

Bylaw 19478

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 16497, 16617 and 18500; and

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

WHEREAS Council considers it desirable to amend the Cavanagh 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 assembled enacts as follows:

1. That Bylaw 16497, the Cavanagh Neighbourhood Area Structure Plan is hereby amended by:
 - a. deleting the first sentence of Section 3.2.6 Residential and substituting it with the following: “Approximately 59 hectares (ha) of the plan area is designated for residential land uses.”;
 - b. deleting the first sentence of Section 3.2.7 Commercial and substituting it with the following: “The Cavanagh NASP includes two neighbourhood convenience commercial sites.”;

c. deleting the Rationale under Objective 23 of Section 3.2.7 Commercial and substituting it with the following: “The neighbourhood convenience commercial sites are located adjacent to 30 Avenue SW and 111 Street SW. The sites will serve as destinations for the neighbourhood and adjacent residential housing. The location of the commercial sites provide for good visibility and frontage along two major roadways.”

d. deleting the Rationale under Objective 24 of Section 3.2.7 Commercial and substituting it with the following:

“The land use concept provides two neighbourhood commercial sites within the plan area. Commercial uses provide local employment opportunities for residents to live, work, and shop in the same neighbourhood, reducing the dependency on commuting outside of the community and in turn, shrinking resident’s carbon footprint.

Prominent frontage along 30 Avenue is a significant component influencing the location of the commercial sites. The location provides opportunities for access from adjacent arterial and/or collector roadways, minimizing traffic shortcutting through residential areas, and maintaining appropriate traffic patterns and volumes within the neighbourhood core.

The location of the commercial sites are within walking distance of residential areas and accessible by internal neighbourhood linkages. Walkability to commercial sites reduces the number of vehicle trips required to meet the day-to-day commercial needs of residents within Cavanagh.”

e. deleting the statistics entitled “Cavanagh Neighbourhood Area Structure Plan - Land Use and Population Statistics – Bylaw 18500” and substituting it with the following:

**CAVANAGH NEIGHBOURHOOD AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 19478**

| | Area (ha) | % of GA |
|-------------------------------------|-----------------------------------|---------------|
| GROSS AREA | 147.44 | 100.0% |
| Environmental Reserve | | |
| Blackmud Creek | 24.46 | |
| Public Upland Area (ER*) | 5.37 | |
| Arterial Road Right-of-Way | 4.24 | |
| Provincial / City of Edmonton Lands | 26.09 | |
| Subtotal | 60.16 | |
| GROSS DEVELOPABLE AREA | 87.28 | |
| Parks and Open Space** | 8.24 | 9.4% |
| School (S K-6) | 4.44 | |
| Pocket Parks | 3.00 | |
| Greenways | 0.23 | |
| Top of Bank Parks | 0.57 | |
| Neighbourhood Commercial | 1.94 | 2.2% |
| Transportation | | |
| Circulation | 13.09 | 15.0% |
| Infrastructure / Servicing | | |
| Stormwater Management Facilities | 5.06 | 5.8% |
| | TOTAL Non-Residential Area | 28.33 |
| | Net Residential Area (NRA) | 58.95 |
| | | 32.5% |
| | | 67.54% |

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

| Land Use | Area (ha) | Units/ ha | Units | People / Unit | Population | % of NRA |
|---|--------------|--------------|--------------|------------------|--------------|---------------|
| Low Density Residential (LDR) | | | | | | |
| Single/ Semi-Detached | 47.04 | 25 | 1,176 | 2.8 | 3,293 | 79.1% |
| Medium Density Residential (MDR) | | | | | | |
| Row Housing | 1.22 | 45 | 55 | 2.8 | 154 | 2.1% |
| Low Rise/Medium Density Housing | 10.69 | 90 | 962 | 1.8 | 1,731 | 18.8% |
| TOTAL Residential | 58.95 | | 2,193 | | 5,178 | 100.0% |

Sustainable Measures

Population Density (ppnha) = 88

Unit Density (upnha) = 37

Low Density / Medium Density Unit Ratio = 55% / 45%

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

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

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

Presence/ Loss of Natural Area features = All existing natural features are retained.

Protected as Environmental Reserve (ha)= 29.83

Conserved as Naturalized Municipal Reserve (ha) = N/A

Protected through other means (ha) = N/A

Lost to Development (ha) = N/A

STUDENT GENERATION COUNT

| | | |
|---------------------------------|-----|------------|
| Public School Board | | 349 |
| Elementary School | 175 | |
| Junior High | 87 | |
| Senior High | 87 | |
| Separate School Board | | 175 |
| Elementary School | 87 | |
| Junior High | 44 | |
| Senior High | 44 | |
| Total Student Population | | 524 |

- f. deleting therefrom the map entitled the “Bylaw 18500 – Cavanagh Neighbourhood Area Structure Plan” and substituting therefore the map entitled “Bylaw 19478 Amendment to Cavanagh Neighbourhood Area Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw; and

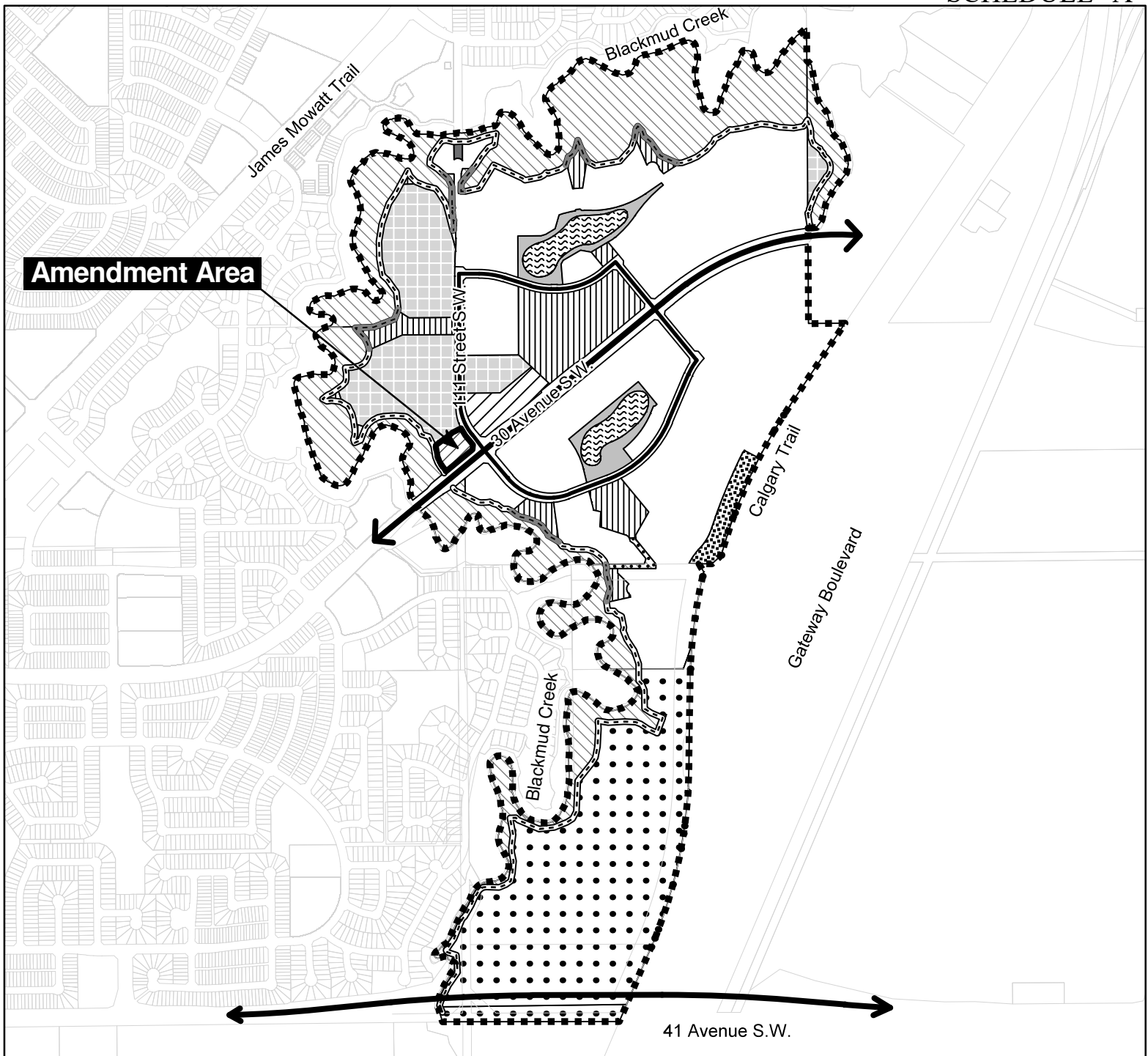
- g. deleting the map entitled “Figure 7: Land Use Concept” and replacing it with “Figure 7: Land Use Concept” attached hereto as Schedule “B” and forming part of this bylaw.

| | | |
|-------------------------|--------|---------------|
| READ a first time this | day of | , A. D. 2020; |
| READ a second time this | day of | , A. D. 2020; |
| READ a third time this | day of | , A. D. 2020; |
| SIGNED and PASSED this | day of | , A. D. 2020. |

