

Bylaw 18132

A Bylaw to amend Bylaw 8733, as amended, the
Lewis Farms Area Structure Plan, through an amendment to
the Secord Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act, on June 14, 1988, the Municipal Council of the City of Edmonton, passed Bylaw 8733, as amended, being the Lewis Farms Area Structure Plan;

WHEREAS Council found it desirable to from time to time to amend Bylaw 8733, as amended, the Lewis Farms Area Structure Plan, by adding new neighbourhoods;

WHEREAS on September 10, 2007, Council adopted as Appendix “F” to Bylaw 8733, as amended, the Secord Neighbourhood Structure Plan by passage of Bylaw 14677;

WHEREAS Council found it desirable from time to time to amend the Secord Neighbourhood Structure Plan through the passage of Bylaws 16159, 17474, 17622, 17648, 17886 and 17886; and

WHEREAS an application was received by Urban Form and Corporate Strategic Development to amend the Secord Neighbourhood 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. Appendix “F” to Bylaw 8733, as amended, the Lewis Farms Area Structure Plan is hereby amended as follows:

- a. Insert an additional bullet point to the second paragraph of Section “5.2 Residential”:
 “225 units per net residential hectare for High Density Residential”
- b. Insert a new subsection “5.2.4 High Density Residential (HDR)” immediately following “5.2.3 Medium Density Residential (MDR)”, which contains the following:
 “The Secord NSP provides the opportunity for the development of High Density Residential (HDR) land uses in certain locations within the neighbourhood, as shown in Figure 6: Development Concept. The primary intent of the HDR designation is to allow for the development of Medium Rise Apartment housing. Other forms of housing may be permitted, including Low Rise Apartments, Stacked Row Housing, and Row Housing, if serving as a transition to lower density residential.
 HDR should be located along collector or arterial roadways to provide access to transit and minimizing traffic on local roadways. Consideration should also be given to locating HDR near community amenities, such as commercial areas, parks and open space, and the Town Centre area.”
- c. Delete the land use and population statistics entitled “Land Use And Population Statistics ” and substituting therefor the following:

**SECORD NEIGHBOURHOOD STRUCTURE PLAN
 LAND USE AND POPULATION STATISTICS
 BYLAW 18132**

	AREA (ha)	% of GDA
GROSS AREA	244.7	
Arterial and Collector Roadways	5.7	
Utility/Pipeline Corridors	2.9	
GROSS DEVELOPABLE AREA	236.1	100%
Municipal Reserve	18.4	7.8%
School/Park	11.3	4.8%
Parks/Natural Areas	1.0	0.4%
Lot 10, MSR. Plan 7823225	3.0	1.2%
Lot R, Plan 4717RS	3.1	1.3%
Public Park (Donated)	0.3	0.1%
Park (Non- MR Credit)	0.2	0.1%
Commercial /Business	11.5	4.9%
Existing Commercial	1.9	0.8%
Stormwater Management Facility	14.5	6.1%
Circulation@ 15%	35.4	15.0%
TOTAL	82.2	34.8%
NET RESIDENTIAL AREA	153.9	65.2%

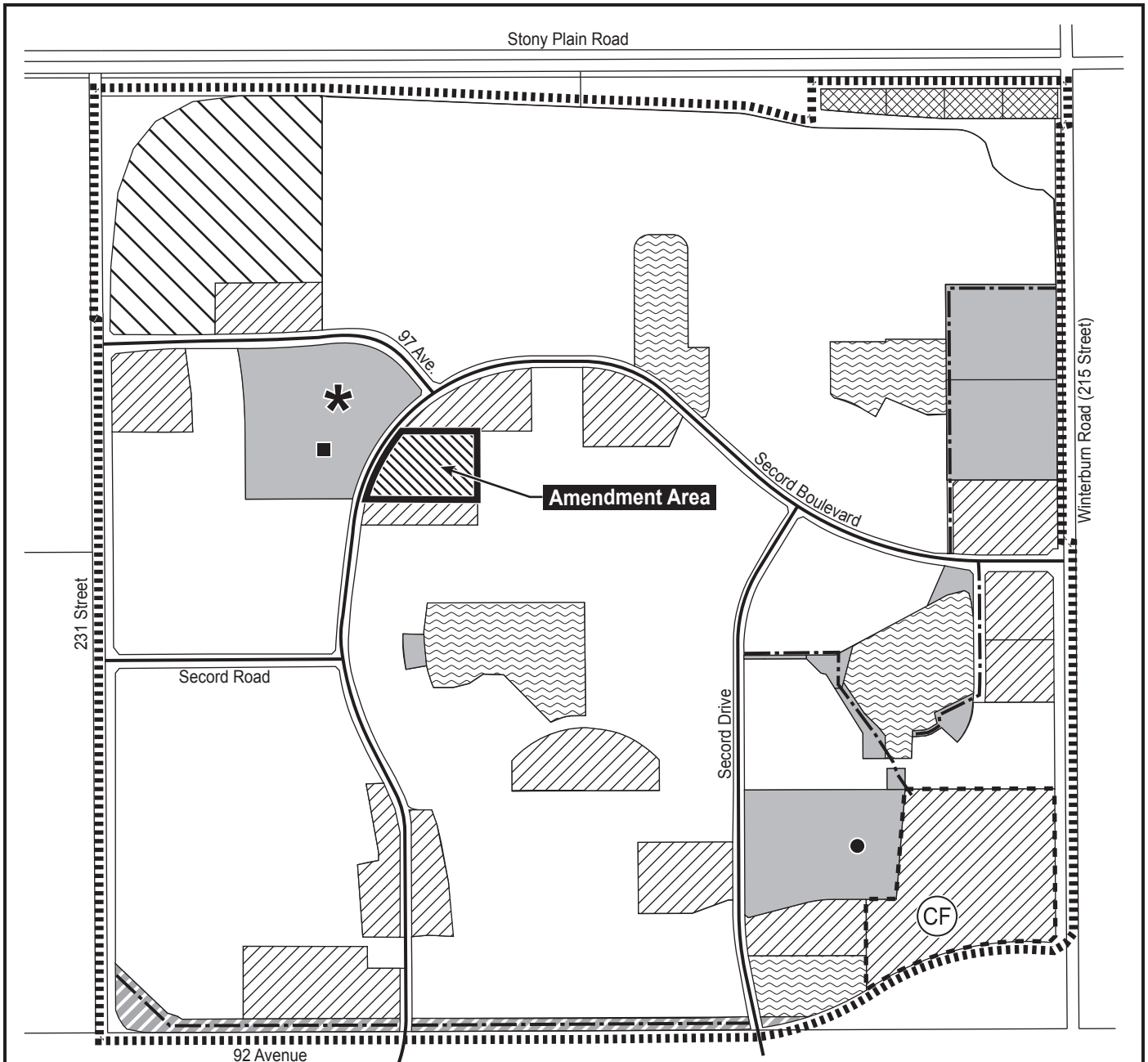
RESIDENTIAL LAND USE ANALYSIS

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-detached	121.7	25	3,043	2.8	8,519	51.2
Medium Density Residential**						
Rowhousing	5.0	45	224	2.8	627	3.8
Town Centre Medium Density Residential	7.0	90	630	1.8	1,134	10.6
Low Rise/Medium Density Residential	18.5	90	1,665	1.8	2,997	28.0
Medium Rise/High Density Residential	1.7	225	383	1.5	574	6.4
TOTAL	153.9		5,944		13,851	100%

Sustainability Measures

Population per net hectare (ppnha):	90.0 persons per net residential hectare
Units Per net Residential Hectare (upnrha):	38.6 units per net residential hectare
LDR/MDR Ratio	51.2%/48.8%
Population (%) within 500 m of Parkland	98%
Population (%) within 400 m of Transit Service	100%
Population (%) within 600 m of Commercial Service	64%

- d. delete the map entitled “Bylaw 17886 – Secord Neighbourhood Structure Plan” and replace with the map entitled “Bylaw 18132 Amendment to Secord Neighbourhood Structure Plan” annexed hereto as Schedule “A” and forming part of this Bylaw;
- e. delete the map entitled “Figure 6 - Development Concept” and replace with the map entitled “Figure 6 – Land Use Concept” annexed hereto as Schedule “B” and forming part of this Bylaw;
- f. delete the map entitled “Figure 7 – Community Linkages and Focal Points” and replace with the map entitled “Figure 7 – Community Linkages and Focal Points” annexed hereto as Schedule “C” and forming part of this Bylaw;
- g. delete the map entitled “Figure 8 – Servicing Concept” and replace with the map entitled “Figure 8 – Servicing Concept” annexed hereto as Schedule “D” and forming part of this Bylaw;



**BYLAW 18132
AMENDMENT TO SECORD
Neighbourhood Structure Plan
(as amended)**



- | | |
|-----------------------------------|--------------------------------|
| Low Density Residential | Stormwater Management Facility |
| Medium Density Residential | Pipeline ROW |
| High Density Residential | Collector Roadway |
| Existing Commercial / Business | Multi-Use Corridor |
| Commercial / Business | Potential Civic Facility |
| MR - Park / School | Community League |
| Separate Elementary / Junior High | NSP Boundary |
| Public Elementary / Junior High | Boundary of Town Centre |

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.



SECORD

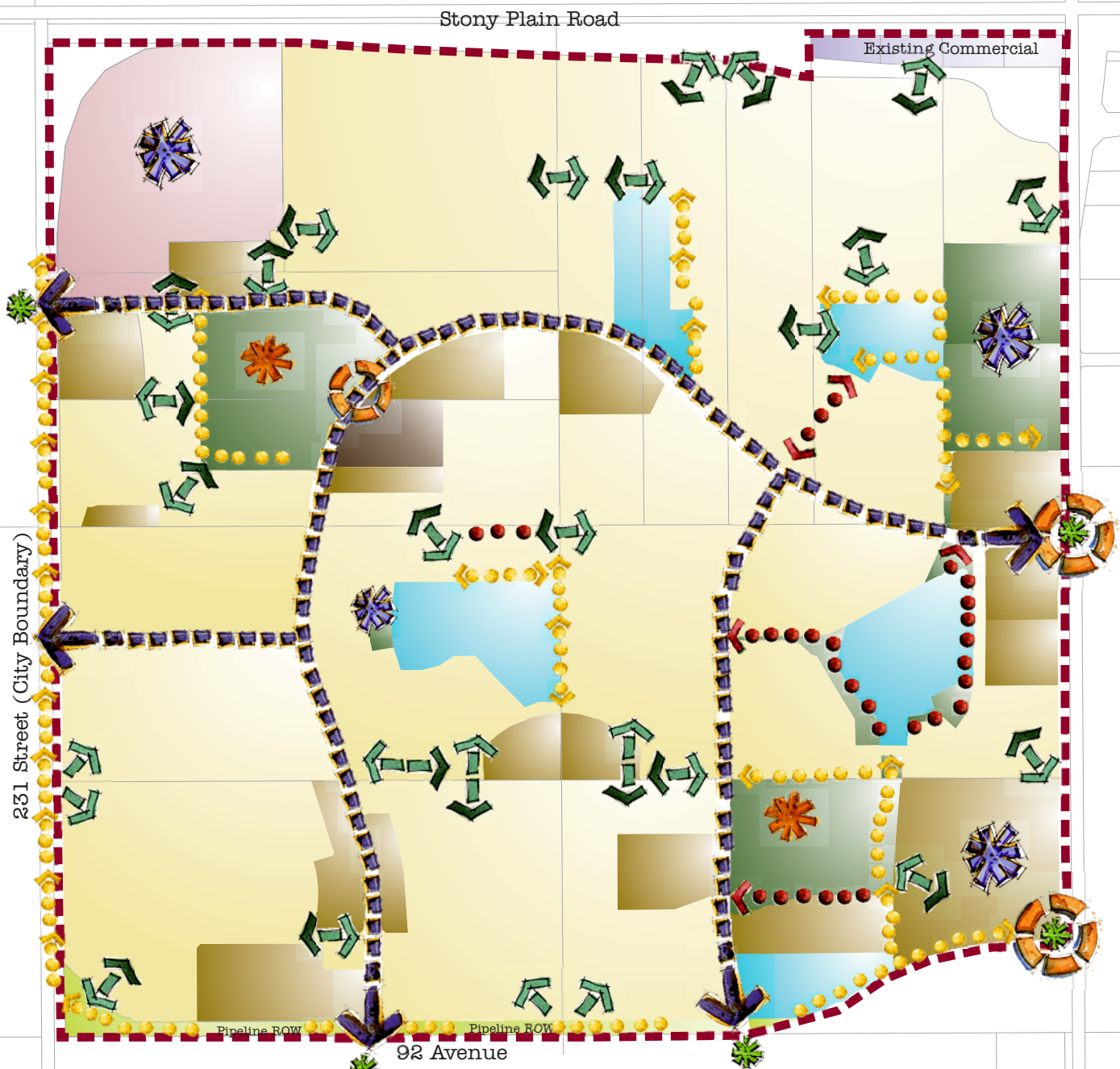
Neighbourhood Structure Plan

Figure 6










Development Concept

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Legend

-  School/Park
-  Focal Point/Destination Area
-  Pedestrian Linkage
-  Conceptual Pedestrian Connection\Trail
-  Multi Use Pedestrian Connection\Trail
-  Collector Roadway & Transit Route
-  Transit Focal Point
-  Major Pedestrian Intersections
-  NSP Boundary

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Neighbourhood Structure Plan

Figure 7 Community Linkages and Focal Points

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Stony Plain Road

231 Street (City Boundary)

Winterburn Road (215 Street)

92 Avenue

Legend

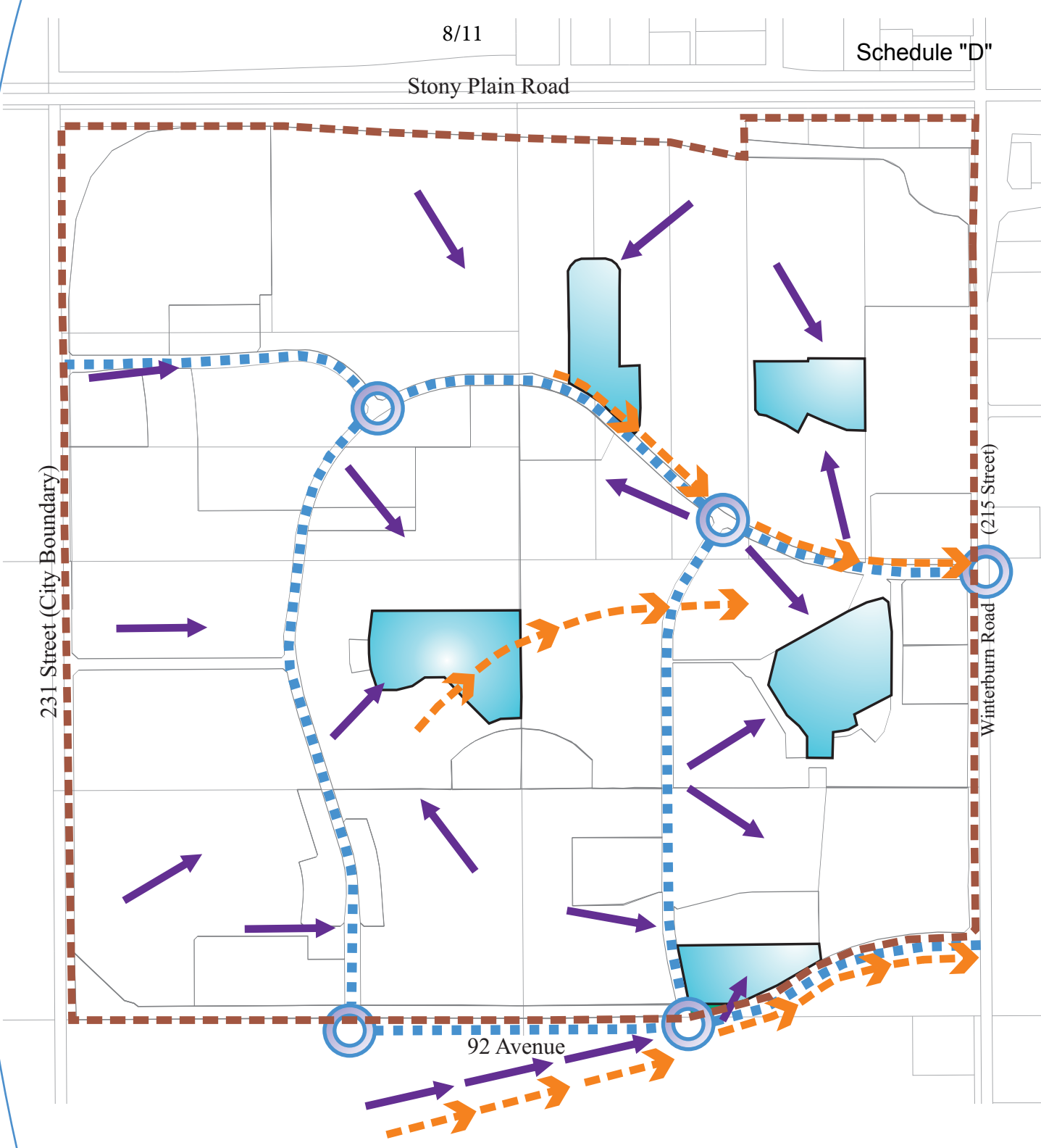
-  Stormwater Management Facility
-  Conceptual Watermain
-  Conceptual Direction of Storm Drainage Flow
-  Conceptual Direction of Sanitary Drainage Flow
-  NSP Boundary

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Neighbourhood Structure Plan

Figure 8 Servicing Concept

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9/11

Schedule "E"








Stony Plain Road

231 Street (City Boundary)

Winterburn Road (215 Street)

92 Avenue

Legend

-  Arterial Roadway
-  19.5m Collector Roadway
-  14.5m Collector Roadway
-  11.5m Collector Roadway
-  Non Transit Collector
-  Major Pedestrian Intersection
-  NSP Boundary

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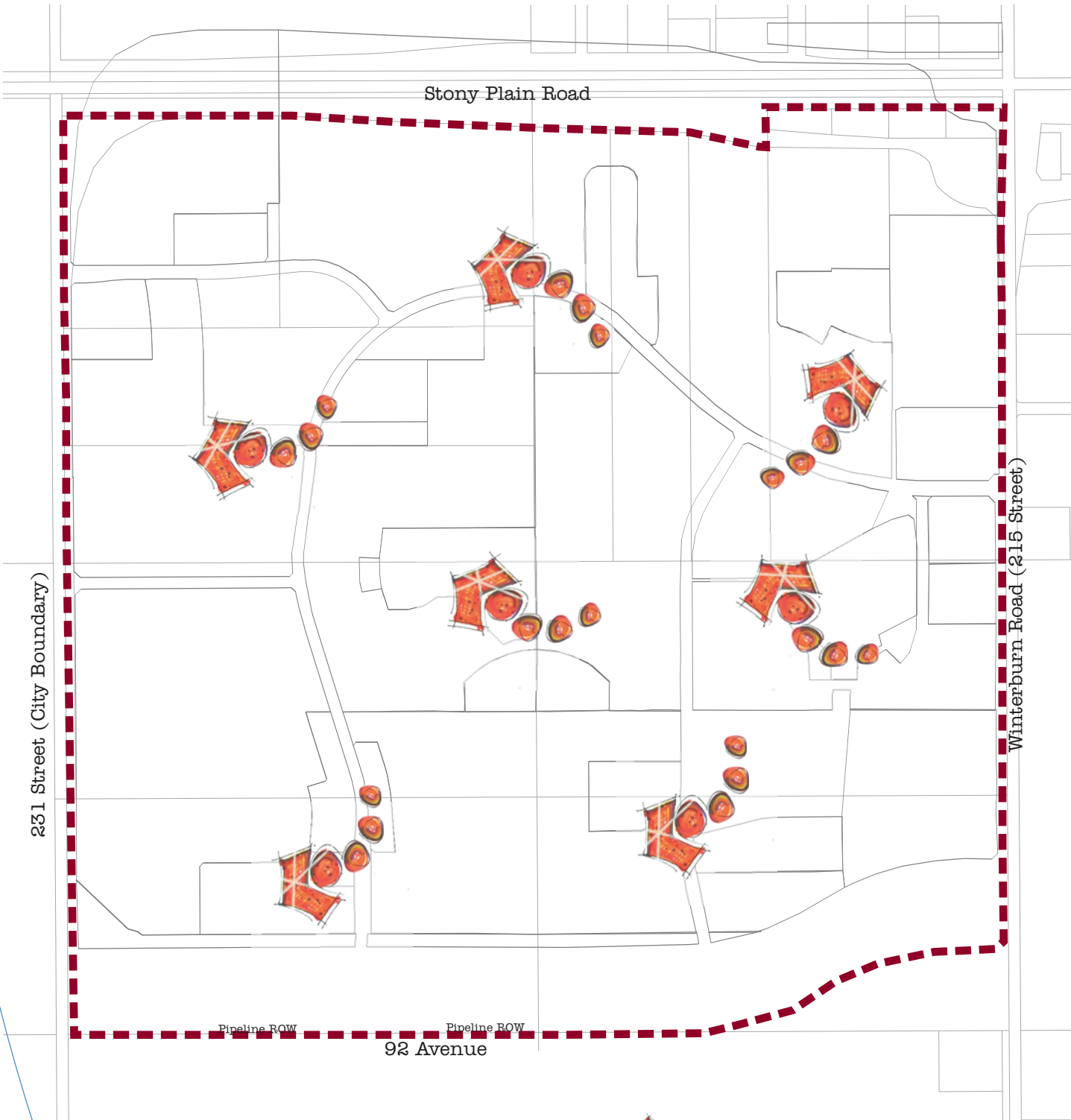
Neighbourhood Structure Plan

Figure 9

Transportation Network

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General Direction of Development



NSP Boundary

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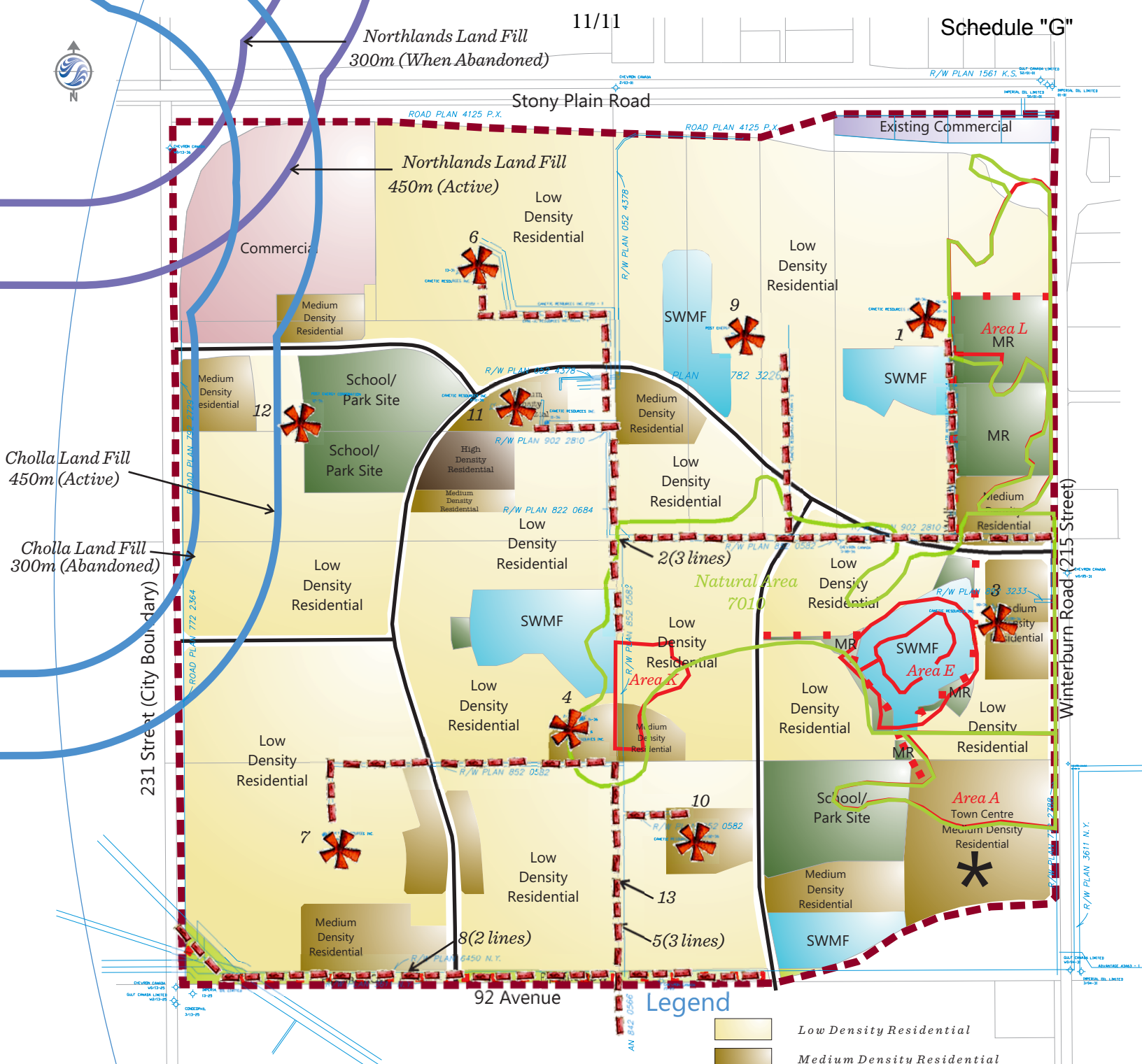
Neighbourhood Structure Plan

Figure 10
Staging Plan

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Stantec



*Northlands offsets determined from the limits of the Northlands 2014 December operational report plan.
 **Cholla offsets determined per 30.0m interior offset from property line per Province of Alberta Standards for Landfills 2010.

Legend

- Low Density Residential
- Medium Density Residential
- Existing Commercial/Business
- Commercial/Business
- Stormwater Management Facility
- MR - Park/School
- Pipeline ROW
- Collector Roadway
- Major Pedestrian Connection
- NSP Boundary
- Potential Civic Facility
- Active/Abandoned Wells

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Neighbourhood Structure Plan

Figure 12

Site Context and Development Considerations

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