

# Charter Bylaw 18808

To allow for a public park and low density residential development,  
McConachie

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## Purpose

Rezoning from AG to AP, RLD, and RF4; located at 4604 - 167 Avenue NW and 17303 - 50 Street NW.

## Readings

Charter Bylaw 18808 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 Charter Bylaw 18808 be considered for third reading."

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on April 12, 2019, and April 20, 2019. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

Charter Bylaw 18808 proposes to rezone the subject land from (AG) Agricultural Zone to (AP) Public Parks Zone, (RLD) Residential Low Density Zone, and (RF4) Semi-detached Residential Zone. The proposed zones will allow for a portion of the district school/park site, and zero-lot line low density housing uses.

The proposed rezoning conforms to the McConachie Neighbourhood Structure Plan which designates the site for School/Park uses and Low Density Residential development. The proposed zoning provides the opportunity for more efficient low density housing lots and park uses. An associated subdivision proposes to complete the McConachie Drive connection to 50 Street NW.

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

## Public Engagement

An advance notice was sent to surrounding property owners and the Horse Hill Community League Association, Area Council No 17 Area Council, and Clareview and District Area Council Area Council, on February 6, 2019. One response was received, and is elaborated on in the attached council report.

**Attachments**

1. Charter Bylaw 18808
2. City Planning Report