

Charter Bylaw 18501

To allow medium density residential uses and a top of bank walkway, Cavanagh

Purpose

Rezoning from AG to RA7 and A, located at 2204 - 103A Street SW, Cavanagh.

Readings

Charter Bylaw 18501 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 18501 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 17 2018, and August 25, 2018. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The application proposes to rezone from (AG) Agricultural Zone to (RA7) Low Rise Apartment Housing Zone to allow for the opportunity to develop apartment housing. In addition the edge of the site along the top-of-bank is proposed to be rezoned from (AG) Agricultural Zone to (A) Metropolitan Recreation Zone to provide for a public walkway and preserve the integrity of the North Saskatchewan River Valley and Ravine system.

An associated proposed amendment to the Cavanagh Neighbourhood Area Structure Plan (Bylaw 18500) supports the proposed Charter Bylaw.

Policy

This application supports the policies of the *The Way We Grow* by supporting contiguous development and infrastructure and providing a range of housing types and densities at a neighbourhood level.

Corporate Outcomes

- Edmonton is attractive and compact
- Edmontonians are connected to the city in which they live, work and play

Public Consultation

An advance notice was sent out on September 12, 2017, to surrounding land owners and the Blackmud Creek Community League. A summary of responses is in the attached Council report.

Attachments

1. Charter Bylaw 18501
2. Urban Form and Corporate Strategic Development report (attached to Bylaw 18500 – Item 3.5)