REZONING APPLICATION
CAVANAGH NEIGHBOURHOOD

10931 – 30 Avenue SW

To allow for single and semi-detached housing and limited row housing.

VIEW OF THE REZONING AREA

RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because it allows for a diversity of low density residential housing forms to support the development of a new neighbourhood.

THE APPLICATION

The applicant, through Bylaw 18038, proposes to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone. The applicant intends to build zero lot line single and semi-detached housing. The RMD Zone also allows for limited row housing.

SITE AND SURROUNDING AREA

The subject site is in a developing area of low density residential development. The site area is approximately 1.24 hectares and is located south east of 30 Avenue SW and east of 111 Street SW.

AERIAL VIEW OF THE SITE

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RSL) Residential Small Lot Zone	Undeveloped
CONTEXT		
North	(CNC) Neighbourhood Convenience Commercial Zone	30 Avenue SW Undeveloped land with soil stockpiling north of 30 Avenue SW

East	(RMD) Residential Mixed Dwelling Zone (RSL) Residential Small Lot Zone	Undeveloped land, partially subdivided for single family and semi-detached housing
South	(RSL) Residential Small Lot Zone	Undeveloped
West	(RF4) Semi-detached Residential Zone	Undeveloped

VIEW OF THE SITE AND SURROUNDING ZONES

PLANNING ANALYSIS

The proposed rezoning aligns with the policies of the Cavanagh Neighbourhood Area Structure Plan, which designates the land for low density residential uses. The proposed rezoning does not change the density targets of the neighbourhood. The site is surrounded by other low density residential zoned land and backs onto a future arterial road (30 Avenue SW).

The RMD zone allows for single and semi-detached zero lot line housing product and limited row housing, which provides the opportunity for a greater range of housing choices.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

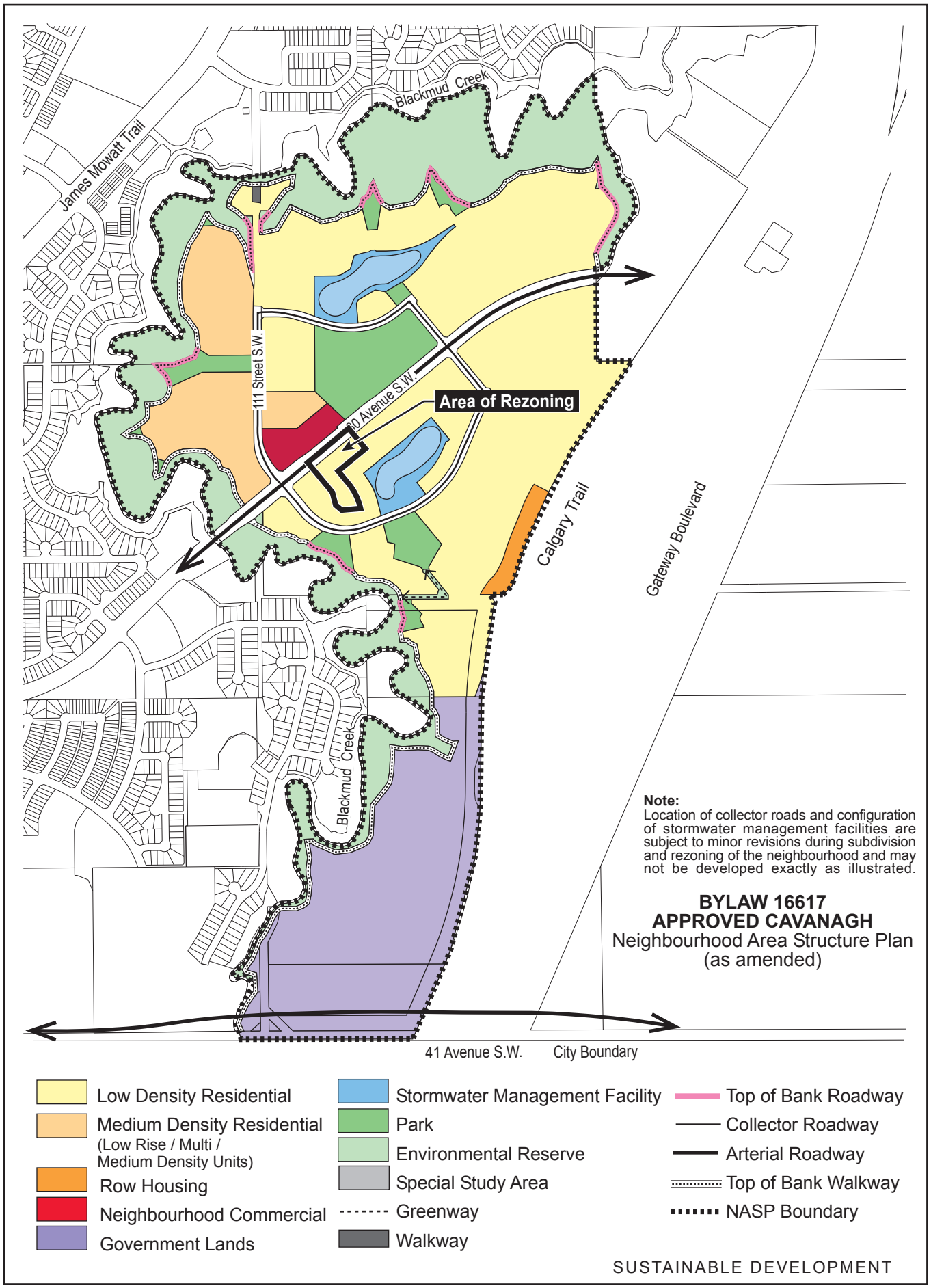
ADVANCE NOTICE March 22, 2017	• Number of recipients: 24 • Number of responses: 0
PUBLIC MEETING	• Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

1 Context Plan Map
2 Application Summary


Blackmud Creek
James Mowatt Trail
111 Street S.W.
0 Avenue S.W.
Area of Rezoning
Calgary Trail
Gateway Boulevard
Blackmud Creek
41 Avenue S.W.
City 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 16617
APPROVED CAVANAGH
Neighbourhood Area Structure Plan
(as amended)
Low Density Residential
Medium Density Residential
(Low Rise / Multi / Medium Density Units)
Row Housing
Neighbourhood Commercial
Government Lands
Stormwater Management Facility
Park
Environmental Reserve
Special Study Area
Greenway
Walkway
Top of Bank Roadway
Collector Roadway
Arterial Roadway
Top of Bank Walkway
NASP Boundary
SUSTAINABLE DEVELOPMENT

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18038
Location:	Southeast of 30 Avenue SW
Address:	10931 – 30 Avenue SW
Legal Description:	Portion of Lot 1, Block 1, Plan 0421992
Site Area:	1.24 ha
Neighbourhood:	Cavanagh
Ward - Councillor:	8 – Bryan Anderson
Notified Community Organizations:	Blackmud Creek Community League
Applicant:	Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone:	(RSL) Residential Small Lot Zone
Proposed Zone:	(RMD) Residential Mixed Dwelling Zone
Plan in Effect:	Cavanagh Neighbourhood Area Structure Plan
Historic Status:	N/A

Written By:	Madeleine Baldwin
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination