

# Bylaw 19697

## Amendment to Cavanagh Neighbourhood Area Structure Plan

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### Purpose

To amend the Cavanagh Neighbourhood Area Structure Plan.

### Readings

Bylaw 19697 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Bylaw 19697 be considered for third reading.”

### Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on April 30 and May 8, 2021. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Bylaw.

### Report

The application proposes to amend the Cavanagh Neighbourhood Area Structure Plan (NASP) to redesignate approximately 4.7 ha of land from Medium Density Residential to 1.1 ha of High Density Residential and 3.6 ha of Low Density Residential. The proposed amendment would result in a decrease of the Plan’s projected density for Dwelling Units Per Net Residential Hectare (du/nrha) from 37 to 36. This application is accompanied by Charter Bylaw 19698, which proposes to rezone the subject site from (AG) Agricultural Zone and (RA7) Low Rise Apartment Zone to (A) Metropolitan Recreation Zone, (AP) Public Parks Zone, (RA8) Medium Rise Apartment Zone, (RA7) Low Rise Apartment Zone, and (RLD) Residential Low Density Zone.

All comments from civic departments and utility agencies have been addressed.

### Public Engagement

Advance Notice was sent to surrounding property owners and the Blackmud Creek Community League on October 20, 2020. No responses were received.

**Attachments**

1. Bylaw 19697
2. Administration Report