

CHARTER BYLAW 20097

To rezone land for the development of low, medium, and high density residential uses, a public park, and the preservation of a natural area in the Cavanagh neighbourhood

Purpose

To rezone from AG to A, AP, RLD, RA7 & RA8; located at 2180 - 111 Street SW and 2150 - 111 Street SW.

Readings

Charter Bylaw 20097 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 20097 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on September 16, 2022 and September 24, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20097 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (A) Metropolitan Recreation Zone, (AP) Public Parks Zone, (RLD) Residential Low Density Zone, (RA7) Low Rise Apartment Zone and (RA8) Medium Rise Apartment Zone. The A and AP Zones would allow for the preservation of a natural area and a public park. The RLD, RA7 and RA8 Zones would allow for the development of low, medium, and high residential density housing forms.

This application is accompanied by Bylaw 20098 to amend the Cavanagh Neighbourhood Area Structure Plan to align with the rezoning.

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All comments from civic departments or utility agencies regarding this proposal have been addressed.

Community Insights

An Advance Notice was sent to surrounding property owners and the Blackmud Creek Community League on January 8, 2015 and June 8, 2021. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20097
2. Administration Report (Attached to Bylaw 20098 - Item 3.4)