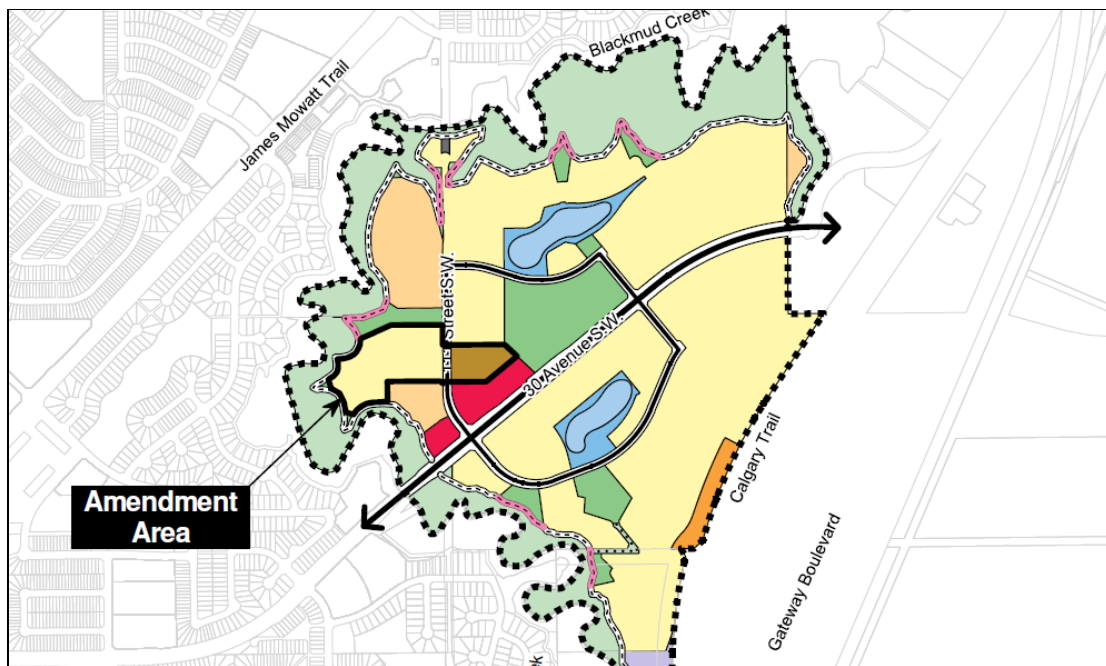




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT CAVANAGH

11104, 11102, and 11117 - 30 Avenue SW

To allow for low and medium rise multi-unit housing, low density residential uses, Public Park space, and the protection of a Natural Area



Recommendation: That Bylaw 19697 to amend the Cavanagh Neighbourhood Area Structure Plan and Charter Bylaw 19698 to amend the Zoning Bylaw be APPROVED.

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

- the proposed rezoning will be compatible with surrounding land uses;
- the amendment will not result in a significant change to the residential density of the neighbourhood; and
- the proposal facilitates the development of a range of housing forms, Public Park space, and the protection of a Natural Area in the Cavanagh neighbourhood.

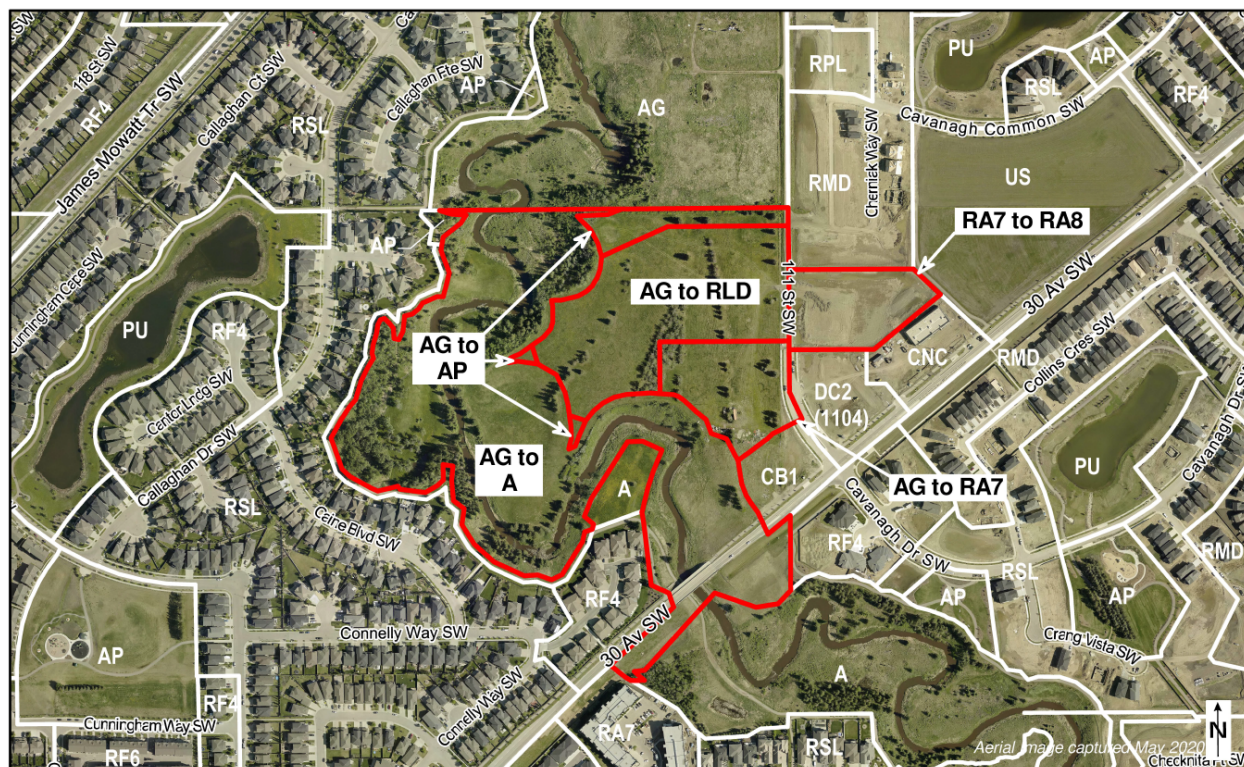
The Application

This application was accepted from Mike Vivian (Stantec) on September 29, 2020 on behalf of 7 Oaks Development Inc. and Blackmud Trading Company. This application is composed of two parts:

1. **BYLAW 19697** proposes to amend the Cavanagh Neighbourhood Area Structure Plan to redesignate 4.73 ha of land from Medium Density Residential to 1.13 ha of High Density Residential and 3.60 ha of Low Density Residential in the western portion of the Neighbourhood Area Structure Plan. Changes are proposed to the relevant maps, figures, and statistics in the NASP to reflect the proposed amendment.
2. **CHARTER BYLAW 19698** proposes to rezone 16.34 ha of land from (AG) Agricultural Zone and (RA7) Low Rise Apartment Zone to (A) Metropolitan Recreation Zone, (AP) Public Parks Zone, (RA8) Medium Rise Apartment Zone, (RA7) Low Rise Apartment Zone and (RLD) Residential Low Density Zone.

Site and Surrounding Area

The subject site is approximately 16.34 ha in size and is undeveloped. It is located north of 30 Avenue NW and east of Blackmud Creek in the northwest portion of the Cavanagh neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Undeveloped land, Natural Area • Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> • Undeveloped land • Undeveloped land, Low Density Residential housing
East	<ul style="list-style-type: none"> • (US) Urban Services Zone • (CNC) Neighbourhood Commercial Zone • (DC2.1104) Site Specific Development Control Provision • (CB1) Low Intensity Business Zone • (RF4) Semi-detached Residential Zone 	<ul style="list-style-type: none"> • Undeveloped school site • Shopping Centre • Undeveloped commercial land • Undeveloped commercial land • Semi-detached Housing
South	<ul style="list-style-type: none"> • (A) Metropolitan Recreation Zone 	<ul style="list-style-type: none"> • Natural Area
West	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • Low Density Housing

Planning Analysis

The subject site is located in the northwest portion of the Cavanagh neighbourhood and is adjacent to low and medium density residential, planned commercial, a future school/park site as well as a major arterial roadway (30 Avenue SW). The proposed amendment to High-Density Residential will introduce a new residential land use designation within the Cavanagh neighbourhood and will allow for a broader range of housing choices to be provided. This area is proposed to be rezoned from RA7 to RA8 to allow for the development of medium rise multi-unit housing up to 23 m (approximately 6 storeys) in height. The amendment to Low Density Residential is proposed to be rezoned from AG to RLD to allow for a variety of low density residential uses. The remaining portion of the site is proposed to be rezoned to A and AP to accommodate public park space and the protection of a Natural Area, and to RA7 to allow for low rise multi-unit housing up to 16 m (approximately 4 storeys) in height .

The area proposed for High Density Residential use is located close to commercial amenities and a planned school/park site, and will facilitate a more walkable neighbourhood. This site is also located close to 30 Avenue SW, which serves as an arterial connection to the broader area including Heritage Valley Town Centre as well as the future Major Node and employment centre of Heritage Valley Neighbourhood 14.

Although the proposed amendment will result in a slight decrease to the Plan's projected residential density from 37 Dwelling Units Per Net Residential Hectare (du/nrha) to 36 (du/nrha), the net residential density for the NASP remains within the density target (30-40 upnrha) of the former Capital Region Board growth plan (under which the NASP was approved).

CITY Plan Alignment

This proposal is in alignment with the applicable policies of The City Plan (MDP) to accommodate the development of residential uses in the Cavanagh neighbourhood and future growth to reach a population milestone of 1.25 million people within Edmonton's existing boundaries. This will be achieved by introducing a variety of low and medium density residential housing forms, park spaces and natural areas within the same neighbourhood.

Technical Review

The proposed plan amendment and rezoning has been reviewed by all required technical agencies. The planned civic infrastructure can accommodate the proposed changes in land use and will be provided as development progresses.

Open Space:

The proposed zoning to (A) Metropolitan Recreation Zone will allow for the protection of Natural Areas adjacent to the Blackmud Creek and is in accordance with the Top-of-the-Bank Policy and an Urban Development Line (UDL) that were established through site visits with participating landowners and city staff at the time of the Cavanagh NASP approval and geo-technical and slope-stability analysis, and the requirements of City Policy C542.

Transportation:

Upon subdivision of the land, the owner will be required to construct the top of the bank walkway and top of the bank roadway within the subject parcels. A public access easement for public access to and maintenance of the pocket parks located along the top of the bank setback area will also be provided. Walkway connections to the pocket parks and the top of the bank walkway will be constructed through the site. The owner will be required to construct a 3-metre asphalt shared use path within the top of the bank setback area and pedestrian connections between the RA7 site and the top of bank walkway.

Transit

Administration supports the proposed plan amendment and rezoning applications from a transit perspective. The Cavanagh Neighbourhood will be receiving On-Demand Transit with the implementation of the Bus Network Redesign in April 2021; 30 Ave SW and 111 Street SW will be potential future transit routings. Bus stops will be determined at future stages of development.

Drainage

Permanent sanitary and storm servicing will be provided in general accordance with the servicing schemes identified in the accepted Drainage reports for the Cavanagh Neighbourhood. Connections will be required from the sewers along Cavanagh Boulevard that have been included/constructed as part of Cavanagh Stage 10.

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

COMMUNITY ENGAGEMENT

ADVANCE NOTICE October 20, 2020	<ul style="list-style-type: none">• Number of recipients: 575• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/cavanaghplanningapplications

CONCLUSION

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

APPENDICES

- 1 Approved Cavanagh NASP Land Use and Population Statistics – Bylaw 19478
- 2 Proposed Cavanagh NASP Land Use and Population Statistics – Bylaw 19697
- 3 Approved Cavanagh NASP Bylaw Map – Bylaw 19478
- 4 Proposed Cavanagh NASP MBylaw Map – Bylaw 19697
- 5 Application Summary

**CAVANAGH NEIGHBOURHOOD AREA STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 19478**

	Area (ha)	% of GA
GROSS AREA	147.44	100.0%
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	
Subtotal	60.16	
GROSS DEVELOPABLE AREA	87.28	
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%
TOTAL Non-Residential Area	28.33	32.5%
Net Residential Area (NRA)	58.95	67.54%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ ha	Units	People / Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/ Semi-Detached	47.04	25	1,176	2.8	3,293	79.1%
Medium Density Residential (MDR)						
Row Housing	1.22	45	55	2.8	154	2.1%
Low Rise/Medium Density Housing	10.69	90	962	1.8	1,731	18.8%
TOTAL Residential	58.95		2,193		5,178	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

Protected through other means (ha) = N/A

Lost to Development (ha) = N/A

STUDENT GENERATION COUNT

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

CAVANAGH NEIGHBOURHOOD AREA STRUCTURE PLAN
PROPOSED LAND USE & POPULATION STATISTICS
BYLAW 19697

LAND USE	Area (ha)	% of GDA				
GROSS AREA	147.4	100.0%				
Environmental Reserve	29.83					
Blackmud Creek Ravine		24.46				
Public Upland Area (ER) *		5.37				
Arterial Road Right-of-Way	4.24					
Provincial/City of Edmonton Lands	26.09					
	Area (ha)	% of GDA				
GROSS DEVELOPABLE AREA	87.28	100.0%				
Parks and Open Space**	8.24	9.4%				
Schools (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	13.09		15.0%			
Circulation		13.09				
Infrastructure and Servicing	5.06		5.8%			
Stormwater Management Facilities		5.06				
TOTAL Non-Residential Area	28.33	32.5%				
Net Residential Area (NRA)	58.95	67.54%				
RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	% of Total Units	People/Unit	Population
Low Density Residential (LDR)						
Single/Semi-Detached AND Row Housing	50.64	25	1,266	54%	2.80	3545
Medium Density Residential (MDR)						
Row Housing	1.22	45	55	2%	2.80	154
Low Rise/Medium Density Housing	5.96	90	536	44%	1.80	966
High Density Housing	1.13	225	254		1.50	381
Total	58.95		2112	100%		5045

SUSTAINABILITY MEASURES

Population Per Net Hectare (ppnha)	86
Units Per net Residential Hectare (upnrha)	36
LDR / MDR Ratio	55% 45%
Population (%) within 500 m of Parkland	100%
Population (%) within 400 m of Transit Service	99%
Population (%) within 600 m of Commercial Service	96%

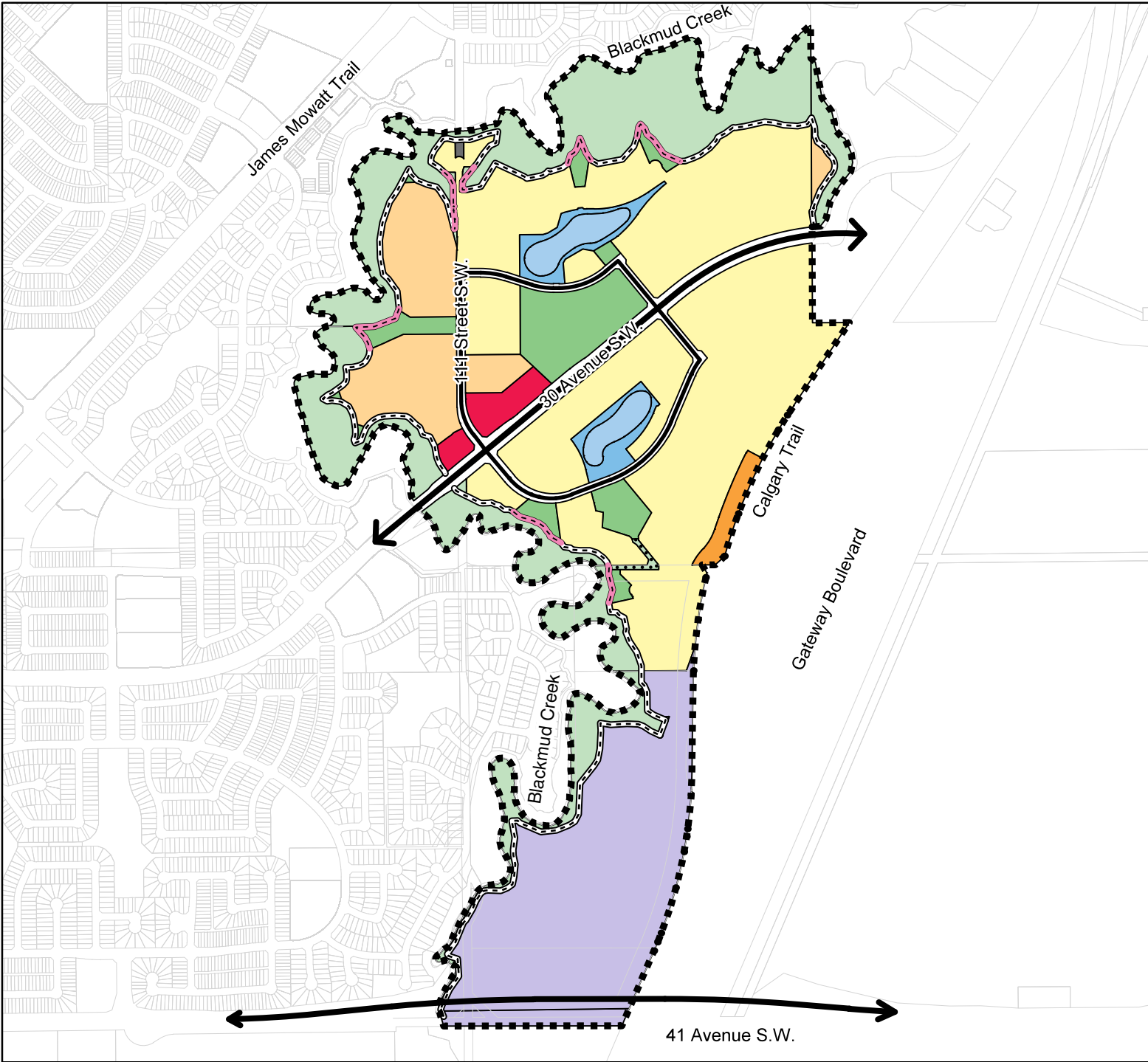
Presence / Loss of Natural Area Features	Land	Water
Protected as Environmental Reserve (ha)	30	n/a
Conserved as Naturalized Municipal Reserve (ha)	n/a	n/a
Protected through other means (ha)	n/a	n/a
Lost to Development (ha)	n/a	n/a

STUDENT GENERATION STATISTICS

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















*As per TOB Policy C542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area, Exact areas will be confirmed at the time of subdivision and through legal survey.

**Areas dedicated as Municipal Reserve to be confirmed by legal survey.

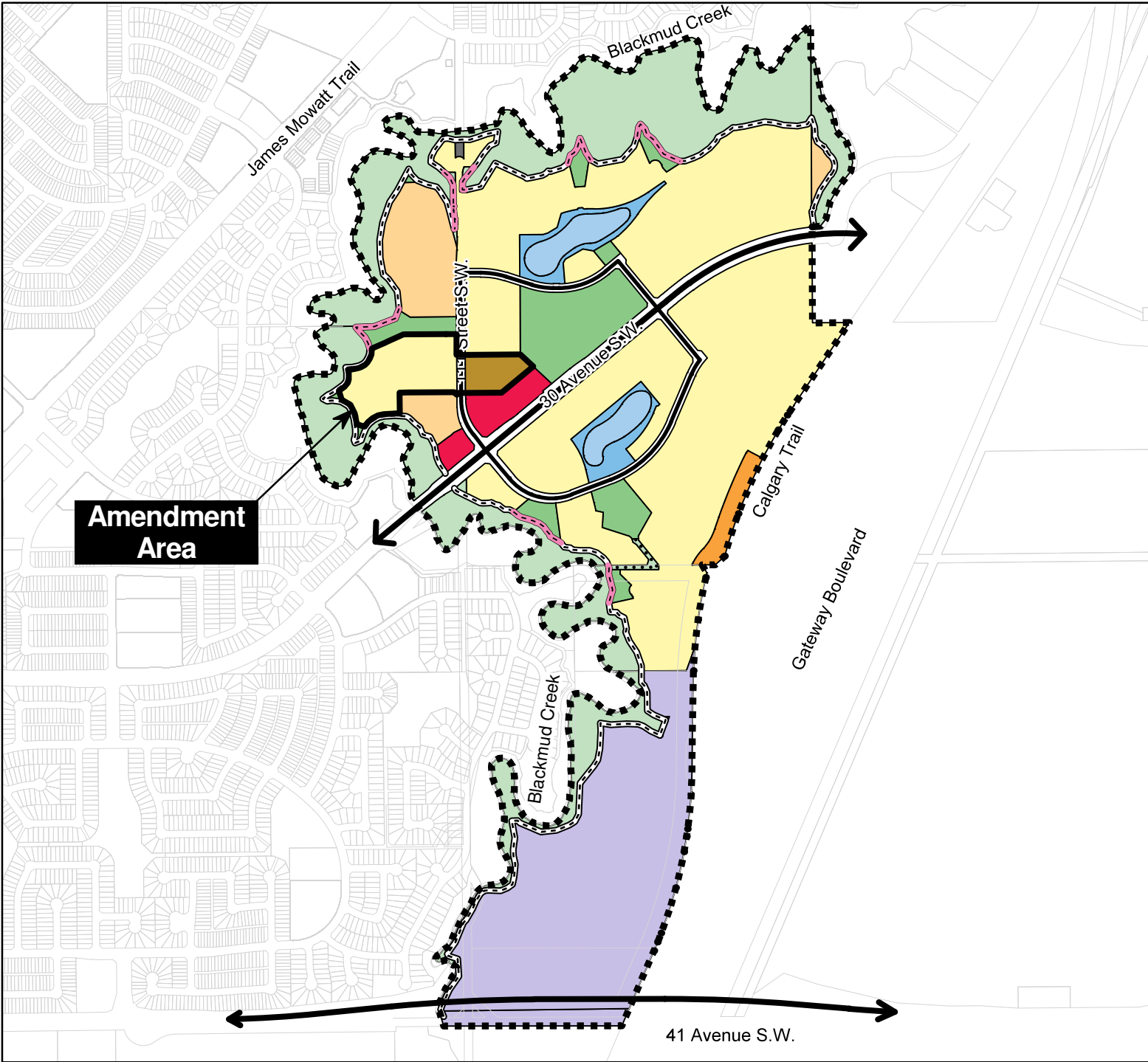


**BYLAW 19478
APPROVED
CAVANAGH**
Neighbourhood Area Structure Plan
(as amended)



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

















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 19697
AMENDMENT TO
CAVANAGH**

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



	Low Density Residential		Neighbourhood Commercial		Walkway
	Medium Density Residential (Low Rise / Multi / Medium Density Units)		Government Lands		Collector Roadway
	High Density Residential		Stormwater Management Facility		Arterial Roadway
	Row Housing		Park / School		Top of Bank Roadway
			Environmental Reserve		NASP Boundary
			Greenway		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:	19697
Charter Bylaw:	19698
Location:	North of of 30 Avenue SW and east of Blackmud Creek
Addresses:	11104 - 30 Avenue SW; 11102 - 30 Avenue SW; and 11117 - 30 Avenue SW
Legal Descriptions:	Portion of Lot 201, Block 1, Plan 1820040; Portion of Lot 2, Block 1, Plan 1723367; and Portion of Lot 57ER, Block 2, Plan 1820106
Site Area:	16.34 ha
Neighbourhood:	Cavanagh
Notified Community Organizations:	Blackmud Creek Community League
Applicant:	Mike Vivian; Stantec

PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone, (RA7) Low Rise Apartment
Proposed Zones:	(A) Metropolitan Recreation Zone, (AP) Public Parks Zone, (RA8) Medium Rise Apartment Zone, (RA7) Low Rise Apartment Zone, and (RLD) Residential Low Density Zone
Plans in Effect:	<ul style="list-style-type: none"> • Cavanagh Neighbourhood Area Structure Plan (NASP) • Heritage Valley Servicing Concept Design Brief (SCDB)
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Sean Conway
Tim Ford
Development Services
Planning Coordination