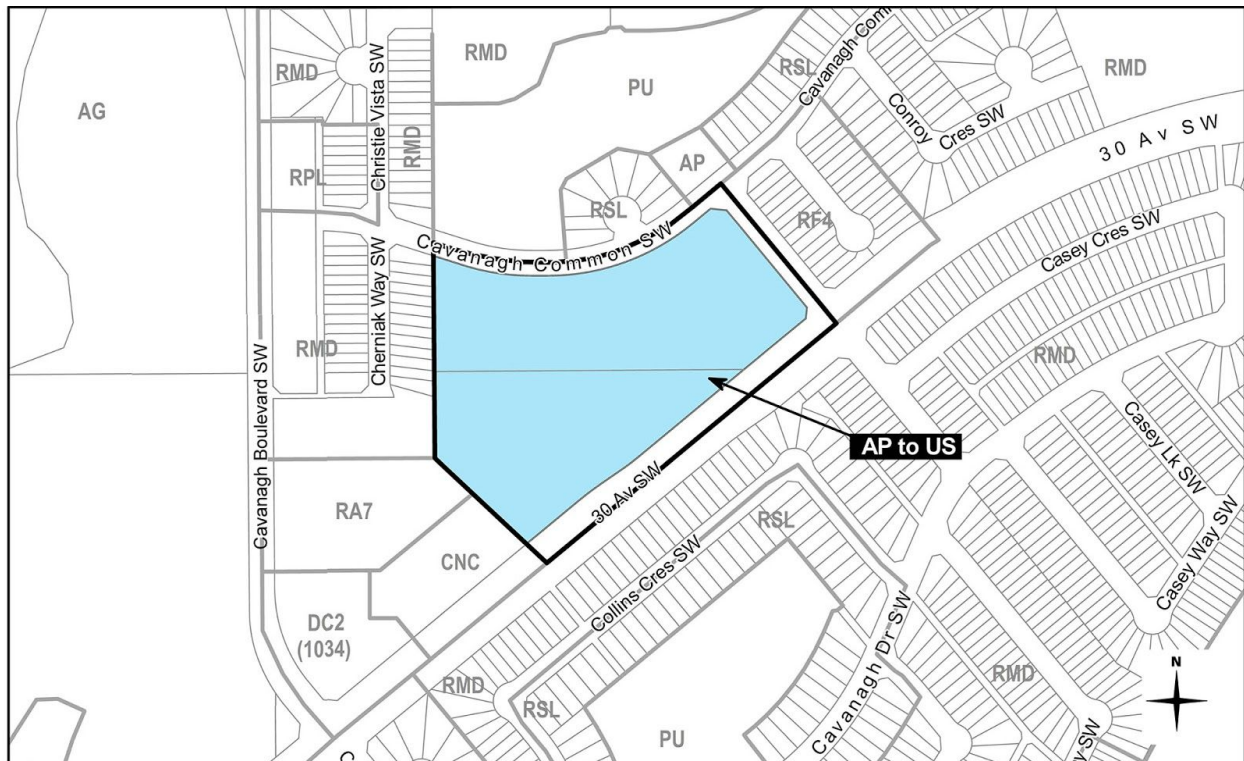




ADMINISTRATION REPORT **REZONING** CAVANAGH

247 and 281 Cavanagh Common SW

To allow for a range of future institutional/park/school uses.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it:

- will implement the Chappelle NASP land use designation for school/park uses;
- will allow future institutional uses including a planned elementary school as part of the district park serving the broader community;
- will contribute to availability of schools and play fields serving the neighbourhood;
- and
- will be compatible with surrounding and planned land uses.

THE APPLICATION

CHARTER BYLAW 19199 to amend the Zoning Bylaw from (AP) Public Parks Zone to (US) Urban Services Zone. The purpose of the rezoning is to accommodate Public Education Services Uses as a permitted use on the subject site.

SITE AND SURROUNDING AREA

The site is predominantly surrounded by low density residential areas, with future commercial and medium residential sites located to the southwest, and an existing stormwater management facility to the north.

The site is located north of 30 Avenue SW and east of Cavanagh Boulevard SW, in the centre of the Cavanagh Neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (AP) Public Parks Zone 	<ul style="list-style-type: none"> Vacant lot
CONTEXT		
North	<ul style="list-style-type: none"> (PU) Public Utility Zone (RSL) Small Lot Residential Zone (AP) Public Parks Zone 	<ul style="list-style-type: none"> Stormwater management facility Single Detached Housing Pocket Park

East	<ul style="list-style-type: none"> • (RF4) Semi-detached Residential Zone 	<ul style="list-style-type: none"> • Semi-detached Housing
South	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone • (RA7) Low Rise Apartment Zone • (CNC) Neighbourhood Convenience Commercial Zone 	<ul style="list-style-type: none"> • Partially developed Single Detached Housing • Vacant lot • Vacant lot
West	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> • Vacant lot

PLANNING ANALYSIS

The Edmonton Catholic School Division (ECSD) has an elementary school planned for this site in their current capital plan. The proposed (US) Zone will allow for greater flexibility and ease of permitting for the future school development on this site.

The proposed rezoning is in conformance with the Cavanagh Neighbourhood Area Structure Plan and will appropriately accommodate the uses planned for the site.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

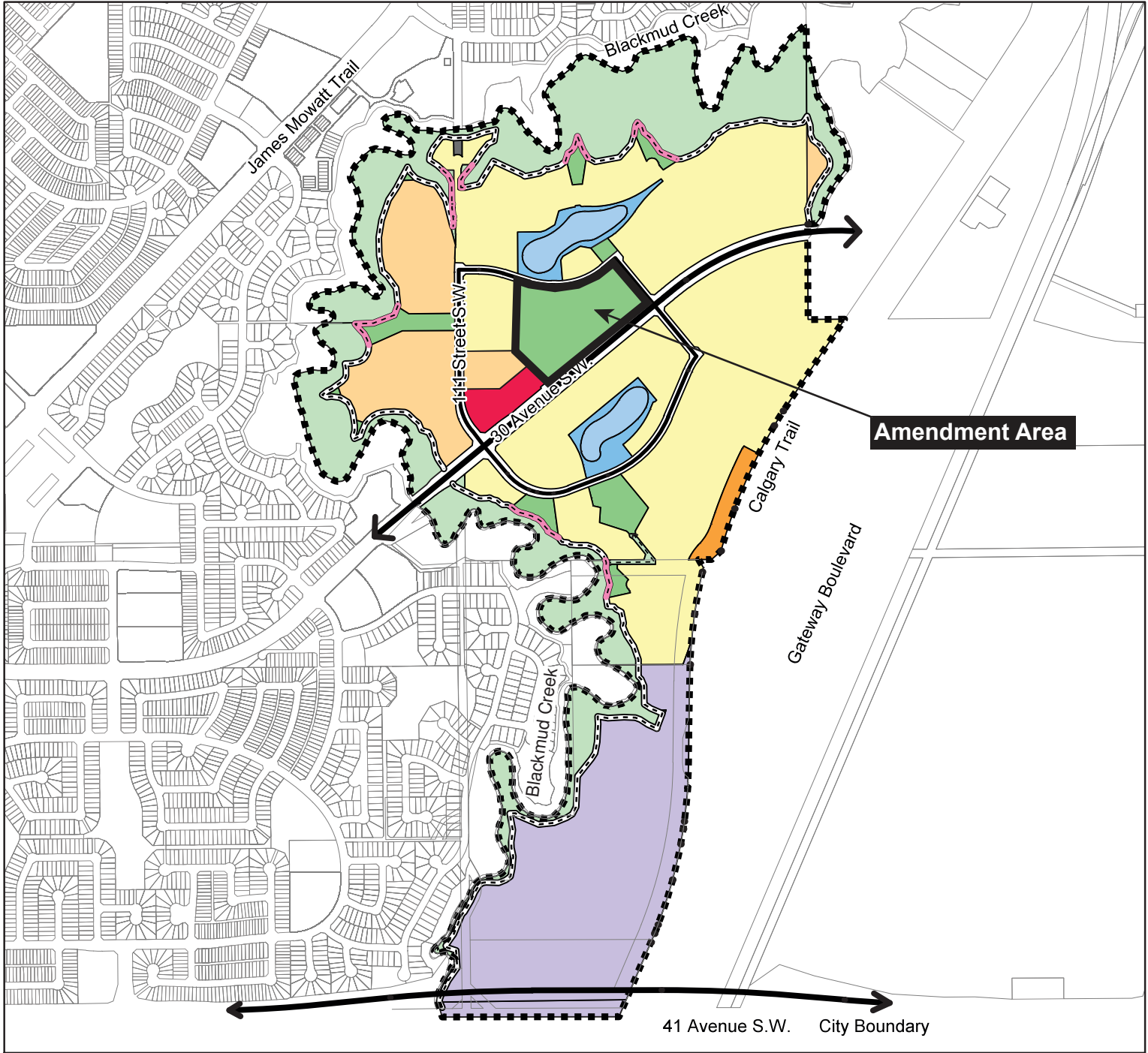
ADVANCE NOTICE December 17, 2019	<ul style="list-style-type: none"> • Number of recipients: 38 • One resident called for more information only • Number of responses in support: 0 • Number of responses with concerns: 0
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • www.edmonton.ca/Cavanagh

CONCLUSION

Administration recommends that City Council **APPROVE** this application.
















APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 18500
APPROVED
CAVANAGH**
Neighbourhood Area Structure Plan
(as amended)



- | | | | | | |
|--|--|---|--------------------------------|---|---------------------|
|  | Low Density Residential |  | Stormwater Management Facility |  | Collector Roadway |
|  | Medium Density Residential (Low Rise / Multi / Medium Density Units) |  | Park / School |  | Arterial Roadway |
|  | Row Housing |  | Environmental Reserve |  | Top of Bank Walkway |
|  | Neighbourhood Commercial |  | Greenway |  | NASP Boundary |
|  | Government Lands |  | Walkway | | |
| | |  | Top of Bank 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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19199
Location:	North of 30 Avenue SW and east of Cavanagh Boulevard SW
Addresses:	247 Cavanagh Common SW, and 281 Cavanagh Common SW
Legal Descriptions:	Lot 4MR, Block 7, Plan 1722824, and Lot 3MR, Block 7, Plan 1820106
Site Area:	4.4 hectares
Neighbourhood:	Cavanagh
Notified Community Organization:	Blackmud Creek Community League
Applicant:	City of Edmonton

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(AP) Public Park Zone
Proposed Zone(s) and Overlay(s):	(US) Urban Services Zone
Plan in Effect:	Cavanagh Neighbourhood Area Structure Plan
Historic Status:	None

Written By:	Kerry Girvan
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination