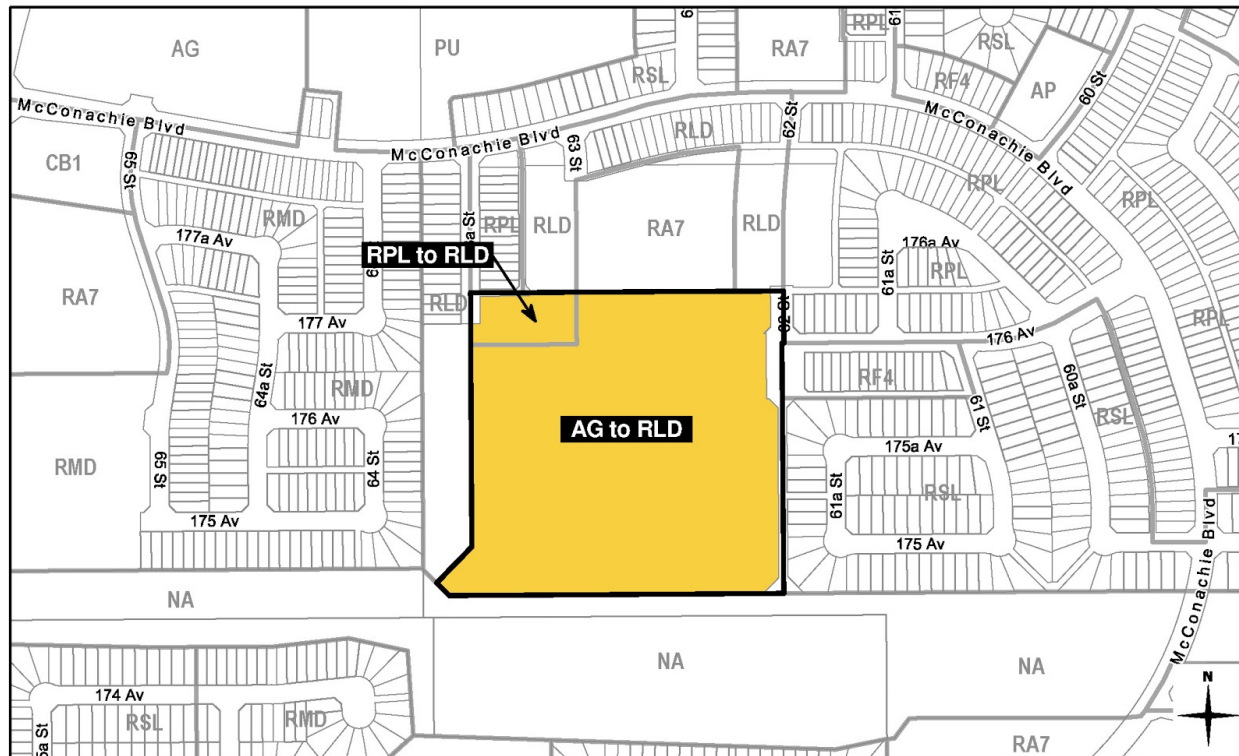




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT MCCONACHIE

1360 McCONACHIE BOULEVARD NW



RECOMMENDATION: That Bylaw 19532 to amend the McConachie Neighbourhood Structure Plan and that Charter Bylaw 19533 to amend the Zoning Bylaw from (AG) Agricultural Zone and (RPL) Planned Lot Residential Zone to (RLD) Low Density Residential Zone be APPROVED.

Administration is in **SUPPORT** of this application because:

- the proposed zoning is compatible with surrounding residential land uses;
- the amendment does not result in a significant change to the residential density of the neighbourhood; and
- the proposal facilitates the development of residential and the full build out of the McConachie neighbourhood.

Report Summary

This land development application was submitted by Stantec Consulting Ltd. on September 11, 2020 on behalf of the landowner Anthem United McConachie Developments GP Ltd. This application proposes to change the land use designation of a portion of the rezoning area from "Row Housing" to "Low Density Residential" in the McConachie Neighbourhood Structure Plan, and to rezone a portion of one parcel from (AG) Agricultural Zone and (RPL) Planned Lot Residential Zone to (RLD) Low Density Residential Zone to allow for the development of a range of ground oriented housing forms with flexibility in lot size. The RLD zone allows for Single Detached, Duplex and Semi-detached housing forms and does not allow for row house development.

This proposal is in alignment with the City Plan (MDP) 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.

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RPL) Planned Lot Residential Zone • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped
CONTEXT		
North	<ul style="list-style-type: none"> • (RPL) Planned Lot Residential Zone • (RLD) Low Density Residential Zone • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Undeveloped • Undeveloped • Undeveloped
East	<ul style="list-style-type: none"> • (RPL) Planned Lot Residential Zone • (RF4) Semi-detached Residential Zone • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • Developing with Single Detached Housing • Road right-of-way developed as a north / south linear corridor beyond which is Single and Semi-detached Housing.
South	<ul style="list-style-type: none"> • (NA) Natural Areas Protection Zone 	<ul style="list-style-type: none"> • Tree stand
West	<ul style="list-style-type: none"> • (RLD) Low Density Residential Zone 	<ul style="list-style-type: none"> • Undeveloped

PLANNING ANALYSIS

The land proposed for rezoning, centrally located in the McConachie neighbourhood is identified as Row Housing and Low Density Residential in the McConachie NSP. The proposed rezoning to RLD is submitted in conjunction with a plan amendment to the McConachie NSP to redesignate approximately one hectare of the rezoning area from "Row Housing" to "Low Density Residential". The RLD zone allows for Single Detached, Duplex and Semi-detached housing forms with flexible lot sizes but does not allow for row house development. There is no significant reduction in the density calculation for the neighbourhood as a result of the proposed amendment. The units per net residential hectare is 33 for the neighbourhood.

An administrative amendment is also included in Bylaw 19532 to reflect the approval of Bylaw 17492 (which changed the land use designation of land at the northwest intersection of 66 Street and 170 Avenue from Medium Density Residential to Commercial) that was inadvertently not carried forward on the map for Bylaw 17614. This administrative update also includes updating the Land Use and Population Statistics to reflect the accurate numbers based on Council approved bylaws.

City Plan Alignment

McConachie is located generally at the northerly end of the Northeast District of the City Plan. The proposed rezoning will facilitate the development of residential within a redeveloping area (as defined in the City Plan) providing housing for the City's first anticipated population growth from 1-1.25 million people.

TECHNICAL REVIEW

As part of the technical review the following advisements were provided:

Transportation

- The owner will be required to pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roads in the catchment area.
- With subdivision, the owner will be required to construct a shared use path along the south border of the rezoning lands within the natural area to connect the existing shared use paths.

Drainage

- Permanent and Sanitary and storm servicing for the subject rezoning area shall be in accordance with the servicing schemes as identified in the accepted McConachie Northwest Neighbourhood Design Report 5th / Final Submission, dated October 2015.

EPCOR Water

- The area must be provided with water supply from three connection points. Completion of water infrastructure required under McConachie Phase 8B is necessary before or in conjunction with the proposed development to ensure availability of the essential water main feeds required for this development.
- The applicant / owner will be responsible for all costs associated with providing City standards of water supply including any changes to the existing water infrastructure required by this application.

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE Sept. 22, 2020	<ul style="list-style-type: none">• Number of recipients: 197• No responses received
WEBPAGE	<ul style="list-style-type: none">• https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/mcconachie-planning-applications.aspx

CONCLUSION

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

APPENDICES

- 1 Approved NSP Land Use and Population Statistics – Bylaw 17614
- 2 Proposed NSP Land Use and Population Statistics – Bylaw 19532

- 3 Approved NSP – Bylaw 17614 (updated as per Bylaw 17492)
- 4 Proposed NSP – Bylaw 19532
- 5 Application Summary

MCCONACHIE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 17614

Approved May 25, 2016

LAND USE	Area (ha)	% of GA	
GROSS AREA	255.83	100.0%	
Arterial Road Right-of-Way	7.59		
Utility Right of Way	1.65		
	Area (ha)	% of GA	
GROSS DEVELOPABLE AREA	246.59	100.0%	
Commercial	4.94	2%	
Institutional Use			
Slovenian Canadian Community Banquet Hall	1.30	0.5%	
Parkland, Recreation, School (Municipal Reserve)	43.76	17.7%	<u>% of MR</u>
District Park	22.59		9.16%
School/Park	5.15		2.09%
Pocket Park	0.50		0.20%
Natural Area (NE8091)	12.76		5.17%
Natural Area (Buffer)	2.76		1.12%
Transportation	49.45	20.1%	
Circulation			
Infrastructure / Servicing			
Stormwater Management Facilities	6.54	2.65%	
TOTAL Non-Residential Area	105.99	42.98%	
Net Residential Area (NRA)	140.61	57.02%	

RESIDENTIAL LAND USE, UNIT AND POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
Single/Semi-Detached	114.17	25	2,854	55%	2.80	7,992
Row Housing	1.00	45	45	1%	2.80	126
Low-rise/Medium Density Housings	25.4	90	2,290	44%	1.80	4,122
Total	140.61		5,189	100%		12,240

SUSTAINABILITY MEASURES

Population Density (ppnha)	87.0 persons per net residential ha
Units Density	36.9 units per net residential ha
LDR/MDR Ratio	55% / 45%

STUDENT GENERATION STATISTICS

Public School Board	986
Elementary	493
Junior High	247
Senior High	247
Separate School Board	493
Elementary	247
Junior High	123
Senior High	123
Total Student Population	1,480

*The exact area and location of Municipal Reserve will be determined at the time of subdivision and in coordination with Parks Planning.

MCCONACHIE NEIGHBOURHOOD STRUCTURE PLAN PROPOSED LAND USE AND POPULATION STATISTICS BYLAW 19532

LAND USE	Area (ha)	% of GA	
GROSS AREA	255.83	100.0%	
Arterial Road Right-of-Way	7.59		
Utility Right of Way	1.65		
	Area (ha)	% of GA	
GROSS DEVELOPABLE AREA	246.59	100.0%	
Commercial	4.94	2%	
Institutional Use			
Slovenian Canadian Community Banquet Hall	1.30	0.5%	
Parkland, Recreation, School (Municipal Reserve)	43.76	17.7%	<u>% of MR</u>
District Park	22.59		9.16%
School/Park	5.15		2.09%
Pocket Park	0.50		0.20%
Natural Area (NE8091)	12.76		5.17%
Natural Area (Buffer)	2.76		1.12%
Transportation	49.45	20.1%	
Circulation			
Infrastructure / Servicing			
Stormwater Management Facilities	6.54	2.65%	
TOTAL Non-Residential Area	105.99	42.98%	
Net Residential Area (NRA)	140.60	57.02%	

RESIDENTIAL LAND USE, UNIT AND POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
Single/Semi-Detached	115.2	25	2,880	62%	2.80	8,064
Medium Density**	25.4	70	1,778	38%	2.30	4,089
Total	140.6		4,658	100%		12,153

SUSTAINABILITY MEASURES

Population Density (ppnha)	86 persons per net residential ha
Units Density	33 units per net residential ha
LDR/MDR Ratio	62% / 38%

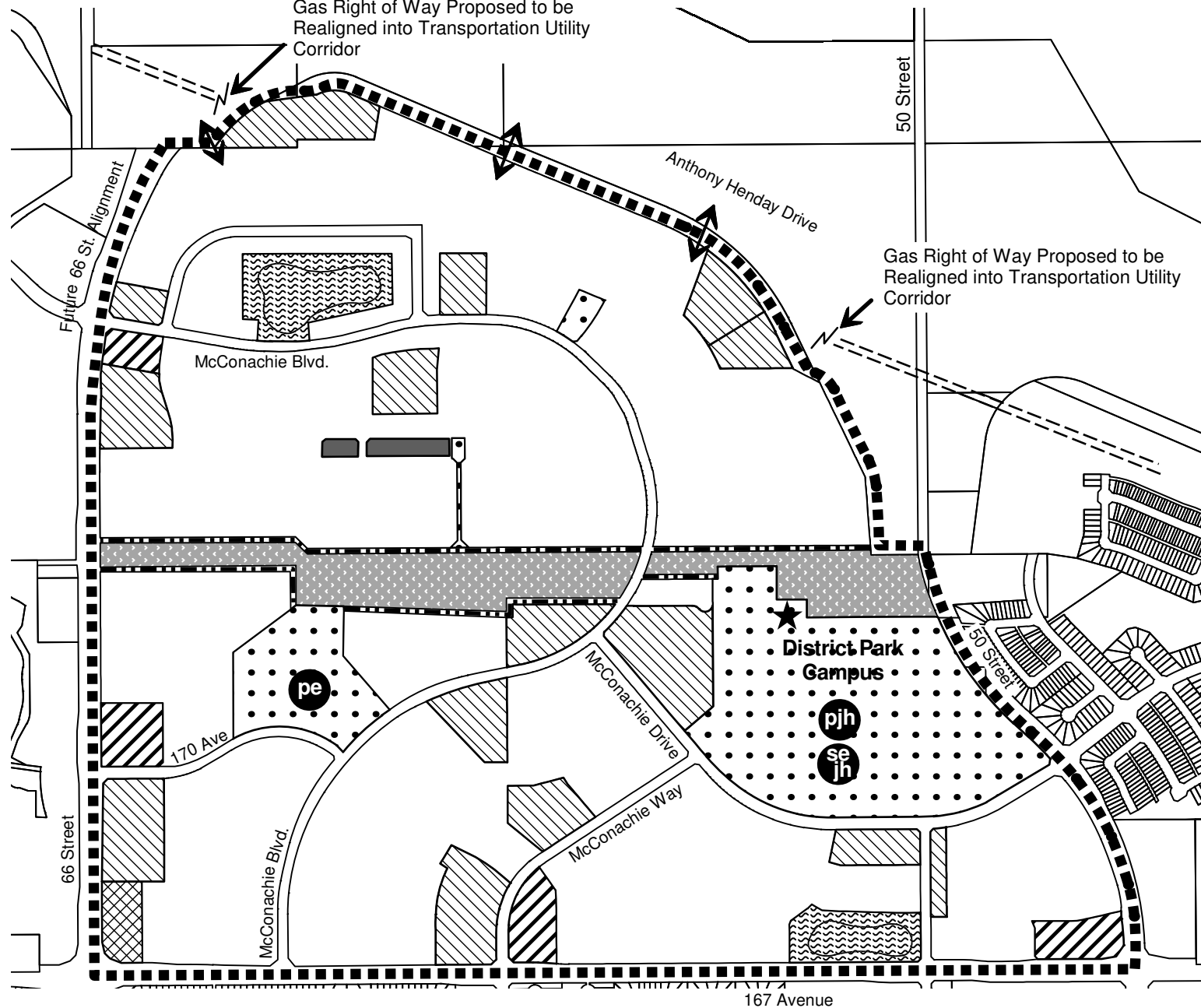
STUDENT GENERATION STATISTICS

Public School Board	987
Elementary	493
Junior High	247
Senior High	247
Separate School Board	493
Elementary	247
Junior High	123
Senior High	123
Total Student Population	1,480

*The exact area and location of Municipal Reserve will be determined at the time of subdivision and in coordination with Parks Planning.

** Medium density residential numbers used here are 70 u/ha, assuming a blend of row housing (45 u/ha) and low-rise apartment units (90 u/ha). People/Unit used here is 2.3, assuming a blend of row housing (2.8) and low-rise apartment (1.8).

Gas Right of Way Proposed to be
Realigned into Transportation Utility
Corridor

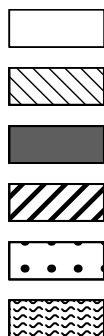


BYLAW 17614

APPROVED

McCONACHIE

Neighbourhood Structure Plan
(as amended)



Low Density Residential

Medium Density Residential

Row Housing

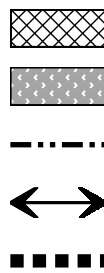
Commercial

School / Park

Stormwater Management Facility



Existing Residence



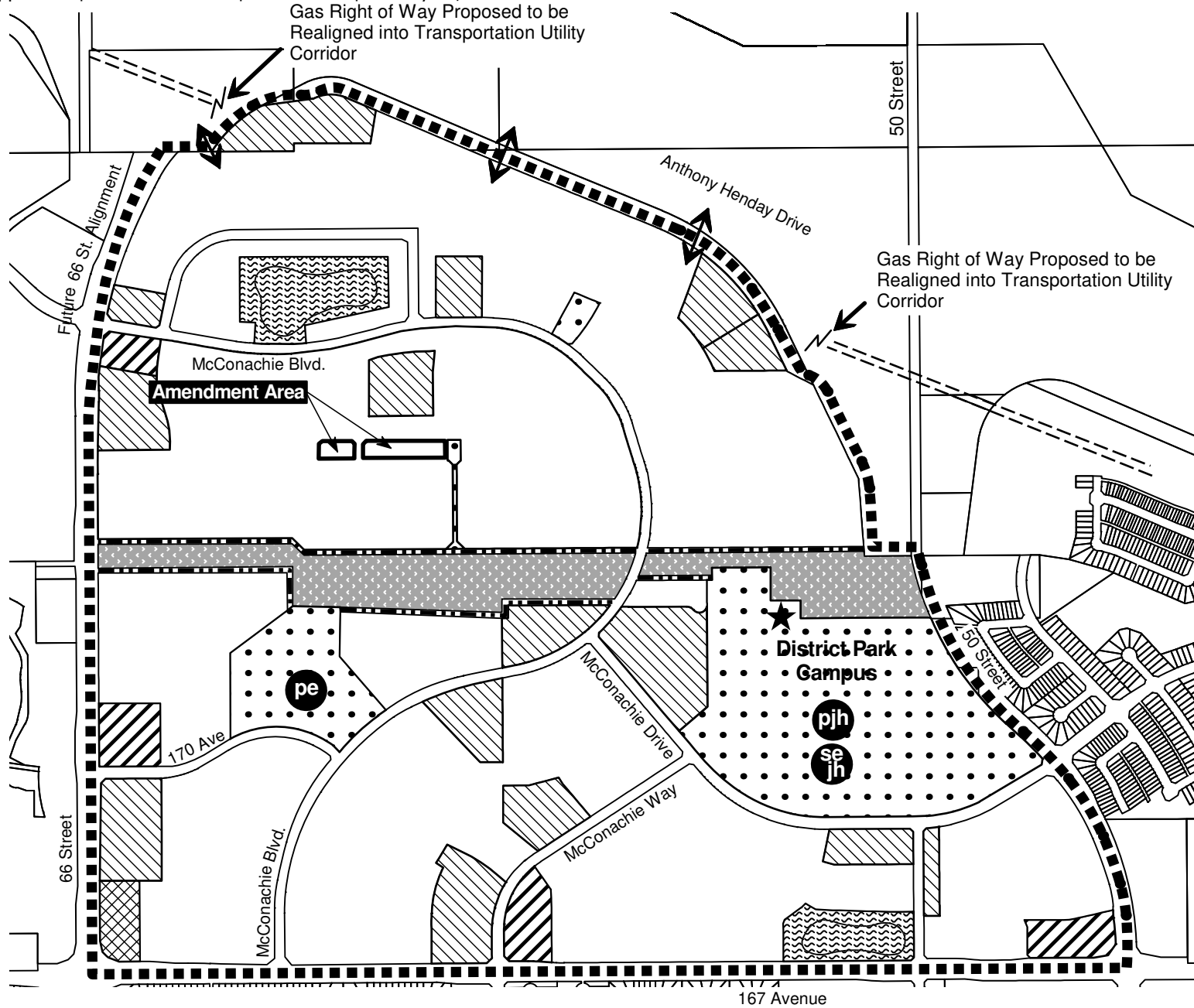
Institutional

Natural Area

10m Buffer













Potential Pedestrian Access

NSP Boundary



**BYLAW 19532
AMENDMENT TO
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		Amendment Boundary

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw:	19532
Charter Bylaw:	19533
Location:	South of 176 Avenue NW and west of 62 Street NW
Address:	1360 McConachie Boulevard NW
Legal Description:	Portion of Block 1, Plan 7722209
Site Area:	Plan Amendment Area 1 ha Rezoning Area 7.4 ha
Neighbourhood:	McConachie
Notified Community Organization:	Horse Hill Community League (1995) Association, Area Council No. 17 Area Council, and The Clairview and District Area Council Area Council
Applicant:	Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zones:	(RPL) Planned Lot Residential Zone (AG) Agricultural Zone
Proposed Zone:	(RLD) Residential Low Density Zone or
Plan in Effect:	McConachie Neighbourhood Structure Plan
Historic Status:	N/A

Written By:
Approved By:
Branch:
Section:

Cyndie Prpich
Tim Ford
Development Services
Planning Coordination