

Bylaw 19532

To amend the McConachie Neighbourhood Structure Plan, McConachie

Purpose

To amend the McConachie Neighbourhood Structure Plan to allow for Low Density Residential development in place of Row Housing development.

Readings

Bylaw 19532 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Bylaw 19532 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on January 8, 2021 and January 16, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The proposed Bylaw 19532 changes the land use designation for approximately one hectare of land currently identified for Row Housing, in the McConachie Neighbourhood Structure Plan (NSP), to Low Density Residential in support of the rezoning in proposed Charter Bylaw 19533. There is no significant reduction to the density calculation for the neighbourhood as a result of the proposed amendment. The units per net residential hectare remains at 37 for the neighbourhood.

The proposal is in alignment with the City Plan by facilitating the development of residential in the McConachie neighbourhood and allowing the Northeast District to accommodate future growth to a population of 1.25 million within Edmonton’s existing boundaries.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners, Horse Hill Community League (1995) Association, Area Council No. 17 Area Council, and the Clairview and

District Area Council Area Council on September 22, 2020. No responses were received.

Attachments

1. Bylaw 19532
2. Administration Report