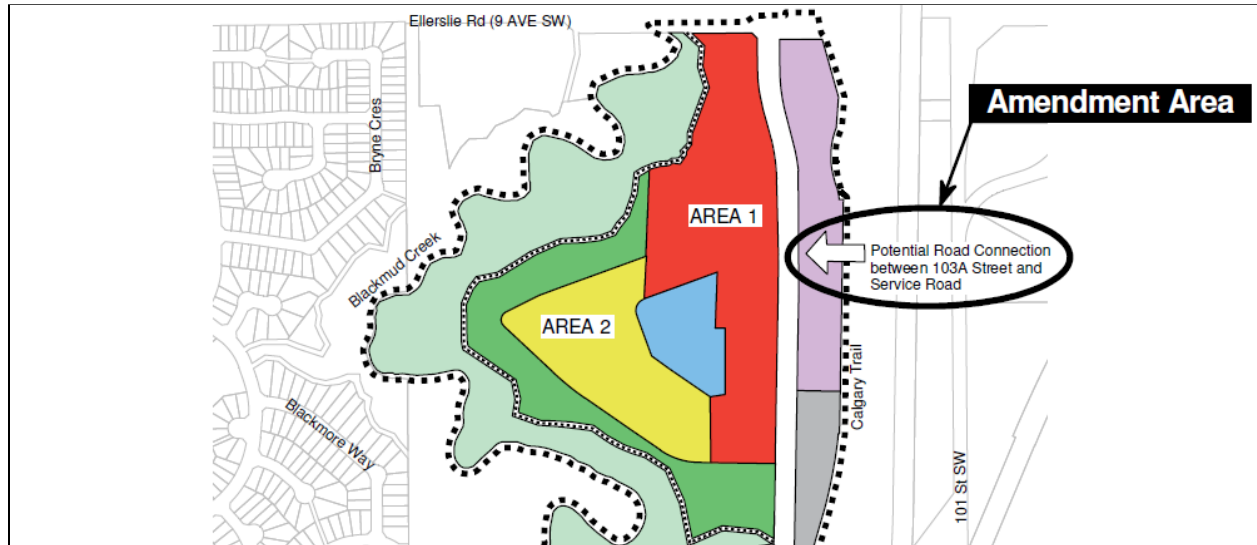




## ADMINISTRATION REPORT PLAN AMENDMENT CASHMAN



**Recommendation:** That Bylaw 19696 to amend the Cashman Neighbourhood Area Structure Plan (NASP) be APPROVED.

Administration is in **SUPPORT** this application because:

- Alberta Transportation has indicated that access to the Calgary Trail service road will be removed with future expansion of Highway 2 and related improvements to the Ellerslie Road interchange; and
- it is not required to facilitate future development within the Cashman neighbourhood.

## The Application

This application was accepted from Harrison Sheremeta (CoE Real Estate) on January 29, 2021. It proposes to amend the Cashman Neighbourhood Area Structure Plan (NASP) to remove the label "Potential Road Connection between 103A Street and Service Road" from all relevant figures of the Cashman NASP. The label is proposed to be removed to eliminate the potential need for this road connection.

## Site and Surrounding Area



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (CHY) Highway Corridor Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land</li> <li>• Commercial development</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>• (CHY) Highway Corridor Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial Site</li> </ul>
East	<ul style="list-style-type: none"> <li>• (AGI) Industrial Reserve Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Highway (Calgary Trail)</li> </ul>
South	<ul style="list-style-type: none"> <li>• (CHY) Highway Corridor Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial Site</li> </ul>
West	<ul style="list-style-type: none"> <li>• (DC1) Direct Development Control Provision</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial Site</li> <li>• Undeveloped land</li> </ul>

## Planning Analysis

The proposed amendment will remove the label for “Potential Road Connection between 103A Street and Service Road” from all relevant figures of the Cashman NASP. The Cashman NASP has protected the possibility of a potential road connection between 103a Street SW and Calgary Trail service road. The intent of this connection was to provide a complete looping roadway should the Calgary Trail service road connection from the Calgary Trail southbound on-ramp be removed. However, the Cashman neighbourhood has developed in such a way as all of the adjacent commercial properties have, or are able to have, vehicle access to 103a Street SW (only one remaining property is functioning with a sole access to the Calgary Trail service road), the service road and a potential road connection between 103A Street and the service road, can be deemed redundant.

### CITY Plan Alignment

This proposed amendment will allow for the development of the adjacent commercial sites and is in alignment with the applicable policies of The City Plan (MDP) by encouraging reinvestment in established non-residential areas as it serves to strengthen employment, economic activity and diversity.

## Technical Review

The proposed plan amendment has been reviewed by all required technical agencies.

### Transportation:

The Calgary Trail service road, which extends from Ellerslie Road SW to 103a Street SW and spans approximately 700 m, is under provincial jurisdiction. Alberta Transportation has indicated that the access from the Calgary Trail southbound on-ramp to the service road will be removed with future expansion of Highway 2 and related improvements to the Ellerslie Road interchange. The timing for this work, and details such as whether the service road will be completely or partially removed, or if segments will be made surplus and available for purchase, have not yet been determined by Alberta Transportation. Given its integration with the City’s roadway network, future planning in this area will involve the City.

### Drainage

Permanent sanitary and storm servicing will be provided in general accordance with the servicing schemes identified in the accepted Drainage reports for the Cashman Neighbourhood.

All other comments from affected City Departments and utility agencies have been addressed.

## Community Engagement

<b>ADVANCE NOTICE</b> January 8, 2021	<ul style="list-style-type: none"><li>• Number of recipients: 72</li><li>• One response was received from a landowner adjacent to the amendment area with questions about how the application may impact access to their property.</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="https://edmonton.ca/cashmanplanningapplicaitons">edmonton.ca/cashmanplanningapplicaitons</a></li></ul>

## Conclusion

Administration recommends that City Council **APPROVE** this application.

## APPENDICES

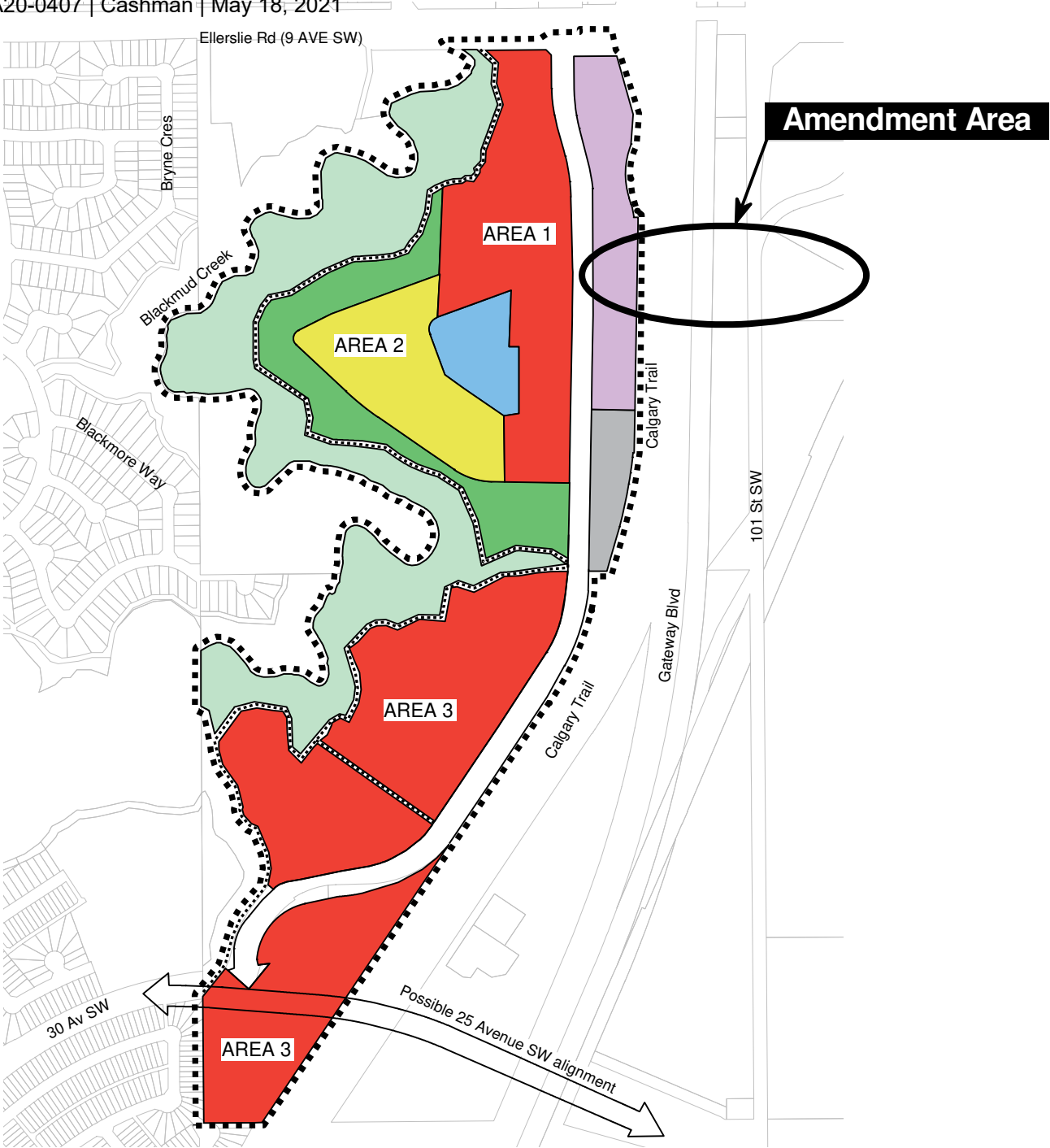
- 1 Approved Cashman NASP Map – Bylaw 16012
- 2 Proposed Cashman NASP Map – Bylaw 19696
- 3 Application Summary

Neighbourhood Area Structure Plan  
(as amended)














- |  |                                     |   |   |
|--|-------------------------------------|---|---|
|  | Highway Commercial                  |  | Mixed Use - Residential / Commercial / Office     |
|  | Industrial Business                 |  | Mixed Use - Industrial Business/Commercial/Office |
|  | Park                                |  | Top of Bank Walkway/Linkage                       |
|  | Environmental Reserve               |  | Boundary of NASP                                  |
|  | Stormwater Facility                 |  | Land Use Areas                                    |
|  | Conceptual location of 25 Avenue SW |   |   |

## SUSTAINABLE DEVELOPMENT



**BYLAW 19696  
AMENDMENT TO  
CASHMAN**  
Neighbourhood Area Structure Plan  
(as amended)

	Highway Commercial		Mixed Use - Residential / Commercial / Office
	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.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment
Bylaw:	19696
Location:	South of Ellerslie Road SW and west of Calgary Trail
Site Area:	N/A
Neighbourhood:	Cashman
Notified Community Organizations:	Blackmud Creek Community League
Applicant:	Harrison Sheremeta; CoE Real Estate

### PLANNING FRAMEWORK

Plans in Effect:	Cashman Neighbourhood Area Structure Plan (NASP) Heritage Valley Servicing Concept Design Brief (SCDB)
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination