

Bylaw 18500

A Bylaw to amend Bylaw 16497 being the
Cavanagh Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on July 15, 2013, the Municipal Council of the City of Edmonton passed Bylaw 16497, the Cavanagh Neighbourhood Area Structure Plan;

WHEREAS Council found it desirable to amend the Cavanagh Neighbourhood Area Structure Plan through the passage of Bylaws 16497 and 16617; and

WHEREAS an application was received by City Planning to amend the Cavanagh Neighbourhood Area Structure Plan;

WHEREAS Council considers it desirable to amend the Cavanagh Neighbourhood Area Structure Plan; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Bylaw 16497, the Cavanagh Neighbourhood Area Structure Plan is hereby amended by:
 - a. deleting the second sentence of the first paragraph of Section 3.2.3 Ecology and replacing it with:

“The City's Top of Bank Policy (Policy C542) states that a minimum of 30% of the urban development line shall be either Top-of-Bank walkway or land used for municipal purposes. However, the development pattern and site limitations in the northeast corner of the plan area result in an approximate Top-of-Bank roadway for the entire NASP of 23%. A 10 m wide top of bank walkway is required in this area at the subdivision stage, to extend public access along the western edge of the ravine.”

- b. deleting the first sentence of the fourth paragraph of the Rationale under section 3.2.3 Ecology and replacing it with:

 “The City's Top of Bank Policy (Policy C542) states that a minimum of 30% of the urban development line shall be either Top-of-Bank walkway or land used for municipal purposes. However, the development pattern and site limitations in the northeast corner of the plan area result in an approximate Top-of-Bank roadway for the entire NASP of 23%. A 10 m wide top of bank walkway is required in this area at the subdivision stage, to extend public access along the western edge of the ravine.”

- c. deleting the first sentence of the first paragraph of Section 3.2.6 and replacing it with:
 “Approximately 60.0 hectares of the Plan area is designated for residential land uses.”

- d. deleting the first sentence of the first paragraph of Objective 25-NASP Policy, column Part V, under section 3.2.8- School, Parks and Open Space, and replacing it with:

 “The City's Top of Bank Policy (Policy C542) states that a minimum of 30% of the urban development line shall be either Top-of-Bank walkway or land used for municipal purposes. However, the development pattern and site limitations in the northeast corner of the plan area result in an approximate Top-of-Bank roadway for the entire NASP of 23%. A 10 m wide top of bank walkway is required in this area at the subdivision stage, to extend public access along the western edge of the ravine.”

- e. deleting the first sentence of the second paragraph of the Rationale under Pocket Parks, under Objective 25, under Section 3.2.8 – School, Parks and Open Space, and replacing it with :

 “The City's Top of Bank Policy (Policy C542) states that a minimum of 30% of the urban development line shall be either Top-of-Bank walkway or land used for municipal purposes. However, the development pattern and site limitations in the northeast corner of the plan area result in an approximate Top-of-Bank roadway for the entire NASP of 23%. A 10 m wide top of bank walkway is required in this area at the subdivision stage, to extend public access along the western edge of the ravine.”

- f. deleting the statistics entitled “Cavanagh Neighbourhood Area Structure Plan - Land Use and Population Statistics - Bylaw 16617” and substituting the following:

**CAVANAGH NEIGHBOURHOOD AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18500**

	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	1.44	1.6%
Transportation		
Circulation	13.09	15.0%
Infrastructure / Servicing		
Stormwater Management Facilities	5.06	5.8%
TOTAL Non-Residential Area	27.83	31.9%
Net Residential Area (NRA)	59.45	68.1%

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	11.19	90	1007	1.8	1,813	18.8%
TOTAL Residential	59.45		2,238		5,260	100.0%

Sustainable Measures

Population Density (ppnha) = 88.5

Unit Density (upnha) = 37.6

Low Density / Medium Density Unit Ratio = 54% / 46%

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

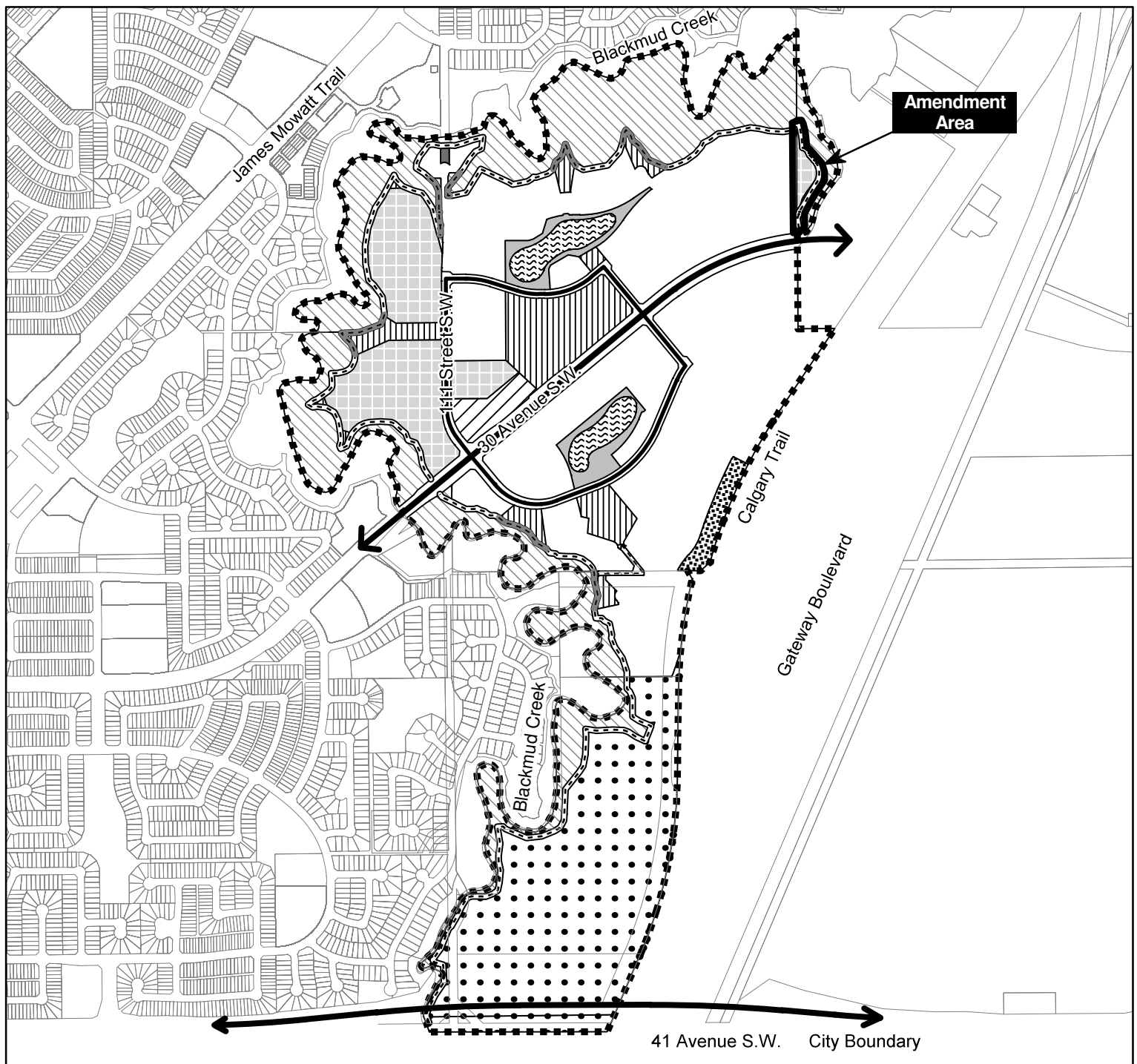
- g. deleting therefrom the map entitled the “Bylaw 16617 – Cavanagh Neighbourhood Area Structure Plan” and substituting therefore the map entitled “Bylaw 18500Amendment to Cavanagh Neighbourhood Area Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;
- h. deleting the map entitled “Figure 7: Land Use Concept” and replace with “Figure 7: Land Use Concept” attached hereto as Schedule “B” and forming part of this bylaw.
- i. deleting the map entitled “Figure 9: Pedestrian Network” and replace with “Figure 9: Pedestrian Network” attached hereto as Schedule “C” and forming part of this bylaw.

READ a first time this	day of	, A. D. 2018;
READ a second time this	day of	, A. D. 2018;
READ a third time this	day of	, A. D. 2018;
SIGNED and PASSED this	day of	, A. D. 2018.

THE CITY OF EDMONTON

MAYOR

















CITY CLERK



BYLAW 18500 AMENDMENT TO CAVANAGH

Neighbourhood Area Structure Plan (as amended)

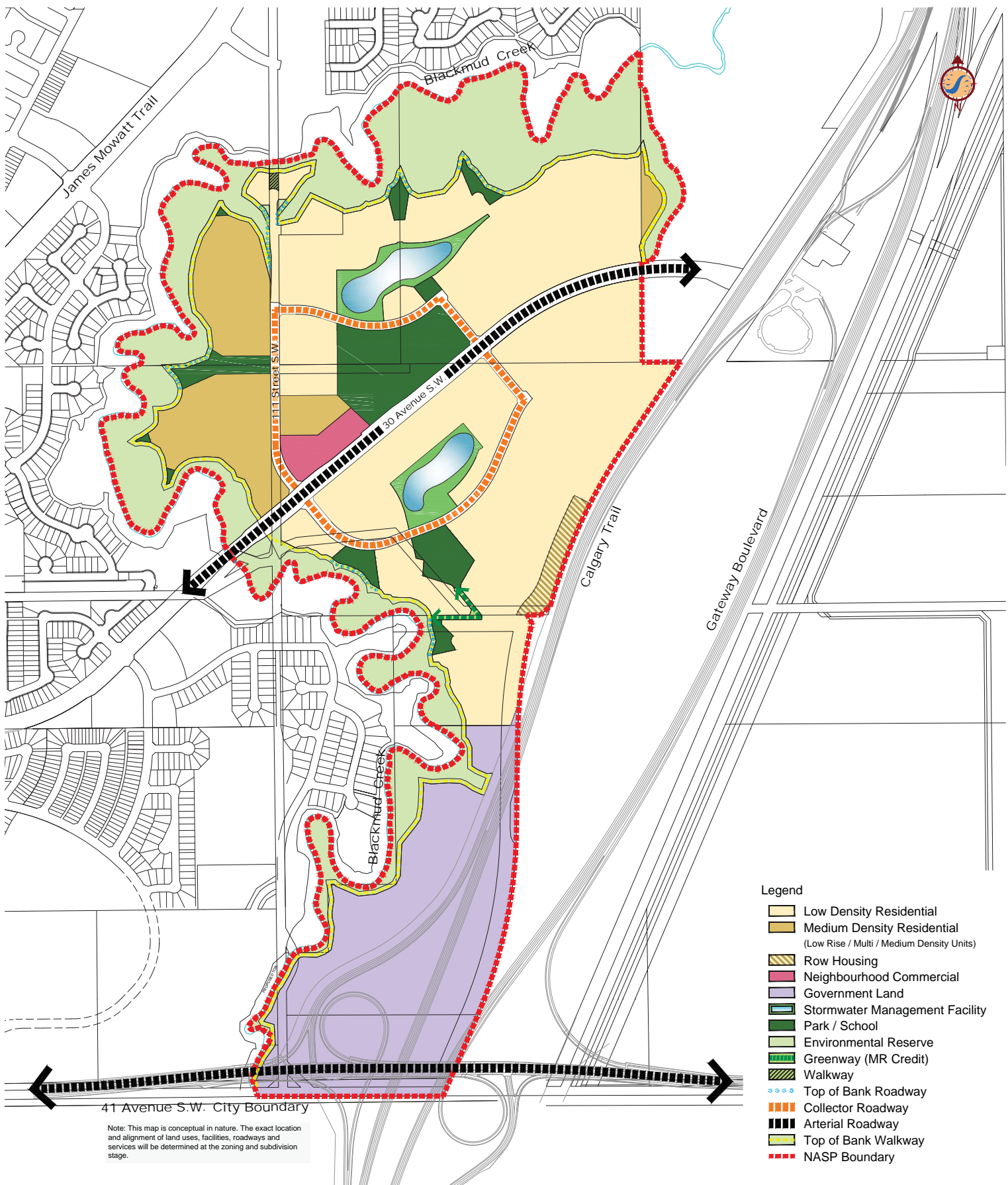


	Low Density Residential		Stormwater Management Facility		Top of Bank Roadway
	Medium Density Residential (Low Rise / Multi / Medium Density Units)		Park / School		Collector Roadway
	Row Housing		Environmental Reserve		Arterial Roadway
	Neighbourhood Commercial		Greenway		Top of Bank Walkway
	Government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

Land Use Concept

Figure 7



Pedestrian Network

Figure 9

