

3202 Checknita Way SW

To rezone land to facilitate the creation of a low-density residential lot.



Recommendation: That **Charter Bylaw 20403** to amend the Zoning Bylaw from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Conforms with the intent of the Cavanagh Neighbourhood Area Structure Plan.

- Aligns with The City Plan by accommodating population growth within Edmonton's existing boundaries.
- Is compatible with the existing and planned surrounding land uses.

Application Summary

CHARTER BYLAW 20403 will amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone. City Administration is reviewing an associated application (LDA22-0369) to subdivide the subject site and consolidate it with the RMD zoned parcel to the north (3201 Checknita Way SW) to create a new residential lot.

The proposal conforms with the intent of the Cavanagh Neighbourhood Area Structure Plan (NASP), and aligns with the goals and policies of The City Plan by accommodating all future growth for an additional 1 million population within Edmonton's existing boundaries.

This application was accepted on October 7, 2022, from IBI Group on behalf of Cavanagh Development Management Inc.

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 the proposal conforms to the applicable statutory plan, and no responses were received from the Advance Notice.

The Basic Approach included the following techniques:

Advance Notice, sent November 21, 2022

- Number of recipients: 12
- Number of responses with concerns: 0

Webpage

- 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 located south of Checknita Cove SW and west of Calgary Trail SW within the Cavanagh neighbourhood. It is approximately 0.008 hectares (80 square metres) and is undeveloped. The site is within a 5-minute walk to a shared-use path along Blackmud Creek in the west and a park to the northwest. The site's proximity to the park and shared-use path creates opportunities for active modes of travel and recreation.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped Provincial land
CONTEXT		
North	(RMD) Residential Mixed Dwelling Zone	Undeveloped residential lots
East	(AG) Agricultural Zone	Calgary Trail SW right-of-way
South	(AG) Agricultural Zone	Undeveloped Provincial land
West	(AG) Agricultural Zone (RMD) Residential Mixed Dwelling Zone	Undeveloped Provincial land Undeveloped residential lots

Planning Analysis

Land Use Compatibility

The proposed RMD Zone allows for a range of dwelling types, including single and semi-detached housing. The parcel north of the subject site and the other residential lots north of the subject site are zoned RMD, hence the proposed rezoning is compatible with the existing and future surrounding developments.

City Administration is reviewing an associated application (LDA22-0369) to subdivide the subject site and consolidate it with 3201 Checknita Way SW to create a new RMD Zoned lot. The new lot backs onto a major transportation corridor (Calgary Trail SW), and the owner will be required to provide noise attenuation, similar to the existing berm and fence along the RMD lots north of the subject site.

Plans in Effect

The proposal conforms with the intent of the Cavanagh NASP by facilitating the orderly and efficient use of land within the neighbourhood. The proposed rezoning aligns with the goals and policies of The City Plan by accommodating future growth for an additional one million population within Edmonton's existing boundaries.

Technical Review

Transportation

Transportation supports the proposed rezoning. Similar to the adjacent development, Arterial Roadway Assessment contributions and noise attenuation along the Highway 2 corridor will be required.

Transit

Transit supports the proposed rezoning. On-Demand service is available in Cavanagh along Cavanagh Drive SW. On-Demand service in this neighbourhood is performing well in comparison to other On Demand services in the City.

Drainage

Storm and sanitary servicing shall be in accordance with the accepted Cavanagh Neighbourhood Design Reports and amendments. Permanent sanitary and storm sewer services will be available through the existing services for 3201 Checknita Way SW, to which the rezoning area is to be consolidated.

EPCOR Water

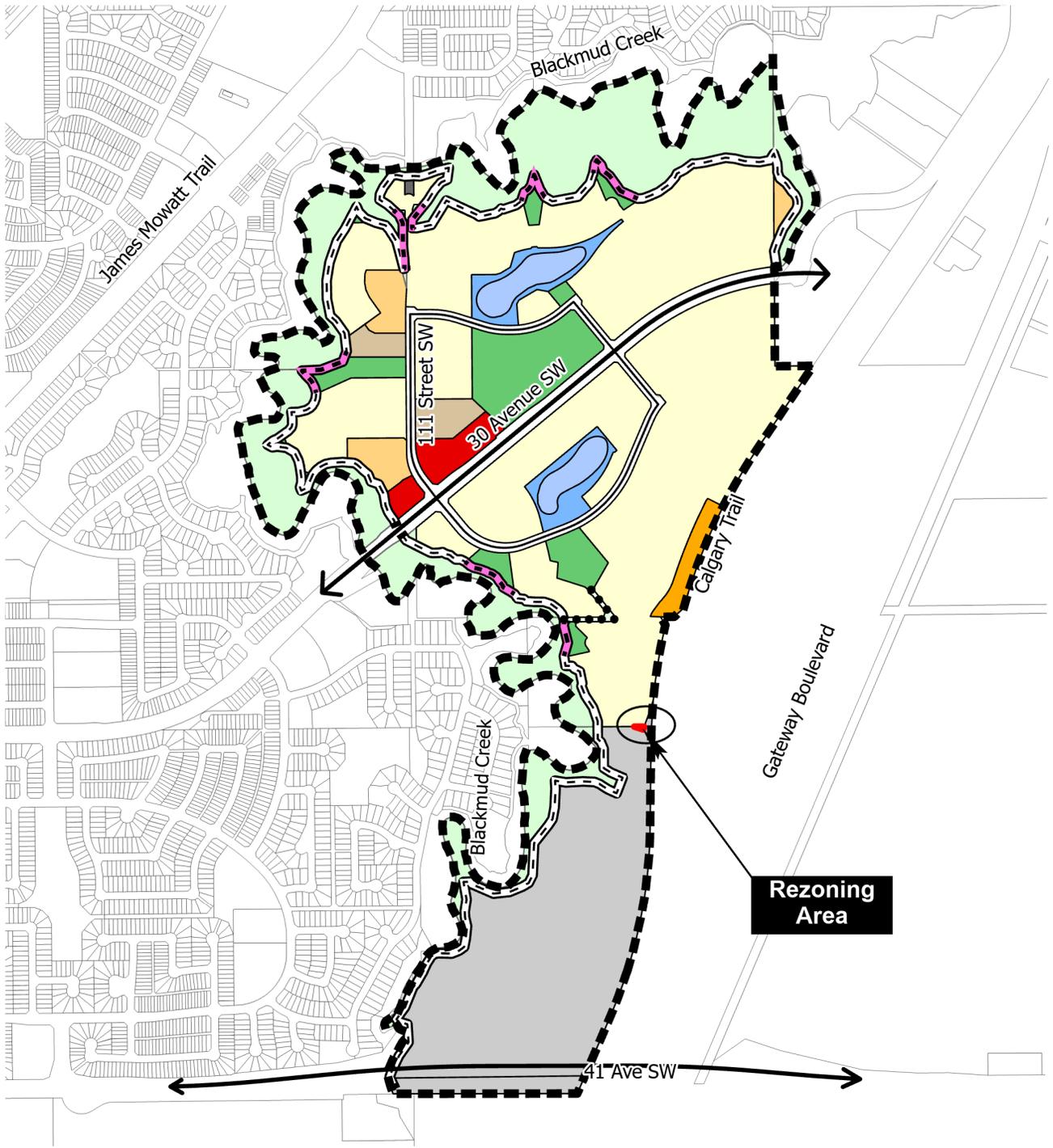
EPCOR Water supports the proposed rezoning. Once the subject site is consolidated with 3201 Checknita Way SW, the existing water service for 3201 Checknita Way SW may be utilized to service the entire consolidated Lot.

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 Context Plan Map
- 2 Application Summary



**BYLAW 20098
APPROVED
CAVANAGH**
Neighbourhood Area Structure Plan
(as amended)



- | | |
|--|-----------------------|
| Low Density Residential | Environmental Reserve |
| Medium Density Residential (Low Rise/Multi/Medium Density Units) | Walkway |
| High Density Residential | Greenway |
| Row Housing | Collector Roadway |
| Neighbourhood Commercial | Arterial Roadway |
| Government Lands | NASP Boundary |
| Stormwater Management Facility | Top of Bank Roadway |
| Park | 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:	Rezoning
Charter Bylaw:	20403
Location:	South of Checknita Cove SW and west of Calgary Trail SW
Address:	3202 Checknita Way SW
Legal Description:	Portion of Area A, Plan 2221363
Site Area:	Approximately 0.008 hectares (80 square metres)
Neighbourhood:	Cavanagh
Ward:	Ipiihkoohkanipiaohsi
Notified Community Organizations:	Blackmud Creek Community League
Applicant:	IBI Group, on behalf of Cavanagh Development Management Inc.

Planning Framework

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(RMD) Residential Mixed Dwelling Zone
Plans in Effect:	Cavanagh Neighbourhood Area Structure Plan
Historic Status:	None

Written By:	Gilbert Quashie-Sam
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination