

Bylaw 20098

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 16617, 18500, 19478, and 19697; and

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

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 map entitled “Bylaw 19697 Amendment to Cavanagh Neighbourhood Area Structure Plan” and replacing it with “Bylaw 20098 Amendment to Cavanagh Neighbourhood Area Structure Plan”, attached as Schedule “A” and forming part of this bylaw;
  - b. deleting the statistics entitled “Cavanagh Neighbourhood Area Structure Plan - Land Use and Population Statistics - Bylaw 19697” and replacing it with “Cavanagh Neighbourhood Area Structure Plan – Land Use and Population Statistics - Bylaw 20098”, attached hereto as Schedule “B” and forming part of this bylaw; and

- c. deleting the map entitled "Figure 7 Land Use Concept" and replacing it with "Figure 7 Land Use Concept", attached hereto as Schedule "C" and forming part of this bylaw.

READ a first time this	4th day of October	, A. D. 2022;
READ a second time this	4th day of October	, A. D. 2022;
READ a third time this	4th day of October	, A. D. 2022;
SIGNED and PASSED this	4th day of October	, A. D. 2022.

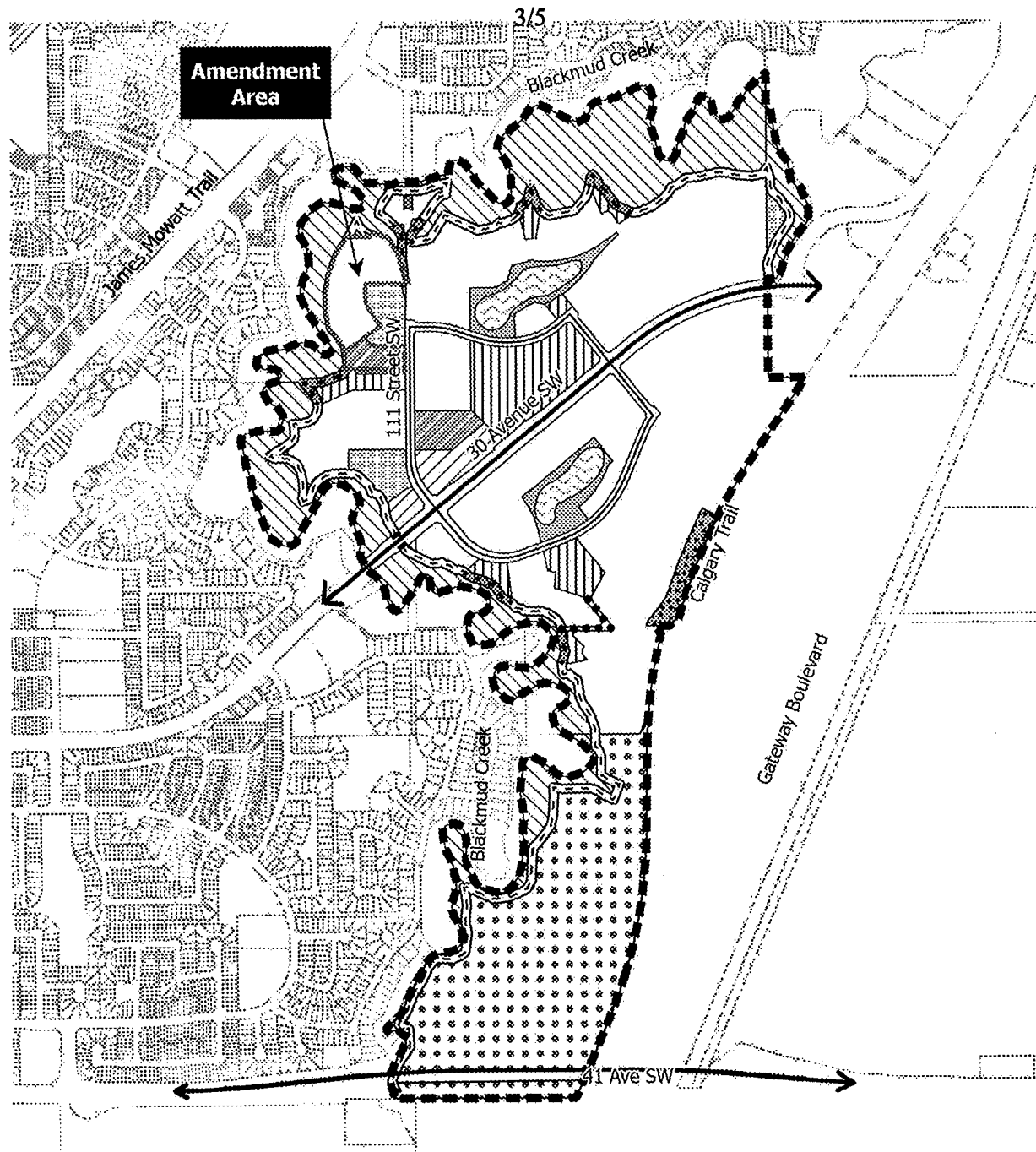
THE CITY OF EDMONTON

*A. Sahi*

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MAYOR

*Chunleplun Marti*

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A/ CITY CLERK



**BYLAW 20098  
AMENDMENT TO  
CAVANAGH  
Neighbourhood Area Structure Plan**

- |                            |                                |                     |
|----------------------------|--------------------------------|---------------------|
| Amendment Area             | Government Lands               | Collector Roadway   |
| Low Density Residential    | Stormwater Management Facility | Arterial Roadway    |
| Medium Density Residential | Park                           | NASP Boundary       |
| High Density Residential   | Environmental Reserve          | Top of Bank Roadway |
| Row Housing                | Walkway                        | Top of Bank Walkway |
| Neighbourhood Commercial   | Greenway                       |                     |

**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.

	Area (ha)	% of GA
<b>GROSS AREA</b>	147.44	100.00%
<b>Environmental Reserve</b>		
Black Mud Creek	24.46	
Public Uplands (ER)	5.37	
Arterial Road Right-of-Way	4.24	
Provincial / City of Edmonton Lands	26.09	
<b>Subtotal</b>	60.16	
<b>GROSS DEVELOPABLE AREA</b>	87.28	
Parks and Open Space **	8.24	9.4%
School (S K-6)	4.44	
Pocket Parks	3.00	
Greenway	0.23	
Top of Bank Parks	0.57	
Neighbourhood Commercial	1.94	2.2%
<b>Transportation</b>		
Circulation	13.33	15.3%
<b>Infrastructure &amp; Servicing</b>		
Stormwater Management Facilities	5.06	5.8%
<b>TOTAL Non-Residential Area</b>	28.57	32.7%
<b>Net Residential Area (NRA)</b>	58.71	67.3%

	Area (ha)	Units/ha.	Units	% of Total	People/ Units	Population	% of NRA
Single/Semi-Detached	53.09	25	1,327	63%	2.8	3,716	90.4%
Rowhousing	1.22	45	55	3%	2.8	154	2.1%
Low-rise/Multi/Medium Rise Units	2.55	90	230	11%	1.8	413	4.3%
High Density Housing Existing	1.13	225	254	12%	1.5	381	1.9%
*High Density Housing	0.72	342	246	12%	1.5	369	1.2%
<b>Total Residential</b>	58.71		2,112	100%		5,034	100%

**Sustainable Measures**

Population Density (ppnha) = 86

Unit Density (upnha) = 36

Low Density / Medium/Medium-High Density Unit Ration 90%/10%

Population (%) within 500m of Parkland = 100%

Population (%) within 400m of Transit Service = 99%

Population (%) within 600m of Commercial = 96%

Protected as Environmental Reserve (ha.) =30

**Student Generation**

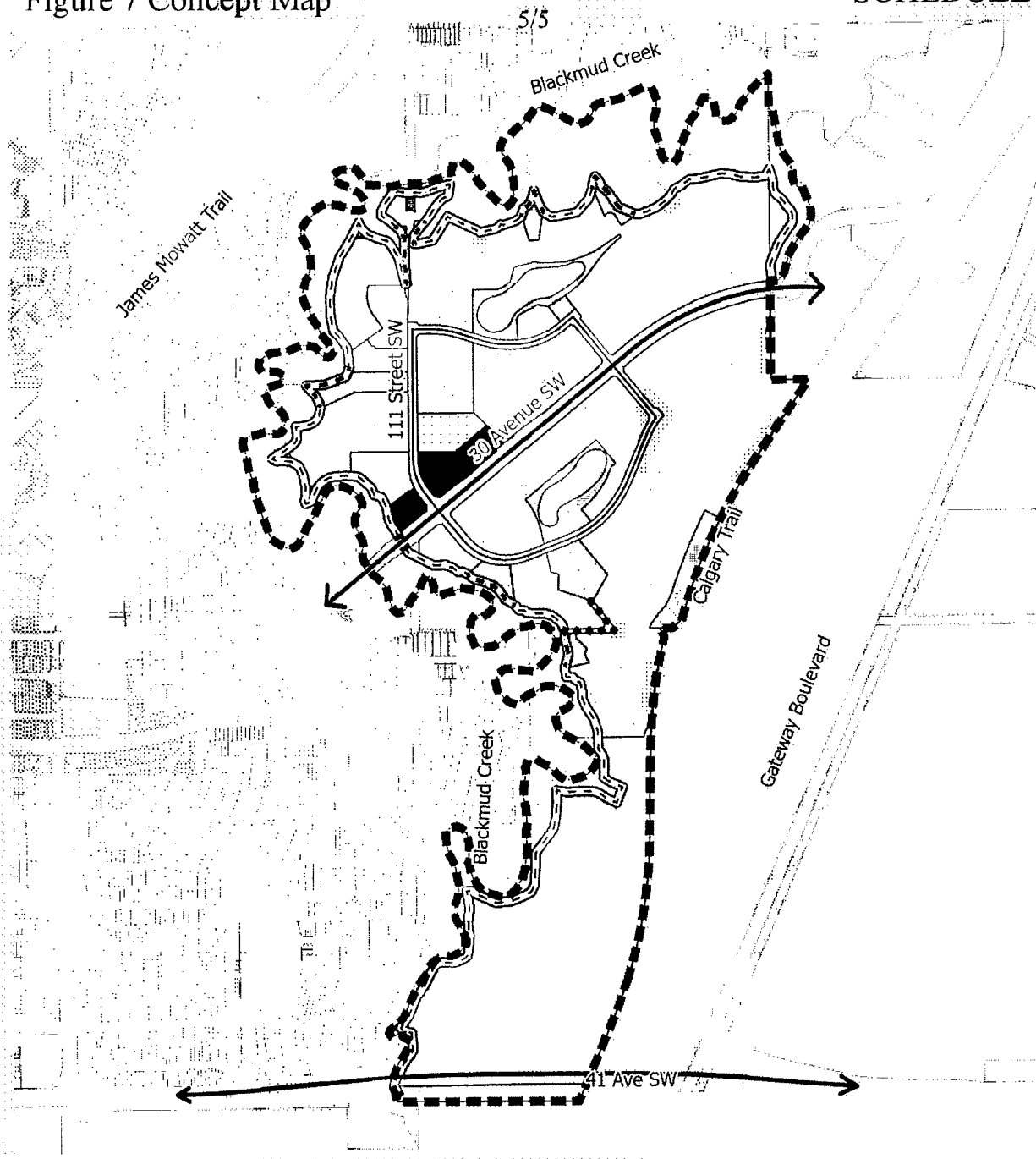
Public School Board		349
Elementary	175	
Junior High	87	
Senior High	87	
Separate School Board		175
Elementary	87	
Junior High	44	
Senior High	44	
<b>Total Student Population</b>	523	

For Public School student generation is based on GDA x 2 for Elementary and Junior/Senior High School. For Separate School student generation is based on 1x for elementary and 0.5 for junior/senior High.

\*Numbers based on anticipated built form

Figure 7 Concept Map

SCHEDULE "C"



CAVANAGH Neighbourhood Area Structure Plan

- |                            |                                      |                     |
|----------------------------|--------------------------------------|---------------------|
| Low Density Residential    | Stormwater Management Facility Inner | Collector Roadway   |
| Medium Density Residential | Stormwater Management Facility Outer | Arterial Roadway    |
| High Density Residential   | Park                                 | NASP Boundary       |
| Row Housing                | Environmental Reserve                | Top of Bank Roadway |
| Neighbourhood Commercial   | Walkway                              | Top of Bank Walkway |
| Government Lands           | Greenway                             |                     |

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.