

Bylaw 19958
A Bylaw to amend Bylaw 8733, as amended,
being the Lewis Farms Area Structure Plan

WHEREAS pursuant to the provision of the Planning Act, City Council on June 14, 1988 passed Bylaw 8733, as amended, being the Lewis Farms Area Structure Plan; and

WHEREAS Council found it desirable to amend the Lewis Farms Area Structure Plan through the passage of Bylaws 10881, 12183, 12184, 12488, 13661, 13807, 14579, 14673, 14676, 15364, 15761, 15917, 16273, 18046, 18162, 18677, 18875, 19028, 19076, 19297, and 19039; and

WHEREAS an application was received by Administration to further amend the Lewis Farms 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 8733, as amended, the Lewis Farms Area Structure Plan is hereby further amended as follows:
 - a. Deleting the map “Bylaw 19039 - Amendment to Lewis Farms Area Structure Plan” and replacing it with the map “Bylaw 19958 - Amendment to Lewis Farms Area Structure Plan”, attached hereto as Schedule “A” and forming part of this bylaw;
 - b. Deleting “Statistical Profile - Table 1” and replacing it with “ Lewis Farms Area Structure Plan Statistical Profile Bylaw 19958”, attached hereto as Schedule “B” and forming part of this bylaw; and

- c. Deleting “Figure 8.0 - Development Concept” and replacing it with “Figure 8.0 - Development Concept” attached hereto as Schedule “C” and forming part of this bylaw.

READ a first time this day of , A. D. 2022;

READ a second time this day of , A. D. 2022;

READ a third time this day of , A. D. 2022;

SIGNED and PASSED this day of , A. D. 2022.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

(Hwy 16) Stony Plain Rd

3/5

100 Ave.

Anthony Henday Drive

231 St. N.W. (Hillview Rd)






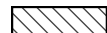













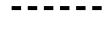







(79 Ave.) Whitemud Drive

(215 St.) Winterburn Rd.

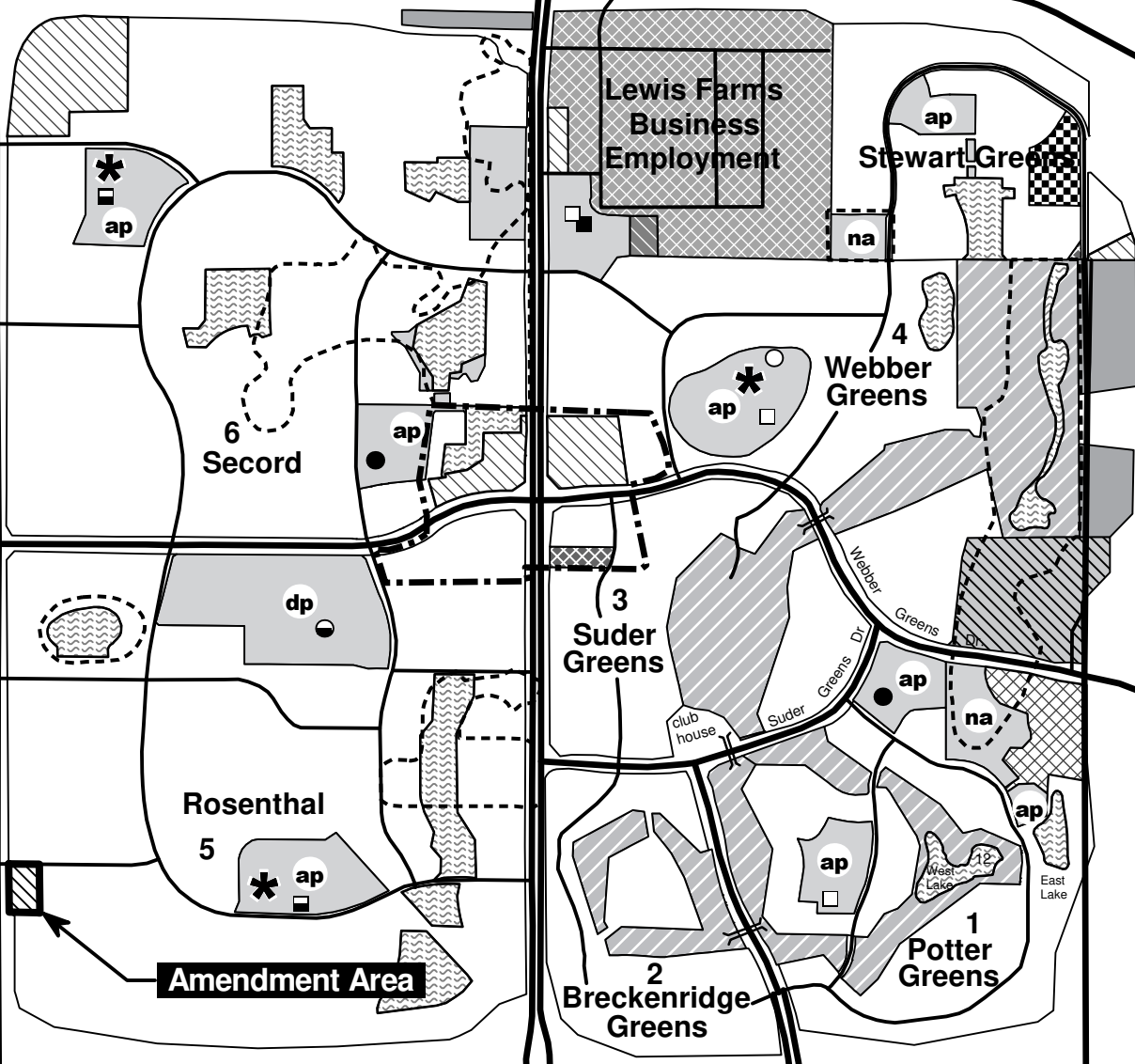
Lewis Estates Blvd.



**BYLAW 19958
AMENDMENT TO
LEWIS FARMS
Area Structure Plan
(as amended)**

| | | | |
|---|---|---|--------------------------|
|  | Residential |  | Community Centre |
|  | Golf Course |  | Stormwater Lake |
|  | School Site |  | Commercial |
|  | Separate / Public School |  | Business Employment |
|  | Separate Elementary |  | Business Industrial |
|  | Separate Elementary/Junior High |  | Grade Separated Crossing |
|  | Separate High School |  | Transit Terminal/TOD |
|  | Public Elementary |  | Institutional |
|  | Public Elementary/Junior High |  | Natural Area |
|  | Public Junior High |  | Mixed Use Area |
|  | Neighbourhood Park |  | Amendment Area |
|  | Community League | | |
|  | District Park | | |
|  | Natural Area Park | | |
|  | Potential Private Recreation or Business Employment | | |
|  | Public Utility | | |

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.



**Lewis Farms Area Structure Plan
Statistical Profile
Bylaw 19958**

| Appendix A: Statistical Profile | | | | | |
|---|----------------|----------------|---------------|-------------|---------------|
| Table 1 | | | | | |
| | Area (ha) | % of GDA | | | |
| Gross Area | 1014.15 | | | | |
| Whitemud Drive ROW | 71.69 | | | | |
| Public Utility Lots (TOPC Leddy) | 1.10 | | | | |
| Public Utility (Fire Rescue Station) | 1.19 | | | | |
| Whitemud Drive ROW | 21.70 | | | | |
| Arterial Roadway | 25.28 | | | | |
| Pipeline ROW | 9.42 | | | | |
| Road Widening | 4.95 | | | | |
| Existing Development (Business Industrial) | 21.06 | | | | |
| Total | 156.39 | | | | |
| Net Developable Area | 857.76 | 100.00% | | | |
| Residential | | | | | |
| Single Family/Low Density Residential | 389.81 | 48% | | | |
| Medium Density Residential | 96.40 | 11% | | | |
| High Density Residential | 3.96 | 0.5% | | | |
| Total | 490.17 | 60.0% | | | |
| Commercial / Business Employment | | | | | |
| Commercial | 8.86 | 1.0% | | | |
| Commercial Offices/Business | 15.66 | 1.9% | | | |
| Commercial Community | 2.87 | 0.4% | | | |
| Business Employment | 43.24 | 5.0% | | | |
| Total | 70.63 | 8.3% | | | |
| Mixed Use Centre | | | | | |
| Mixed Use | 4.95 | 0.6% | | | |
| Commercial Office | 2.36 | 0.3% | | | |
| Pedestrian Oriented Mixed Use Node | 1.63 | 0.2% | | | |
| High Rise Residential | 2.91 | 0.4% | | | |
| Natural Area | 1.01 | 0.1% | | | |
| Total | 12.86 | 1.5% | | | |
| Institutional & Recreational | | | | | |
| Potential Private Recreation or Business Employment | 1.32 | 0.2% | | | |
| School/Park | 68.56 | 8.0% | | | |
| Natural Area | 17.30 | 2.0% | | | |
| Transit Terminal | 1.00 | 0.1% | | | |
| Religious Institutional | 4.05 | 0.5% | | | |
| Total | 92.23 | 10.8% | | | |
| Special Study Area | 6.40 | 0.7% | | | |
| Utility Area | | | | | |
| Storm Water Management Lakes | 44.04 | 5.1% | | | |
| Public Utility Lots | 0.95 | 0.1% | | | |
| Public Utility (Fire Rescue Station) | 1.19 | 0.1% | | | |
| Pipelines Rights of Way | 0.00 | 0.0% | | | |
| Total | 46.18 | 5.4% | | | |
| Circulation Total | 144.08 | 16.8% | | | |
| Miscellaneous | 1.30 | 0.2% | | | |
| | Area (ha) | Units/Ha | Units | People/Unit | Population |
| Single Family/Low Density Residential | 389.81 | 25 | 9,745 | 2.8 | 27,287 |
| Medium Density Residential | 96.40 | 45 | 4,338 | 2.8 | 12,146 |
| High Density Residential | 13.44 | 225 | 3,024 | 1.8 | 5,443 |
| Total Residential | 499.65 | | 17,107 | | 44,876 |

(Hwy 16) Stony Plain Rd.


























(231 St.) Hillview Rd.

Anthony Henday Drive

(79 Ave.) Whitemud Drive

(215 St.) Winterburn Rd.

Lewis Estates Blvd.

- | | | | |
|--|---|--|--|
|  Residential |  Public Elementary / Junior High |  Community Centre |  Institutional |
|  Golf Course |  Public High School |  Storm Lake |  Natural Area |
|  School Site |  Neighbourhood Park |  Commercial |  Mixed Use Area |
|  Separate / Public School |  Community League |  Business Industrial | |
|  Separate Elementary |  District Park |  Grade Separated Crossing | |
|  Separate Elementary / Junior High |  Natural Area Park |  Transit Terminal (TOD) | |
|  Separate High School |  Potential Private Recreation or Business Employment | | |
|  Public Elementary |  Public Utility | | |

ALL AREAS AND DIMENSIONS HAVE BEEN ROUNDED;
 LOT INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE,
 AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN.

LEWIS FARMS AREA STRUCTURE PLAN

Figure 8.0 - Development Concept

DATE: January 21, 2022
 DESIGNED BY: MR
 DRAWN BY: GS/MR
 CHECKED BY: SS
 SCALE: NTS
 JOB NUMBER: 134126



GAGE SPARKS
 Friday, January 21, 2022 10:34:11 AM
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