

**ATTACHMENT 2
BYLAW 17392
FILE: LDA15-0213
McCONACHIE**

DESCRIPTION: ZONING BYLAW AMENDMENT from (AG) Agricultural Zone to (CNC) Neighbourhood Convenience Commercial Zone and (RA7) Low Rise Apartment Zone; McCONACHIE

LOCATION: 17345 – 66 Street NW and 17521 – 66 Street NW, Located east of 66 Street NW and south of Anthony Henday Drive

LEGAL DESCRIPTIONS: NW-2-54-24-4 and a portion of Lot 1, Block 2, Plan 9320734

APPLICANT: Stantec Consulting Ltd.
10160 112 Street NW
Edmonton, Alberta T5K 2L6

OWNERS: Andromedia Land Ltd.
3400, 10250 – 100 Avenue NW
Edmonton, Alberta T5J 4B5

The City of Edmonton
1 Sir Wintson Churchill Square NW
Edmonton, Alberta T5J 2R7

ACCEPTANCE OF APPLICATION: May 12, 2015

EXISTING DEVELOPMENT: Undeveloped (vacant)

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17392 to amend the Zoning Bylaw from (AG) Agricultural Zone to (CNC) Neighbourhood Convenience Commercial Zone and (RA7) Low Rise Apartment Zone be APPROVED.

DISCUSSION

1. The Application

The purpose of the application is to rezone the subject lands from (AG) Agricultural Zone to (CNC) Neighbourhood Convenience Commercial Zone and (RA7) Low Rise Apartment Zone in conformance with the McConachie Neighbourhood Structure Plan.

2. Site and Surrounding Area

The subject lands are located in the western portion of the McConachie Neighbourhood. The 2.80 ha undeveloped site is east of 66 Street NW and south of Anthony Henday Drive.

South and east of the site the lands are zoned (RMD) Residentail Mixed Dwelling Zone and are undeveloped. North of the site the lands are zoned (AG) Agricultural Zone and are undeveloped.

The west edge of the site is bounded by 66 Street NW, and beyond that the lands are zoned (AG) Agricultural Zone and are undeveloped. Further west the neighbourhoods of Schonese and Crystallina Nera are in the early stages of development.



Street view of subject site looking east from 66 Street

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

This application complies with Municipal Development Plan (MDP), *The Way We Grow*, which identifies this area as a “Developing, Planned and Future Neighbourhood.” In addition, the following objectives of *The Way We Grow* are supported with this proposed rezoning:

- Design new neighbourhoods to support the health and liveability of our citizens;
- Support contiguous development and infrastructure in order to accommodate growth in an orderly and economic fashion;
- Develop sustainable, accessible and walkable retail and mixed use centres demonstrating high quality architecture and design.

The application conforms to the intent of the McConachie Neighbourhood Structure Plan which designates the lands for Medium Density Residential uses and Convenience uses. Furthermore, the application complies with the Pilot Sound Area Structure Plan which designates the lands for Residential uses and Convenience Commercial uses.

The proposed RA7 zone provides the opportunity for medium density uses while the CNC zone provides the opportunity for convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents within the neighbourhood. The proposed rezoning also is compatible with future residential land uses.

2. Transportation and Utilities

All comments from affected Civic Departments and utility agencies have been addressed.

3. Parks and School Boards

The Parks Planning Section of Sustainable Development and the Edmonton Public School Board expressed no concerns regarding to the proposed rezoning.

4. Environmental Review

A Phase I Environmental Site Assessment was not required as the site is deemed suitable for the intended use.

5. Surrounding Property Owners’ Concerns

An Advance Notice was sent on June 3, 2015 to surrounding property owners, the Horse Hill Community League (1995) Association and the Area Council No.17 Area Council. Sustainable Development received no correspondence as a result of the notification.

