

Charter Bylaw 18813

To allow for low density residential uses, public open space and the protection of ravine land, Cavanagh

Purpose

Rezoning from AG to RMD, RSL, AP and A, located at 10821 - 30 Avenue SW.

Readings

Charter Bylaw 18813 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 Charter Bylaw 18813 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on April 12, 2019, and April 20, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 18813 proposes to rezone the site from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone, (RSL) Residential Small Lot Zone, (AP) Public Parks Zone and (A) Metropolitan Recreation Zone. The proposed zoning will allow for single and semi-detached housing, limited row housing, a public park, a greenway and preservation of a portion of the Blackmud Creek Ravine. The proposed bylaw includes a text amendment aligning the North Saskatchewan River Valley and Ravine System Overlay map, under Zoning Bylaw Section 811, with the proposed rezoning.

The proposed rezoning conforms with the Cavanagh Neighbourhood Area Structure Plan (NASP) and North Saskatchewan River Valley Area Redevelopment Plan (ARP) which designate this site for low density residential housing, public park, top of bank walkway, greenway and environmental reserve.

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

Public Engagement

An advance notice was sent to surrounding property owners and the Blackmud Creek Community League, on September 24, 2018. One response was received with

concern about the close proximity of the proposed residential uses to the ravine and impacts of development on the ravine's ecosystem. This comment is elaborated on in the attached Council report.

Attachments

1. Charter Bylaw 18813
2. City Planning Report