

- will provide for open space and a diversity of residential land uses compatible with existing and planned surrounding land uses
- aligns with the objectives of The City Plan and the Cavanagh Neighbourhood Area Structure Plan

Application Summary

BYLAW 20098 to amend a portion of the Cavanagh Neighbourhood Area Structure Plan (NASP) from Medium Density Residential to Low Density Residential and High Density Residential land uses to allow for the development of a range of housing types. The proposed amendment will not decrease the net residential density of the neighbourhood which remains at 36 units per net residential hectare. The NASP maps, figures and statistics will be amended to align with the proposal.

CHARTER BYLAW 20097 proposes to rezone the site from (AG) Agricultural Zone to (A) Metropolitan Recreation Zone, (AP) Public Parks Zone, (RLD) Residential Low Density Zone, (RA7) Low Rise Apartment and (RA8) Medium Rise Apartment Zone to allow for the development of low, medium, and high density residential housing types, the preservation of natural area and a public park.

A proposed subdivision plan under LDA20-0050 has been submitted and reviewed by Administration to align with the proposed application.

This rezoning application was accepted on December 3, 2014, while the amendment application was accepted on March 15, 2022. Both applications were submitted by WSP on behalf of the landowner, Solaris Ravines LTD.

Community Insights

Based on the characteristics of this application, the file was brought forward to the public using the Basic approach. This approach was selected because:

- it will complete anticipated development for the area
- it raised little response to advance notifications

Advance Notice, January 8, 2015, and June 8, 2021

- Number of recipients: 677
- Number of responses with concerns: 1

Comments and concerns raised:

- Concern with the loss of green space
- Concerns with the increase in density

Webpage

- www.edmonton.ca/cavanaghplanningapplications

No formal feedback or position was received from the Blackmud Creek Community League at the time this report was written.

Site and Surrounding Area

The subject site is undeveloped, includes the Blackmud Creek Ravine, and is located west of 111 Street SW, east of James Mowatt Trail SW, and south of Bowen Wynd SW. The Cavanagh neighbourhood is primarily a residential neighbourhood bordering the Blackmud Ravine. The site is surrounded by developed residential lands as well as lands in the earlier stages of development.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped land
CONTEXT		
North	(DC2 766) Direct Control Provision	Multi-unit Housing
East	(A) Metropolitan Recreation Zone (AG) Agricultural Zone (RMD) Residential Mixed Dwelling Zone (RPL) Planned Lot Residential Zone	Blackmud Creek Ravine Undeveloped Single Family Housing Single Family Housing
South	(A) Metropolitan Recreation Zone (AP) Public Parks Zone	Blackmud Creek Ravine Open Space

West	(AP) Public Parks Zone (RSL) Residential Small Lot Zone (DC2 766) Direct Control Provision	Open Space Single Family Housing Multi-unit Housing
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Planning Analysis

Plans in Effect

The Cavanagh Neighbourhood Area Structure Plan was adopted on June 13, 2013, and guides development of the neighbourhood and designates the subject site as Medium Density Residential, environmental reserve and park/school land uses.

The proposed amendment to amend the boundaries of residential land use within the neighbourhood continues the goals and objectives of Cavanagh NASP. The amendments will maintain and facilitate the diversification of residential land uses and create a more compact, walkable, and livable neighbourhood.

The proposed amendment conforms to the intent of the Plan's Policies and Objectives by:

- Providing for connectivity and a pedestrian-oriented environment;
- Preserving and protecting the Blackmud Creek and ravine through the use of environmental reserves;
- Providing for a range of housing choices for a range of diversity; and
- Providing for open space that is accessible to all modes of transportation and programming requirements.

The proposed amendment aligns with The City Plan by:

- accommodating future growth to a population threshold of 1.25 million within Edmonton's existing boundaries.
- conserving, restoring and reconnecting natural areas and ecological networks within the built environment for human and ecosystem health; and
- acquiring lands within the North Saskatchewan River Valley and Ravine System to protect natural areas, open space, connectivity and use.

The NASP's Bylaw map, figures and the Land Use and Population statistics will be updated to reflect the proposed amendment. The table below summarizes the proposed NSP land use changes.

LAND USE	Existing	Proposed	Difference
Low Density	50.64 ha	53.09 ha	+2.45 ha
Medium Density	5.96 ha	2.55 ha	-3.41
High Density Housing	1.13 ha	1.85 ha	+0.72 ha
Circulation	13.09	13.33	+0.24
Net Unit Density	36 upnrh	36 uphrh	0.0

Land Use Compatibility

The application will establish zoning for this portion of the neighbourhood to allow for the development of low, medium and high density residential housing forms, the preservation of natural areas and a public park. The RLD Zone will provide for low density residential housing with flexible lot sizes in the form of single detached and semi-detached dwellings. The medium density residential proposes to use the RA7 Zone and the RA8 Zone will provide for high density residential uses.

The RA7 allows for multi-unit housing up to 16.0 metres in height or approximately 4 storeys, at 90 units per net residential density, and opportunities for limited commercial uses on the ground floor. The RA7 zone is appropriate at this location as it provides for a transition from the higher density development in the south to the lower density residential development in the north. The RA8 Zone allows for multi-unit housing up to 23 metres in height or approximately six storeys and will accommodate approximately 246 units.

In addition, the application will protect the top of the bank and the slope and some of the vegetation that is part of the river valley and ravine system, in accordance with the City of Edmonton Top-of-the-Bank Policy C542. The proposed (A) Metropolitan Recreation Zone includes a linear strip of land at the top of the bank intended to accommodate a top-of-bank walkway at the time of subdivision. The proposed top of the bank walkway will connect to the parks, providing a pedestrian connection within the neighbourhood and surrounding areas. The AP Zone will allow for the development of a park to provide opportunities for passive and active recreation for residents of the neighbourhood.

In regards to the height, scale, and uses, the proposed Zones will be compatible with the existing and surrounding area. The proposed zoning is in conformance with the goals and objectives of the Cavanagh NASP.

Technical Review

Transportation

Vehicular access to the area will be from adjacent local roadways. The construction of a three metre shared use path within the top-of-bank setback area will be required. Pedestrian walkway connections between the top-of-bank shared use path and adjacent roadways will generally be required at 120 metre intervals along the shared use path.

Transit

There is currently no regular ETS bus service to Cavanagh. ETS plans to provide conventional bus service to Cavanagh in the future, but implementation is dependent on demand, neighbourhood build-out and available funding for transit.

On-demand transit is currently available in Cavanagh, with a pick-up/drop-off location nearby on 30 Avenue SW.

Drainage

Storm and sanitary servicing scheme shall be in accordance with the accepted Cavanagh Neighbourhood Design Report amendment - in support of the SOLARIS Phase 1. Permanent sanitary and stormwater servicing requires connection from the sewers along 111 Street.

Open Space

The design of development abutting the River Valley and Ravine System provides separation of the development from the river valley as per The Top of Bank Policy. The setback area between the Urban Development line and the Environmental Reserve (ER) shall provide for public access, circulation and civic purposes. The area that is proposed to be rezoned to AG to A was dedicated as Environmental (ER) through a block shell subdivision that did not follow Top of Bank Policy. City Administration and the applicant conducted a top of bank walk in Summer 2022 and established a top of bank survey and associated 10m upland setback area. The top of bank survey will be subject to geotechnical assessment during the subdivision application.

EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

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

Appendices

- 1 Approved NASP Land Use and Population Statistics – Bylaw # 19697
- 2 Proposed NASP Land Use and Population Statistics – Bylaw # 20098
- 3 Approved NASP – Bylaw # 19697
- 4 Proposed NASP – Bylaw # 20098
- 5 Application Summary

CAVANAGH NEIGHBOURHOOD AREA STRUCTURE PLAN
APPROVED LAND USE & POPULATION STATISTICS
BYLAW 19697

LAND USE	Area (ha)	% of GDA	
GROSS AREA	147.4	100.0%	
<i>Environmental Reserve</i>	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 GDA	
GROSS DEVELOPABLE AREA	87.28	100.0%	
<i>Parks and Open Space**</i>	8.24	9.4%	
Schools (S K-6)		4.44	
Pocket Parks		3.00	
Greenways		0.23	
Top of Bank Parks		0.57	
Neighbourhood Commercial	1.94		2.2%
Transportation	13.09		15.0%
<i>Circulation</i>		13.09	
Infrastructure and Servicing	5.06		5.8%
<i>Stormwater Management Facilities</i>		5.06	
TOTAL Non-Residential Area	28.33	32.5%	
Net Residential Area (NRA)	58.95	67.54%	

RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	% of Total			
			Units	Units	People/Unit	Population
Low Density Residential (LDR)						
<i>Single/Semi-Detached AND Row Housing</i>	50.64	25	1,266	54%	2.80	3545
Medium Density Residential (MDR)						
Row Housing	1.22	45	55	2%	2.80	154
Low Rise/Medium Density Housing	5.96	90	536	44%	1.80	966
High Density Housing	1.13	225	254		1.50	381
Total	58.95		2112	100%		5045

SUSTAINABILITY MEASURES

Population Per Net Hectare (ppnha)						86
Units Per net Residential Hectare (upnrha)						36
LDR / MDR Ratio						55% 45%
Population (%) within 500 m of Parkland						100%
Population (%) within 400 m of Transit Service						99%
Population (%) within 600 m of Commercial Service						96%
Presence / Loss of Natural Area Features		Land	Water			
Protected as Environmental Reserve (ha)		30	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 School	175	
Junior High	87	
Senior High	87	
Separate School Board		175
Elementary School	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 as Municipal Reserve to be confirmed by legal survey.

CAVANAGH NEIGHBOURHOOD AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS - BYLAW 20098

	Area (ha)	% of GA
GROSS AREA	147.44	100.00%
Environmental Reserve		
Black Mud Creek	24.46	
Public Uplands (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	
Greenway	0.23	
Top of Bank Parks	0.57	
Neighbourhood Commercial	1.94	2.2%
Transportation		
Circulation	13.33	15.3%
Infrastructure & Servicing		
Stormwater Management Facilities	5.06	5.8%
TOTAL Non-Residential Area	28.57	32.7%
Net Residential Area (NRA)	58.71	67.3%

	Area (ha)	Units/ha.	Units	% of Total	People/ Units	Population	%of NRA
Single/Semi-Detached	53.09	25	1,327	63%	2.8	3,716	90.4%
Rowhousing	1.22	45	55	3%	2.8	154	2.1%
Low-rise/Multi/Medium Rise Units	2.55	90	230	11%	1.8	413	4.3%
High Density Housing Existing	1.13	225	254	12%	1.5	381	1.9%
*High Density Housing	0.72	342	246	12%	1.5	369	1.2%
Total Residential	58.71		2,112	100%		5,034	100%

Sustainable Measures

Population Density (ppnha) = 86

Unit Density (upnha) = 36

Low Density / Medium/Medium-High Density Unit Ration 90%/10%

Population (%) within 500m of Parkland = 100%

Population (%) within 400m of Transit Service = 99%

Population (%) within 600m of Commercial = 96%

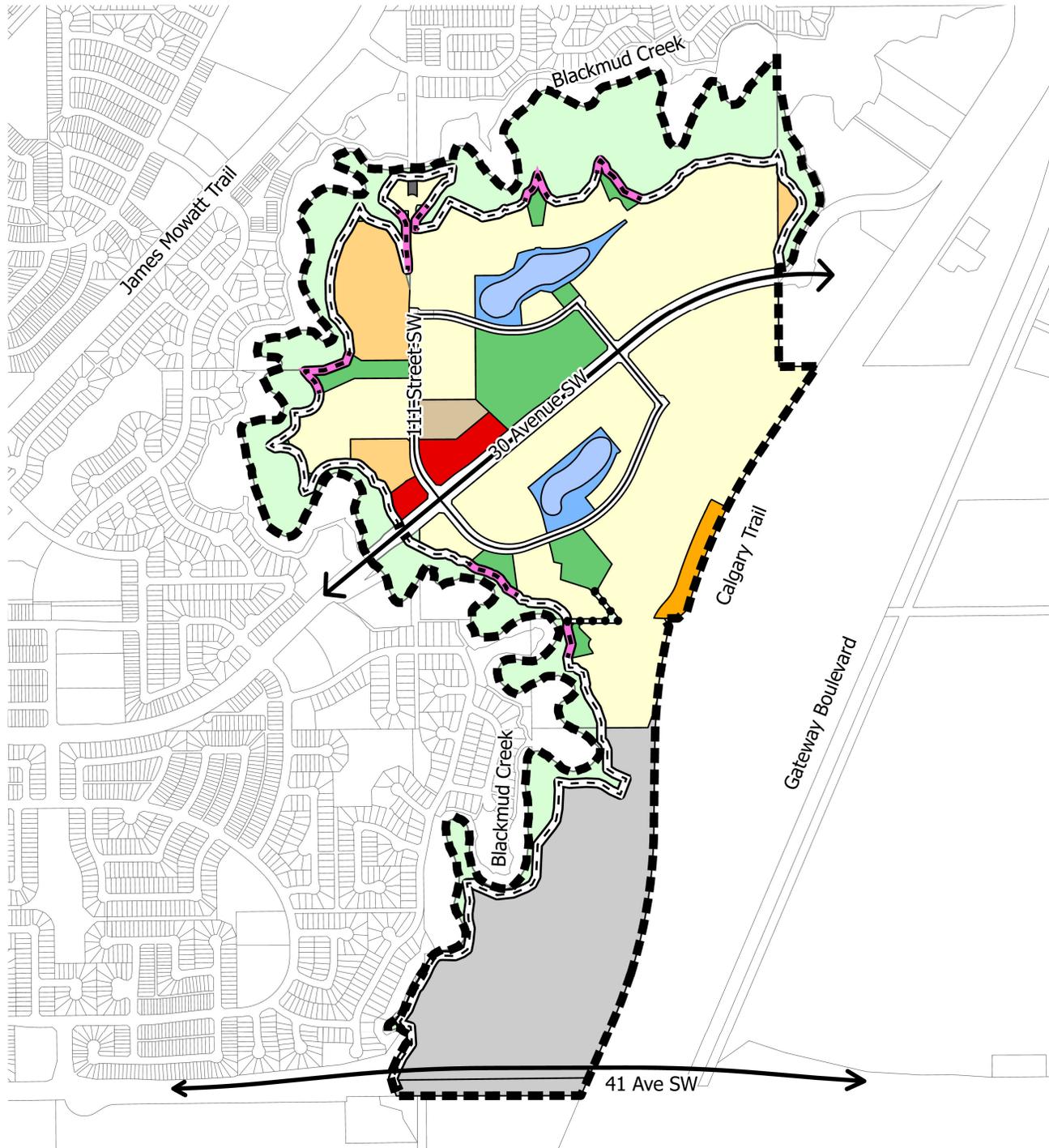
Protected as Environmental Reserve (ha.) =30

Student Generation

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	523	

For Public School student generation is based on GDA x 2 for Elementary and Junior/Senior High School. For Separate School student generation is based on 1x for elementary and 0.5 for junior/senior High.

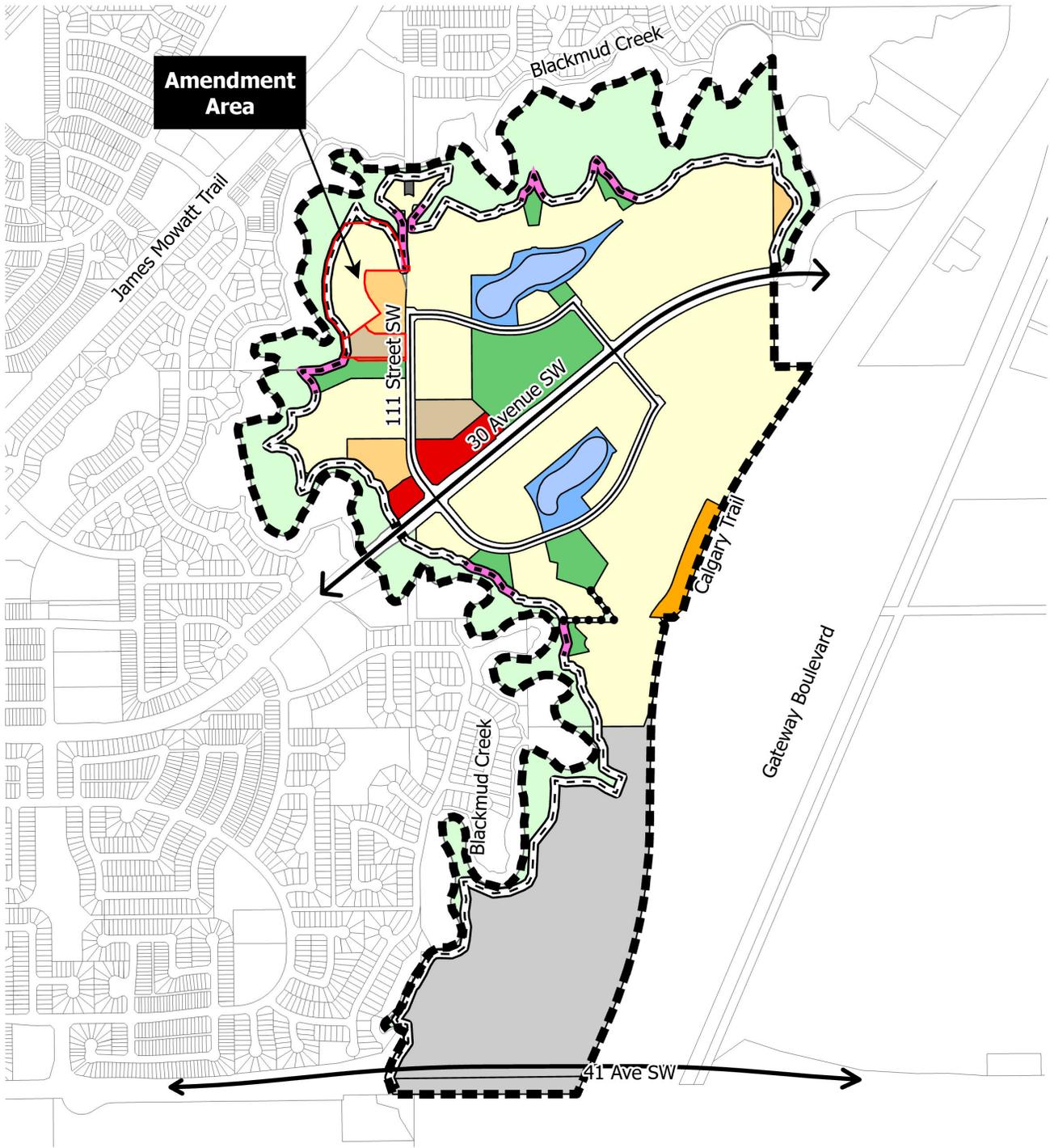
*Numbers based on anticipated built form



**BYLAW 19697
CAVANAGH**
Neighbourhood Area Structure Plan
(as amended)

- | | | |
|----------------------------|--------------------------------|---------------------|
| Low Density Residential | Stormwater Management Facility | Arterial Roadway |
| Medium Density Residential | Park | NASP Boundary |
| High Density Residential | Environmental Reserve | Top of Bank Roadway |
| Row Housing | Walkway | Top of Bank Walkway |
| Neighbourhood Commercial | Greenway | |
| Government Lands | Collector Roadway | |

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 20098
AMENDMENT TO
CAVANAGH
Neighbourhood Area Structure Plan**

- | | | |
|--|--|---|
|  Amendment Area |  Government Lands |  Greenway |
|  Low Density Residential |  Stormwater Management Facility Inner |  Collector Roadway |
|  Medium Density Residential |  Stormwater Management Facility Outer |  Arterial Roadway |
|  High Density Residential |  Park |  NASP Boundary |
|  Row Housing |  Environmental Reserve |  Top of Bank Roadway |
|  Neighbourhood Commercial |  Walkway |  Top of Bank Walkway |

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 and Rezoning
Bylaw:	20097
Charter Bylaw:	20098
Location:	East of Cavanagh Boulevard SW and north of Collip View SW
Addresses:	2180 - 111 STREET SW 2150 - 111 STREET SW
Legal Description:	Portions of: Lot 2, Block 2, Plan 0320993 Lot 3ER, Block 1, Plan 0320993
Site Area:	12.74 ha
Neighbourhood:	Cavanagh
Ward:	Ipiihkoohkanipiaohsi
Notified Community Organization:	Blackmud Creek Community League
Applicant:	Chuck McNutt, WSP

Planning Framework

Current Zone:	(AG) Agricultural Zone
Proposed Zones:	(A) Metropolitan Recreation Zone (AP) Public Parks Zone (RLD) Residential Low Density Zone (RA7) Low Rise Apartment (RA8) Medium Rise Apartment Zone North Saskatchewan River Valley and Ravine System Protection Overlay
Plan(s) in Effect:	Cavanagh Neighbourhood Area Structure Plan
Historic Status:	None

Written By: Vivian Gamache
 Approved By: Tim Ford
 Branch: Development Services
 Section: Planning Coordination