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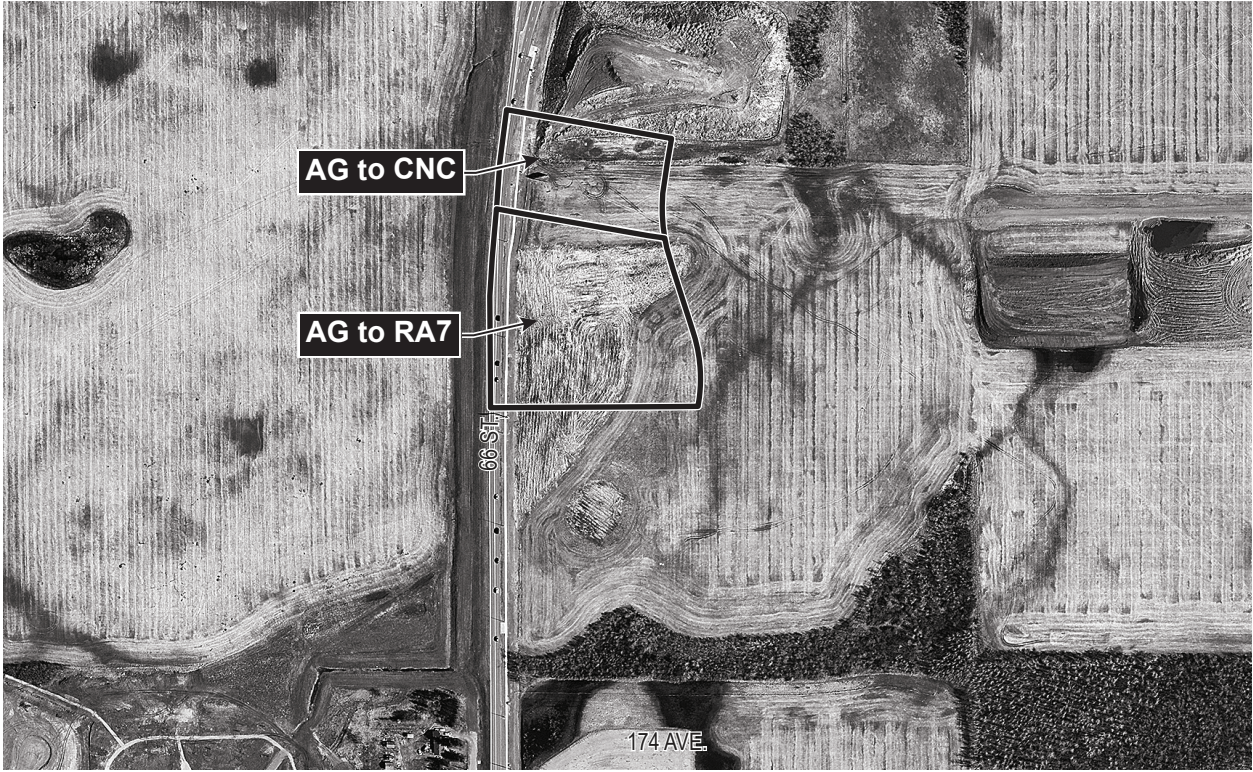
JUSTIFICATION

Sustainable Development recommends that Bylaw 17392 to amend the Zoning Bylaw from (AG) Agricultural Zone to (CNC) Neighbourhood Convenience Commercial Zone and (RA7) Low Rise Apartment Zone be APPROVED on the basis that the proposed rezoning is in conformance with the McConachie Neighbourhood Structure Plan, will result in development compatible with planned land uses in the area, and meets the technical requirements of the Civic Departments and utility agencies.

ATTACHMENT

2a Maps

Written by: Luke Cormier
Approved by: Tim Ford
Sustainable Development
October 19, 2015



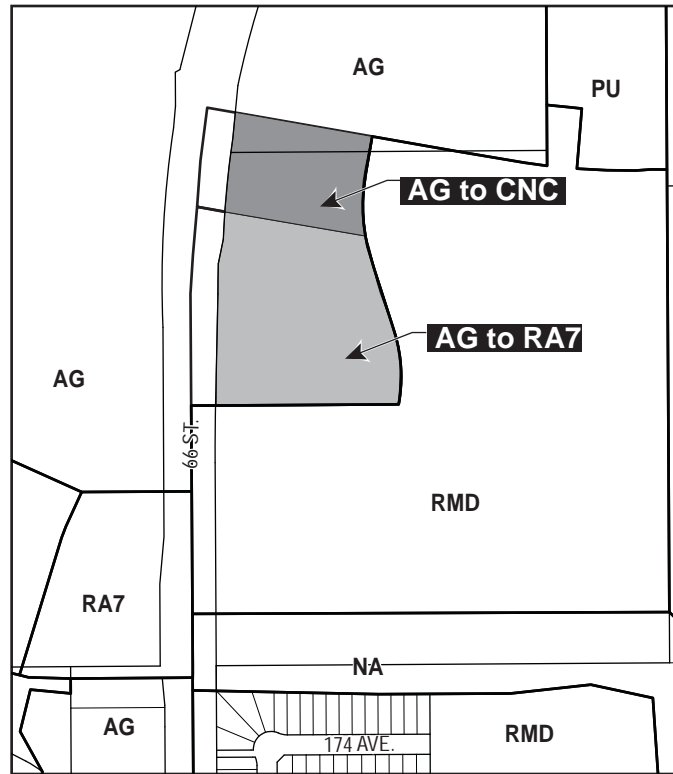
SURROUNDING LAND USE ZONES



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MCCONACHIE, 17392

Location: 17345 – 66 Street NW &
17521 – 66 Street NW



Proposed Rezoning from

- AG to CNC**
- AG to RA7**

The purpose of proposed Bylaw 17392 is to change the Zoning Bylaw from (AG) agricultural zone to (CNC) neighbourhood convenience commercial zone and (RA7) low rise apartment zone, a portion of NW-2-54-24-4 and a portion of Lot 1, Block 2, Plan 932 0734, as shown on the attached sketch. These zones provide the opportunity for convenience commercial and personal uses intended to serve the day-to-day of local residents and medium density residential uses in conformance with the McConachie Neighbourhood Structure Plan.

PROPOSED REZONING

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