

Bylaw 20545

A Bylaw to amend Bylaw 14116, as amended,  
being the Callaghan Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on December 7, 2005, the Municipal Council of the City of Edmonton passed Bylaw 14116, as amended, being the Heritage Valley Neighbourhood 6 Neighbourhood Area Structure Plan; and

WHEREAS on May 14, 2007 Council has amended the Heritage Valley Neighbourhood 6 Neighbourhood Area Structure Plan by passage of Bylaw 14533 renaming and adopting the plan as the Callaghan Neighbourhood Area Structure Plan; and

WHEREAS Council found it desirable to amend the Callaghan Neighbourhood Area Structure Plan through the passage of Bylaws 14717, 15450, 15627, and 18568; and

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

WHEREAS Council considers it desirable to amend the Callaghan 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 as follows:

1. The Callaghan Neighbourhood Area Structure Plan is hereby further amended by:
  - a) Deleting the second paragraph under section Liveable Neighbourhoods, Principle Two and replacing with: "Three primary access points to the Blackmud Creek ravine system are also identified (responsive to geotechnical limitations). The valley basin access provided at the northeast corner of the plan area will be a public open space. It will abut the top-of-bank walkway servicing the broader Heritage Valley Community. Two other public open spaces designed as view-point parks are also sited along the top-of-bank and provide walkway access."

- b) Deleting the text under “A full Array of Urban Services & Amenities” under the Master Plan Elements Section, and replacing with the following: “There are multiple opportunities for recreation sites in the neighbourhood including the central park, the SWMF, and several dispersed parks, all accessible by roads and walkways.”
- c) Deleting the first sentence of the second paragraph under the “Section 5.2, Distribution of Land Uses” section and replacing it with the following: “The residential area is 73% of the total land area, with the balance designated for stormwater management, public parks, and circulation”.
- d) Deleting the first sentence of the second paragraph under “Section 5.3.2, Medium Density Residential,” and replacing with the following: “The northeast part of the plan area contains an area of approximately 6.41 hectares of medium density housing and public open space located adjacent to the Blackmud Creek ravine.”

- e) Deleting the first two sections in table Section B. Table 2 – Summary of Medium Density Development Guidelines, and substituting therefor the following:

SITE	SIZE	INTENT	APPLICABLE DEVELOPMENT GUIDELINES
A	Approximately 2.08 ha and a public park site of approximately 1.56 ha	To accommodate medium density residential development that incorporates innovative and high architectural standards on a visible location adjacent to the ravine and James Mowatt Trail.	<p><u>Building Height, Density &amp; Massing:</u></p> <p>Site “A” will be developed under a medium density residential zone.</p>
B	2.12 ha	To accommodate resort style residential development, taking advantage of the site location to adjacent amenities.	Site “B” can accommodate a mix of dwelling types including apartments, row housing, and semi-detached dwellings. Apartments will be limited to a maximum of four storeys. Row housing and semi-detached dwellings will be limited to a maximum height of 10.0 m or 2 ½ storeys, except for buildings abutting the Blackmud Creek Ravine, where the grade exposes the buildings lowest level by more than 1.83m, three storeys is allowed. A maximum density of 50 units per hectare will be allowed.

- f) Deleting the fifth paragraph under Section 5.4 Parks, Open Space & Recreation and replacing with the following: “There are three viewpoint parks in the plan. The most northerly park is intended to be public open space and adjacent to the northerly medium density site. This open space will provide access to the ravine, thereby providing an amenity to local resident multi-family sites. It will provide access to the ravine, thereby providing an amenity to local residents of the adjacent multi-family sites. Road access and pedestrian linkages shown in the Plan or determined at the subdivision stage will provide a point of access and view point for both top of bank and ravine basin trails and activities.”
- g) Deleting the map entitled “Bylaw 18568 – Proposed Amendment to Callaghan Neighbourhood Area Structure Plan” and replacing it with “Bylaw 20545 – Amendment to Callaghan Neighbourhood Area Structure Plan”, attached hereto as Schedule “A”, and forming part of this Bylaw; and
- h) Deleting the land use and population statistics entitled “Callaghan Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 15627” and replacing it with “Callaghan Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 20545”, attached hereto as Schedule “B”, and forming part of this Bylaw.
- i) Deleting “Figure 5- Development Concept” and replacing with “Figure 5- Development Concept”, attached hereto as Schedule “C” and forming part of this bylaw.
- j) Deleting “Figure 6- Medium Density Residential Sites” and replacing with “Figure 6- Medium Density Residential Sites”, attached hereto as Schedule “D” and forming part of this bylaw.
- k) Deleting “Figure 7- Green Space Pedestrian Linkage Plan” and replacing with “Figure 7-Green Space Pedestrian Linkage Plan”, attached hereto as Schedule “E” and forming part of this bylaw.
- l) deleting “Figure 8-Circulation” and replacing with “Figure 8-Circulation”, attached hereto as Schedule “F” and forming part of this bylaw.
- m) Deleting “Figure 9 - Sanitary Service & Drainage Concept” and replacing with “Figure 9 - Sanitary Service & Drainage Concept”, attached hereto as Schedule “G” and forming part of this bylaw.



