



PLAN AMENDMENT AND REZONING CAVANAGH

2204 103A Street SW

To allow for medium density housing and a top-of-bank walkway along a ravine.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- increases housing choice for a diverse mix of residents in Cavanagh;
- allows for the development of residential uses on an irregular, fragmented site; and
- contributes to completing the pedestrian network and public open space.

THE APPLICATION

The purpose of the application is to allow for medium density housing on the subject site. The subject land is currently designated for low density residential uses in the approved Cavanagh Neighbourhood Area Structure Plan (NASP). Due to land ownership fragmentation in the area and site constraints, the applicant is seeking a revision to allow for a higher density development than envisioned in the approved NASP.

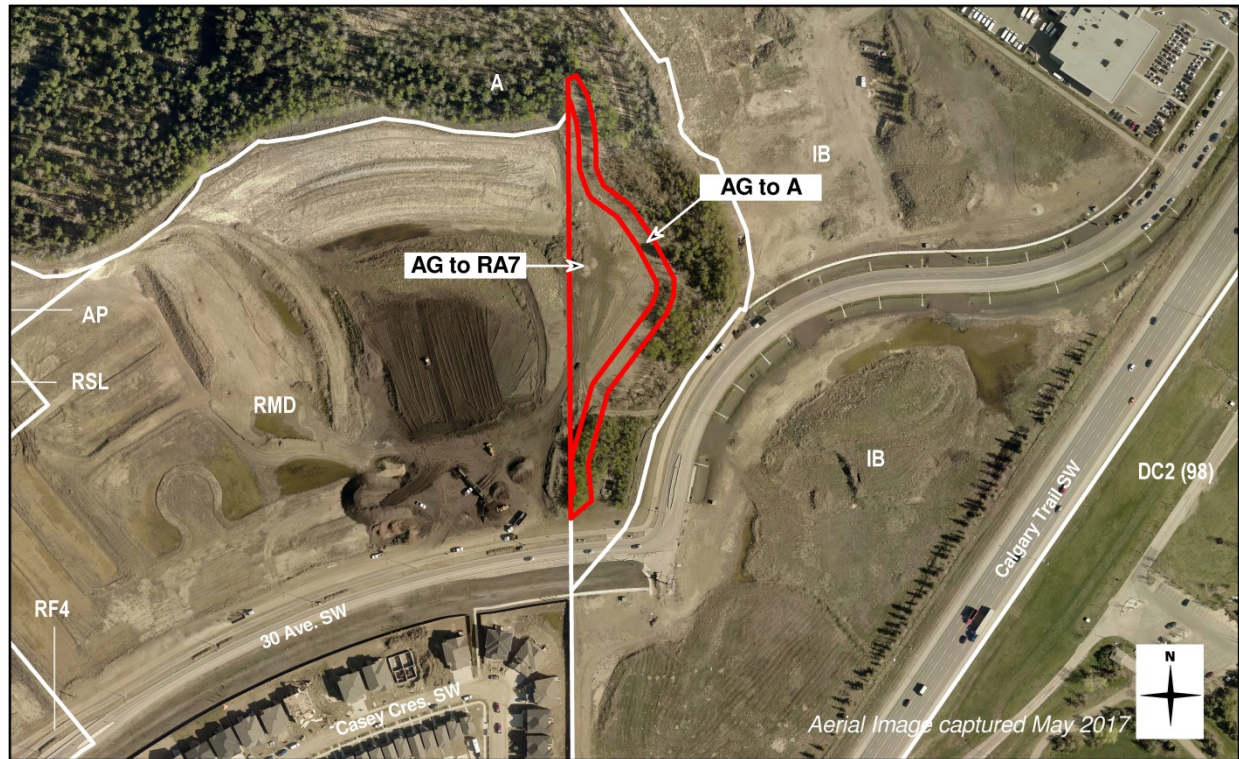
1. BYLAW 18500 proposes to amend the Cavanagh NASP, redesignating the site from low to medium density residential uses and removing the requirement for a top-of-bank roadway along the eastern edge of the site.

NASP maps, text, and statistics are proposed to be revised accordingly. Text is proposed to be amended to reference an overall top of bank roadway amount of approximately 23 percent for the NASP area. The overall amount of land designated as (ER) Environmental Reserve in the plan area is unaffected with the top of bank walkway provided in this location.

2. BYLAW 18501 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (RA7) Low Rise Apartment Zone and (A) Metropolitan Recreation Zone to allow for apartment housing and a top of bank public walkway along the North Saskatchewan River Valley and Ravine system (Blackmud Creek).

SITE AND SURROUNDING AREA

The subject site is approximately 0.44 ha (1.09 acres) in area and is located on the north eastern boundary of the Cavanagh neighbourhood. Land to the west has been rezoned and is currently being subdivided for low density housing with opportunity for limited row housing uses.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (AG) Single Detached Residential Zone 	<ul style="list-style-type: none"> Vacant/undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> (A) Metropolitan Recreation Zone 	<ul style="list-style-type: none"> Blackmud Creek Ravine
East	<ul style="list-style-type: none"> (A) Metropolitan Recreation Zone 	<ul style="list-style-type: none"> Blackmud Creek Ravine
South	<ul style="list-style-type: none"> Metropolitan Recreation Zone 	<ul style="list-style-type: none"> Blackmud Creek Ravine and 30 Avenue SW
West	<ul style="list-style-type: none"> (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> Being subdivided for a mix of single, semi-detached, and limited row housing

PLANNING ANALYSIS

The proposed plan amendment to the Cavanagh NASP would redesignate the subject area from low density residential uses to medium residential uses, as well as remove a top of bank roadway requirement in the proposed plan amendment area.

The approved NASP envisioned the subject parcel completing the residential portion of the neighbourhood west of it. The pattern of development occurring in the area however, has resulted in a narrow site less than half a hectare in area, fragmented in ownership from land to the west and hemmed in on the east by an abutting ravine. The applicant has indicated the intention to provide some underground parking in order to make their site developable for an apartment building on the site.

The proposed plan amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) increases the overall neighbourhood density from 37 (upnrh) units per net residential hectare to 37.6; however, given site limitations, it is unlikely that the maximum density allowed under the RA7 zone (125 units per hectare) would be realized. The proposal is compatible with existing and planned development of the surrounding land uses. Regulations of the RA7 zone provide minimum setbacks, stepbacks, and screening requirements that will be reviewed at the development permit stage, to ensure land use compatibility between the proposed RA7 zoned land and adjacent RMD zoned land to the west. This proposed NASP amendment will result in an overall increase in the neighbourhood residential density.

The NASP requirement to provide a public top of bank roadway along the entire eastern edge of the site would take up about 60 percent of the site area, creating difficulties for developing the parcel. Allowing medium density housing on the site and removing the roadway requirement provides a more developable parcel of land allowing completion of this portion of the neighbourhood at this time.

The proposal also ensures that prior to development commencing on the site, a subdivision would be required which triggers the City's ability to acquire the portion of the site proposed to be rezoned to (A) as a 10 meter wide top of bank setback area, in accordance with the City's Top of Bank Policy C542. This parcel would serve as a public walkway connecting to the planned adjacent east-west walkway along the edge of the Cavanagh neighbourhood.

If the subject parcel were to remain designated for low density housing and zoned AG, a single residence could be built on the site, without rezoning or subdivision as a prerequisite that triggers the City's ability to acquire the top of bank trail area.

While the City would gain a publicly accessible top of bank trail on the subject site at the subdivision stage with this proposal, the minimum amount of top of bank roadway provided for the Cavanagh NASP is estimated to be reduced to 23 percent from 30 percent, as specified in the City's Top Of Bank Policy. However, given the irregular shaped site and the limited access connection to other roadways, along with the site's location, this does not adversely impact ravine access in this portion of the plan area.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. A transportation review determined that existing roads were sufficient to address anticipated vehicle use in the area as a result of the proposed increase in density. A Drainage review determined there is sufficient capacity in service planned for this area along Black Mud Creek.

The City established a top of bank reflected in the application as the line between the proposed zones. A geotechnical study that determined bank stability was submitted to the City's satisfaction and will be used to set a development line above the top of bank at the development permit stage, to protect both the development and the edge of the ravine.

PUBLIC ENGAGEMENT

ADVANCE NOTICE September 12, 2017	<ul style="list-style-type: none">• Number of recipients: 239• Number of responses in support: 0• Number of responses with concerns: 2• Seeking more information: 1• Common comments included: concern that high density lowers property values, proximity to single detached housing lots, increased traffic, and servicing concerns through approved subdivisions
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• www.edmonton.ca/cavanagh

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Approved NSP Land Use and Population Statistics – Bylaw 16617
- 2 Proposed NSP Land Use and Population Statistics – Bylaw 18500
- 3 Approved NSP – Bylaw 16617
- 4 Proposed NSP – Bylaw 18500
- 5 Application Summary

**CAVANAGH NEIGHBOURHOOD AREA STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 16617**

LAND USE	Area (ha)	% of GA
GROSS AREA	147.44	100.0%
Environmental Reserve	29.83	
<i>Blackmud Creek Ravine</i>	24.46	
<i>Public Upland Area (ER)*</i>	5.37	
Arterial Road Right-of-Way	4.24	
Provincial / City of Edmonton Lands	26.09	
	Area (ha)	% of GA
GROSS DEVELOPABLE AREA	87.28	100%
Parks and Open Space**	8.24	9.4%
<i>School (S K-6)</i>	4.44	
<i>Pocket Parks</i>	3.00	
<i>Greenways</i>	0.23	
<i>Top of Bank Parks</i>	0.57	
Neighbourhood Commercial	1.44	1.6%
Transportation	13.09	15.0%
<i>Circulation</i>	13.09	
Infrastructure / Servicing	5.06	5.8%
<i>Stormwater Management Facilities</i>	5.06	
TOTAL Non-Residential Area	27.83	31.89%
Net Residential Area (NRA)	59.45	68.11%

RESIDENTIAL LAND USE, UNIT AND POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
Low Density Residential (LDR)						
Single/Semi-Detached and Row Housing	47.48	25	1,187	54%	2.80	3,323
Medium Density Residential (MDR)						
Row Housing	1.22	45	55	2%	2.80	154
Low-Rise/Medium Density Housing	10.75	90	968	44%	1.80	1,742
Total	59.45		2,209	100%		5,219

SUSTAINABILITY MEASURES

Population Density (ppnha)	88
Unit Density (upnrha)	37
Single/Semi-Detached // Rowhousing, Low-Rise/Medium Density Housing	54% / 46%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	99%
Population (%) within 600m of Commercial Service	96%
Presence / Loss of Natural Area Features	Land Water
Protected as Environmental Reserve (ha)	29.83 n/a
Conserved as Naturalized Municipal Reserve (ha)	n/a n/a
Protected through other means (ha)	n/a n/a
Lost to Development (ha)	n/a n/a

STUDENT GENERATION STATISTICS

Public School Board		349
Elementary	175	
Junior High	87	
Senior High	87	
Separate School Board		175
Elementary	87	
Junior High	44	
Senior High	44	
Total Student Population		524

* As per TOB Policy C542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area. Exact areas will be confirmed at the time of subdivision and through legal survey.

** Areas dedicated to Municipal Reserve to be confirmed by legal survey.

**CAVANAGH NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18500**

	Area (ha)	% of GA
GROSS AREA	147.44	100.0%
Environmental Reserve		
Blackmud Creek	24.46	
Public Upland Area (ER*)	5.37	
Arterial Road Right-of-Way	4.24	
Provincial / City of Edmonton Lands	26.09	
Subtotal	60.16	
GROSS DEVELOPABLE AREA	87.28	
Parks and Open Space**	8.24	9.4%
School (S K-6)	4.44	
Pocket Parks	3.00	
Greenways	0.23	
Top of Bank Parks	0.57	
Neighbourhood Commercial	1.44	1.6%
Transportation		
Circulation	13.09	15.0%
Infrastructure / Servicing		
Stormwater Management Facilities	5.06	5.8%
TOTAL Non-Residential Area	27.83	31.9%
Net Residential Area (NRA)	59.45	68.1%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ ha	Units	People / Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/ Semi-Detached	47.04	25	1,176	2.8	3,293	79.1%
Medium Density Residential (MDR)						
Row Housing	1.22	45	55	2.8	154	2.1%
Low Rise/Medium Density Housing	11.19	90	1007	1.8	1,813	18.8%
TOTAL Residential	59.45		2,238		5,260	100.0%

Sustainable Measures

Population Density (ppnha) = 88.5

Unit Density (upnha) = 37.6

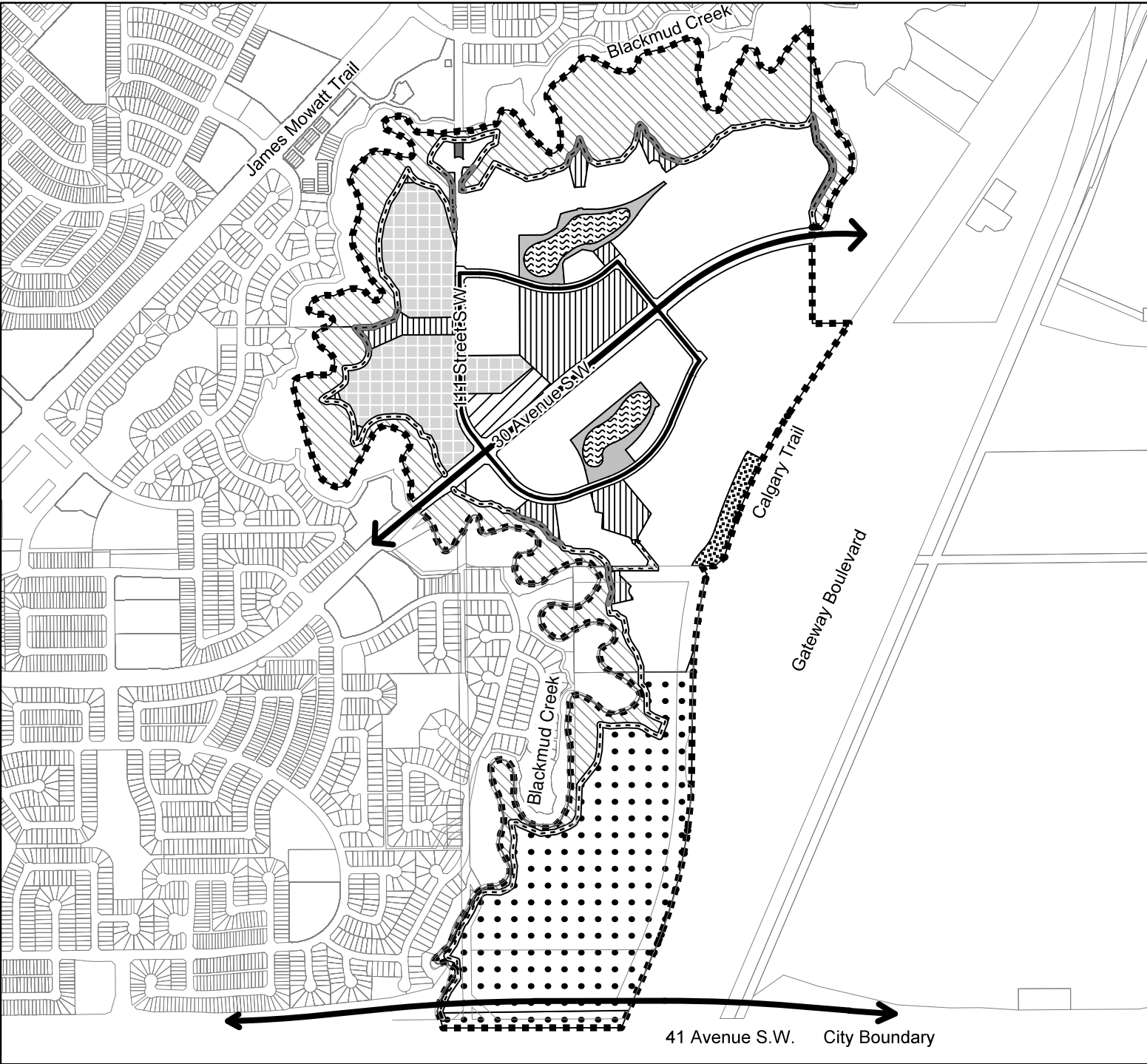
Low Density / Medium Density Unit Ratio = 54% / 46%
Population (%) within 500m of Parkland =100%
Population (%) within 400m of Transit Service = 99%
Population (%) within 600m of Commercial Service = 96%

Presence/ Loss of Natural Area features = All existing natural features are retained.

Protected as Environmental Reserve (ha)= 29.83
Conserved as Naturalized Municipal Reserve (ha) = N/A
Protected through other means (ha) = N/A
Lost to Development (ha) = N/A
















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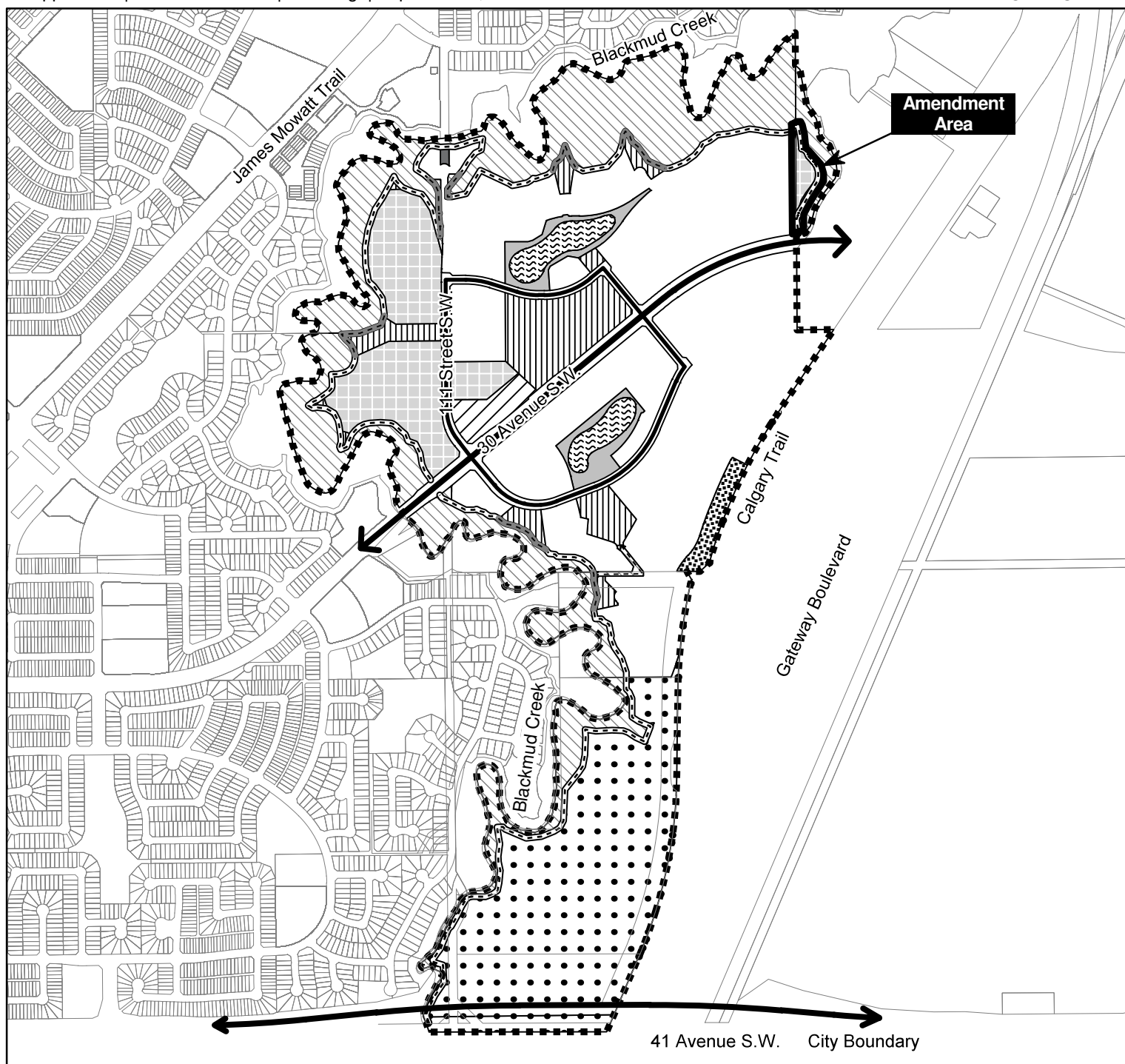


BYLAW 16617
APPROVED
CAVANAGH
Neighbourhood Area Structure Plan
(as amended)



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

















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.



BYLAW 18500 AMENDMENT TO CAVANAGH

Neighbourhood Area Structure Plan (as amended)



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

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:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	18500, 18501
Location:	North of 30 Avenue SW and west of Calgary Trail SW
Address:	2204 103A Street SW
Legal Description:	A portion of SE-20-51-24-4
Site Area:	Approximately 0.44 ha
Neighbourhood:	Cavanagh Neighbourhood
Ward - Councillor:	10 – Michael Walters
Notified Community Organizations:	Blackmud Creek Community League
Applicant:	Select Engineering Consultants

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(RA7) Low Rise Apartment Housing Zone and (A) Metropolitan Recreation Zone
Plans in Effect:	Cavanagh Neighbourhood Area Structure Plan, Heritage Valley Servicing Concept Design Brief
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Beatrice McMillan
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City Planning
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