



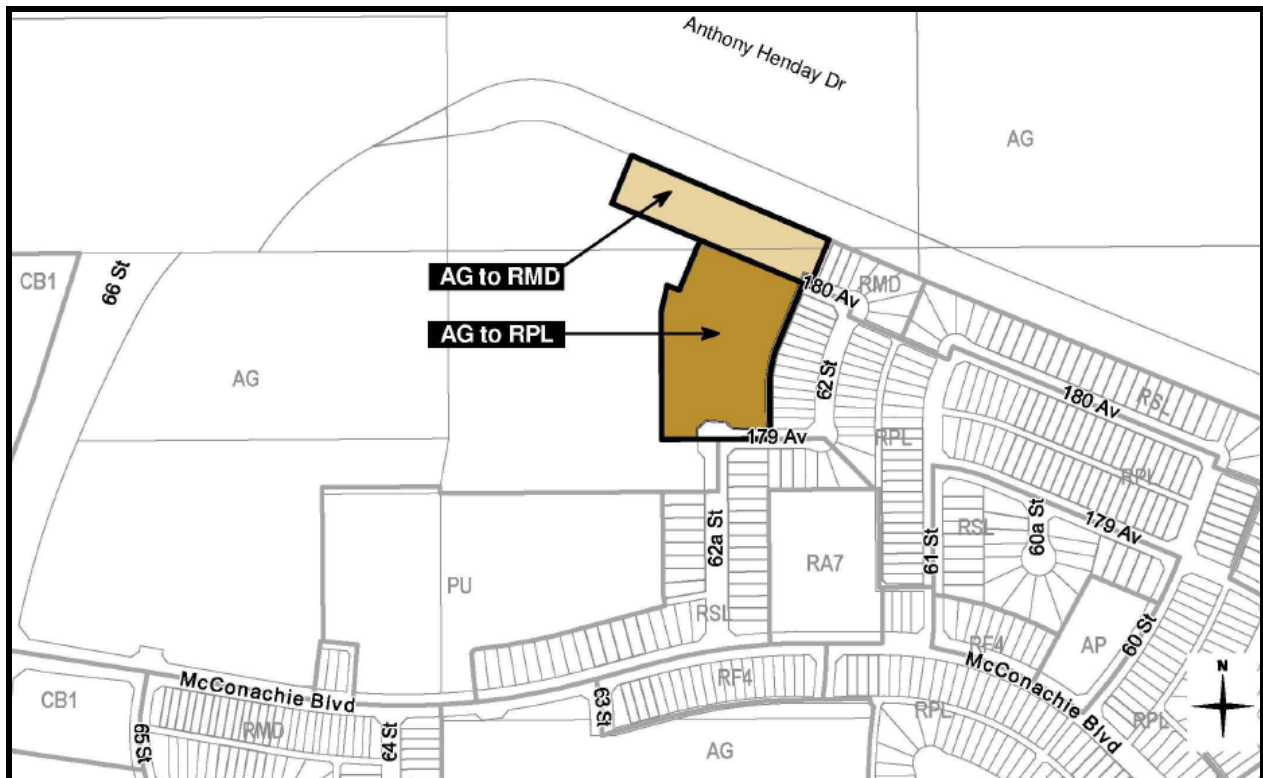
# CITY PLANNING REPORT

## REZONING

### MCCONACHIE

## 17403 and 18055 - 66 Street NW

To allow for a variety of low density residential uses.



## RECOMMENDATION AND JUSTIFICATION

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

- will facilitate the orderly and sequential development of the neighbourhood;
- will be compatible with surrounding and planned land uses; and
- conforms to the McConachie Neighbourhood Structure Plan.

## THE APPLICATION

CHARTER BYLAW 18707 proposes to rezone the subject site from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone and (RPL) Planned Lot Residential Zone to allow for a variety of low density residential use in the McConachie neighbourhood.

## SITE AND SURROUNDING AREA

The proposed rezoning is approximately 2.3 ha in area and located on the north edge of the McConachie neighbourhood, south of Anthony Henday Drive and east of 66 Street NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	Undeveloped land
<b>CONTEXT</b>		
North	(AG) Agricultural Zone	Transportation Utility Corridor (Anthony Henday Drive)
West	(AG) Agricultural Zone	Undeveloped land

South	(RSL) Residential Small Lot Zone (AG) Agricultural Zone	Subdivided residential lots Undeveloped land
East	(RPL) Planned Lot Residential Zone	Subdivided residential lots

## PLANNING ANALYSIS

The proposed zones will allow for a variety of low density housing types that will be consistent and compatible with subdivided and developing land located to the east and south. The application conforms to the McConachie Neighbourhood Structure Plan (NSP) which designates the site for low density residential uses backing onto Anthony Henday Drive.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

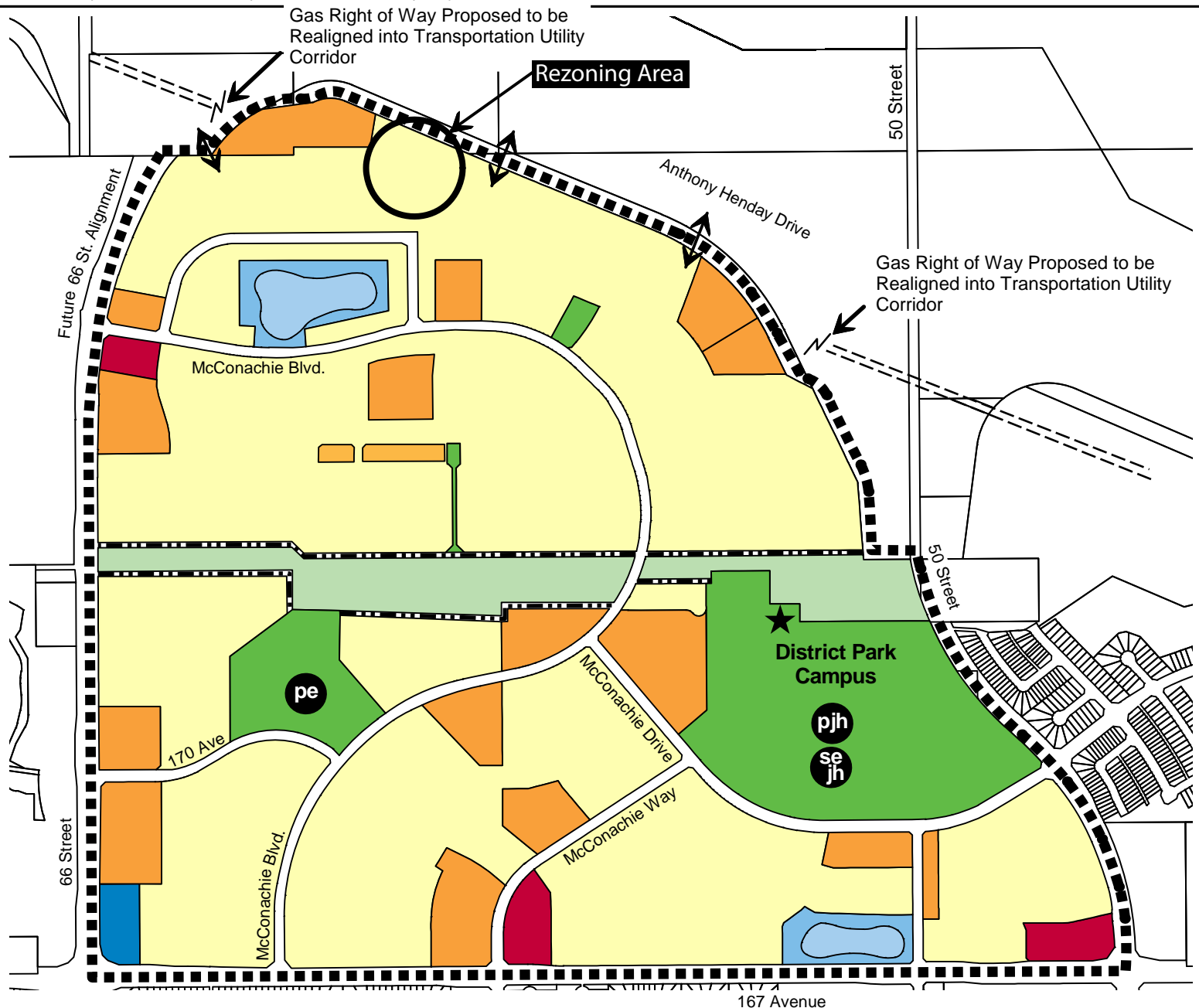
<b>ADVANCE NOTICE</b> December 03, 2018	<ul style="list-style-type: none"> <li>• Number of recipients: 64</li> <li>• No responses received</li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>• <a href="http://www.edmonton.ca/mcconachie">www.edmonton.ca/mcconachie</a></li> </ul>

## CONCLUSION

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









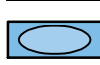



## APPENDICES

- 1 Context 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:	Charter Bylaw 18707
Date of Application Acceptance	October 09, 2018
Location:	South of Anthony Henday Drive, east of 66 Street NW
Address:	17403 and 18055 - 66 Street NW
Legal Description:	A portion of Block 2, Plan 7722209 A portion of SW-11-54-24-W4M
Site Area:	2.3 ha
Neighbourhood:	McConachie
Ward - Councillor:	04 - Aaron Paquette
Notified Community Organization(s):	Horse Hill Community League Association Clareview and District Area Council Area Council Area Council No. 17 Area Council
Applicant:	Keith Davies, Stantec Consulting Ltd.

### PLANNING FRAMEWORK

Current Zone and Overlay:	(AG) Agricultural Zone
Proposed Zone and Overlay:	(RMD) Residential Mixed Dwelling Zone (RPL) Planned Lot Residential Zone
Plan(s) in Effect:	McConachie Neighbourhood Structure Plan (NSP) Pilot Sound Area Structure Plan (ASP)
Historic Status:	None

Written By:	Anshu Gupta
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination