

Bylaw 15975

A Bylaw to amend Bylaw 13760, as amended Being the Heritage Valley Neighbourhood 7A 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 an application was received by the Sustainable Development Department to amend the Heritage Valley Neighbourhood 7A 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 Heritage Valley Neighbourhood 7A Neighbourhood Area Structure Plan is hereby further amended by:
 - a. deleting_the Map entitled "Bylaw 15731— Heritage Valley Neighbourhood 7A Neighbourhood Area Structure Plan" and substituting therefor the Map entitled "Bylaw 15975 Amendment to Cashman Neighbourhood Area Structure Plan", attached hereto as Schedule "A" and forming part of this Bylaw;
 - b. deleting Figure 2 entitled "Land Ownership Figure 2 -" and substituting therefor "Land Ownership Figure 2", attached hereto as Schedule "B";

- c. deleting Figure 3 entitled "Heritage Valley Servicing Concept Design Brief Figure 3" and substituting therefor "Heritage Valley Servicing Concept Design Brief Figure 3", attached hereto as Schedule "C";
- d. deleting Figure 4 entitled "Existing Conditions Figure 4" and substituting therefor "Existing Conditions Figure 4, attached hereto as Schedule "D";
- e. deleting Figure 5 entitled "Aerial Photo Figure 5" and substituting therefor "Aerial Photo Figure 5", attached hereto as Schedule "E";
- f. deleting Figure 6 entitled "Development Concept Figure 6", and substituting therefor "Development Concept Figure 6", attached hereto as Schedule "F";
- g. deleting Figure 7 entitled "Transportation Network Figure 7", and substituting therefor "Transportation Network Figure 7", attached hereto as Schedule "G";
- h. deleting Figure 8 entitled "Sanitary Drainage Figure 8", and substituting therefor "Sanitary Drainage Figure 8", attached hereto as Schedule "H";
- i. deleting Figure 10 entitled "Water Distribution Figure 10" and substituting therefor "Water Distribution Figure 10", attached hereto as Schedule "I";
- j. deleting Figure 11 entitled "Stormwater Drainage Figure 11", and substituting therefor "Stormwater Drainage Figure 11", attached hereto as Schedule "J";
- k. deleting Figure 12 entitled "Urban Design Strategy Figure 12", and substituting therefor "Urban Design Strategy Figure 12", attached hereto as Schedule "K";

deleting therefrom the statistics entitled the "Heritage Valley Neighbourhood
 Area Structure Plan Land Use and Population Statistics – Bylaw 15731" and
 substituting with the following:

CASHMAN NEIGHBOUHOOD AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 15975

	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)	0.70	
Gross Developable Area	43.91	100.00
Circulation	6.48	14.7
Stormwater Management Facilities	1.40	3.2
Municipal Reserve/Park	4.37	10.0
Total	12.25	28.0
Net Developable Area	31.66 3.09	72.0 7.1
Highway Commercial		
Industrial Business	1.22	2.8
Mixed Use—Industrial Business / Commercial/Office	23.37	53.2
Mixed Use–Residential/Commercial/Office	3.98	9.1
	% of	
	Total	
Units*	Units	Population
DC1 – 498 Residential/Commercial/Office	100.0	711
Total Residential 498 Population is based on 1.43 persons per unit.	100.0	711

^{*} The future Mixed Use - Residential / Commercial / Office will generally comply with the RA7 Low Rise Apartment Zone with a density of 125 upha. It will be developed as a DC1 Zone to ensure appropriate uses that may incorporate minor commercial and business uses.

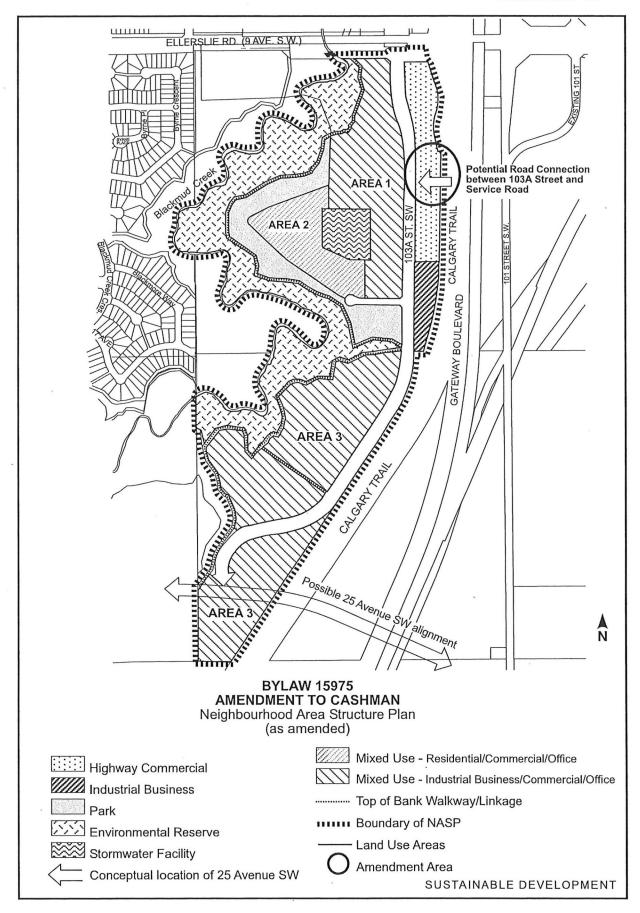
2. Bylaw 13760, as amended, being the Heritage Valley Neighbourhood 7A Neighbourhood Area Structure Plan is hereby further amended by renaming and adopting the Plan as the Cashman Neighbourhood Area Structure Plan, and by deleting the phrase "Heritage Valley Neighbourhood 7A" throughout the Plan and replacing that phrase with the word "Cashman" throughout the Plan.

READ a first time this	16th	day of	January	, A. D. 2012;
READ a second time this	16th	day of	January	, A. D. 2012;
READ a third time this	16th	day of	January	, A. D. 2012;
SIGNED and PASSED this	16th	day of	January	, A. D. 2012.

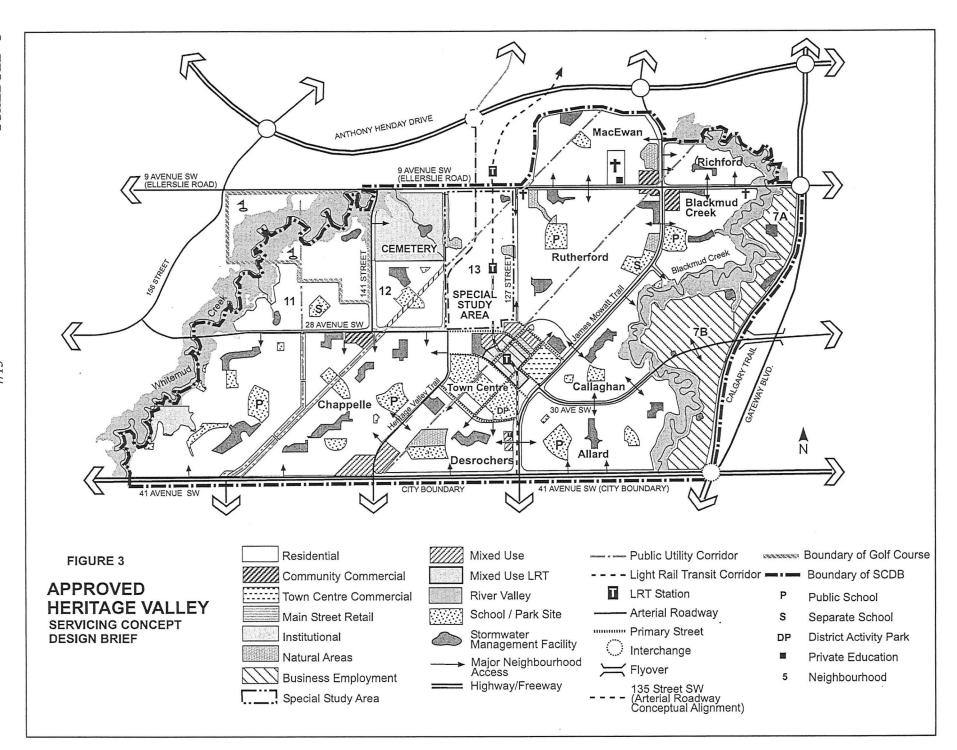
THE CITY OF EDMONTON

MAYOR

CITY CLERK

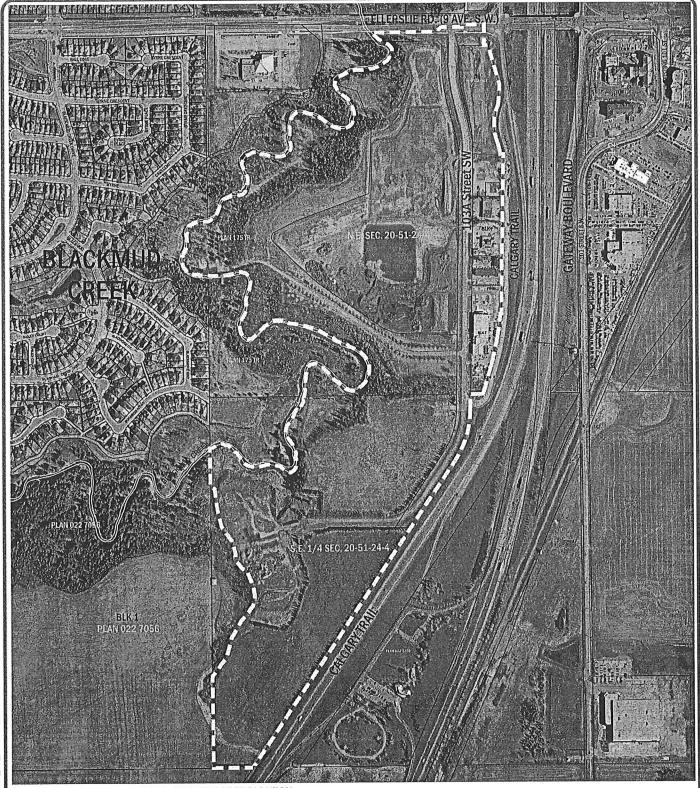


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SCHEDULE "D"

EXISTING 101 ST



NOTE: AERIAL PHOTO MAY 2010, THE CITY OF EDMONTON



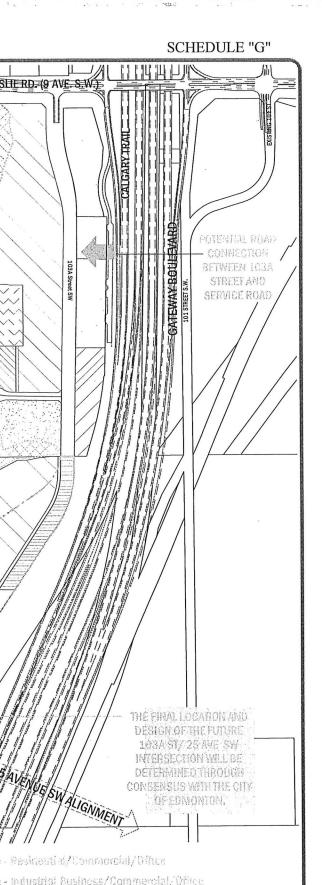


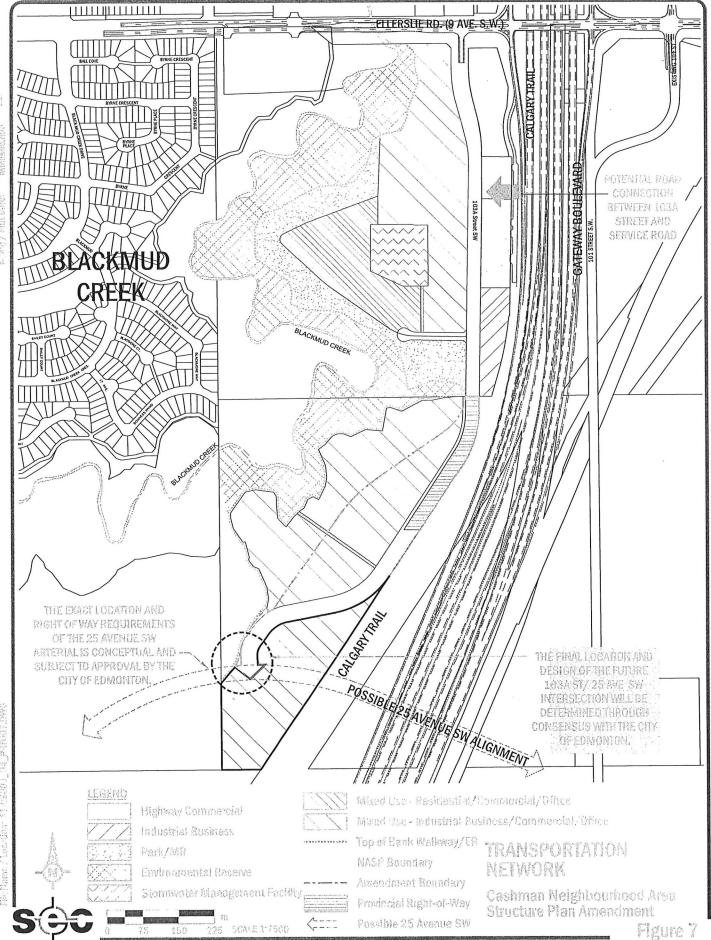
NASP Boundary



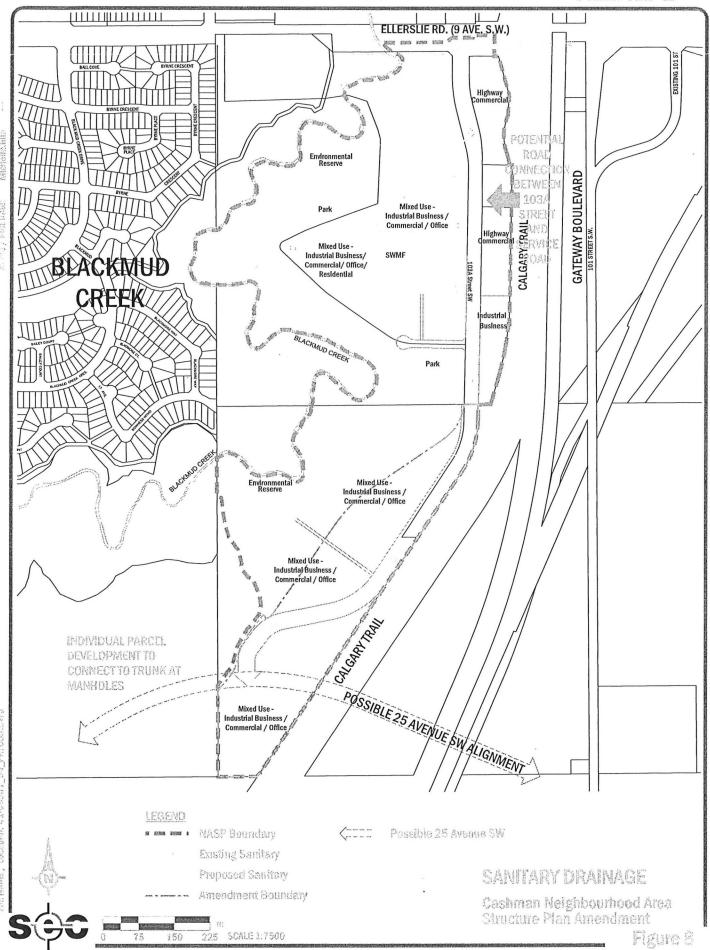
AERIAL PHOTO

Cashman Neighbourhood Area Structure Plan Amendment

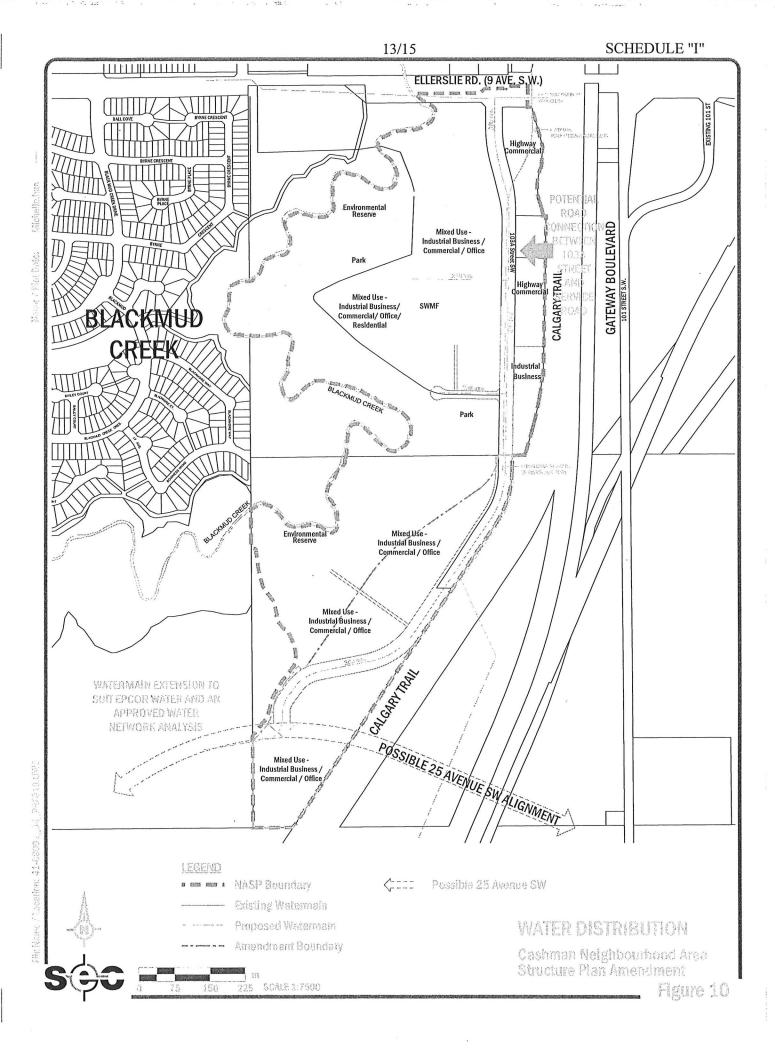


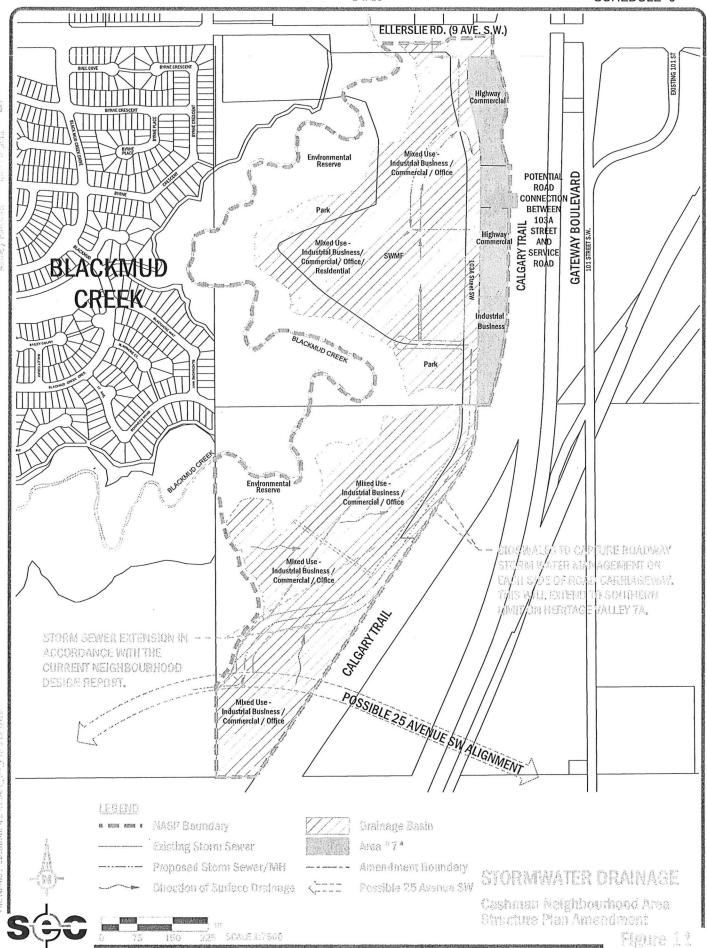


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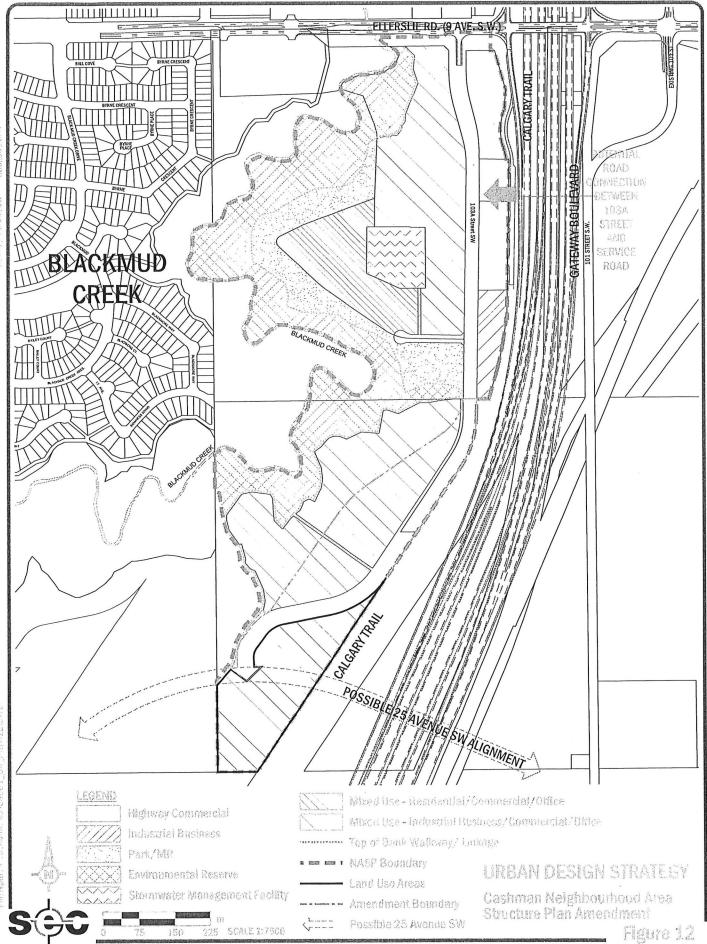


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