

Bylaw 19478

Amendment to the Cavanagh Neighbourhood Area Structure Plan

Purpose

To amend the Cavanagh Neighbourhood Area Structure Plan.

Readings

Bylaw 19478 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 Bylaw 19478 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on October 30, and November 7, 2020. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The proposed amendment would redesignate approximately 0.5 ha of land from Medium Density Residential to Neighbourhood Commercial in the west central portion of the Cavanagh neighbourhood and includes associated mapping, statistical, and text revisions. The neighbourhood’s projected residential density will remain unchanged at 37 upnrha (units per net residential hectare) .

The proposed amendment meets the intent of the Cavanagh Neighbourhood Area Structure Plan which supports commercial opportunities to satisfy the needs of residents and provide local employment opportunities along major roadways and within walking distance of residential areas

Associated Charter Bylaw 19479 will proceed concurrently and proposes to rezone the site from (AG) Agricultural Zone to (CB1) Low Intensity Business Zone to allow for low intensity commercial, office, and service uses.

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

Public Engagement

Advance Notice was sent to surrounding property owners and the Blackmud Creek Community League on October 21, 2014, September 25, 2017, and December 4, 2019. No responses were received.

Attachments

1. Bylaw 19478
2. Administration Report