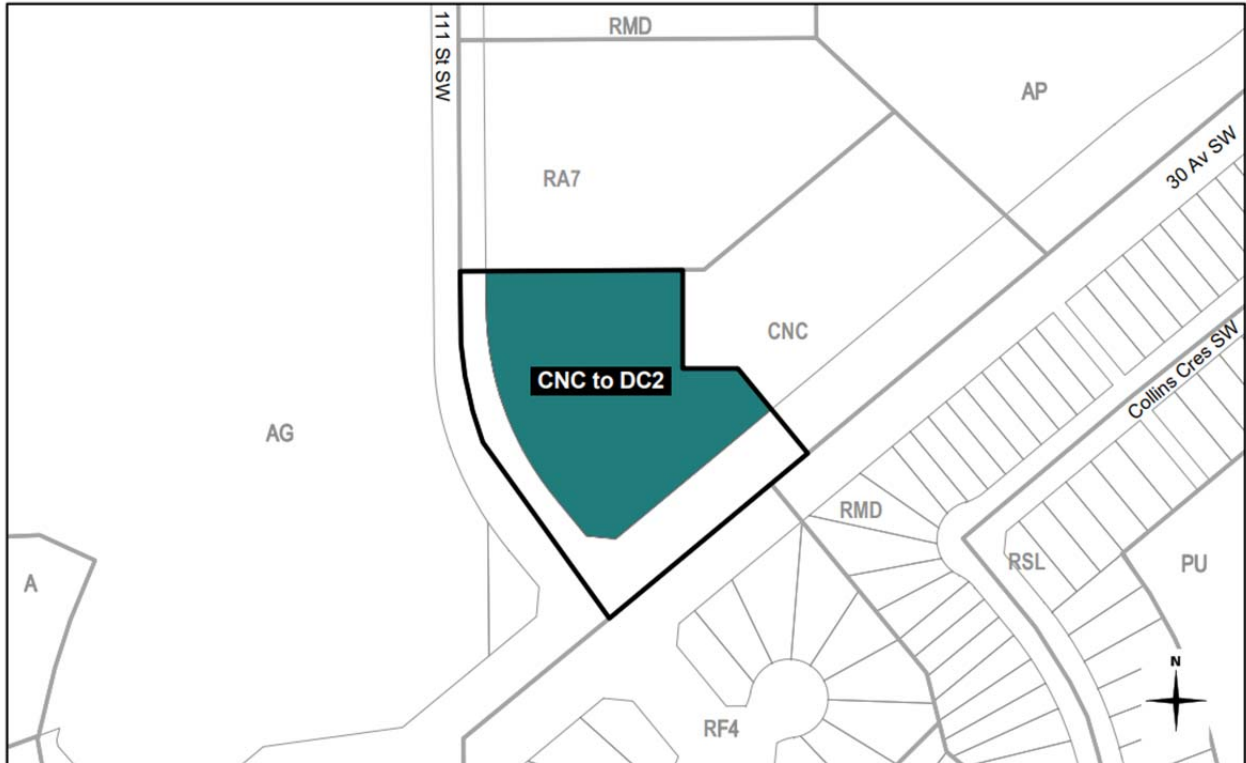




## REZONING APPLICATION CAVANAGH

### 11006 - 30 AVENUE SW

To allow for minor and major alcohol sales in addition to convenience commercial uses.



### RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- provides the opportunity for a variety of neighbourhood serving commercial uses;
- is compatible with surrounding planned and existing land uses; and
- conforms to the Cavanagh Neighbourhood Area Structure Plan (NASP).

## THE APPLICATION

CHARTER BYLAW 18606 proposes to rezone the subject site from (CNC) Neighbourhood Convenience Commercial Zone to (DC2) Site Specific Development Control Provision.

The purpose of the proposed DC2 Provision is to expand the range of uses to allow for minor alcohol sales (maximum floor area of 275 sq. m) and major alcohol sales (maximum floor area of 325 sq. m) in addition to the convenience commercial uses allowed under the current CNC zone. Maximum floor area for some of the proposed uses are equivalent to what is allowed under the (CB1) Low Intensity Business Zone as neighbourhood serving uses.

## SITE AND SURROUNDING AREA

The 0.7 ha site is located at the corner of 30 Avenue SW and Cavanagh Boulevard (111 Street SW) and is undeveloped. Land around the site is planned primarily for medium and low density residential housing and neighbourhood commercial uses.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>(CNC) Neighbourhood Convenience Commercial Zone</li> </ul>	Undeveloped land
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>(RA7) Low Rise Apartment Zone</li> </ul>	Undeveloped land

East	<ul style="list-style-type: none"> <li>• (CNC) Neighbourhood Convenience Commercial Zone</li> </ul>	Undeveloped land
South	<ul style="list-style-type: none"> <li>• (RF4) Semi-Detached Residential Zone</li> <li>• (RMD) Residential Mixed Dwelling Zone</li> </ul>	Land has been subdivided and is under construction
West	<ul style="list-style-type: none"> <li>• (AG) Agricultural Zone</li> </ul>	Undeveloped land (future medium density housing)

## PLANNING ANALYSIS

The proposed rezoning conforms to the Cavanagh Neighbourhood Area Structure Plan (NASP) which designates the site for Neighbourhood Commercial uses. This designation is intended to encourage neighbourhood commercial opportunities to satisfy the needs of residents, provide local employment, and create attractive and vibrant commercial destinations. With the exception of major and minor alcohol sales, the uses permitted are consistent with those of the (CNC) Neighbourhood Convenience Commercial Zone. Some of the proposed uses have maximum floor areas that are similar in scale to the (CB1) Low Intensity Business Zone. The proposed zoning is compatible with existing and planned development of the surrounding lands, which is identified primarily for medium density residential and neighbourhood commercial development.

The proposed major and minor alcohol sales uses are appropriately located at the intersection of two major roadways, and the proposed DC2 Provision limits the size of major alcohol sales to 325 sq. m which maintains the neighbourhood commercial intent of the site. The Zoning Bylaw regulations regarding minimum separation distances for major and minor alcohol sales will apply.

Additional development regulations have been included in the proposed DC2 Provision to enhance the pedestrian experience by requiring:

- additional landscaping along 30 Avenue SW and 111 Avenue SW;
- a minimum of 60% glazing of any ground floor façade along 30 Avenue SW and 111 Avenue SW;
- consistent and harmonious exterior finishing materials on all exposed building facades;
- on-site pedestrian circulation; and
- identification of areas on the site where enhancement features shall be required such as patios, additional landscaping, street furniture or public art.

## TECHNICAL REVIEW

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

A gas main update, additional fire protection measures, and site access requirements may be required at the development permit stage.

## PUBLIC ENGAGEMENT

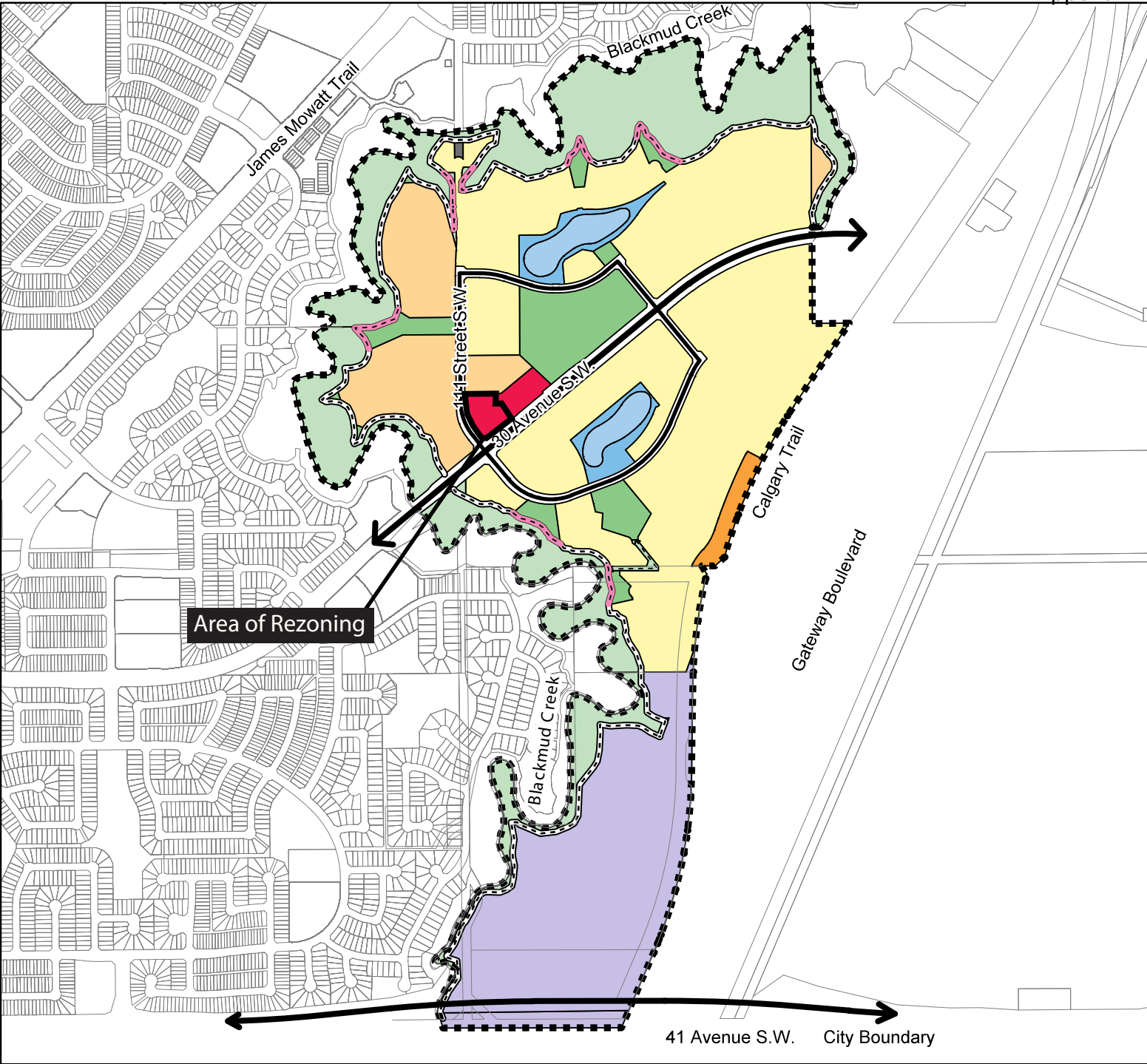
<b>ADVANCE NOTICE</b> July 9 2018	<ul style="list-style-type: none"><li>• Number of recipients: 7</li><li>• No responses received</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>
<b>WEBPAGE</b>	<i><a href="http://www.edmonton.ca/cavanagh">www.edmonton.ca/cavanagh</a></i>

## CONCLUSION

City Planning recommends that City Council APPROVE this application.
















## APPENDICES

- 1 Context Plan Map
- 2 Application Summary



BYLAW 18500  
APPROVED  
CAVANAGH  
Neighbourhood Area Structure Plan  
(as amended)



- |  |  |   |                                |   |                     |
|--|--|---|--------------------------------|---|---------------------|
|  | Low Density Residential  |  | Stormwater Management Facility |  | Collector Roadway   |
|  | Medium Density Residential (Low Rise / Multi / Medium Density Units) |  | Park / School                  |  | Arterial Roadway    |
|  | Row Housing  |  | Environmental Reserve          |  | Top of Bank Walkway |
|  | Neighbourhood Commercial   |  | Greenway                       |  | NASP Boundary       |
|  | Government Lands   |  | Walkway                        |   |                     |
|  |  |  | Top of Bank Roadway            |   |                     |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor or revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Bylaw(s)/Charter Bylaw(s):	18606
Location:	North of 30 Avenue SW and east of Cavanagh Boulevard
Address(es):	11006 - 30 Avenue SW
Legal Description(s):	Lot 101, Block 7, Plan 1822591
Site Area:	0.7 ha
Neighbourhood:	Cavanagh
Ward - Councillor:	10 - Michael Walters
Notified Community Organization(s):	Blackmud Creek Community League
Applicant:	Stantec Consulting Ltd

### PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(CNC) Neighbourhood Convenience Commercial Zone
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Cavanagh Neighbourhood Area Structure Plan, Heritage Valley Servicing Concept Design Brief
Historic Status:	None

Written By:	Shalaka Jadhav
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination