



CITY PLANNING REPORT REZONING MCCONACHIE

4604 - 167 AVENUE NW and 17303 - 50 STREET NW

To allow for a district school/park site and more efficient low density housing lots.



RECOMMENDATION AND JUSTIFICATION

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

- will allow for the orderly assembly of a school and park site;
- will provide the opportunity for more efficient low density housing lots;
- will be compatible with surrounding and existing land uses; and
- is in conformance with the McConachie Neighbourhood Structure Plan.

THE APPLICATION

CHARTER BYLAW 18808 proposes to rezone the subject lands 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 district school/park site, and for single and semi-detached housing with zero-lot lines (housing where one side setback is reduced to 0 m).

SITE AND SURROUNDING AREA

The subject site is undeveloped and has primarily been used for agricultural purposes. The site is located west of the future 50 Street NW alignment and straddles McConachie Drive. The Cy Becker neighbourhood is to the east.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped land
CONTEXT		
North	(NA) Natural Areas Protection Zone (PU) Public Utility Zone (AG) Agricultural Zone	Natural Area (woodlot), country residential lot, and walkway

East	(RF4) Semi-Detached Residential Zone (RPL) Planned Lot Residential Zone (RSL) Residential Small Lot Zone	Low density residential (Cy Becker neighbourhood)
South	(RF4) Semi-Detached Residential Zone (RSL) Residential Small Lot Zone (RF5) Row Housing Zone	Low density residential and row housing
West	(AG) Agricultural Zone (AGU) Urban Reserve Zone (AP) Public Parks Zone	Undeveloped land, portion of future school/district park site

PLANNING ANALYSIS

This application conforms to the McConachie Neighbourhood Structure Plan which designates the subject lands for School/Park uses and Low Density Residential development. The school/park site is part of the Pilot Sound District Park and is planned for a future recreation centre.

The proposed RF4 zone matches the surrounding zoning and will facilitate the orderly completion of the development. The RLD zone is a new zone, which allows for the efficient development of low density housing types through narrower lot widths, a reduced lot depth, and presents zero lot line housing opportunities.

An associated subdivision is in review and proposes to complete the McConachie Drive connection to 50 Street NW.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

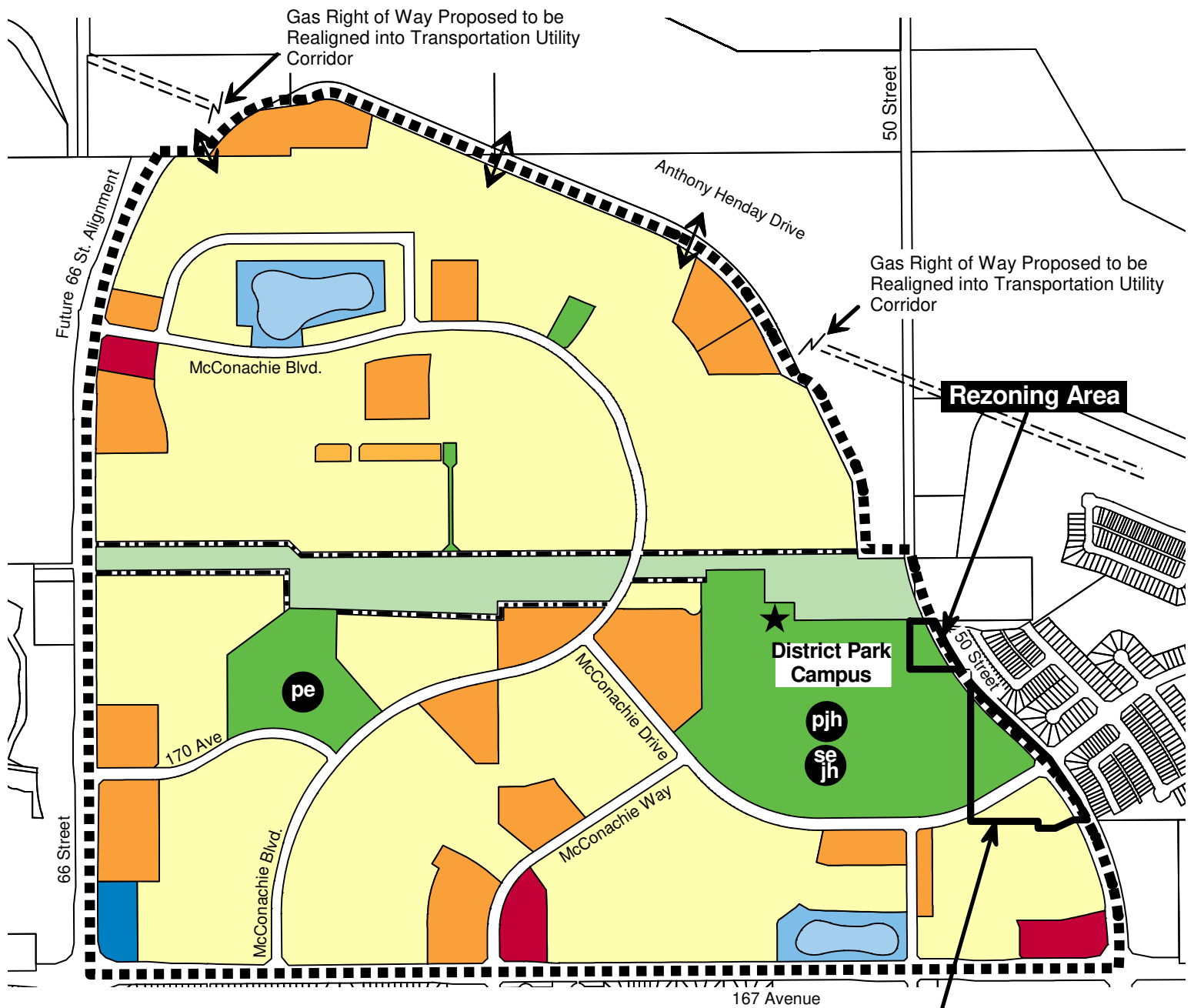
ADVANCE NOTICE February 6, 2019	<ul style="list-style-type: none">• Number of recipients: 188• One response was received asking about construction timing and expressing concern about the loss of frog habitat. Planning and development process information was shared, and how the natural area corridor to the north is designated and zoned to protect wildlife in the area.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• <i>edmonton.ca/Mcconachie</i>

CONCLUSION

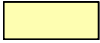











City Planning recommends that City Council **APPROVE** this application.

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:	Charter Bylaw 18808
Date of Application Acceptance	January 18, 2019
Location:	West of 50 Street NW, north and south of McConachie Drive
Addresses:	4604 - 167 Avenue NW A portion of 17303 - 50 Street NW
Legal Descriptions:	Lot A, Plan 2759MC A portion of Lot 1, Block 1, Plan 0220944
Site Area:	Approximately 3.3 ha
Neighbourhood:	McConachie
Notified Community Organizations:	Horse Hill Community League Association, Area Council No 17 Area Council, and Clareview and District Area Council Area Council
Applicant:	Jamie Kitlarchuk, Qualico Communities

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zones:	(AP) Public Parks Zone (RLD) Residential Low Density Zone (RF4) Semi-detached Residential Zone
Plans in Effect:	McConachie Neighbourhood Structure Plan Pilot Sound Area Structure Plan
Historic Status:	None

Written By:
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