

Charter Bylaw 19698

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

Purpose

Rezoning from AG & RA7 to A, AP, RA8, RA7, and RLD; located at 11104 - 30 Avenue SW, 11102 - 30 Avenue SW, and 11117 - 30 Avenue SW

Readings

Charter Bylaw 19698 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 19698 be considered for third reading."

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on April 30 and May 8, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to rezone the subject site 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. These zones will allow low-rise (up to 16 m in height) and medium rise (up to 23 m in height) multi-unit housing, a variety of low density residential uses, a public park, and the protection of a natural area. This application is accompanied by Bylaw 19697, which proposes to amend the Cavanagh NASP to align with this proposed rezoning.

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

Public Engagement

Advance Notice was sent to surrounding property owners and the Blackmud Creek Community League on October 20, 2020. No responses were received.

Attachments

1. Charter Bylaw 19698
2. Administration Report (attached to Bylaw 19697 - item 3.8)