



# ADMINISTRATION REPORT REZONING, PLAN AMENDMENT CAVANAGH

## 10931, 11104 - 30 Avenue SW

To allow for low intensity commercial, office, and services uses.



## RECOMMENDATION AND JUSTIFICATION

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

- expand opportunities for businesses and services in the Cavanagh neighbourhood;
- be compatible with surrounding and planned land uses; and
- meet the objectives of the Cavanagh NASP by providing commercial opportunities adjacent to major roadways and higher density residential uses.

## THE APPLICATION

1. **BYLAW 19478** to amend the Cavanagh Neighbourhood Area Structure Plan (NASP) to redesignate approximately 0.5 ha of Medium Density Residential land to Neighbourhood Commercial in the west central portion of the neighbourhood. The proposed amendment includes associated mapping, statistical, and text revisions. The following table provides a summary of the changes to the land uses (in hectares), population, and density.

	Existing	Proposed	Net Change
Medium Density Residential Area	11.19 ha	10.69 ha	-0.5 ha
Neighbourhood Commercial	1.44 ha	1.94 ha	+0.5ha
Population	5,260	5,178	-82
Density (upnha)	37	37	0

2. **CHARTER BYLAW 19479** proposes to rezone the subject site from (AG) Agricultural Zone to (CB1) Low Intensity Business Zone to allow for low intensity commercial, office, and service uses located along arterial roadways that border residential areas.

## SITE AND SURROUNDING AREA

The subject site is undeveloped and is located north of 30 Avenue SW and west of 111 Street SW.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (AG) Agricultural Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>• (AG) Agricultural Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land</li> </ul>
East	<ul style="list-style-type: none"> <li>• (DC2.1104) Site Specific Development Control Provision</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped commercial land</li> </ul>
South	<ul style="list-style-type: none"> <li>• (RF4) Semi-detached Residential Zone</li> <li>• (AG) Agricultural Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Developing housing</li> <li>• Undeveloped land</li> </ul>
West	<ul style="list-style-type: none"> <li>• (AG) Agricultural Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land</li> </ul>

**PLANNING ANALYSIS**

The proposed neighbourhood commercial site will provide low intensity commercial, office, and/or service opportunities to the Cavanagh neighbourhood. The proposed amendment and rezoning meets the intent of the Cavanagh Neighbourhood Area Structure Plan (NASP) which supports commercial opportunities to satisfy the needs of residents and providing local employment opportunities in areas adjacent to higher density residential uses. The subject site is also well situated adjacent to an existing neighbourhood commercial site, major roadways, and the neighbourhood trail network providing easy access to the site for various modes of transportation.

The proposed NSP amendment was reviewed against the Regional Evaluation Framework (REF) for the Edmonton Metropolitan Region Board (EMRB). Although the proposed amendment will result in a change of land use from residential to commercial it results in an anticipated development similar in intensity. The scale of the change will not alter the neighbourhood’s projected residential density of 37 du/nrha (dwelling units per net residential hectare). As such, the amendment will not constitute a substantive amendment and a referral to the EMRB will not be required.

**TECHNICAL REVIEW**

The proposed rezoning and plan amendment has been reviewed by all required technical agencies. The planned civic infrastructure can accommodate the proposed changes and will be provided in due course at later stages of development. All comments from affected City Departments and utility agencies have been addressed.

An associated subdivision to create the subject site is currently being reviewed by City Administration with LDA14-0400.

**PUBLIC ENGAGEMENT**

<b>ADVANCE NOTICE</b>	
October 21, 2014	<ul style="list-style-type: none"> <li>• Number of recipients: 112</li> </ul>

	<ul style="list-style-type: none"><li>• No responses</li></ul>
September 25, 2017	<ul style="list-style-type: none"><li>• Number of recipients: 176</li><li>• No responses</li></ul>
December 4, 2019	<ul style="list-style-type: none"><li>• Number of recipients: 374</li><li>• No responses</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <i>edmonton.ca/cavanagh</i></li></ul>

## CONCLUSION

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

## APPENDICES

- 1 Approved Cavanagh NASP Land Use and Population Statistics – Bylaw 15800
- 2 Proposed Cavanagh NASP Land Use and Population Statistics – Bylaw 19478
- 3 Approved Cavanagh NASP Map – Bylaw 15800
- 4 Proposed Cavanagh NASP Map – Bylaw 19478
- 5 Application Summary

**CAVANAGH NEIGHBOURHOOD AREA STRUCTURE PLAN  
APPROVED LAND USE AND POPULATION STATISTICS  
BYLAW 18500**

	Area (ha)	% of GA
<b>GROSS AREA</b>	<b>147.44</b>	<b>100.0%</b>
Environmental Reserve		
Blackmud Creek	24.46	
Public Upland Area (ER*)	5.37	
Arterial Road Right-of-Way	4.24	
Provincial / City of Edmonton Lands	26.09	
<b>Subtotal</b>	<b>60.16</b>	
<b>GROSS DEVELOPABLE AREA</b>	<b>87.28</b>	
Parks and Open Space**	8.24	9.4%
School (S K-6)	4.44	
Pocket Parks	3.00	
Greenways	0.23	
Top of Bank Parks	0.57	
Neighbourhood Commercial	1.44	1.6%
Transportation		
Circulation	13.09	15.0%
Infrastructure / Servicing		
Stormwater Management Facilities	5.06	5.8%
	<b>TOTAL Non-Residential Area</b>	<b>27.83</b>
	<b>Net Residential Area (NRA)</b>	<b>59.45</b>
		<b>31.9%</b>
		<b>68.1%</b>

## RESIDENTIAL LAND USE AREA, UNIT &amp; POPULATION COUNT

Land Use	Area (ha)	Units/ ha	Units	People / Unit	Population	% of NRA
<b>Low Density Residential (LDR)</b>						
Single/ Semi-Detached	47.04	25	1,176	2.8	3,293	79.1%
<b>Medium Density Residential (MDR)</b>						
Row Housing	1.22	45	55	2.8	154	2.1%

Low Rise/Medium Density Housing	11.19	90	1007	1.8	1,813	18.8%
<b>TOTAL Residential</b>	<b>59.45</b>		<b>2,238</b>		<b>5,260</b>	100.0%

**Sustainable Measures**

- Population Density (ppnha) = 88.5
- Unit Density (upnha) = 37.6
- Low Density / Medium Density Unit Ratio = 54% / 46%
- Population (%) within 500m of Parkland =100%
- Population (%) within 400m of Transit Service = 99%
- Population (%) within 600m of Commercial Service = 96%

**Presence/ Loss of Natural Area features = All existing natural features are retained.**

- Protected as Environmental Reserve (ha)= 29.83
- Conserved as Naturalized Municipal Reserve (ha) = N/A
- Protected through other means (ha) = N/A
- Lost to Development (ha) = N/A

**STUDENT GENERATION COUNT**

<b>Public School Board</b>		<b>349</b>
Elementary School	175	
Junior High	87	
Senior High	87	
<b>Separate School Board</b>		<b>175</b>
Elementary School	87	
Junior High	44	
Senior High	44	
<b>Total Student Population</b>		<b>524</b>

Low Rise/Medium Density Housing	10.69	90	962	1.8	1,731	18.8%
<b>TOTAL Residential</b>	<b>58.95</b>		<b>2,193</b>		<b>5,178</b>	100.0%

**Sustainable Measures**

- Population Density (ppnha) = 88
- Unit Density (upnha) = 37
- Low Density / Medium Density Unit Ratio = 55% / 45%
- Population (%) within 500m of Parkland =100%
- Population (%) within 400m of Transit Service = 99%
- Population (%) within 600m of Commercial Service = 96%

**Presence/ Loss of Natural Area features = All existing natural features are retained.**

- Protected as Environmental Reserve (ha)= 29.83
- Conserved as Naturalized Municipal Reserve (ha) = N/A
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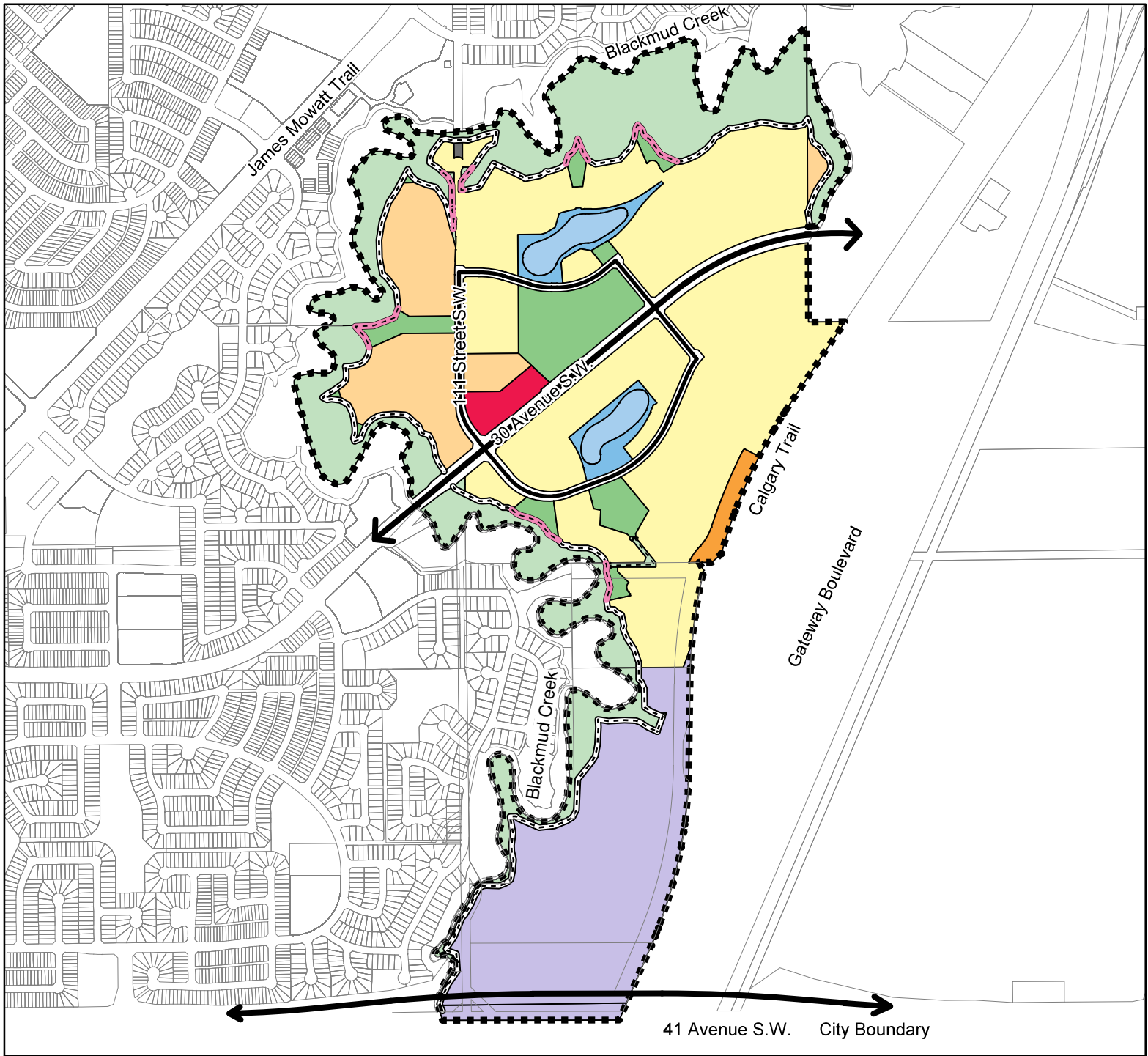
**CAVANAGH NEIGHBOURHOOD AREA STRUCTURE PLAN  
PROPOSED LAND USE AND POPULATION STATISTICS  
BYLAW 19748**

	Area (ha)	% of GA
<b>GROSS AREA</b>	<b>147.44</b>	<b>100.0%</b>
Environmental Reserve		
Blackmud Creek	24.46	
Public Upland Area (ER*)	5.37	
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<b>Subtotal</b>	<b>60.16</b>	
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Parks and Open Space**	8.24	9.4%
School (S K-6)	4.44	
Pocket Parks	3.00	
Greenways	0.23	
Top of Bank Parks	0.57	
Neighbourhood Commercial	1.94	2.2%
Transportation		
Circulation	13.09	15.0%
Infrastructure / Servicing		
Stormwater Management Facilities	5.06	5.8%
<b>TOTAL Non-Residential Area</b>	<b>28.33</b>	<b>32.5%</b>
<b>Net Residential Area (NRA)</b>	<b>58.95</b>	<b>67.54%</b>

## RESIDENTIAL LAND USE AREA, UNIT &amp; POPULATION COUNT

Land Use	Area (ha)	Units/ ha	Units	People / Unit	Population	% of NRA
<b>Low Density Residential (LDR)</b>						
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


















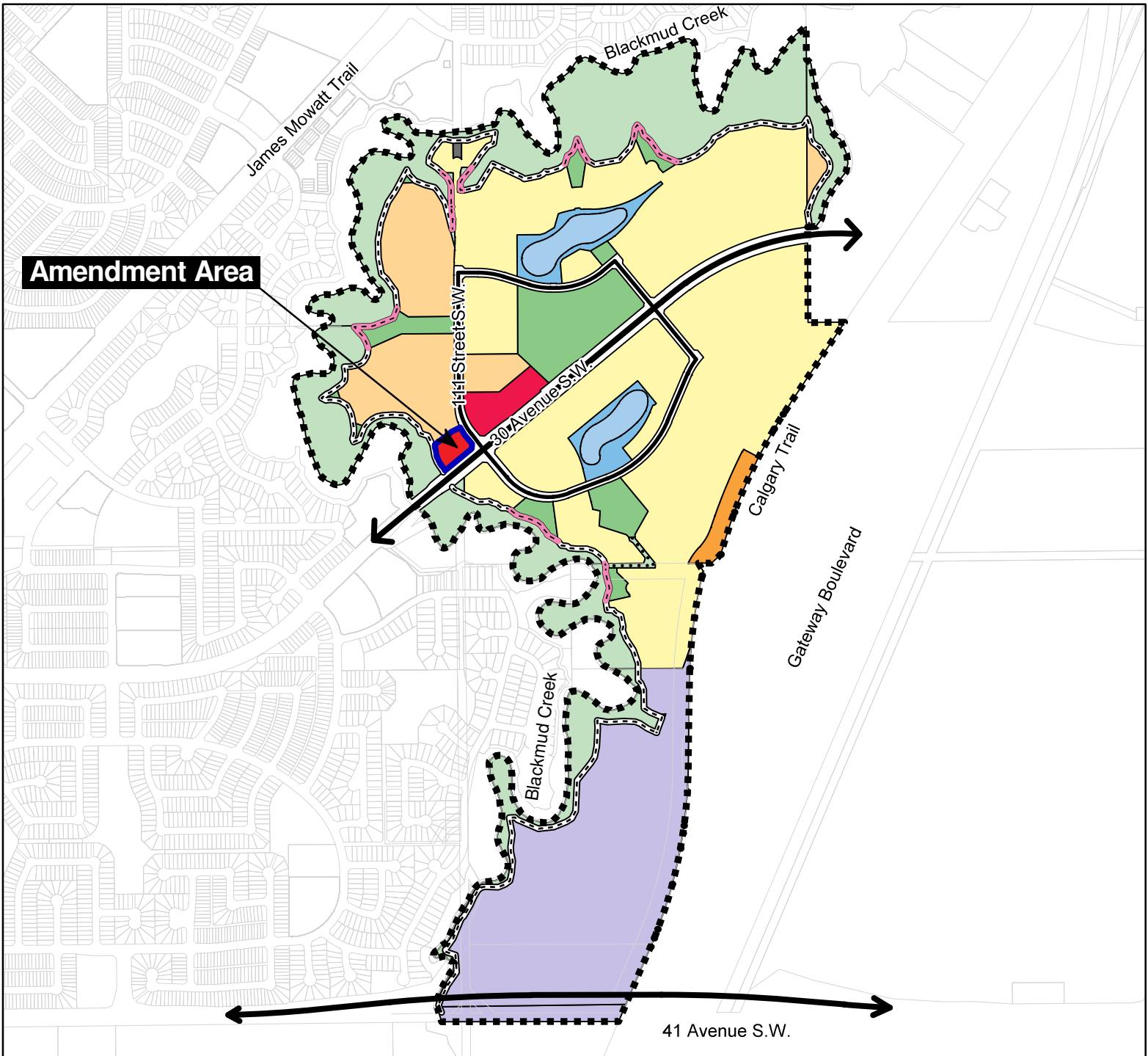
**BYLAW 18500  
APPROVED  
CAVANAGH**

**Neighbourhood Area Structure Plan  
(as amended)**



















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|--|--|---|--------------------------------|---|---------------------|
|  | Low Density Residential  |  | Stormwater Management Facility |  | Collector Roadway   |
|  | Medium Density Residential<br>(Low Rise / Multi / Medium<br>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.



**BYLAW 19478  
AMENDMENT TO  
CAVANAGH  
Neighbourhood Area Structure Plan  
(as amended)**



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

**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:	Plan Amendment Rezoning
Bylaw Charter Bylaw:	19478 19479
Location:	North of 30 Avenue SW and west of 111 Street SW
Addresses:	10931 and 11104 - 30 Avenue SW
Legal Descriptions):	Lot 2, Block 1, Plan 1723367; and Lot 201, Block 1, Plan 1820040
Site Area:	0.5 ha
Neighbourhood:	Cavanagh
Notified Community Organizations:	Blackmud Creek Community League
Applicant:	Elise Shillington; Stantec

### PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(CB1) Low Intensity Business Zone
Plans in Effect:	Cavanagh Neighbourhood Area Structure Plan (NASP)
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination