

Bylaw 20691

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, 19696, and 20652; 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. deleting the second sentence of the first paragraph of section 4.1 "General Patterns" and replacing it with: "The small area of predominantly apartment style residential land use area has potential for limited main floor commercial development and live/work development, and is intended to support and enhance the commercial and industrial business uses as part of an overall mixed use area."

- b. deleting the sixth paragraph of section 4.2.1 "Mixed Use" and replacing it with: “The second “mixed use” precinct is a 3.98 ha triangular shaped site located adjacent to the valley of Blackmud Creek. This precinct is intended predominantly for high-density apartment style residential development with the potential for minor commercial and other employment uses. Within the context of the NASP, this precinct operates as part of the overall business employment, commercial, and residential mixed use area by accommodating the residential portion. 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, commercial, and highway commercial uses in the eastern NASP lands. While dependent on market demand, the potential minor commercial and office uses available in this precinct could support area development in the form of main floor commercial below apartment residential or other innovative live/work residential options. This area is bordered by parkland and a stormwater management facility which will provide amenity for both future residents and any prospective business uses. Development in this precinct may be by subdivision into individual parcels or condominiums.”
- c. deleting the seventh paragraph of section 4.2.1 "Mixed Use" and replacing it with: “This second precinct will be implemented by already established zoning provisions that permit residential and complementary commercial uses based on the zone's capacity to harmoniously integrate within the NASP area and will not compete with the Heritage Valley town centre”
- d. deleting the map entitled “Bylaw 20652 – Cashman Neighbourhood Area Structure Plan” and substituting therefore “Bylaw 20691 - Amendment to Cashman Neighbourhood Area Structure Plan”, attached hereto as Schedule “A” and forming part of this bylaw;

- e. deleting the statistics entitled “Cashman Neighbourhood Area Structure Plan Land Use And Population Statistics Bylaw 20652”, and substituting it with “Cashman Neighbourhood Area Structure Plan Land Use And Population Statistics Bylaw 20691”, attached hereto as Schedule “B” and forming part of this bylaw;
- f. 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;
- g. 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;
- h. 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;
- i. 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;
- j. 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

- k. 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.

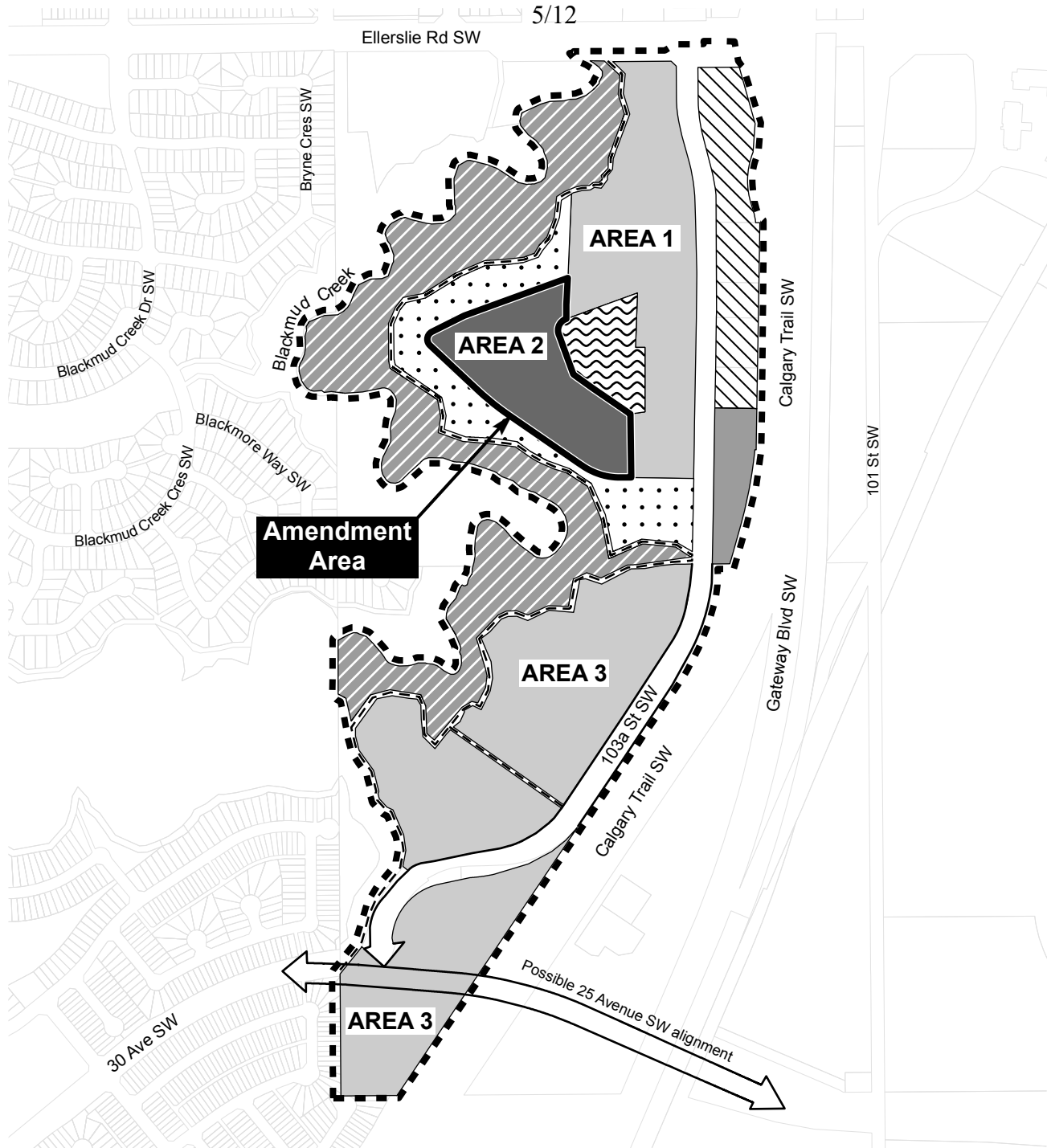
| | | |
|-------------------------|--------|---------------|
| READ a first time this | day of | , A. D. 2023; |
| READ a second time this | day of | , A. D. 2023; |
| READ a third time this | day of | , A. D. 2023; |
| SIGNED and PASSED this | day of | , A. D. 2023. |

THE CITY OF EDMONTON

MAYOR

CITY CLERK

5/12














Amendment Area

**BYLAW 20691
AMENDMENT TO
CASHMAN**

Neighbourhood Area Structure Plan
(as amended)



- | | |
|---|---|
|  Commercial |  High Density Residential |
|  Industrial Business |  Mixed Use - Industrial Business/Commercial/Office |
|  Park |  Top of Bank Walkway/Linkage |
|  Environmental Reserve |  Boundary of NASP |
|  Stormwater Facility |  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.

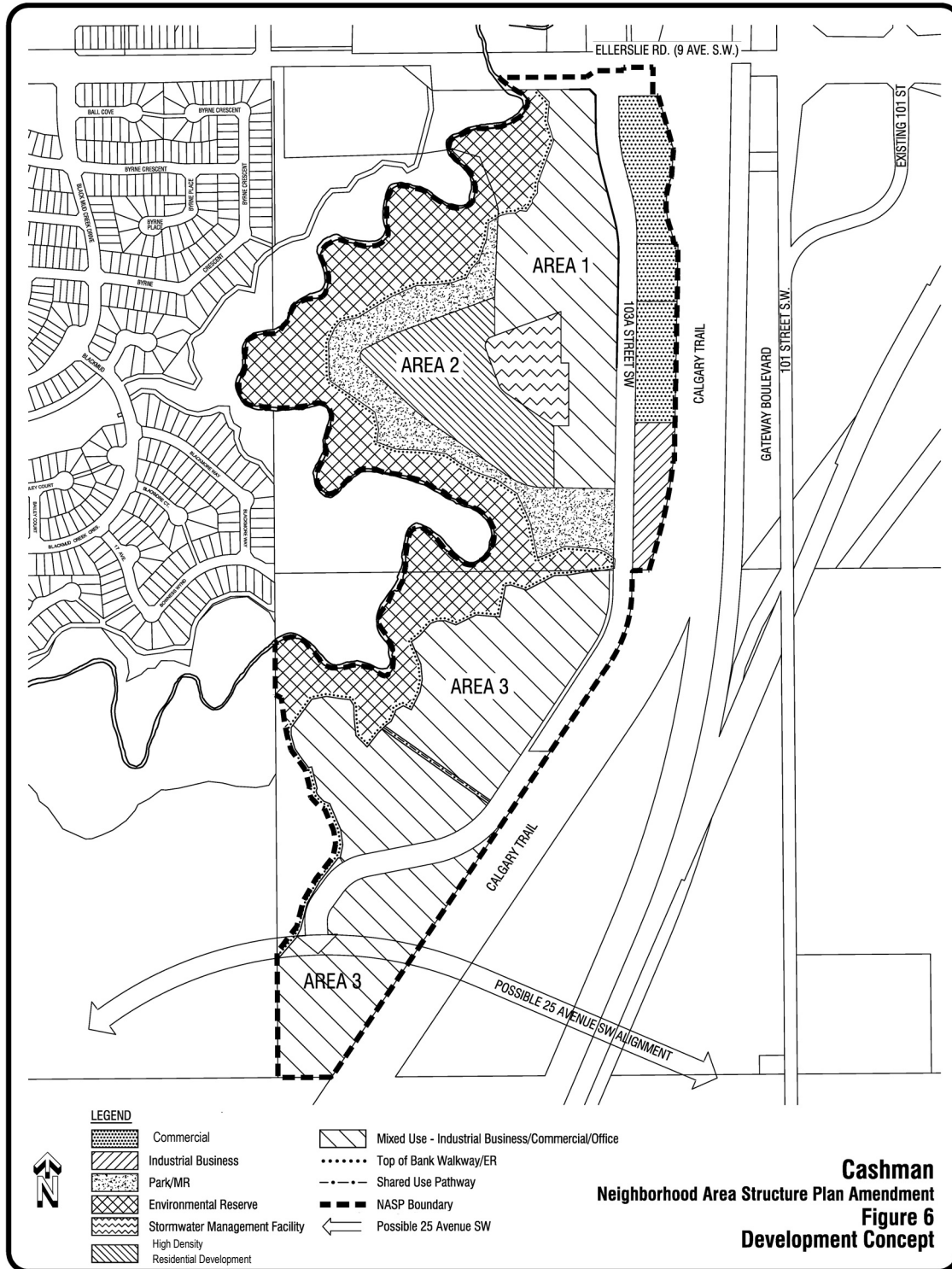
**CASHMAN
NEIGHBOURHOOD AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 20691**

| | Area (ha) | % of GDA |
|---|------------------|-----------------|
| Gross Area | 60.42 | |
| 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) | 0.7 | |
| Gross Developable Area | 43.91 | 100 |
| Circulation | 6.45 | 14.7 |
| Stormwater Management Facilities | 1.58 | 3.6 |
| Municipal Reserve/Park | 4.37 | 10.0 |
| Total | 12.4 | 28.2 |
| | | |
| Net Developable Area | 31.51 | 71.8 |
| Commercial | 3.09 | 7.1 |
| Industrial Business | 1.22 | 2.8 |
| Mixed Use– Industrial Business / Commercial/Office | 23.2 | 52.8 |
| Medium to High Rise Residential | 4 | 9.1 |

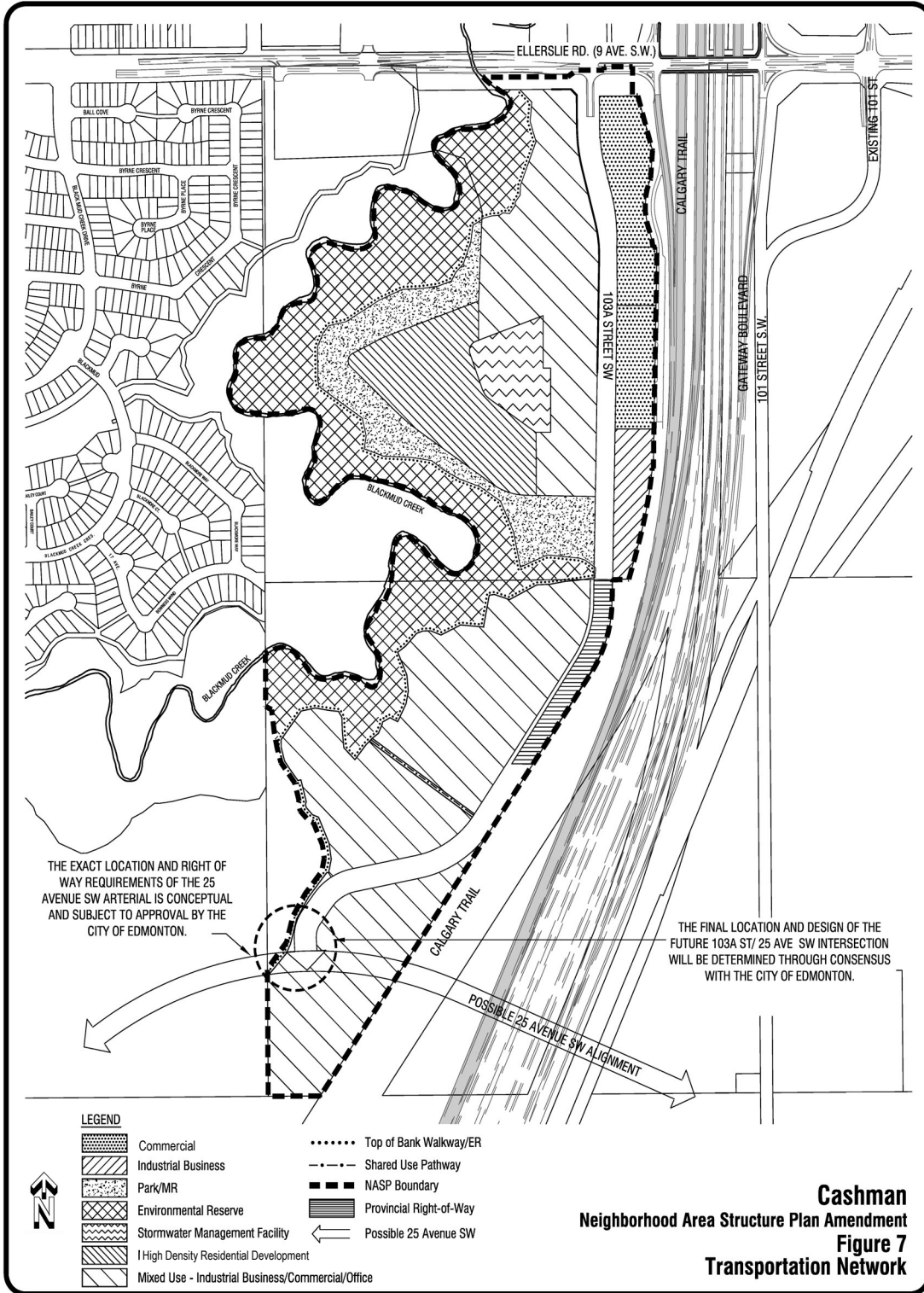
| | Units* | % of Total Units | Population |
|--------------------------------|---------------|---------------------------------|-------------------|
| High Density Residential (HDR) | 900 | 100 | 1350 |
| Total Residential | 900 | 100 | 1350 |

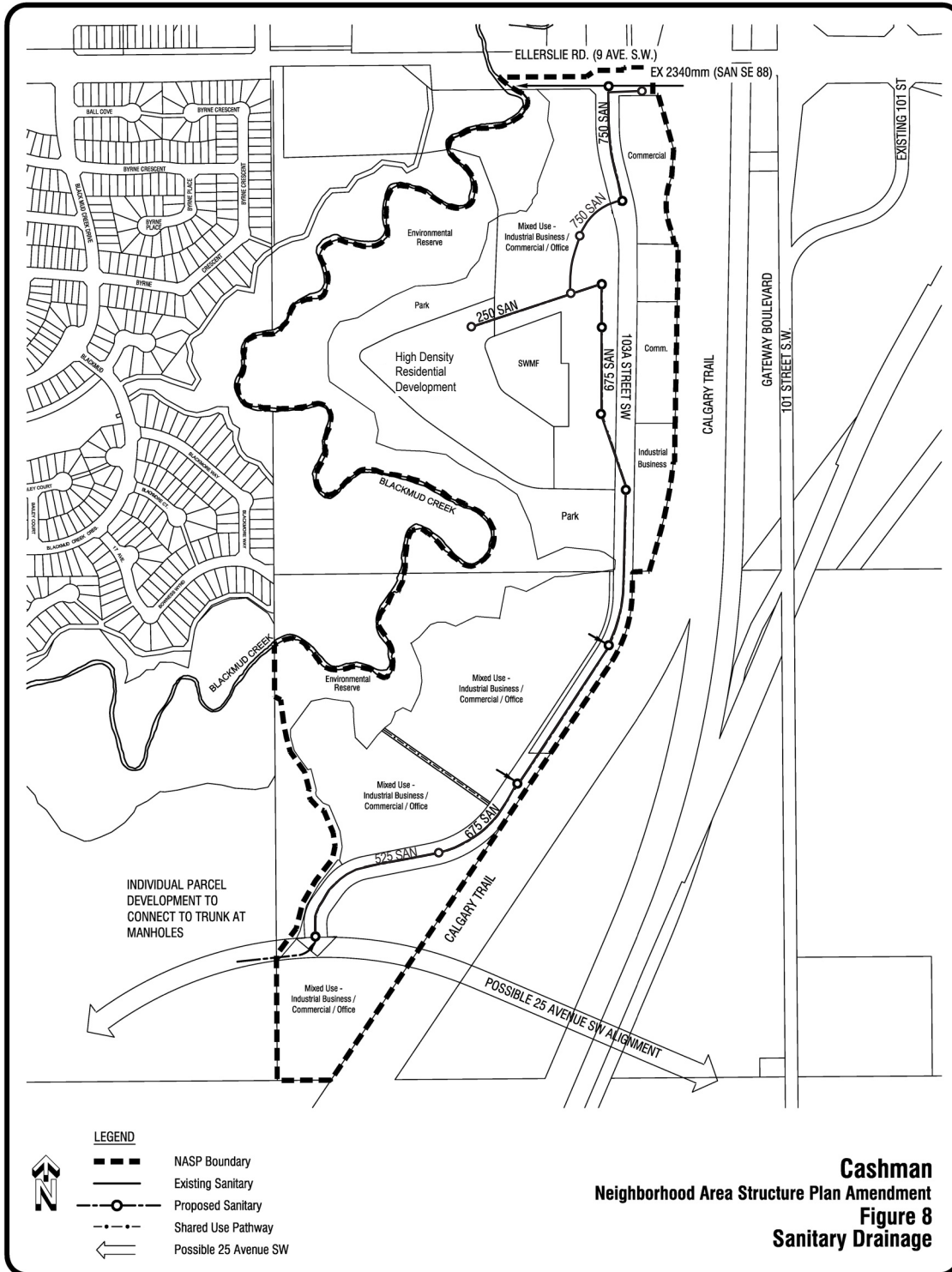
Population is based on 1.5 persons per unit

* The future High Density Residential site will generally comply with a density of 225 upha



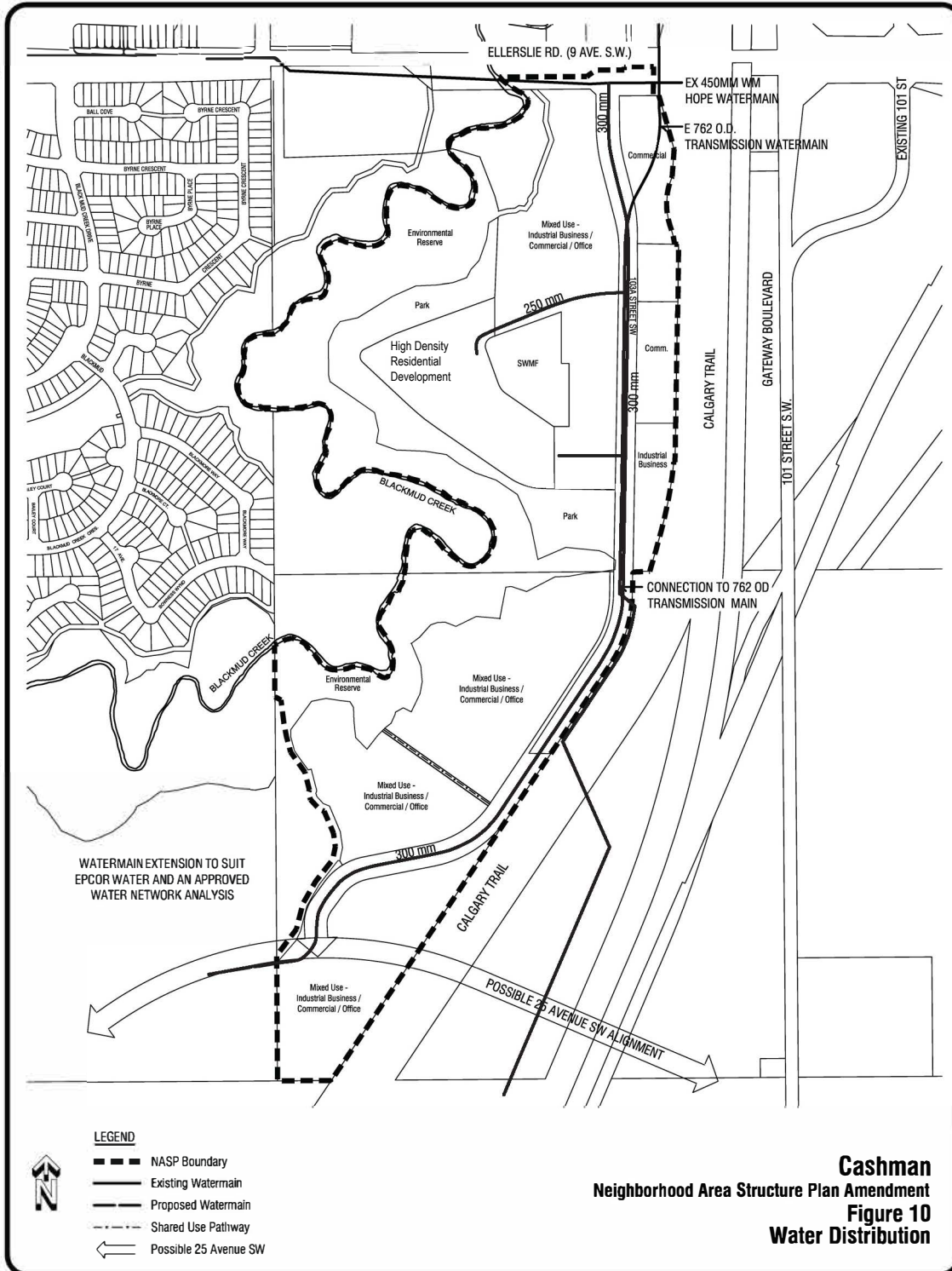
Cashman
Neighborhood Area Structure Plan Amendment
Figure 6
Development Concept





- LEGEND**
- North Arrow
 - NASP Boundary
 - Existing Sanitary
 - Proposed Sanitary
 - Shared Use Pathway
 - Possible 25 Avenue SW

Cashman
Neighborhood Area Structure Plan Amendment
Figure 8
Sanitary Drainage



Cashman
Neighborhood Area Structure Plan Amendment
Figure 10
Water Distribution

