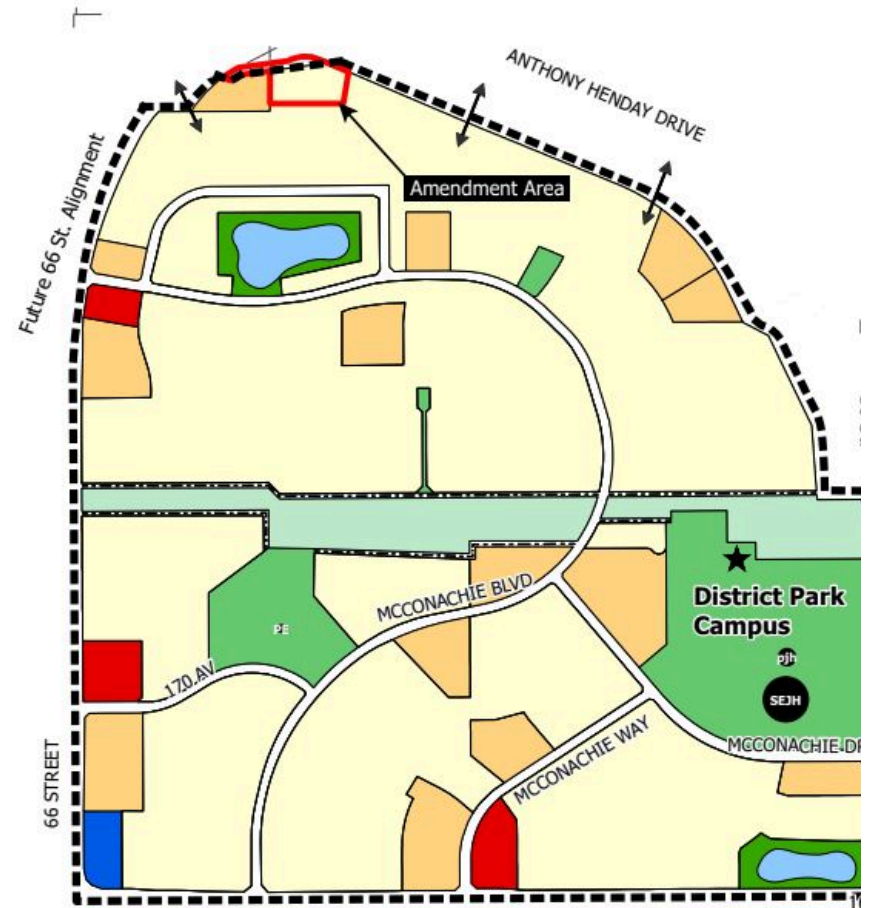
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## NSP Land Use Concept Map Comparison



**BYLAW 19532  
APPROVED  
McCONACHIE**  
Neighbourhood Structure Plan  
(as amended)

*Current Land Use Concept Map*



**BYLAW 20923  
AMENDMENT TO  
McCONACHIE**  
Neighbourhood Structure Plan  
(as amended)

*Proposed Land Use Concept Map*