



ADMINISTRATION REPORT **REZONING** CAVANAGH

2181 - 111 Street SW and 10706 - 30 AVENUE SW

To allow for the preservation of natural areas.



Recommendation: That **Charter Bylaw 19817** to amend the Zoning Bylaw from (AP) Public Parks Zone and (RMD) Residential Mixed Dwelling Zone to (A) Metropolitan Recreation Zone and adjustment the boundary of the North Saskatchewan River Valley and Ravine System Protection Overlay be **APPROVED**.

Administration **SUPPORTS** this application because:

- it will preserve natural area and allow for a top of bank walk;
- it will be compatible with surrounding and planned land uses; and
- it aligns with the principles and policies in the Cavanagh NASP.

Report Summary

This application was accepted from Stantec on December 4, 2020 on behalf of Blackmud Communities Inc. The amendment proposes to rezone the site from (AP) Public Parks Zone and (RMD) Residential Mixed Dwelling Zone to (A) Metropolitan Recreation Zone and adjust the boundary of the North Saskatchewan River Valley and Ravine System Protection Overlay accordingly. The two proposed rezoning areas are supported by geotechnical reports that have been reviewed and accepted by The City. The proposal is in alignment with the Cavanagh Neighbourhood Area Structure Plan, which directs that ravine lands should be protected as natural areas. An associated subdivision application for the eastern subject area has been approved by Administration.

The Application

CHARTER BYLAW 19817 proposes to rezone the site from (AP) Public Parks Zone and (RMD) Residential Mixed Dwelling Zone to (A) Metropolitan Recreation Zone and adjust the boundary of the North Saskatchewan River Valley and Ravine System Protection Overlay to allow for the preservation of natural areas.

Site and Surrounding Area

The site is located North of 30 Avenue SW and east of 111 Street SW and is currently undeveloped.



AERIAL VIEW OF APPLICATION AREA

	Western Area: RMD and AP to A		Eastern Area: RMD to A
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	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> ● (AP) Public Parks Zone ● (RMD) Residential Mixed Dwelling Zone ● (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> ● Natural Area ● Undeveloped land ● Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> ● (A) Metropolitan Recreation Zone ● (RMD) Residential Mixed Dwelling Zone ● (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> ● Natural Area ● Undeveloped land ● Undeveloped land
East	<ul style="list-style-type: none"> ● (AP) Public Parks Zone ● (A) Metropolitan Recreation Zone 	<ul style="list-style-type: none"> ● Undeveloped land ● Undeveloped land
South	<ul style="list-style-type: none"> ● (AP) Public Parks Zone ● (RMD) Residential Mixed Dwelling Zone ● 30 Avenue Sw Road Right of way ● (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> ● Undeveloped land ● Undeveloped land ● Existing Road ● Semi-detached housing
West	<ul style="list-style-type: none"> ● (A) Metropolitan Recreation Zone ● (RMD) Residential Mixed Dwelling Zone ● (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> ● Natural Area ● Undeveloped land ● Undeveloped land

Planning Analysis

The proposed (A) Zone conforms with the Cavanagh Neighbourhood Structure Plan, which designates the area for Environmental Preserve. The area is being rezoned to align with a geo-technical study which determined the subject land was part of the 'top of bank', and needed to be preserved.

The second portion of (A) Zone, located to the east of the rezoning along 30 Avenue SW, was added to this rezoning to facilitate a top of bank walkway along the rear of planned residential lots. An associated subdivision aligns with this rezoning as it dedicates the (A) Zone area as ER (Environmental Reserve) and has been approved by the Subdivision Authority.

Technical Review

Transportation

The Cavanagh Neighbourhood Structure Plan identifies a key pedestrian crossing on Christie Vista and pedestrian connection (through the park site) to the top-of-the-bank walking path along Blackmud Creek. Construction of these pedestrian facilities will be provided through future subdivisions in the area.

Drainage

Permanent sanitary and stormwater servicing of the proposed subdivision area will be provided in general accordance with the servicing schemes as identified in the accepted Cavanagh Neighbourhood Design Report Amendment, to facilitate orderly development.

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

Community Engagement

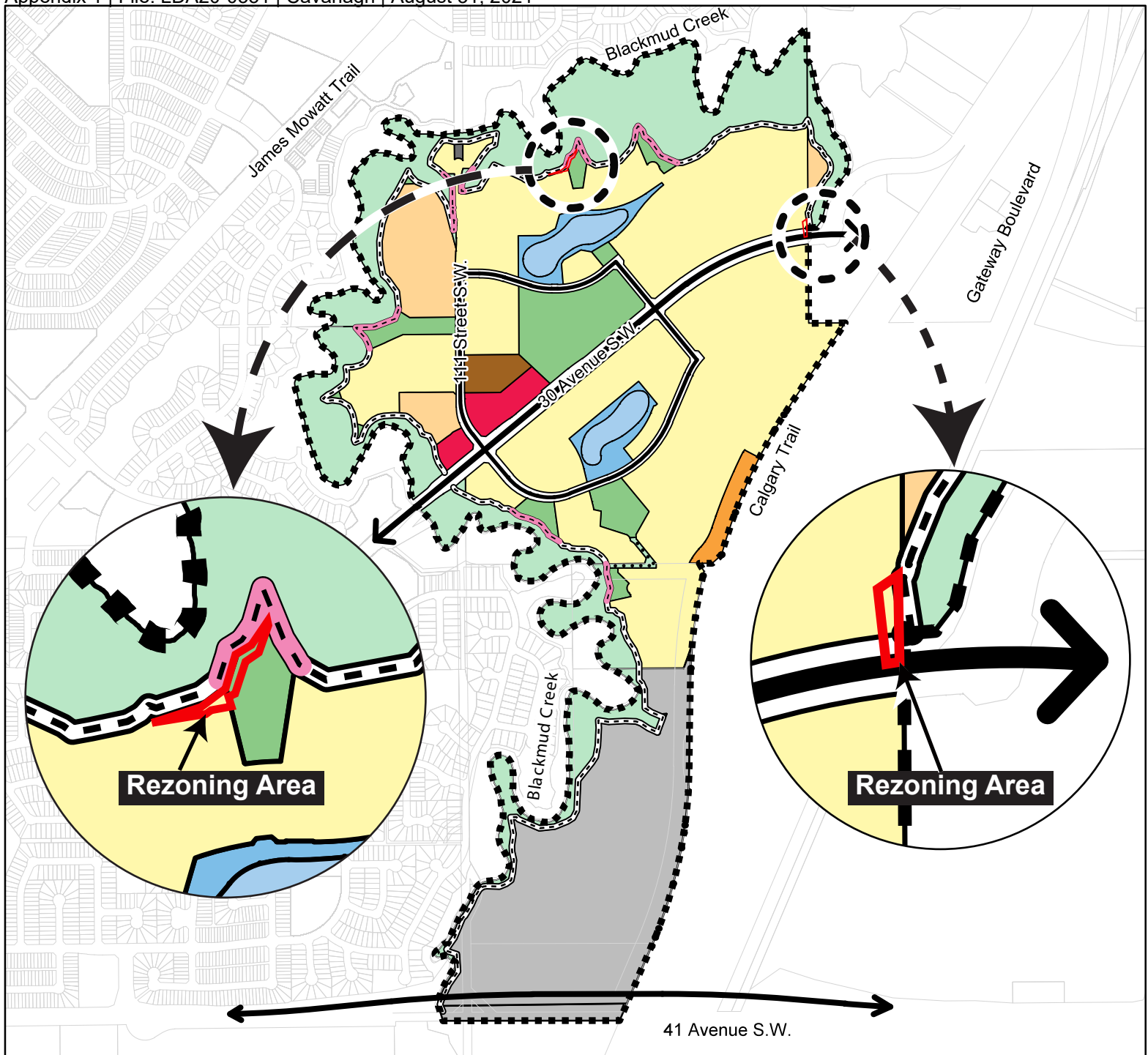
ADVANCE NOTICE December 4, 2020	<ul style="list-style-type: none">• Number of recipients: 91• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/cavanaghplanningapplications

Conclusion

Administration recommends that this application be **APPROVED**.

APPENDICES

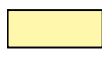


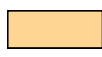
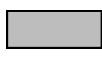









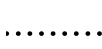
- 1 Context Plan Map
- 2 Application Summary



BYLAW 19697
APPROVED
CAVANAGH

Neighbourhood Area Structure Plan
(as amended)



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

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
Charter Bylaw:	19817
Location:	North of 30 Avenue SW and east of 111 Street SW
Addresses:	2181 - 111 Street SW; and 10706 - 30 Avenue SW
Legal Descriptions:	portion of Lot 6, Block 1, Plan 1820084 and portion of Lot 3, Block 1, Plan 0227056.
Site Area:	The western zoning area is 347m ² and eastern portion is 221 m ²
Neighbourhood:	Cavanagh
Notified Community Organization:	Blackmud Creek Community League
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zone:	(AP) Public Parks Zone (RMD) Residential Mixed Dwelling Zone
Proposed Zone and Overlay:	(A) Metropolitan Recreation Zone North Saskatchewan River Valley and Ravine System Protection Overlay
Plan in Effect:	Cavanagh Neighbourhood Area Structure Plan (NASP)
Historic Status:	None

Written By:	Kerry Girvan
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination