

Bylaw 19697

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, 18500, and 19478; and

WHEREAS an application was received by Administration to amend the Cavanagh 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 assembled enacts as follows:

1. That Bylaw 16497, the Cavanagh Neighbourhood Area Structure Plan is hereby amended by:
 - a. adding the following text below the third paragraph of Section 3.2.6 - Residential:
“**High Density Residential (Medium Rise Housing)** shall be developed at a maximum height of 23.0 m with a projected density of 225 units per ha. Residential uses anticipated would be medium rise apartment consistent with applicable zones available in the City of Edmonton Zoning Bylaw.”
 - b. deleting NASP Policy i) of Objective 18 of Section 3.2.6 - Residential and replacing it with the following: “A mixture of residential dwelling types including single/semi-detached, row housing, low-rise/medium density and high density housing shall be provided, allowing consumer choice, and a range of affordability options.
 - c. deleting the third paragraph under Rationale of Section 3.2.6 - Residential and replacing it with the following: “Row Housing and Low-Rise/Medium Density and High Density Housing areas shall be developed using the applicable residential zones available in the Zoning Bylaw or Direct Control Zoning.”
 - d. deleting Objective 21 of Section 3.2.6 - Residential and replacing it with the following:

Objective 21	NASP Policy	Implementation
Low-Rise Medium Density and High Density Housing development should be located abutting collector road roadways, public transit services and/or in proximity to park spaces.	Row Housing, Low Rise/Medium, and High Density Housing development should be located abutting collector and/or arterial roadways, near commercial uses and along transit routes.	Figure 7 – Land Use Concept conceptually illustrates the location of Row Housing and LowRise/Medium Density Housing development along collector and arterial roadways (possible bus routes). Development shall be implemented through and in accordance with the City of Edmonton’s Zoning Bylaw.
Rationale: Location of Low-Rise/Medium and High Density Housing along transit routes and within walking distance of commercial uses, creates a more compact, walkable and livable neighbourhood.		

- e. deleting the map entitled “Bylaw 19478 Approved Cavanagh Neighbourhood Area Structure Plan” and substituting it with “Bylaw 19697 Amendment to Cavanagh Neighbourhood Area Structure Plan”, attached as Schedule “A” and forming part of this bylaw;
- f. deleting the statistics entitled “Cavanagh Neighbourhood Area Structure Plan - Land Use and Population Statistics - Bylaw 19478” and substituting it with “Cavanagh Neighbourhood Area Structure Plan – Land Use and Population Statistics - Bylaw 19697”, attached hereto as Schedule “B” and forming part of this bylaw;
- g. deleting the map entitled “Figure 7 Land Use Concept” and substituting it with “Figure 7 Land Use Concept”, attached hereto as Schedule “C” and forming part of this bylaw;
- h. deleting the map entitled “Figure 8 Transportation Network” and substituting it with “Figure 8 Transportation Network”, attached hereto as Schedule “D” and forming part of this bylaw;
- i. deleting the map entitled “Figure 9 Pedestrian Network” and substituting it with “Figure 9 Pedestrian Network”, attached hereto as Schedule “E” and forming part of this bylaw;
- j. deleting the map entitled “Figure 10 Sanitary Servicing” and substituting it with “Figure 10 Sanitary Servicing”, attached hereto as Schedule “F” and forming part of this bylaw;

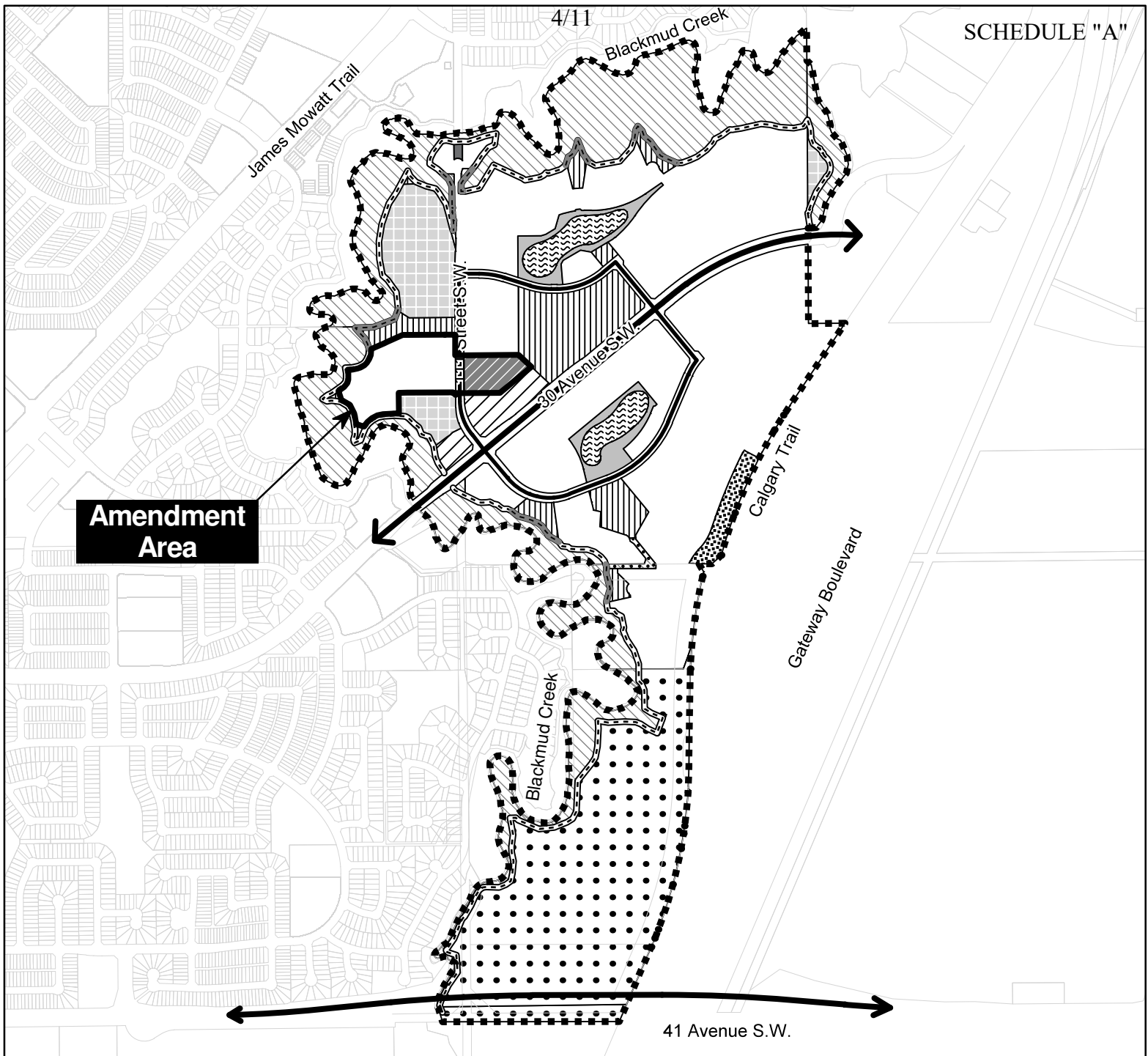
- k. deleting the map entitled “Figure 11 Storm Water Servicing” and substituting it with “Figure 11 Storm Water Servicing”, attached hereto as Schedule “G” and forming part of this bylaw; and
- l. deleting the map entitled “Figure 12 Water Servicing” and substituting it with “Figure 12 Water Servicing”, attached hereto as Schedule “H” and forming part of this bylaw.

READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON















MAYOR

CITY CLERK



**BYLAW 19697
AMENDMENT TO
CAVANAGH**
Neighbourhood Area Structure Plan
(as amended)



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

**CAVANAGH NEIGHBOURHOOD AREA STRUCTURE PLAN
LAND USE & POPULATION STATISTICS
BYLAW 19697**

LAND USE	Area (ha)	% of GDA				
GROSS AREA	147.4	100.0%				
Environmental Reserve	29.83					
Blackmud Creek Ravine		24.46				
Public Upland Area (ER)*		5.37				
Arterial Road Right-of-Way	4.24					
Provincial/City of Edmonton Lands	26.09					
	Area (ha)	% of GDA				
GROSS DEVELOPABLE AREA	87.28	100.0%				
Parks and Open Space**	8.24	9.4%				
Schools (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	13.09		15.0%			
Circulation		13.09				
Infrastructure and Servicing	5.06		5.8%			
Stormwater Management Facilities		5.06				
TOTAL Non-Residential Area	28.33	32.5%				
Net Residential Area (NRA)	58.95	67.54%				
RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	% of Total Units	People/Unit	Population
Low Density Residential (LDR)						
Single/Semi-Detached AND Row Housing	50.64	25	1,266	54%	2.80	3545
Medium Density Residential (MDR)						
Row Housing	1.22	45	55	2%	2.80	154
Low Rise/Medium Density Housing	5.96	90	536	44%	1.80	966
High Density Housing	1.13	225	254		1.50	381
Total	58.95		2112	100%		5045

