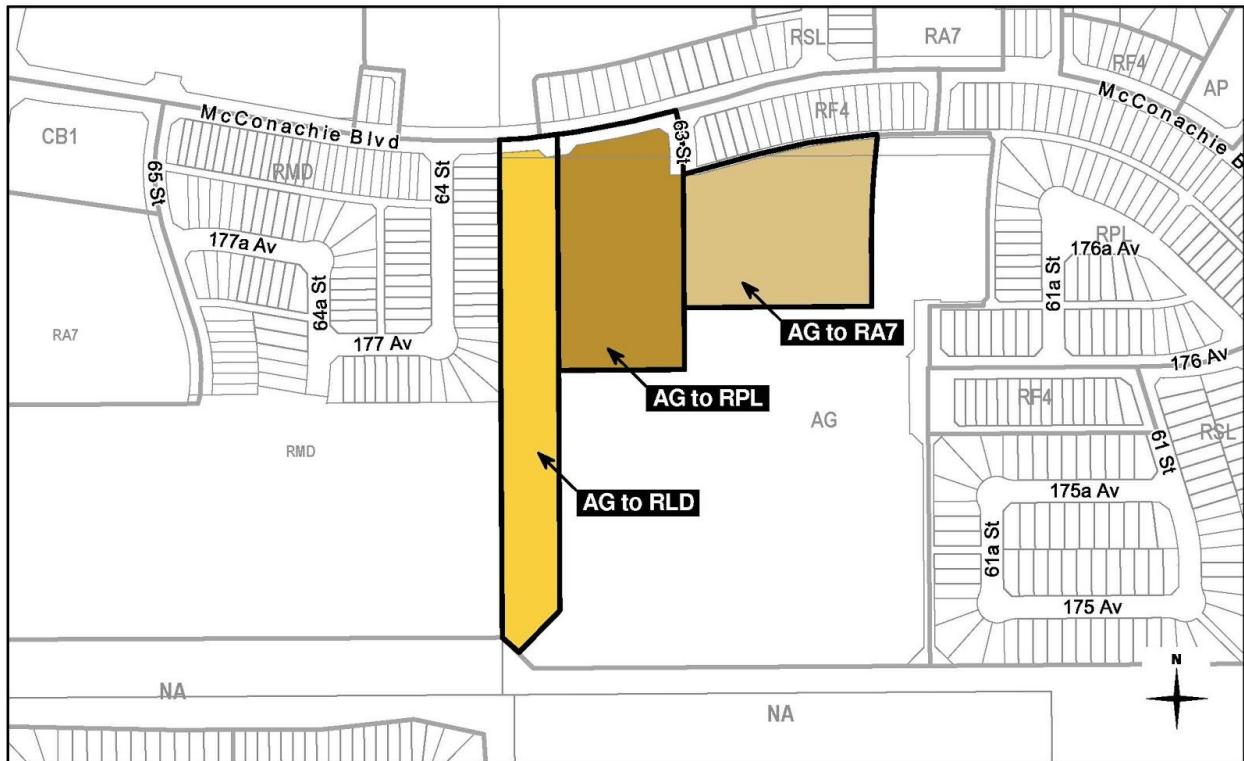




CITY PLANNING REPORT REZONING APPLICATION MCCONACHIE

17403 66 Street NW, 1360 McConachie Boulevard NW

To allow for a variety of low and medium density residential uses.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- will allow for a variety of low density housing and medium density housing;
- will allow residential uses that are compatible with surrounding planned land uses;
- and
- conforms to the McConachie Neighbourhood Structure Plan.

THE APPLICATION

CHARTER BYLAW 18708 proposes to rezone the subject site from (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (RPL) Planned Lot Residential Zone, and (RA7) Low Rise Apartment Zone, to allow for low and medium density residential uses in the McConachie neighbourhood.

SITE AND SURROUNDING AREA

The proposed rezoning is located in the northern internal portion of the McConachie neighbourhood, south of McConachie Blvd NW and east of 64 Street NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped land
CONTEXT		
North	(RF4) Semi-detached Residential Zone (RSL) Residential Small Lot Zone (PU) Public Utility Zone	Undeveloped subdivided lots Undeveloped subdivided lots Stormwater Management Facility (SWMF)
East	(AG) Agricultural Zone (RF4) Semi-detached Residential Zone	Undeveloped land Undeveloped subdivided lots
South	(AG) Agricultural Zone (NA) Natural Area Zone	Undeveloped land Walkway and Treestand
West	(RMD) Residential Mixed Dwelling Zone	Partially subdivided and built on lots

PLANNING ANALYSIS

The proposed RPL and RLD zones allow for a variety of low density housing types. The proposed RA7 Zone allows for medium density residential development. The proposed rezoning application conforms to the McConachie Neighbourhood Structure Plan (NSP), which designates the site for a variety of lower density residential development and medium density residential development. The proposed rezoning allows for residential uses that are compatible with planned development for surrounding land internal to the neighbourhood.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. A more detailed site plan was initially identified as needed when a portion of the site was previously proposed for a Direct Control Provision (DC). That part of the application was changed to propose the more recently approved standard RLD Zone in the Zoning Bylaw. As such, a site plan was not required at the rezoning stage. Water, sewer, and drainage servicing requirements have been identified and will be provided at the subdivision stage.

PUBLIC ENGAGEMENT

ADVANCE NOTICE January 31, 2019	<ul style="list-style-type: none"> ● Number of recipients: 79 ● No response received
PUBLIC MEETING	<ul style="list-style-type: none"> ● N/A
WEBPAGE	<ul style="list-style-type: none"> ● www.edmonton.ca/mcconachie

CONCLUSION

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


APPENDICES

- 1 Context Plan 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:	18708
Date of Application Acceptance	November 23, 2018
Location:	South of McConachie Blvd NW and east of 64 Street NW
Addresses:	1360 McConachie Boulevard NW 17403 66 Street NW
Legal Descriptions:	A portion of Block 1, Plan 7722209; and A portion of Block 2, Plan 7722209
Site Area:	N/A
Neighbourhood:	McConachie
Notified Community Organizations:	Horse Hill Community League Area Council No. 17 Area Council Clairview and District Area Council
Applicant:	Stantec Consulting

PLANNING FRAMEWORK

Current Zone and Overlay:	(AG) Agricultural Zone
Proposed Zones and Overlay:	(RLD) Residential Low Density Zone (RPL) Planned Lot Residential Zone (RA7) Low Rise Apartment Zone
Plans in Effect:	McConachie Neighbourhood Structure Plan Pilot Sound Area Structure Plan
Historic Status:	None

Written By:	Kerry Girvan
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination