

**ATTACHMENT 2  
BYLAW 17529  
FILE: LDA14-0055  
CAVANAGH**

**DESCRIPTION:** ZONING BYLAW AMENDMENT from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone, (RA7) Low Rise Apartment Zone, (CNC) Neighbourhood Convenience Commercial Zone, and (AP) Public Parks Zone; CAVANAGH

**LOCATION:** North of 30 Avenue SW, east of 111 Street SW,  
10931 30 Avenue SW

**LEGAL DESCRIPTION:** A portion of Lot 1, Block 1, Plan 042 1992

**APPLICANT:** Stantec Consulting Ltd. c/o Yolanda Lew  
10160 – 112 Street NW  
Edmonton, AB T5K 2L6

**OWNER:** Blackmud Trading Company Ltd.  
C/O Cameron Development Corporation  
10180 – 111 Street NW  
Edmonton, AB T5K 1K6

**ACCEPTANCE OF APPLICATION:** January 29, 2014

**EXISTING DEVELOPMENT:** Existing farmland

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**SUSTAINABLE DEVELOPMENT'S RECOMMENDATION:** That Bylaw 17529 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone, (RA7) Low Rise Apartment Zone, (CNC) Neighbourhood Convenience Commercial Zone, and (AP) Public Parks Zone be APPROVED.

**DISCUSSION**

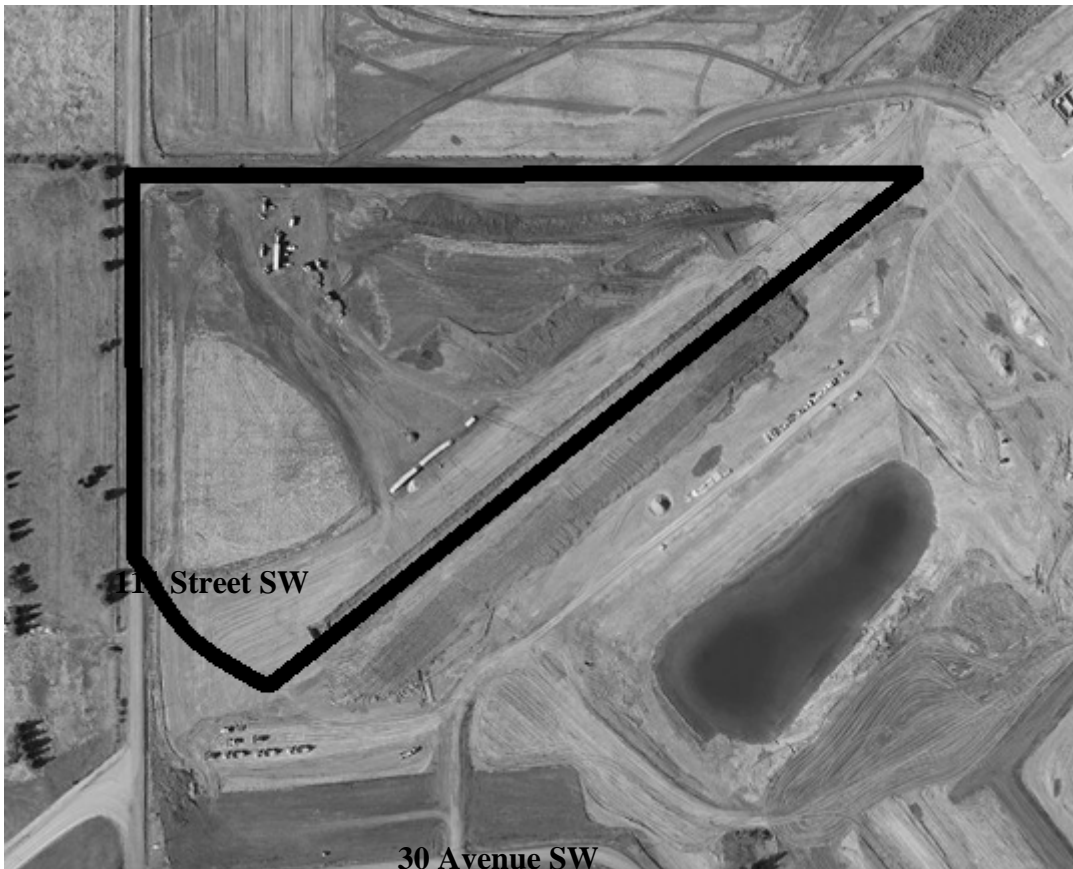
**1. The Application**

Bylaw 17529 proposes to rezone from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone, (RA7) Low Rise Apartment Zone, (CNC) Neighbourhood Convenience Commercial Zone, and (AP) Public Parks Zone to facilitate low and medium density residential, neighbourhood commercial and school and open space uses.

An associated subdivision application is being reviewed with this file.

**2. Site and Surrounding Area**

The subject site and surrounding land are predominately vacant. The site is currently undeveloped. North of the application area, land is zoned for low density residential and open space uses. Land south of the site is zoned for low density residential and stormwater management facility uses. Land east of the site is zoned for low density residential uses and Calgary Trail SW is located further east. Land to the west of the site is designated for medium density residential uses and is currently zoned agricultural.



**30 Avenue SW**  
*Aerial View of Site, east of 111 Street SW*

## **ANALYSIS**

### **1. Compliance with Approved Plans and Land Use Compatibility**

#### Municipal Development Plan, *The Way We Grow*:

The proposed rezoning supports the policies of *The Way We Grow*, having regard for:

*Policy 3.6.1.6: Support contiguous development and infrastructure in order to accommodate growth in an orderly and economical fashion.*

*Policy 4.1.1: Design new neighbourhoods to support the health and livability of our citizens.*

*Policy 4.4.1.1 Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods.*

#### Cavanagh Neighbourhood Area Structure Plan (NASP):

The proposed rezoning is in conformance with the Cavanagh NASP which designates the subject land for low and medium density residential, neighbourhood commercial and school and open space uses. The proposed development is also compatible with surrounding planned and developing land uses.

### **2. Transportation and Utilities**

All comments from Civic departments and utility agencies have been addressed.

### **3. Parks and School Boards**

The Parks Planning Unit, Edmonton Public School Board and Catholic School Board expressed no concerns regarding to the proposed rezoning.

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**4. Environmental Review**

Phase 2 and 3 Environmental Site Assessments (ESA) were approved for the subject land under a previous application.

**5. Surrounding Property Owners' Concerns**

Sustainable Development sent an advance notice of the proposed rezoning to surrounding property owners and the Blackmud Creek Community League on February 6, 2014. No responses were received.

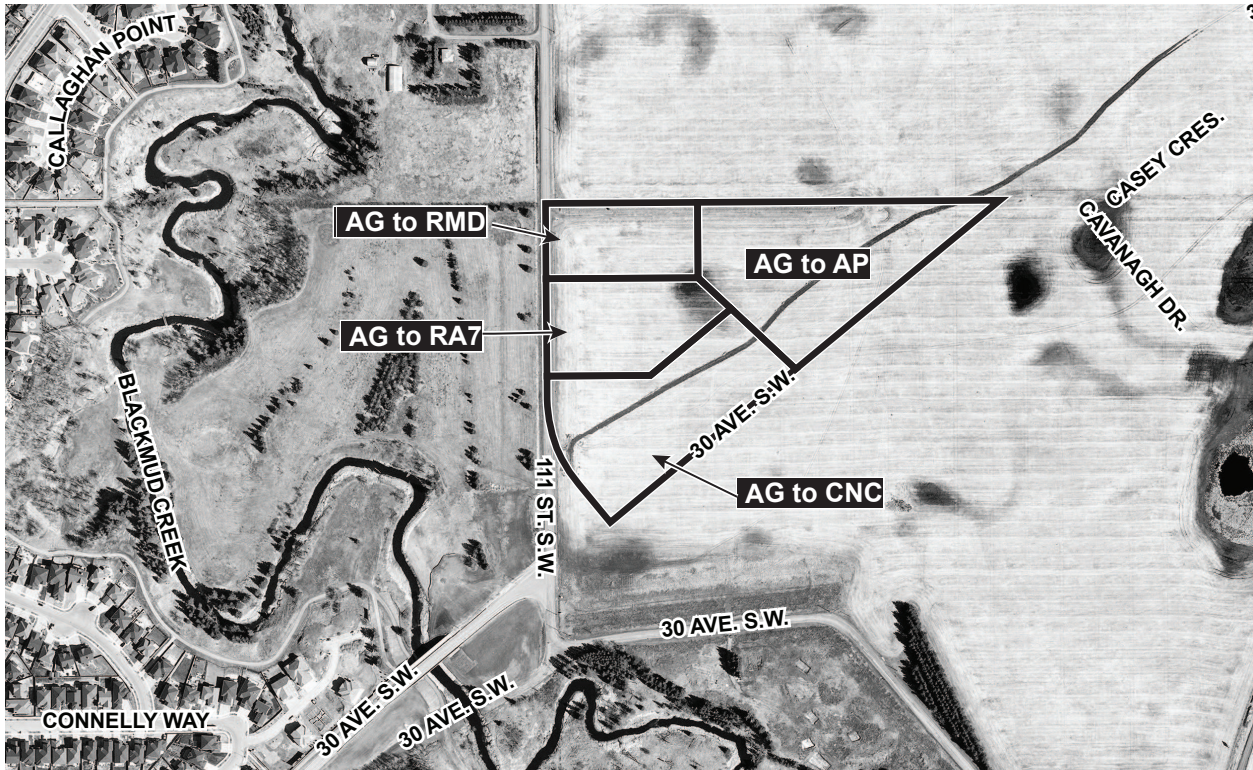
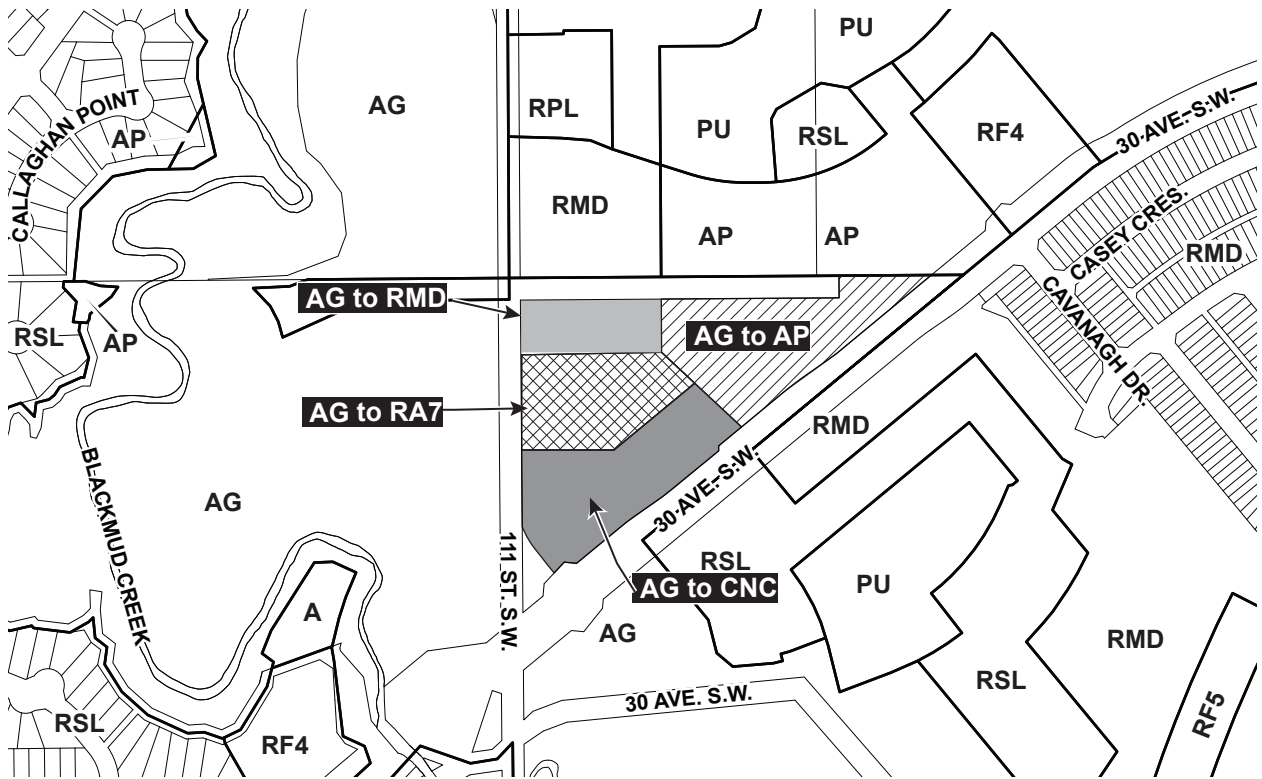
**JUSTIFICATION**

Sustainable Development recommends that Bylaw 17529 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone, (RA7) Low Rise Apartment Zone, (CNC) Neighbourhood Convenience Commercial Zone, and (AP) Public Parks Zone be APPROVED on the basis that the proposed rezoning is in conformance with the approved Cavanagh NASP, is compatible with surrounding land uses and satisfies the technical and servicing requirements of the affected Civic Departments and utility agencies.

**ATTACHMENT**

2a Maps

Written by: Dan Boric  
Approved by: Tim Ford  
Sustainable Development  
February 17, 2016

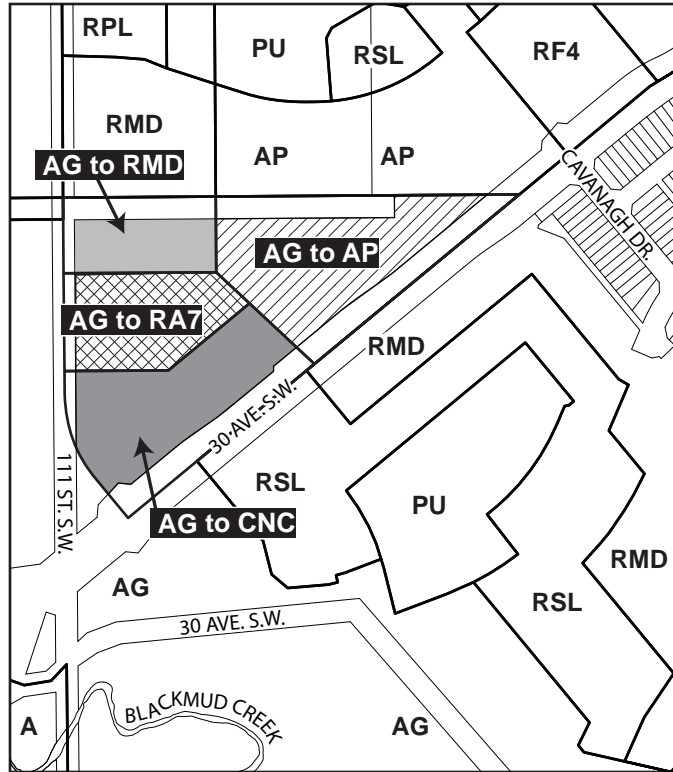


## SURROUNDING LAND USE ZONES







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DATE: February 17, 2016  
BYLAW 17529

**CAVANAGH, BYLAW 17529**  
 Location: 10931 - 30 Avenue SW



Proposed Rezoning from

-  **AG to CNC**
-  **AG to RMD**
-  **AG to RA7**
-  **AG to AP**



The purpose of proposed Bylaw 17529 is to change the Zoning Bylaw from (AG) agricultural zone to (RMD) residential mixed dwelling zone, (CNC) neighbourhood commercial zone, and (AP) public parks zone, for a portion of Lot 1, Block 1, Plan 042 1992, as shown on the above sketch. These zones provide the opportunity for low and medium density residential, neighbourhood commercial, and school and open spaces uses, in conformance with the approved Cavanagh Neighbourhood Area Structure Plan. Sustainable Development supports this proposed bylaw

**PROPOSED REZONING**

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