

Bylaw 20652

A Bylaw to amend Bylaw 13760, as amended  
being the Cashman Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on January 13, 2005, the Municipal Council of the City of Edmonton passed Bylaw 13760, as amended, being the Heritage Valley Neighbourhood 7A Neighbourhood Area Structure Plan; and

WHEREAS Council found it desirable to amend the Heritage Valley Neighbourhood 7A Neighbourhood Area Structure Plan through the passage of Bylaws 14333 and 15731; and

WHEREAS on January 16, 2012 Council has amended the Heritage Valley Neighbourhood 7A Neighbourhood Area Structure Plan by passage of Bylaw 15975 renaming and adopting the plan as the Cashman Neighbourhood Area Structure Plan; and

WHEREAS Council found it desirable to amend the Cashman Neighbourhood Area Structure Plan through the passage of Bylaws 15975, 16012, and 19696; and

WHEREAS an application was received by Administration to amend the Cashman 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 as follows:

1. The Cashman Neighbourhood Area Structure Plan is hereby further amended by:
  - a. adding the paragraph after the fifth paragraph of Section 1.1 Background and Purpose, as follows:

“The HVSCDB was repealed by City Council as part of the City Planning Framework project on June 8, 2021. The continued planned development of the area will be guided by the NASP and the more recent direction of The City Plan approved by City Council December 7, 2020.”

- b. deleting the third paragraph of Section 1.4.2 Municipal Development Plan and replacing it with:

“The Plan area is identified in The City Plan as a developing area along a secondary corridor (Ellerslie Road SW) and provincial highway (Queen Elizabeth II Hwy). The mix of industrial business, commercial, office, and residential land uses within the Plan support the objectives of The City Plan to integrate a broad mix of uses within districts, to enable development along a network of nodes and corridors, and to enhance employment and economic investment opportunities. The protection of Blackmud Creek and integration of active modes of transportation also supports The City Plan’s goals to support biodiversity and recreation around natural areas.”

- c. deleting the first, second, and third paragraphs of Section 1.4.3 Heritage Valley Servicing Concept Design Brief, and replacing them with:

“The Heritage Valley Servicing Concept Design Brief (HVSCDB) was prepared by the City of Edmonton and adopted by Council Resolution on April 10, 2001. It established a generalized framework for land use planning and the provision of infrastructure and services for the Heritage Valley Area.

References to the HVSCDB in this Plan are for historical context only, as this Plan is no longer in effect. The HVSCDB was repealed by City Council as part of the City Planning Framework project on June 8, 2021. The continued planned development of the area will be guided by the NASP and the more recent direction of The City Plan approved by City Council December 7, 2020.”

- d. deleting the first sentence the first paragraph of Section 1.4.10 Zoning Bylaw, and replacing it with:

“At the time of adoption of the plan, the easterly edge of the plan area between 103a Street SW and Calgary Trail and a small portion of the lands west of 103a Street SW were designated as a (CHY) Highway Corridor Zone and (IB) Industrial Business Zone, respectively.”

- e. deleting the third sentence of the second paragraph of Section 1.4.10 Zoning Bylaw and replacing it with:

“The overlay also includes the existing commercial and industrial business development along the north easterly side of the plan area.”
- f. deleting the first sentence the first paragraph of Section 2.3 Developed Environment and replacing it with:

“The upland portion of the plan area includes a strip of commercial development along the western frontage of Calgary Trail (Figure 5).”
- g. deleting the first sentence the first paragraph of Section 4.1 General Patterns and replacing it with:

“The Development Concept generally features a transition of land use from east to west, from a tier of commercial and industrial business development lots against Calgary Trail through a blend of mixed use commercial, industrial business, and residential areas in the northwest and central areas adjacent to Blackmud Creek (Figure 6).”
- h. deleting the fourth sentence of the seventh paragraph of Section 4.2.1 Mixed Use and replacing it with:

“In the broader context, the precinct provides for land use transition between the existing low-density residential west of Blackmud Creek and the implementation of business employment and commercial uses in the eastern NASP lands.”
- i. deleting the word “Highway” from the title of Section 4.2.2 Highway Commercial;
- j. deleting the first sentence of the first paragraph of Section 4.2.2 Highway Commercial and replacing it with:

“The existing commercial land use east of 103a Street SW will continue, but it is likely that redevelopment and possible consolidation of land parcels will take place.”

- k. adding the following sentence to the end of the first paragraph of Section 4.2.2 Commercial:

“While commercial development is the general intent for this area, limited residential uses may be contemplated where above ground floor non-residential uses.”
- l. deleting the second sentence of the second paragraph of Section 5.0 Transportation and replacing it with:

“The existing commercial sites along Calgary Trail gain access from the Calgary Trail service road via the Calgary Trail southbound on-ramp, as well as a collector roadway (103a Street SW) connecting to Ellerslie Road SW.”
- m. deleting the first paragraph of Section 6.1 Sanitary Servicing and replacing it with:

“The Heritage Valley Servicing Concept Design Brief (HVSCDB) identified that the South Edmonton Sanitary System (SESS) would provide Heritage Valley Neighbourhood 7 with a sanitary sewer connection point along the Ellerslie Road SW right-of-way (Figure 8).”
- n. deleting Recommendation I under Section 7.3.1 The Highway 2 Corridor Design Guidelines and replacing it with:

“Implement the Highway 2 Corridor Design Guidelines applicable to the redevelopment of the existing commercial and industrial business uses adjacent to Highway 2 in Cashman.”
- o. deleting the second sentence of the first paragraph of Section 7.3.2 Major Commercial Corridors Overlay and replacing it with:

“This overlay also includes the existing commercial and business industrial development along the eastern side of the plan area (see Figure 12).”
- p. deleting Recommendation II under Section 7.3.2 Major Commercial Corridors Overlay and replacing it with:

“The MCC regulations shall be triggered by any application for re-subdivision or for development permits arising from proposals to re-develop within the existing areas zoned commercial or industrial abutting or visible from the Trail.”

- q. deleting the first sentence of the last paragraph of Section 7.3.3 Specific Design Guidelines for Neighbourhood 7 and replacing it with:  
  
“Existing commercial and light industrial uses will continue to be developed under the appropriate zoning.”
- r. deleting the map entitled “Approved Heritage Valley Servicing Concept Design Brief”;
- s. deleting the map entitled “Figure 9 Heritage Valley Design Brief Sanitary”;
- t. deleting the map entitled “Bylaw 19696 – Amendment to Cashman Neighbourhood Area Structure Plan” and substituting therefore “Bylaw 20652 - Amendment to Cashman Neighbourhood Area Structure Plan”, attached hereto as Schedule “A” and forming part of this bylaw;
- u. deleting the statistics entitled “Cashman Neighbourhood Area Structure Plan Land Use And Population Statistics Bylaw 16012”, and substituting it with “Cashman Neighbourhood Area Structure Plan Land Use And Population Statistics Bylaw 20652”, attached hereto as Schedule “B” and forming part of this bylaw;
- v. deleting the map entitled “Figure 6 Development Concept” and substituting therefore “Figure 6 Development Concept”, attached hereto as Schedule “C” and forming part of the bylaw;
- w. deleting the map entitled “Figure 7 Transportation Network” and substituting therefore “Figure 7 Transportation Network”, attached hereto as Schedule “D” and forming part of this bylaw;
- x. deleting the map entitled “Figure 8 Sanitary Drainage” and substituting therefore “Figure 8 Sanitary Drainage”, attached hereto as Schedule “E” and forming part of this bylaw;

- y. deleting the map entitled "Figure 10 Water Distribution" and substituting therefore "Figure 10 Water Distribution", attached hereto as Schedule "F" and forming part of this bylaw;
- z. deleting the map entitled "Figure 11 Stormwater Drainage" and substituting therefore "Figure 11 Stormwater Drainage", attached hereto as Schedule "G" and forming part of this bylaw; and
- aa. deleting the map entitled "Figure 12 Urban Design Strategy" and substituting therefore "Figure 12 Urban Design Strategy, attached hereto as Schedule "H" and forming part of this bylaw.

READ a first time this	6th day of November	, A. D. 2023;
READ a second time this	6th day of November	, A. D. 2023;
READ a third time this	6th day of November	, A. D. 2023;
SIGNED and PASSED this	6th day of November	, A. D. 2023.

THE CITY OF EDMONTON

  
\_\_\_\_\_  
MAYOR

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

7/14

Ellerslie Rd NW (9 AVE SW)

Byrne Cres

Blackmud Creek

Blackmore Way

AREA 1

AREA 2

AREA 3

Amendment Area

Calgary Trail

101 St SW

Gateway Blvd

Calgary Trail

Possible 25 Avenue SW alignment

30 Ave SW

AREA 3

**BYLAW 20652  
AMENDMENT TO  
CASHMAN**

Neighbourhood Area Structure Plan  
(as amended)



	Commercial
	Industrial Business
	Park
	Environmental Reserve
	Stormwater Facility

	Mixed Use - Residential / Commercial / Office
	Mixed Use - Industrial Business/Commercial/Office
	Top of Bank Walkway/Linkage
	Boundary of NASP
	Land Use Areas
	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.

**CASHMAN  
NEIGHBOURHOOD AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 20652**

		Area (ha)	% of GDA
<b>Gross Area</b>		<b>60.42</b>	
Environmental Reserve (including Top-of-bank Walkway)		14.29	
Top-of-bank Roadway		0.55	
Major Arterial Road (Calgary Trail)		0.97	
Major Arterial Road (Ellerslie Road)		0.70	
<b>Gross Developable Area</b>		<b>43.91</b>	<b>100.00</b>
Circulation		6.45	14.7
Stormwater Management Facilities		1.58	3.6
Municipal Reserve/Park		4.37	10.0
<b>Total</b>		<b>12.40</b>	<b>28.2</b>
<b>Net Developable Area</b>		<b>31.51</b>	<b>71.8</b>
Commercial		3.09	7.1
Industrial Business		1.22	2.8
Mixed Use— Industrial Business / Commercial/Office		23.20	52.8
Mixed Use— Residential/Commercial/Office		4.00	9.1
		<b>% of Total Units</b>	<b>Population</b>
DC1 – Residential/Commercial/Office	Units*	100.0	540
<b>Total Residential</b>	<b>360</b>	<b>100.0</b>	<b>540</b>

Population is based on 1.8 persons per unit.

\* The future Mixed Use - Residential / Commercial / Office will generally comply with the RA7 Low Rise Apartment Zone with a density of 90 upha. It will be developed as a DC1 Zone to ensure appropriate uses that may incorporate minor commercial and business uses.