THE CITY OF EDMONTON











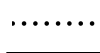




MAYOR

CITY CLERK



**BYLAW 19478
AMENDMENT TO
CAVANAGH
Neighbourhood Area Structure Plan
(as amended)**

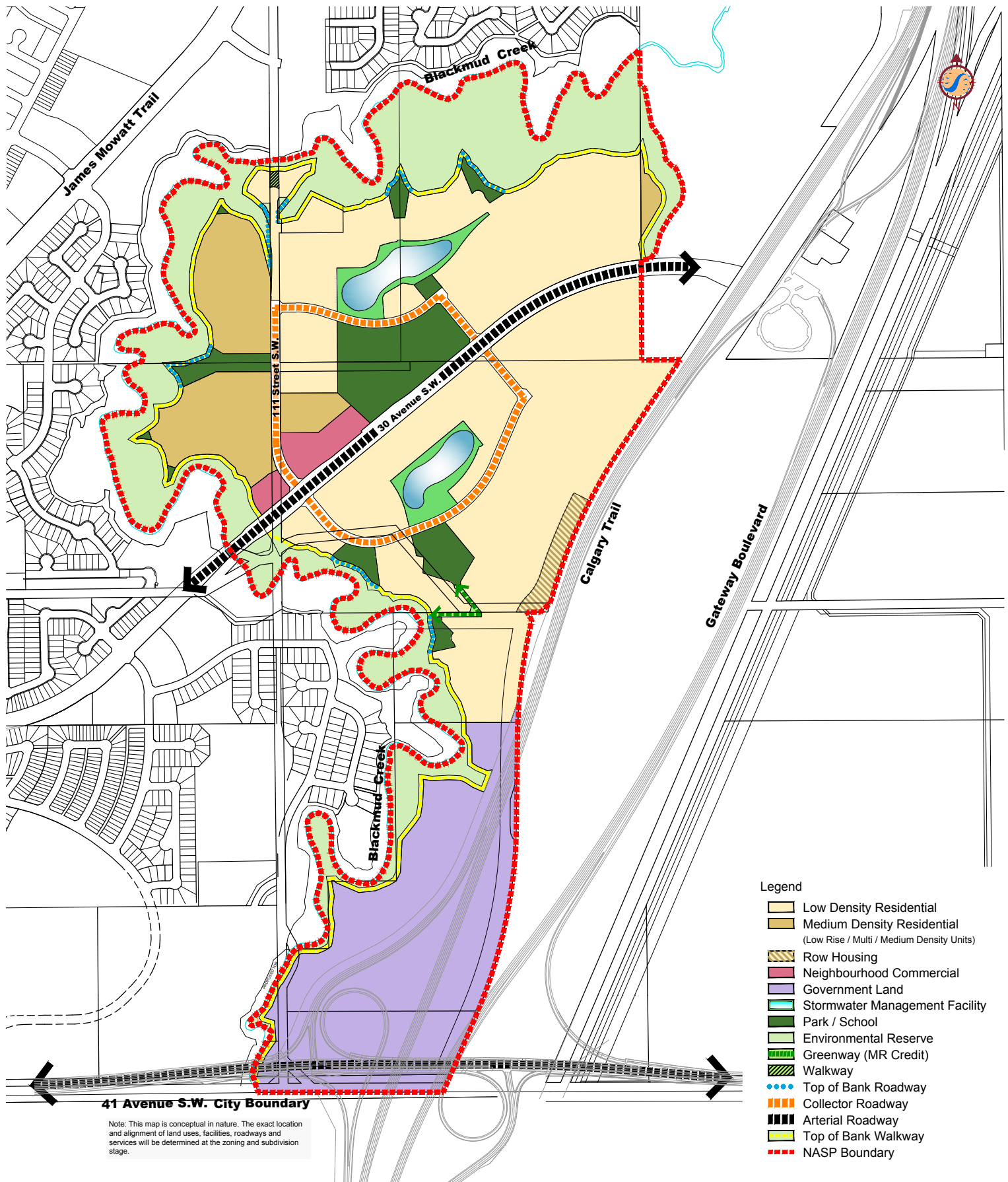


- | | | | | | |
|--|--|---|--------------------------------|---|---------------------|
|  | Low Density Residential |  | Stormwater Management Facility |  | Top of Bank Roadway |
|  | Medium Density Residential (Low Rise / Multi / Medium Density Units) |  | Park / School |  | Collector Roadway |
|  | Row Housing |  | Environmental Reserve |  | Top of Bank Walkway |
|  | Neighbourhood Commercial |  | Greenway |  | NASP Boundary |
|  | Government Lands |  | 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.

Land Use Concept

Figure 7



Legend

- Low Density Residential
- Medium Density Residential
(Low Rise / Multi / Medium Density Units)
- Row Housing
- Neighbourhood Commercial
- Government Land
- Stormwater Management Facility
- Park / School
- Environmental Reserve
- Greenway (MR Credit)
- Walkway
- Top of Bank Roadway
- Collector Roadway
- Arterial Roadway
- Top of Bank Walkway
- NASP Boundary

Cavanagh Neighbourhood