

BYLAW 20098

To amend the Cavanagh Neighbourhood Area Structure Plan

Purpose

To redesignate residential land uses in the Cavanagh neighbourhood.

Readings

Bylaw 20098 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 20098 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on September 16, 2022 and September 24, 2022. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 20098 proposes to redesignate land uses for a portion of the Cavanagh Neighbourhood Area Structure Plan from Medium Density Residential to Low Density Residential and High Density Residential land uses. The amendment will allow for a range of low and high density residential housing types, and as a result, it will:

- reduce the Medium Density Residential land use by 3.41 ha;
- increase the Low Density Residential land use by 2.45 ha; and
- increase the high density residential land use by 0.72 ha.

The proposed amendment will not decrease the net residential densities of the neighbourhood and will remain at 36 units per net residential hectare. The NSP’s map, figures and Land Use and Population statistics will be updated to reflect the proposed amendment. The Plan amendment is in keeping with the intent of the Cavanagh Neighbourhood Area Structure Plan’s (NASP) Policies and Objectives.

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This application is accompanied by Charter Bylaw 20097 to amend the Zoning Bylaw to align with the NSP amendment.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Community Insights

Advance Notice was sent to surrounding property owners and the Blackmud Creek Community League on June 8, 2021. One response was received and is summarized in the attached Administration Report.

Attachments

1. Bylaw 20098
2. Administration Report