

Bylaw 18162

Amendment to the Lewis Farms Area Structure Plan

Purpose

To allow for the development of commercial uses.

Readings

Bylaw 18162 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 18162 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, November 17, 2017, and Saturday, November 25, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration does not support this Bylaw.

Report

The proposed amendment will re-designate lands from rural residential to commercial uses to allow for a variety of commercial uses including bars and Neighbourhood pubs, business support services, convenience retail, general retail and gas bars in the Lewis Farms Industrial Neighborhood (also known as Normandeau Gardens).

City Planning does not support this application because:

- the application is premature
- there is no plan in effect to address how Lewis Farms Industrial/Normandeau Gardens will develop and be serviced
- the proposal does not conform to the approved Lewis Farms Area Structure Plan policy direction

An associated amendment to the Zoning Bylaw will advance concurrently with this amendment under Bylaw 18163.

Policy

The proposed plan amendment does not support the following objective of *The Way We Grow* to support contiguous development and infrastructure in order to accommodate growth in an orderly and economically fashion.

Corporate Outcomes

The proposed plan amendment does not support the City's Strategic Plan's goal of transforming Edmonton's urban form.

Public Consultation

On October 14, 2016, Urban Form and Corporate Strategic Development sent out advanced notice to the surrounding property owners, Lewis Estates and Secord Community Leagues as well as the West Edmonton Communities Council Area Council. No concerns or comments were received as a result of the advanced notice.

Attachments

1. Bylaw 18162
2. Urban Form and Corporate Strategic Development Report