

Bylaw 20252

A Bylaw to amend Bylaw 8733, as amended,
the Lewis Farms Area Structure Plan through an amendment to Bylaw 9390,
being the Potter Greens 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; and

WHEREAS on March 14, 1990 Council adopted, as Appendix “A” to Bylaw 8733, as amended, the Potter Greens Neighbourhood Structure Plan by the passage of Bylaw 9390, as amended; and

WHEREAS Council found it desirable from time to time to amend the Potter Greens Neighbourhood Structure Plan through the passage of Bylaws 10724, 12616, 14580 and 18578; and

WHEREAS an application was received by Administration to amend the Potter Greens Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Lewis Farms Area Structure Plan through an amendment to the Potter Greens 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. The Potter Greens Neighbourhood Structure Plan, being Appendix “A” to Bylaw 8733, as amended, is hereby further amended as follows:
 - (a) deleting the third sentence of “Section 2.2.4 Vegetation” and replacing with the following:

“One small isolated stand of trees is situated on the proposed southern school/park site”

- (b) adding a new paragraph at the end of “Section 2.2.4 Vegetation” as follows:

“With the plan amendment that altered the north boundary of the plan area (Bylaw 12616), additional lands were added to the plan area, including the southern remnant portion of the McDonagh Peatland (NW7009), which was later identified in the plan as a Park and statistically accounted for as a Natural Area (Bylaw 14580). More recent biodiversity documents now refer to the McDonagh Peatland (NW7009) as being part of an enlarged area (which includes land west and south that are planned as a school / park site and residential) as the Muskakosi Natural Area.”

- (c) adding a new paragraph to the end of “Section 2.2.5 Existing Roadways” as follows:

“Emergency access is provided to the east extension of Potter Greens Drive from the 199 Street right-of-way. Once construction of the remaining Potter Greens Drive is complete with the final stages of development, the Neighbourhood will have a through connection for improved vehicle connectivity and additional emergency access. The remaining section of Potter Greens Drive east of Picard Drive will be built to a modified cross-section that must accommodate emergency service vehicles.”

- (d) deleting the fourth and fifth paragraphs of “Section 4.2 Residential” and replacing with the following:

“There are six areas identified for medium density residential that will be implemented through various zones available in the Zoning Bylaw, including Direct Control Provisions. Three of these areas are intended for townhouse (row housing) development at a medium density; however, two of these three sites developed largely as semi-detached housing. The remaining three areas are planned for low rise apartment development (two sites, one north and one south of Potter Greens Drive NW and one statistically accounted for within the Special Study Area).”

- (e) adding a new paragraph to the end of “Section 4.4.1 School Sites” the following:

“A 5.09 ha school/park site is planned north of Potter Greens Drive, west of Suder Green Drive and south of Webber Green Drive (Bylaw 12616). This site was surplussed by the Separate School Board in 2021 and claimed by the Conseil Scolaire Centre-Nord. The school/park site contains a tree stand, part of what is now known as the Muskakosi Natural Area. Until funding for the school is confirmed, the site will remain in its natural state and the tree stand will be retained. If school development occurs, attempts to retain the tree stand where possible will be made, in conjunction with the detailed design review and requirements for the school park site.”

- (f) deleting the wording of “Section 4.5.1 b.” and replacing it with the following:

“a system of collector roadways (accessing 87 Avenue from the north, and 207 Street from the west) to provide a well defined internal collector roadway system for the Neighbourhood.

