

160 & 166 - McConachie Drive NW and 17103 - 50 Street NW Position of Administration: Support



Summary

Bylaw 21237 proposes a rezoning from the Agriculture Zone (AG) and the Future Urban Development Zone (FD) to the Parks and Services Zone (PS), to allow park facilities that serve educational, recreational and community needs, and a variety of Community Uses, including Schools, Parks, Libraries and Child Care Services. Public engagement for this application included a mailed notice and information on the City's webpage. Two responses were received with one person in opposition and one person with questions only.

Administration supports this application because it:

- Conforms with the McConachie Neighbourhood Structure Plan and Pilot Sound Area Structure Plan.
- Allows for the development of a planned school and District Park site.

Application Details

This application was submitted by the City of Edmonton's Real Estate Branch, on behalf of the Urban Growth and Open Space Planning.

Rezoning

The proposed Parks and Services Zone (PS) would allow development with the following key characteristics:

- Park facilities that serve educational, recreational and community needs
- A variety of Community Uses including Schools, Parks, Libraries and Child Care Services
- A maximum development height of 16.0 m (approximately four storeys)

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG) Future Urban Development Zone (FD)	Undeveloped
North	Parks and Services Zone (PS)	Pilot Sound District Park
East	Parks and Services Zone (PS) Future Urban Development Zone (FD) Small Scale Residential Zone (RS)	Undeveloped (future stages of District Park) Single detached housing & Semi-detached housing
South	Small-Medium Scale Transition Residential Zone (RSM h12) Small Scale Flex Residential Zone (RSF)	Semi-detached housing Single detached housing
West	Parks and Services Zone (PS)	Christ the King School, Pilot Sound District Park



Picture of site looking north from McConachie Drive NW, west of 55 Street NW.

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the rezoning aligns with the statutory plans and planning policies in place for the McConachie neighbourhood. The basic approach included:

Mailed Notice, April 8, 2025

- Notification radius: 60 metres
- Recipients: 172
- Responses: 2
 - In support: 0 (0%)
 - In opposition: 1 (50%)
 - Questions only: 1 (50%)

Site Signage, April 14, 2025

- One rezoning information sign was placed on the property so as to be visible from McConachie Drive NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Horse Hill Community League

- Clareview and District Area Council

Comment Received

- Existing traffic and shortcutting due to the nearby existing school.
- An additional school would amplify traffic and shortcutting issues.

Application Analysis



Site analysis context

The City Plan

The subject site is located in a developing area as identified in The City Plan, and is expected to contribute to Edmonton's growth between the 1 and 1.25 million population markers. This proposal aligns with the goals and policies of The City Plan by providing for a future school site within a network of interconnected open spaces.

This proposal aligns with the City Plan's Big City Move, A Community of Communities, by establishing a future school site within the McConachie neighbourhood to provide opportunities to create a local Junior High school. Further, the proposal will enable additional open space for the neighbourhood and surrounding communities in Northeast Edmonton.

Northeast District Plan

The McConachie neighbourhood is located within the Northeast District Plan, and the application is in general conformance with the District Plan, which states that other statutory plans such as the Pilot Sound Area Structure Plan (ASP) and McConachie Neighbourhood Structure Plan (NSP) will guide rezoning decisions.

Pilot Sound Area Structure Plan (ASP)

The proposed rezoning aligns with the direction and policies of the ASP.

McConachie Neighbourhood Structure Plan (NSP)

The McConachie Neighbourhood Structure Plan (NSP) designates the larger area surrounding the subject site as School/Park, with the area labelled as “District Park Campus”. The School/Park area is intended to accommodate two junior high schools, one operated as a public school and another as a separate school. The separate school has already been built, and this application would accommodate the additional school called for by the NSP.

Land Use Compatibility

This park site will be compatible with existing and planned built forms in the surrounding vicinity by allowing additional park and community amenities to serve nearby residential and commercial developments.

Mobility

Administration is aware of the safety concerns along McConachie Drive as it relates to student pick-up and drop-off at Christ the King Catholic School. A Transportation Impact Assessment (TIA) has been initiated and will be reviewed with the development of the new school site and will include analysis of the intersections along McConachie Drive, recommendations to mitigate traffic issues, analysis of pick-up and drop-off operations, and review of concerns from the Edmonton Catholic school board. Improvements will be required with the development of the school based on the recommendations of the TIA, including consideration for active modes. The site is located near district connector bike routes on 50 Street NW and on 167 Avenue NW.

ETS operates local and school special bus service along McConachie Drive. The local transit service connects transit users between Clareview Transit Centres / LRT Station and Belvedere Transit Centre / LRT Station.

Open Space

The proposed zoning will allow for the development of a school. Funding has been announced for a future Grade 7-9 junior high school, for Edmonton Public School Board. The size and configuration of the site provides for adequate building and field space. The school is anticipated to accommodate approximately 900 students.

Utilities

The proposed rezoning area conforms to the McConachie Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are existing and connect to the system located within McConachie Drive. 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 changes and improvements required by this application.

Appendix

1. Context Plan Map

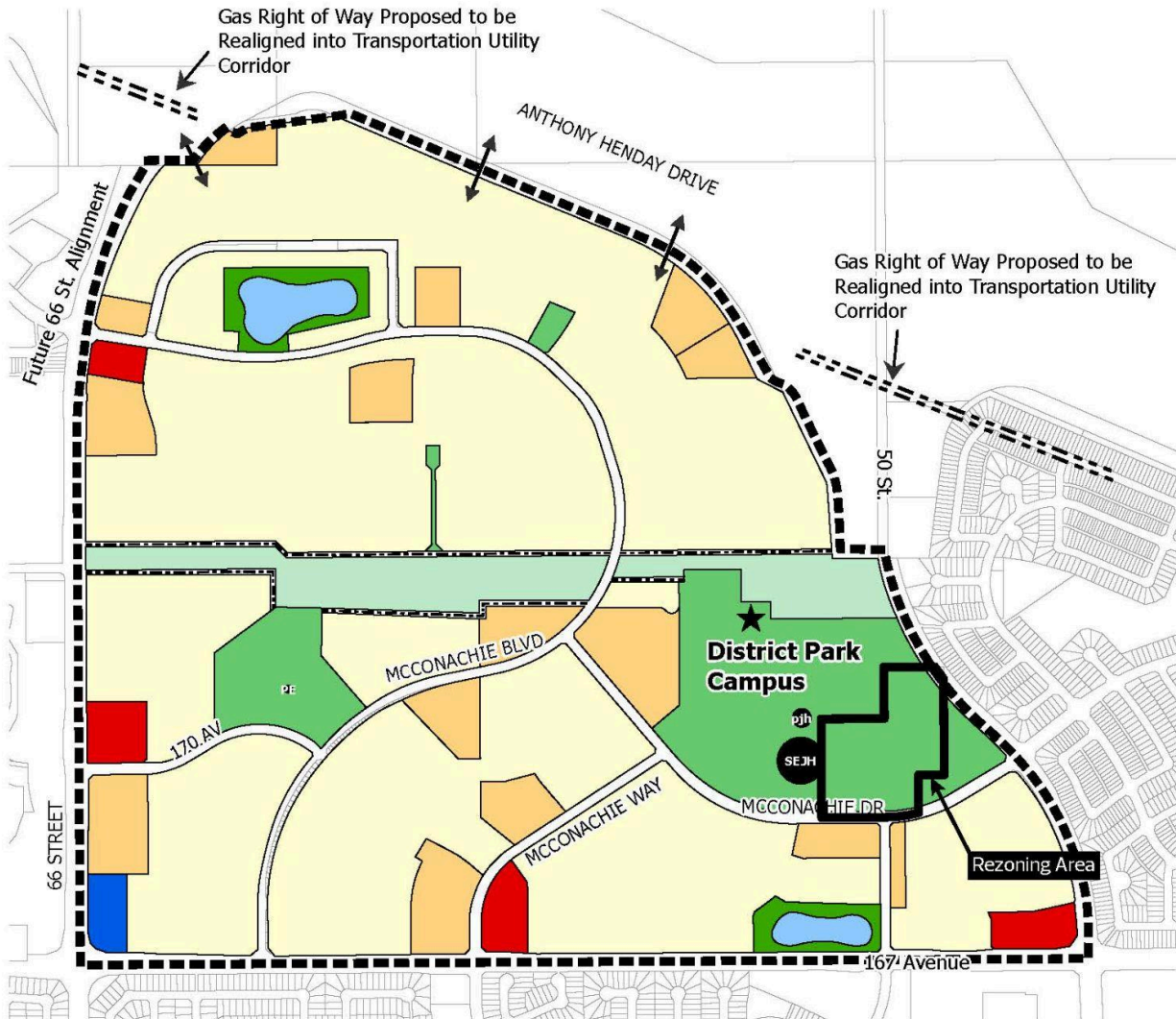
Written By: Seamus Muldrew & Liam Kachkar

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Site Context Map



**BYLAW 20923
APPROVED
McCONACHIE**
Neighbourhood Structure Plan
(as amended)



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