



CITY PLANNING REPORT **REZONING** CAVANAGH

10821 - 30 Avenue SW

To allow for low density residential housing, a public park and greenway, and protection of a portion of Blackmud Creek Ravine.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- promotes the completion of a developing residential neighbourhood;
- provides open space and protects a portion of the Blackmud Creek Ravine; and
- conforms with the Cavanagh Neighbourhood Area Structure Plan and the North Saskatchewan River Valley Area Redevelopment Plan.

THE APPLICATION

CHARTER BYLAW 18813 proposes to amend the Zoning Bylaw 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 rezoning will allow for low density residential housing uses, a public park and greenway, and protection of a portion of Blackmud Creek Ravine as a community open space.

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.

SITE AND SURROUNDING AREA

The site is located west of Calgary Trail SW and south of Crang Landing SW in Cavanagh.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped land, Blackmud Creek Ravine
CONTEXT		
North	(RSL) Residential Small Lot Zone, (RF5) Row Housing Zone and (A) Metropolitan Recreation Zone	Partially subdivided residential lots, Blackmud Creek Ravine
West	(AP) Public Parks Zone and (A) Metropolitan Recreation Zone	Top-of-bank public park, Blackmud Creek Ravine
South	(AG) Agricultural Zone	Undeveloped provincially-owned land with a stormwater management facility, Blackmud Creek Ravine
East	N/A	Calgary Trail and Gateway Boulevard SW

PLANNING ANALYSIS

The proposed rezoning will allow for a mix of low density residential housing types including single detached, semi-detached and limited row housing, adjacent to a future top-of-bank walkway and park. In addition, the application will protect the preservation of a portion of the Blackmud Creek Ravine, a major wildlife corridor that links to the North Saskatchewan River.

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

TECHNICAL REVIEW

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

At the subdivision stage, construction of a top-of-bank shared use path will be required.

PUBLIC ENGAGEMENT

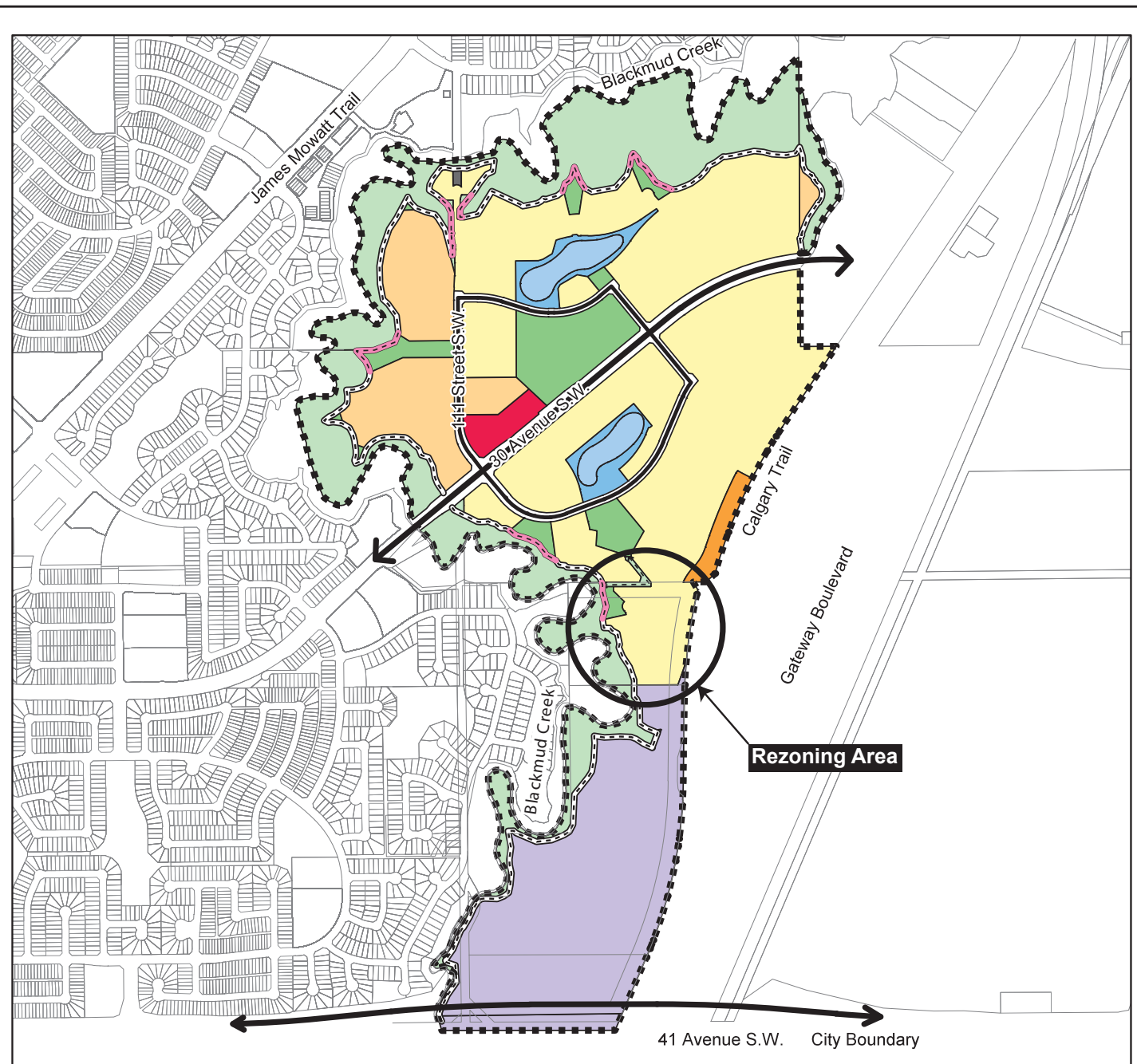
ADVANCE NOTICE September 24, 2018	<ul style="list-style-type: none">• Number of recipients: 21• Number of responses with concerns: 1<ul style="list-style-type: none">o Concern: potential negative impact of residential uses close to the ravine and the area's natural ecosystemo Response: a full technical review including an Environmental Site Assessment and geotechnical evaluation was done and more detailed natural area studies were performed at the NASP approval stage. The proposed zoning in conjunction with the Overlay will enforce the development setback requirements.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/cavanagh

CONCLUSION

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
















APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 18500
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:	18813
Date of Application Acceptance	August 22, 2018
Location:	West of Calgary Trail SW, south of Cavanagh Drive SW
Address:	10821 - 30 Avenue SW
Legal Description:	A portion of NE, NW, SE, and SW-17-51-24-4
Site Area:	Approximately 7 hectares
Neighbourhood:	Cavanagh
Notified Community Organizations:	Blackmud Creek Community League
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone; North Saskatchewan River Valley and Ravine System Overlay
Proposed Zone:	(RMD) Residential Mixed Dwelling Zone, and (RSL) Residential Small Lot Zone; (AP) Public Parks Zone; (A) Metropolitan Recreation Zone, North Saskatchewan River Valley and Ravine System Overlay (updated map)
Plans in Effect:	Cavanagh Neighbourhood Area Structure Plan; Heritage Valley Servicing Concept Design Brief; North Saskatchewan River Valley Area Redevelopment Plan
Historic Status:	None

Written By:
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