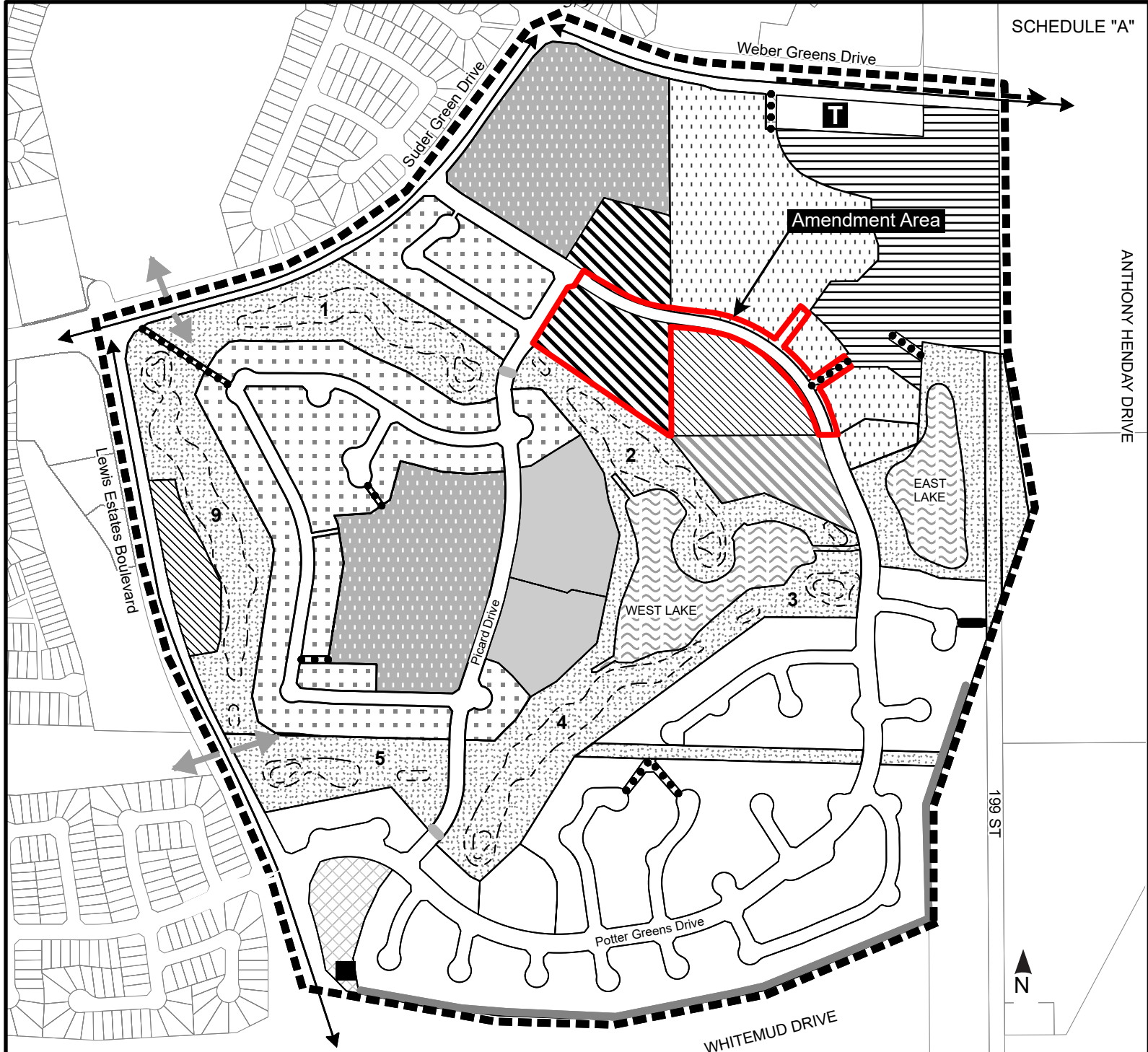
“Further extension of the existing west portion of Potter Greens Drive shall be constructed as a modified cross section with two driving lanes, and a shared use path; and”

- (g) deleting the last paragraph of “Section 4.5.1 The Road Network” and replacing it with the following:

“The neighbourhood shall be designed to accommodate transit service.”