SUSTAINABILITY MEASURES

Population Per Net Hectare (ppnha)		86
Units Per net Residential Hectare (upnrha)		36
LDR / MDR Ratio		55% 45%
Population (%) within 500 m of Parkland		100%
Population (%) within 400 m of Transit Service		99%
Population (%) within 600 m of Commercial Service		96%
Presence / Loss of Natural Area Features	Land	Water
Protected as Environmental Reserve (ha)	30	n/a
Conserved as Naturalized Municipal Reserve (ha)	n/a	n/a
Protected through other means (ha)	n/a	n/a
Lost to Development (ha)	n/a	n/a

STUDENT GENERATION STATISTICS

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

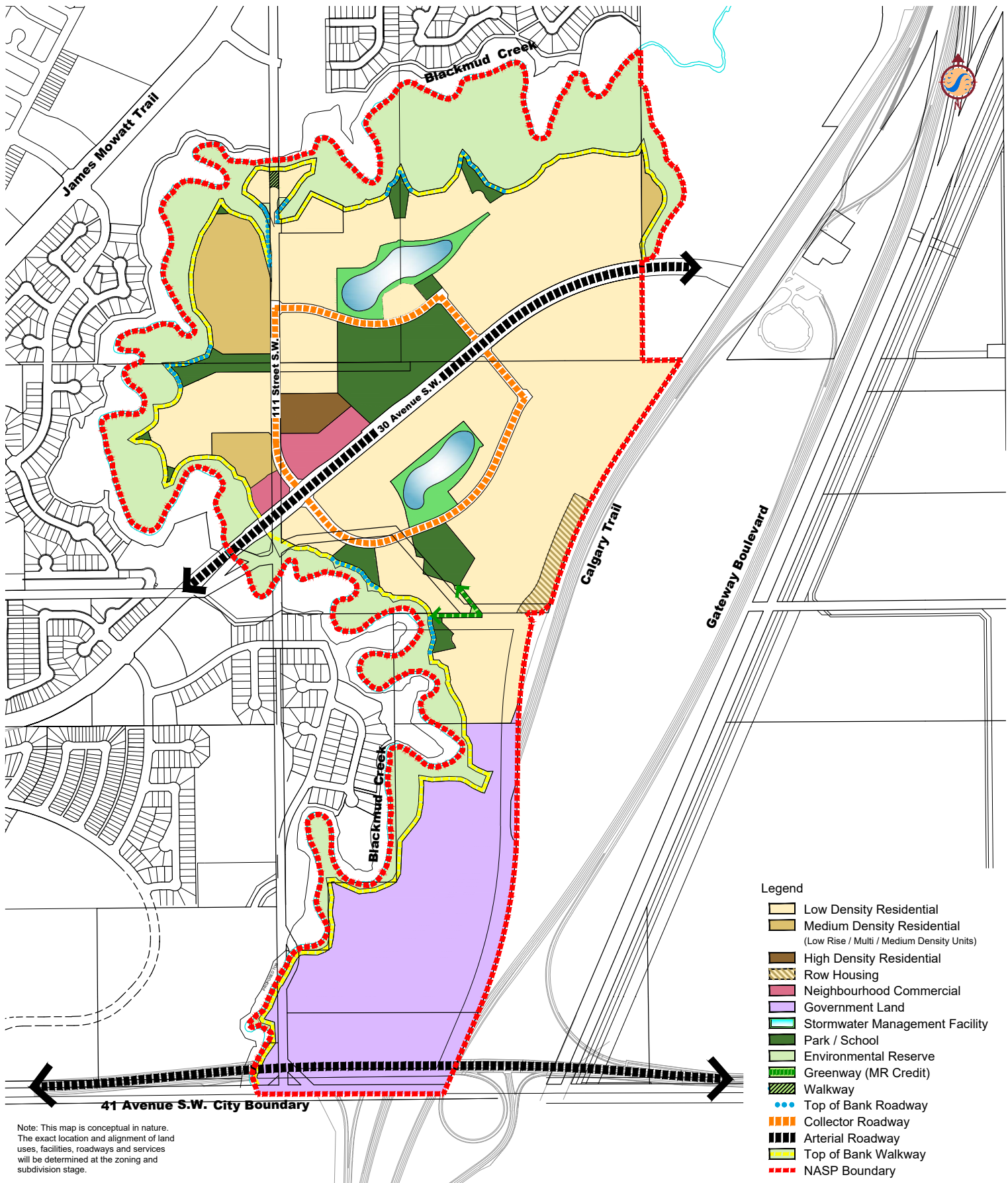
*As per TOB Policy C542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area, Exact areas will be confirmed at the time of subdivision and through legal survey.

**Areas dedicated as Municipal Reserve to be confirmed by legal survey.

Land Use Concept

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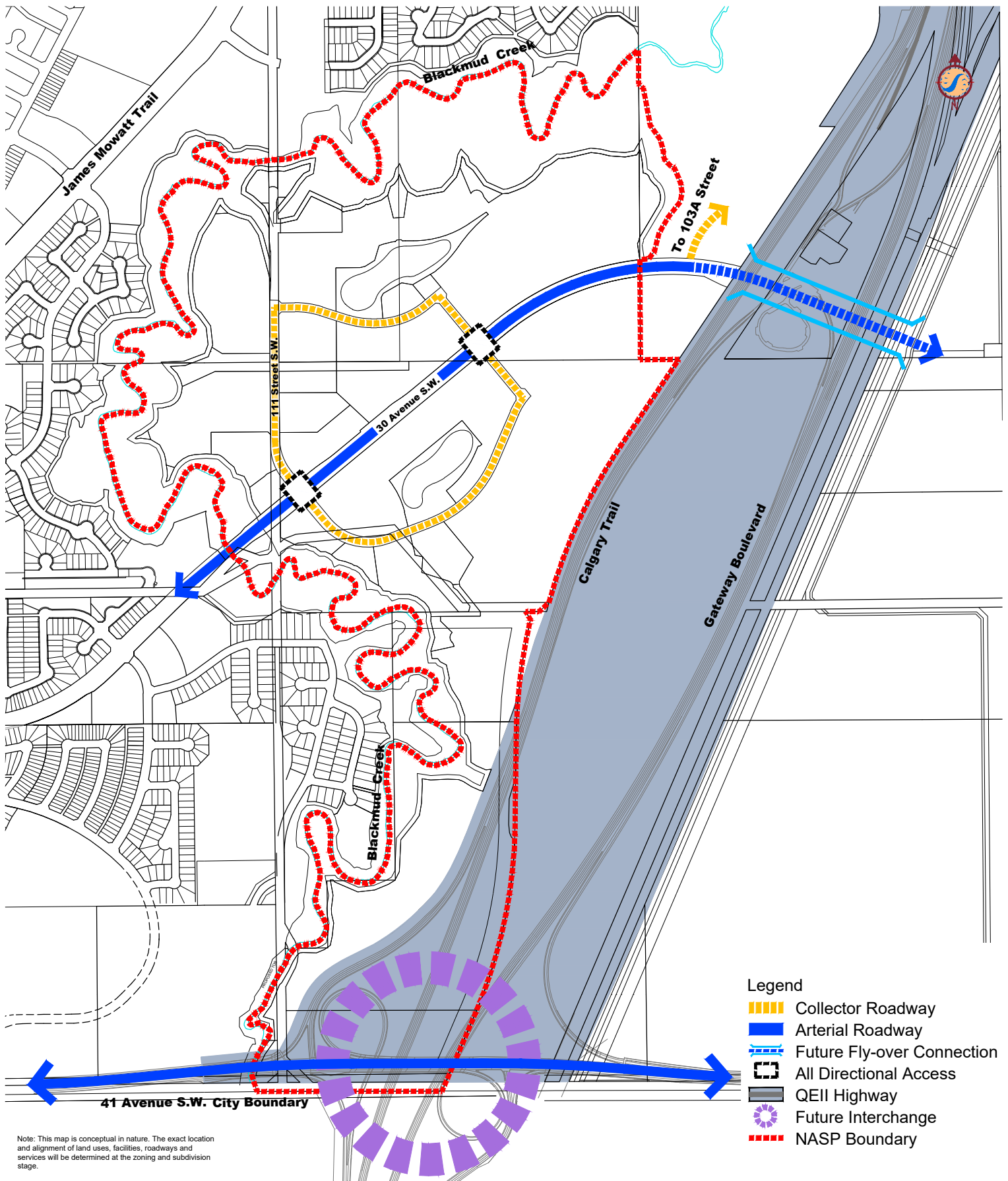
Figure 7



Transportation Network

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Figure 8

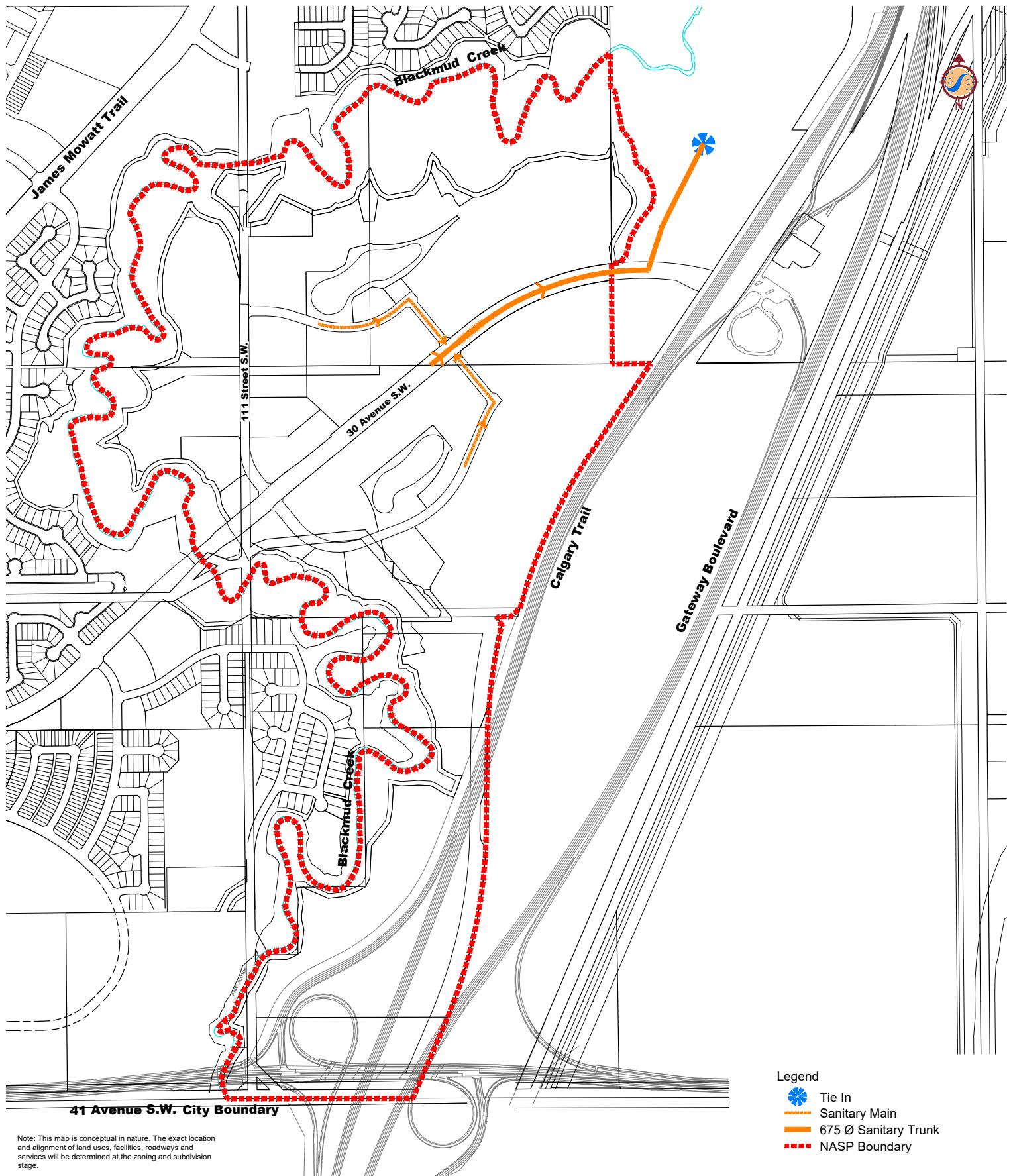


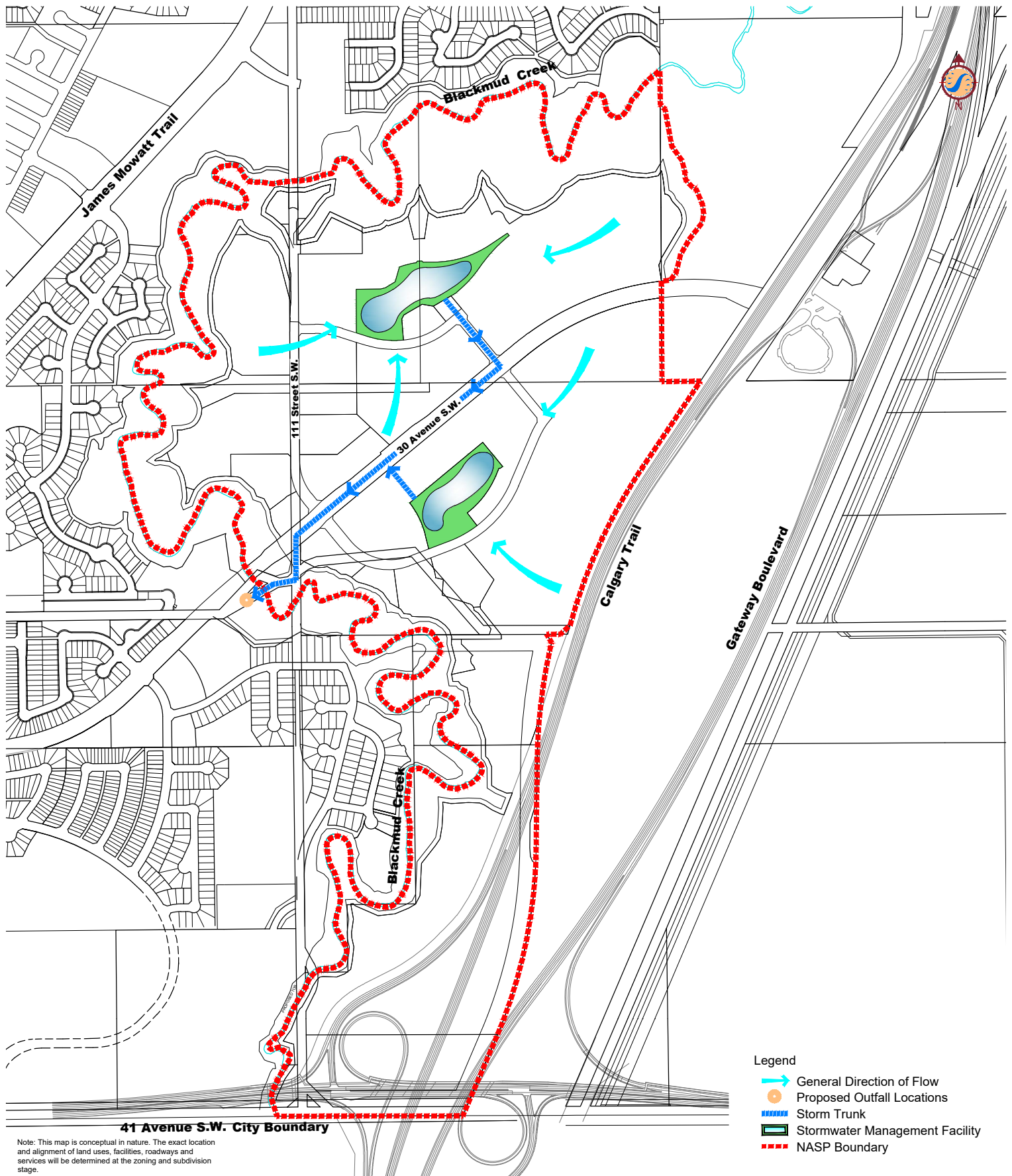
Pedestrian Network

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Figure 9







Water Servicing

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Figure 12

