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THE APPLICATION

CHARTER BYLAW 19324 proposes to amend the Zoning Bylaw by rezoning the subject site from (RPL) Planned Lot Residential Zone to (RLD) Residential Low Density Zone. The applicant's stated intent is to develop low density residential housing.

SITE AND SURROUNDING AREA

The site is approximately 0.7 ha in area and is located south of McConachie Boulevard NW and west of 63 Street NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RPL) Planned Lot Residential Zone 	<ul style="list-style-type: none"> • Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • Developing single detached housing
East	<ul style="list-style-type: none"> • (RLD) Residential Low Density Zone • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Developing land • Undeveloped land
South	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped land
West	<ul style="list-style-type: none"> • (RPL) Planned Lot Residential Zone 	<ul style="list-style-type: none"> • Undeveloped land

PLANNING ANALYSIS

The proposed rezoning will allow a range of low density residential uses under the proposed (RLD) Residential Low Density Zone. This zone provides for a range of low density residential uses including single detached housing, semi-detached housing and duplex housing with flexible lot sizes and widths (including zero lot line development).

This application conforms to the McConachie Neighbourhood Structure Plan which designates the land suitable for low residential uses. Nearby properties to the north east and west are also zoned RLD. Properties to the north across, McConachie Boulevard, are zoned (RSL) Residential Small Lot Zone and land to the south east is zone (RA7) Low Rise Apartment Zone, all of which are compatible zones and together contribute to housing diversity in the neighbourhood.

This application also conforms to the Pilot Sound Area Structure Plan which designates the area for Residential uses.

TECHNICAL REVIEW

This application has been reviewed by all necessary City Departments and utility agencies. The proposed change in land use can be accommodated by the planned civic and utility infrastructure. All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

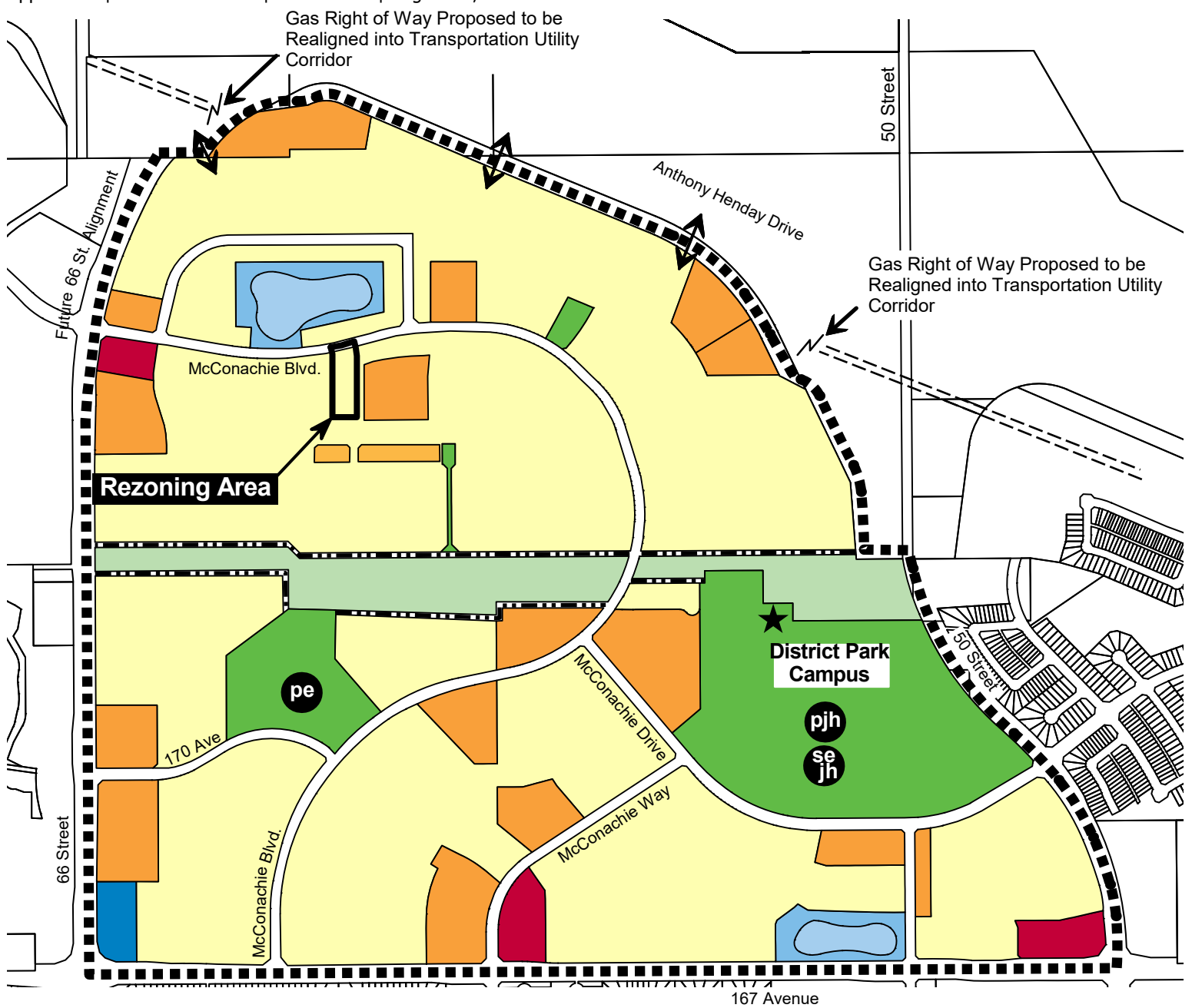
ADVANCE NOTICE March 30, 2020	<ul style="list-style-type: none">• Number of recipients: 88• No responses received
WEBPAGE	www.edmonton.ca/mcconachie

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

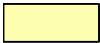











APPENDICES

- 1 Context 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
Charter Bylaw:	19324
Location:	South of McConachie Boulevard NW and west of 63 Street
Address:	Portions of: 1360 McConachie Boulevard NW; and 17870 - 62A Street NW
Legal Descriptions:	Portions of Block 1 and 2, Plan 772 2209
Site Area:	Approximately 0.7 ha
Neighbourhood:	McConachie
Notified Community Organizations:	Horse Hill Community League; and Clareview and District Area Council
Applicant:	Keith Davies, Stantec

PLANNING FRAMEWORK

Current Zone:	(RPL) Planned Lot Residential Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plan in Effect:	McConachie Neighbourhood Structure Plan
Historic Status:	None

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Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination