

Bylaw 18500

Amendment to the Cavanagh Neighbourhood Area Structure Plan

Purpose

This proposed amendment will redesignate the subject site to allow medium density housing and top of bank walkway in support of the associated proposed rezoning (Bylaw 18501). Revision to text, figures, and statistics in the Cavanagh Neighbourhood Area Structure Plan are proposed accordingly.

Readings

Bylaw 18500 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 Bylaw 18500 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on August 17, 2018, and August 25, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed amendment to the Cavanagh Neighbourhood Area Structure Plan redesignates a 0.44 hectare area of Low Density Residential to Medium Density Residential uses and proposes to remove a portion of the approved Top-of-Bank Roadway in order to facilitate additional residential development on the site. The application results in an overall increase in density for the plan from 37 units per net residential hectare (upnha) to 37.6 upnha.

Policy

This application supports the policies of *The Way We Grow* by supporting contiguous development and infrastructure and providing a range of housing types and densities at a neighbourhood level and preserves the integrity of the North Saskatchewan River Valley system.

Corporate Outcomes

- Edmonton is attractive and compact
- Edmontonians are connected to the city in which they live, work and play

Public Consultation

An advance notice was sent out on September 12, 2017, to surrounding land owners and the Blackmud Creek Community League. A summary of responses is contained in the attached council report.

Attachments

1. Bylaw 18500
2. Urban Form and Corporate Development report