- n) Deleting "Figure 10 - Water Service Concept" and replacing with "Figure 10 - Water Service Concept", attached hereto as Schedule "H" and forming part of this bylaw.
- o) Deleting "Figure 11 - Staging Concept" and replacing with "Figure 11 - Staging Concept", attached hereto as Schedule "I" and forming part of this bylaw.

READ a first time this	21st day of August	, A. D. 2023;
READ a second time this	21st day of August	, A. D. 2023;
READ a third time this	21st day of August	, A. D. 2023;
SIGNED and PASSED this	21st day of August	, A. D. 2023.

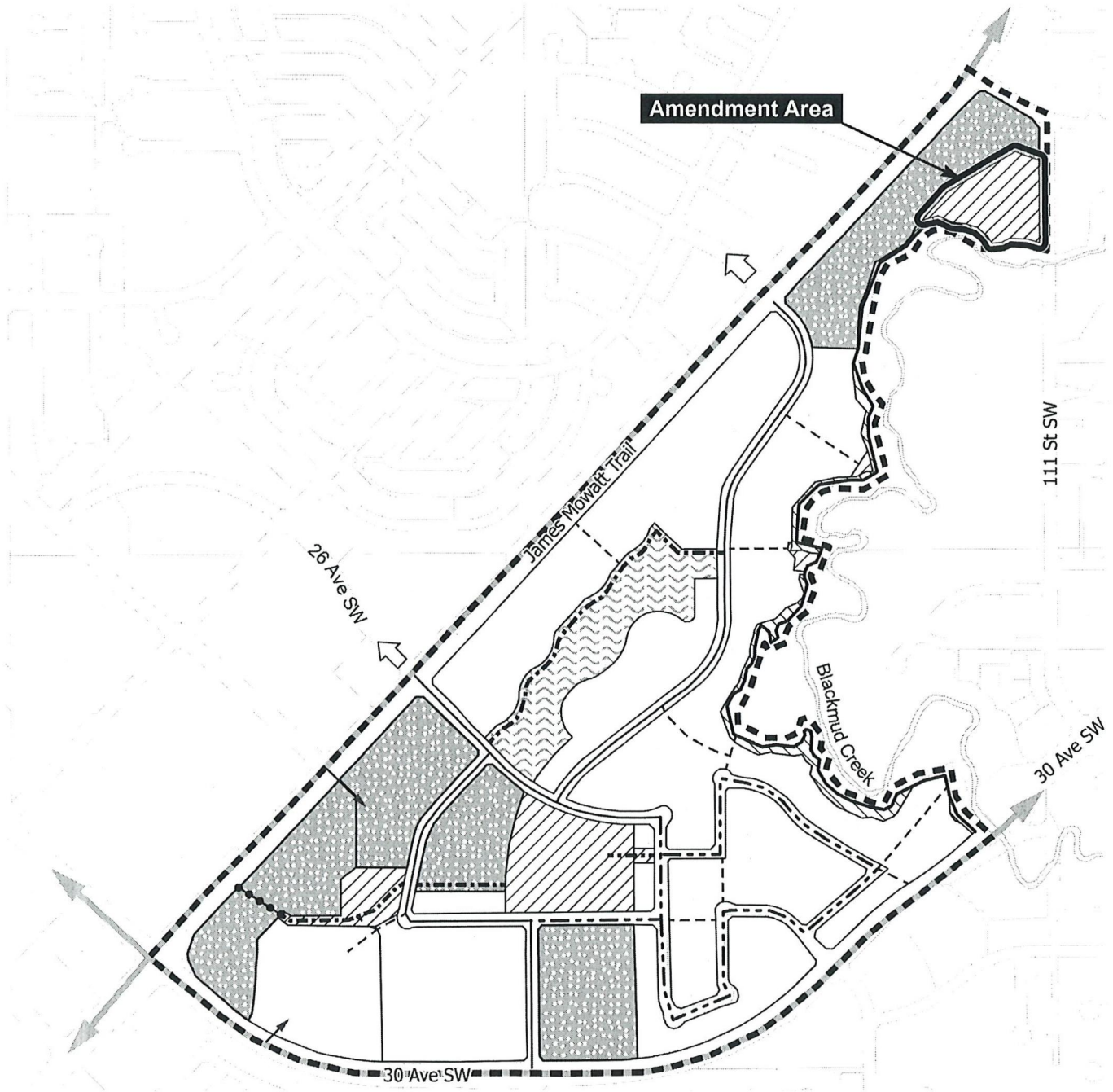
THE CITY OF EDMONTON



\_\_\_\_\_  
MAYOR



A|\_\_\_\_\_  
CITY CLERK



**BYLAW 20545  
AMENDMENT TO  
CALLAGHAN**  
Neighbourhood Area Structure Plan  
(as amended)

- |                                |                             |                        |
|--------------------------------|-----------------------------|------------------------|
| Low Density Residential        | Vehicular Access            | Multi-Use Trail        |
| Medium Density Residential     | Arterial Roadway            | Collector Road         |
| Park                           | Enhanced Walkway Connection | Significant Local Road |
| Blackmud Creek Ravine          | Top of Bank Walkway         | NASP Boundary          |
| Stormwater Management Facility | Walkway                     | Amendment Area         |

**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.

**CALLAGHAN NEIGHBOURHOOD AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS BYLAW 20545**

<b>LAND USE</b>	<b>Area (ha)</b>	<b>% of GDA</b>
<b>Gross Area</b>	<b>83.74</b>	
Arterial Road Right-of-Way	6.73	
<b>Gross Developable Area</b>	<b>77.01</b>	<b>100.0%</b>
Parkland, Recreation, School, Municipal Reserve		
Park	5.56	7.2%
Greenway	0.08	0.1%
Transportation		
Circulation	12.71	16.5%
Infrastructure / Servicing		
Stormwater Management	3.58	4.6%
<b>Total Non-Residential Area</b>	<b>21.93</b>	<b>28.5%</b>
<b>Net Residential Area</b>	<b>55.08</b>	<b>71.5%</b>

**RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION**

<b>Land Use</b>	<b>Area (ha)</b>	<b>Units/ha</b>	<b>Units</b>	<b>People/Unit</b>	<b>Population</b>	<b>% of NRA</b>
Low Density Residential						
<i>Single/Semi-Detached</i>	36.19	25	905	2.8	2534	65.7%
Medium Density Residential						
<i>Low-Rise/Medium Density Housing</i>	18.89	90	1773	1.8	3192	34.3%
<b>Total</b>	<b>55.08</b>		<b>2678</b>		<b>5726</b>	<b>100.0%</b>

103

48

33.8% / 66.2%

100%

100%

70.0%

**Figure 5.0 – Development Concept**

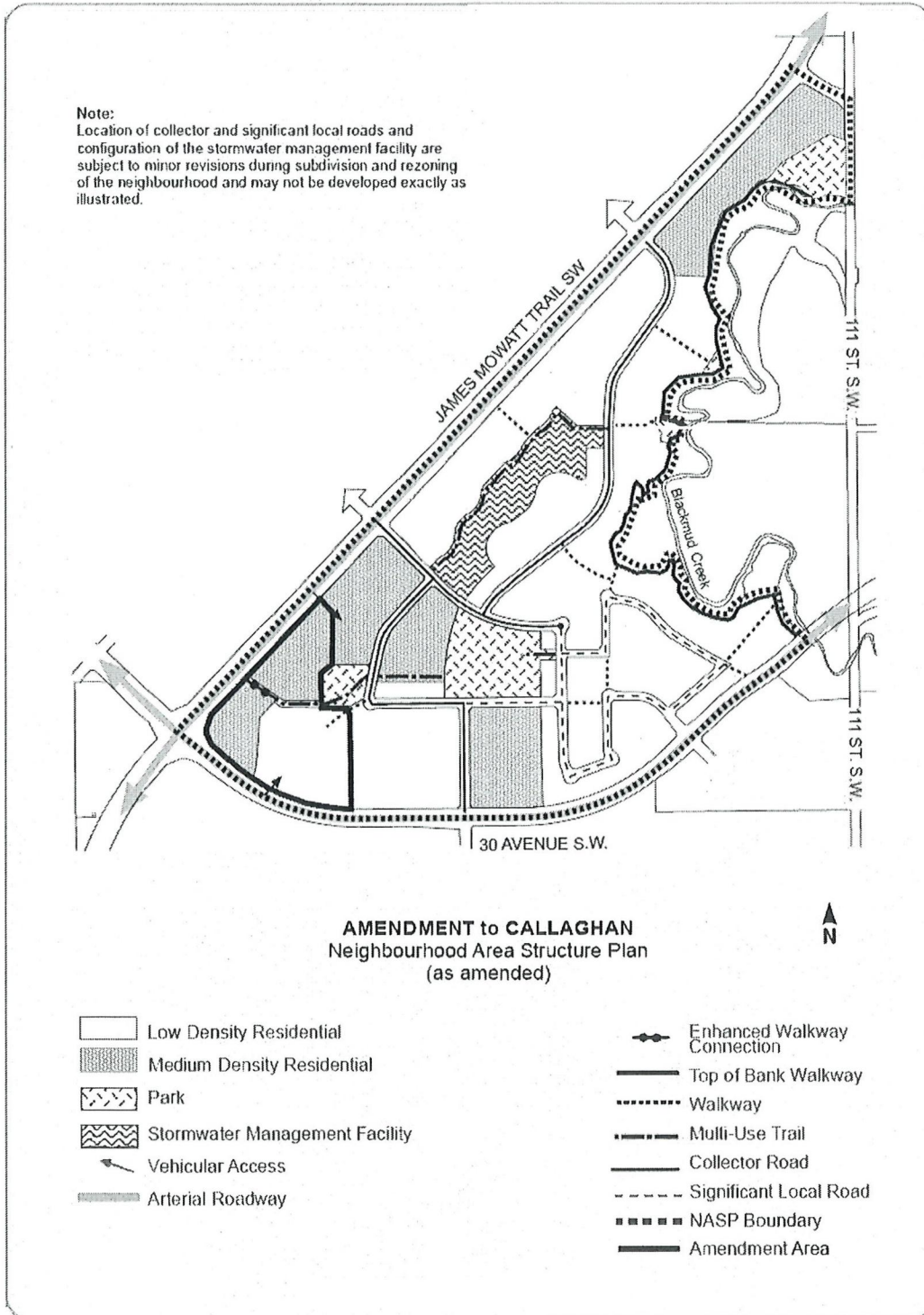




Figure 6.0 – Medium Density Residential Sites

Figure 6 - Medium Density Residential Sites

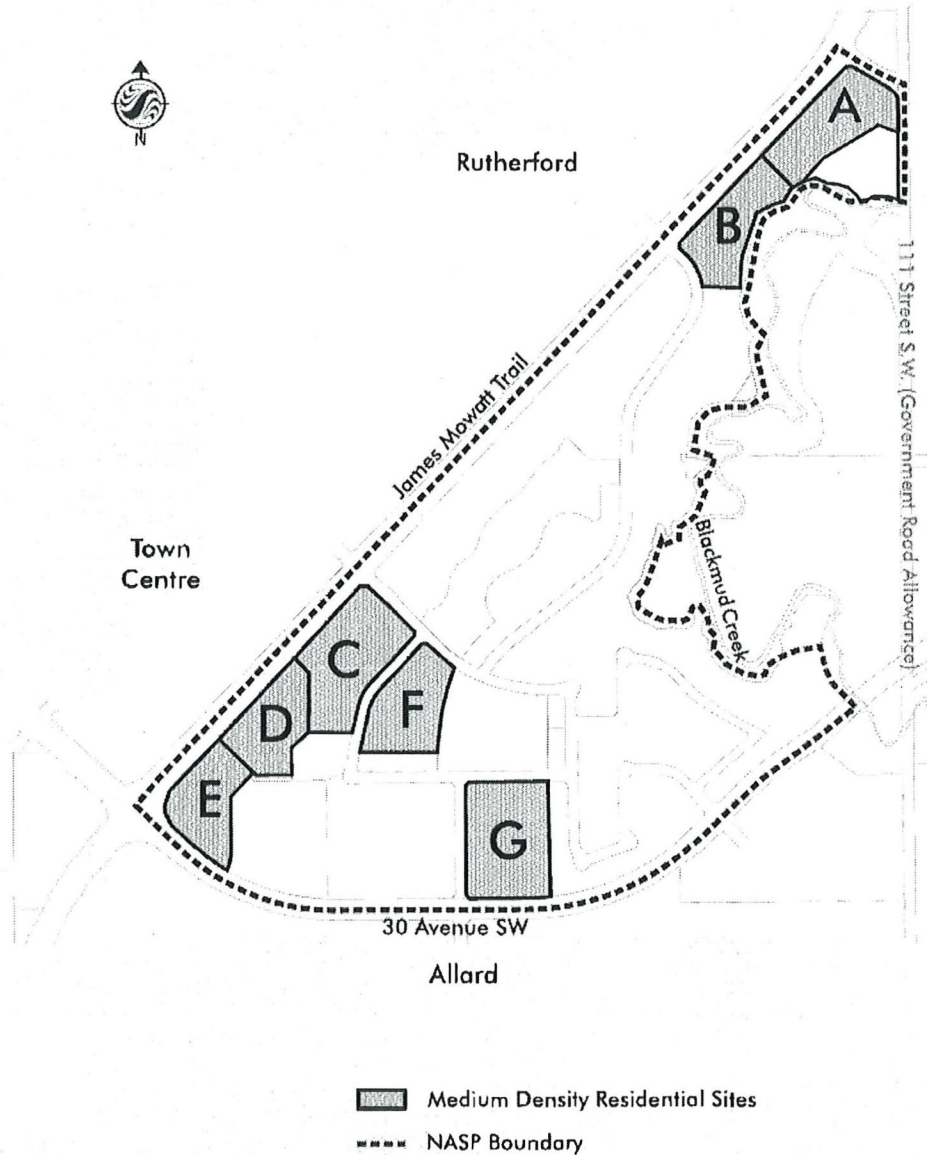


Figure 7.0 – Greenspace/Pedestrian Linkage Plan

Figure 7 - Green Space Pedestrian Linkage Plan

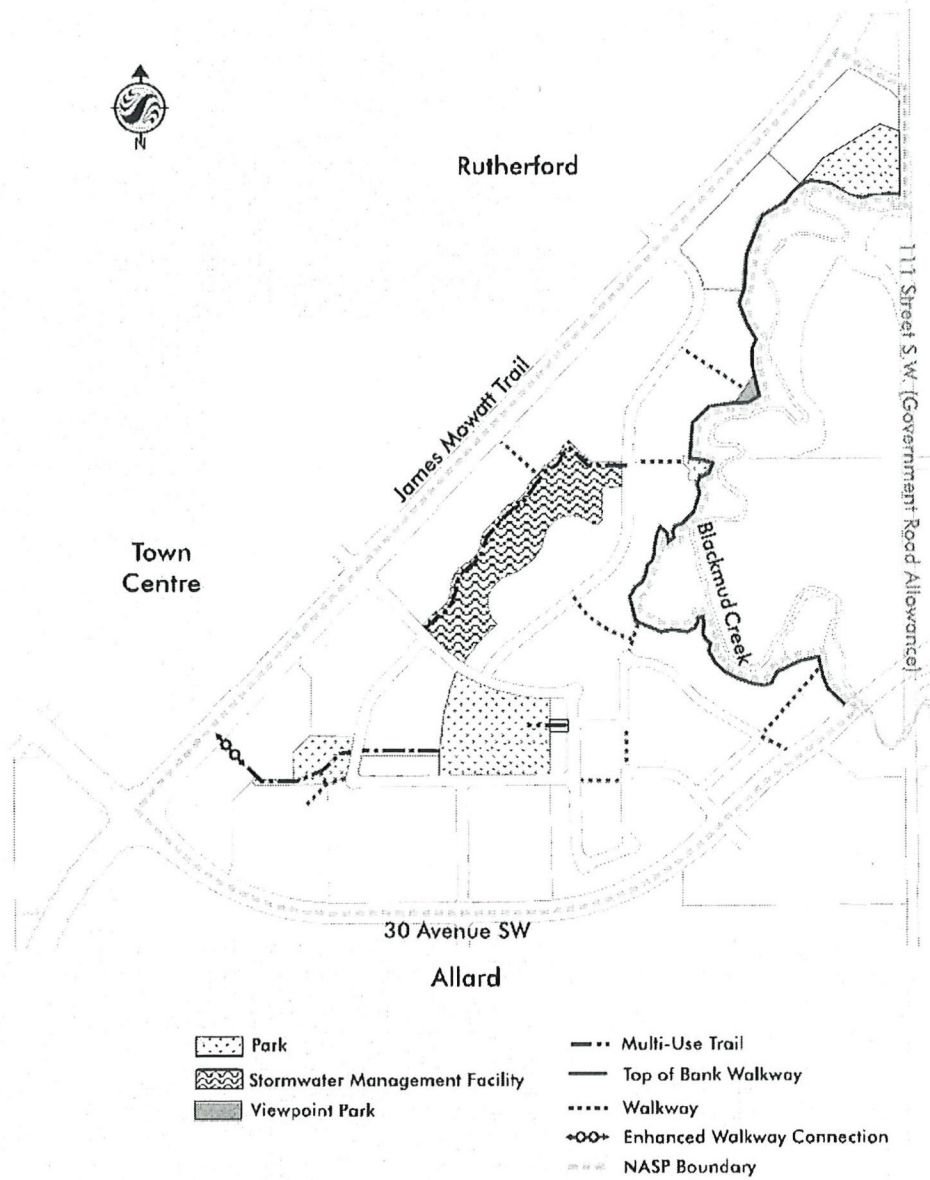


Figure 8.0 – Circulation

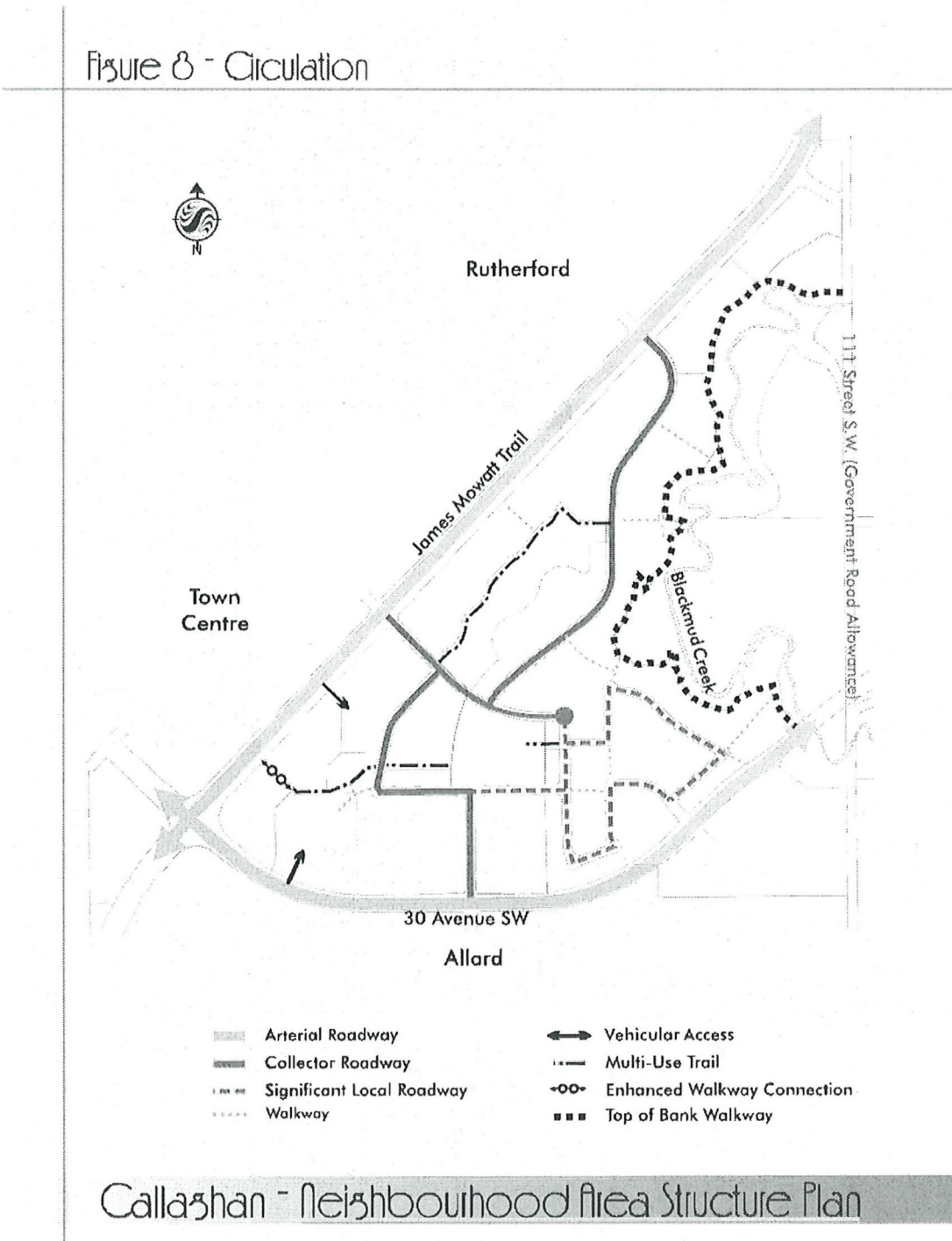


Figure 9.0 – Sanitary Service and Drainage Concept

Figure 9 - Sanitary Service & Drainage Concept

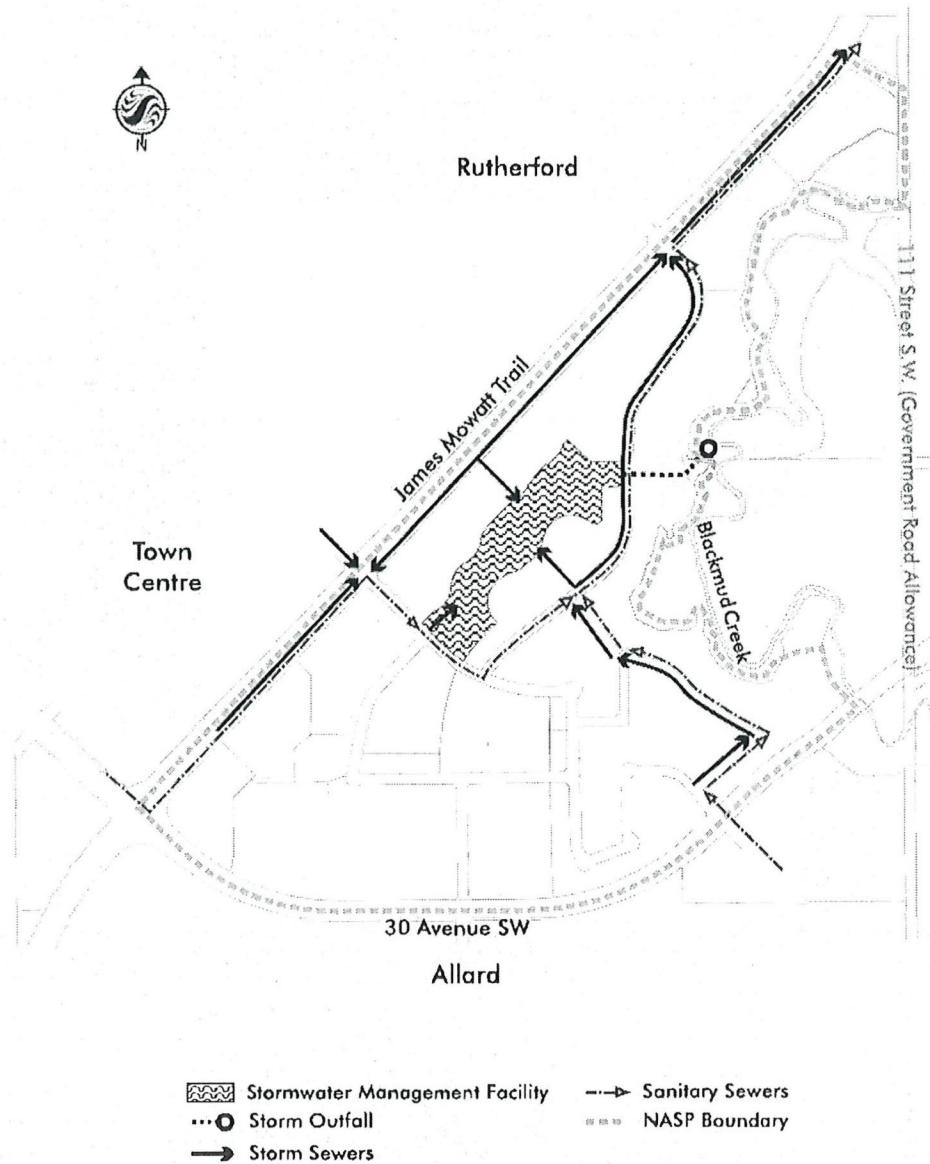




Figure 10.0 – Water Service Concept

Figure 10 - Water Service Concept

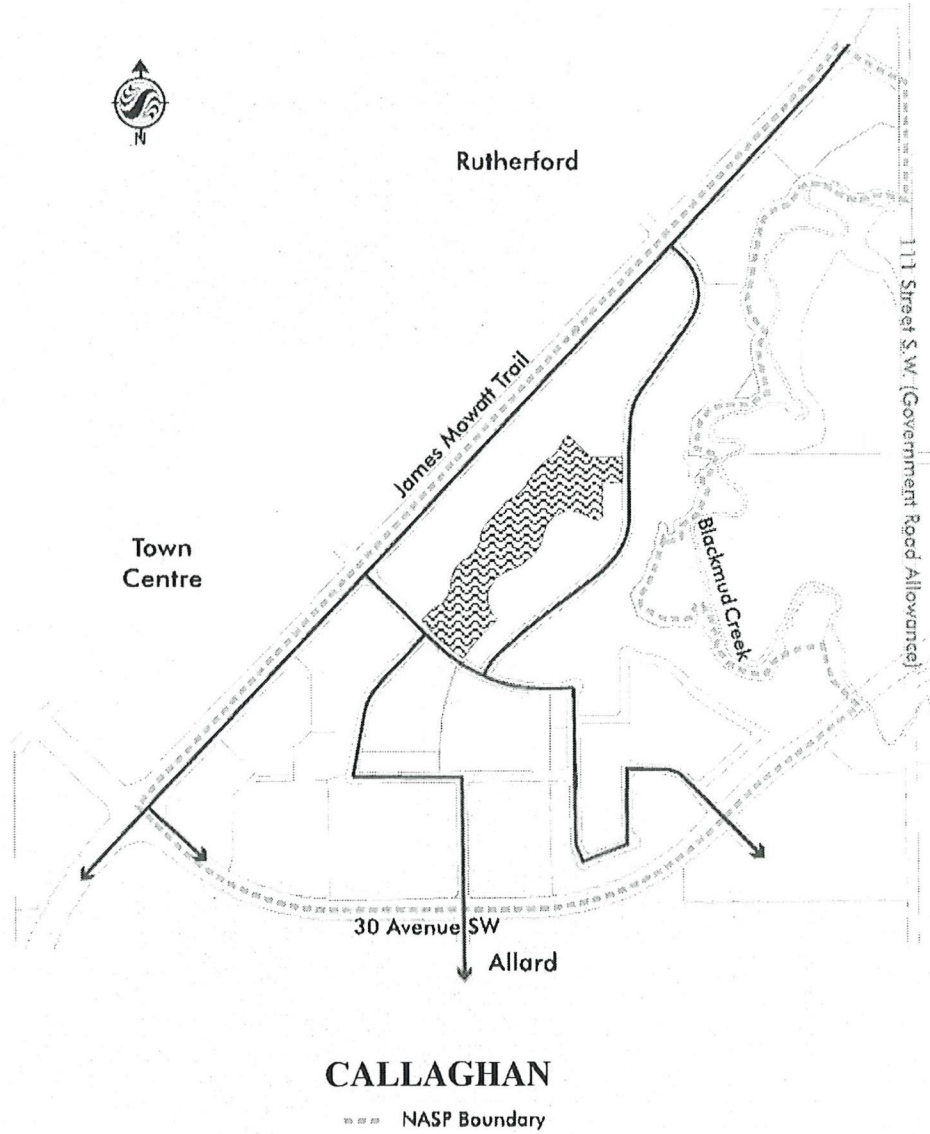


Figure 11.0 – Staging Concept

Figure 11 - Staging Concept