- (h) deleting the Map entitled “Bylaw 18578 – Proposed Amendment to Potter Greens Neighbourhood Structure Plan” and replacing it with the Map titled “Bylaw 20252– Amendment to the Potter Greens Neighbourhood Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;

- (i) deleting the Map entitled “Figure 4 - Development Concept (Revised)” and replacing it with the Map entitled “Figure 4 - Development Concept”, attached hereto as Schedule “B” and forming part of this Bylaw;



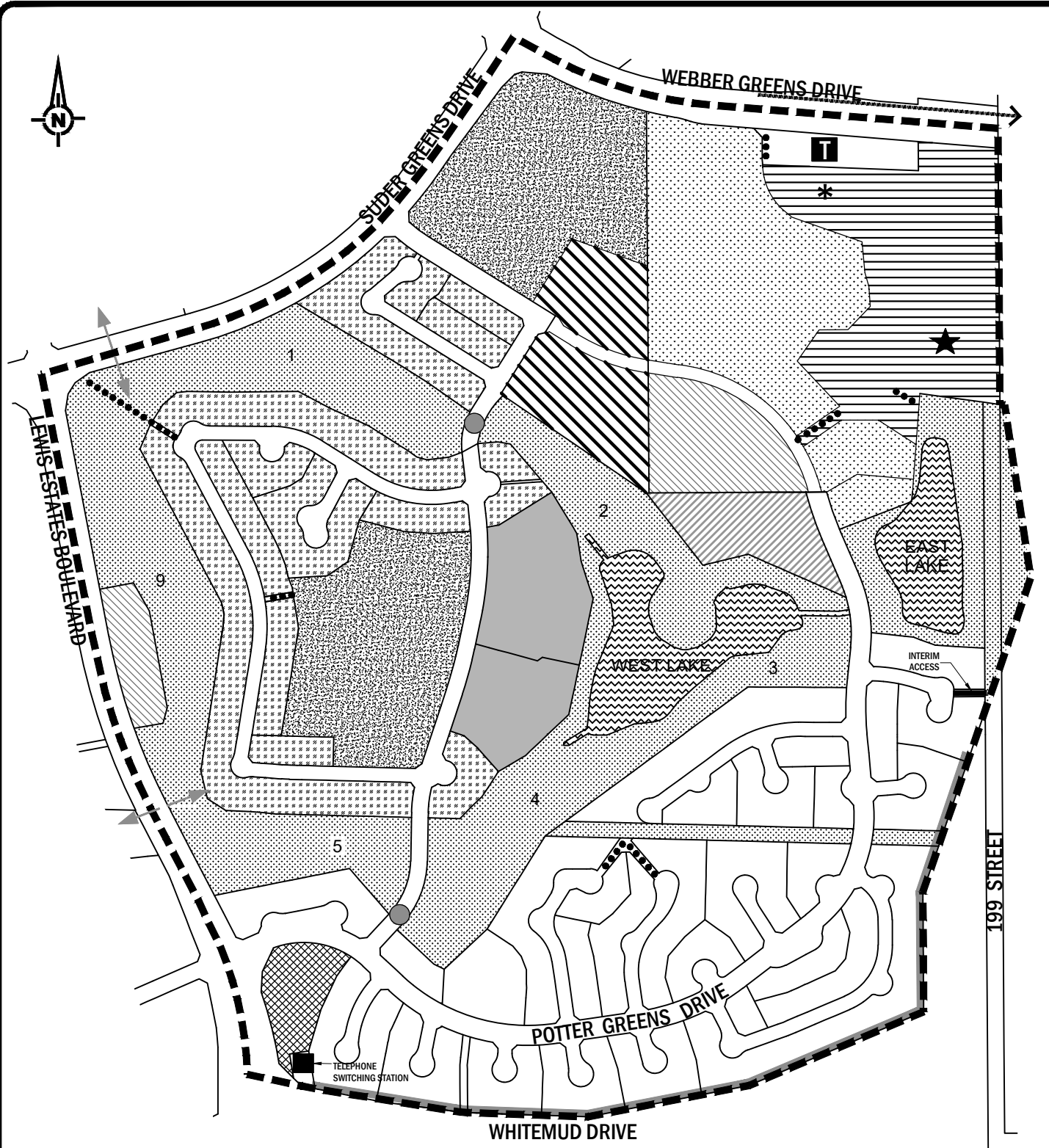
**BYLAW 20252
AMENDMENT TO
POTTER GREENS**
Neighbourhood Structure Plan
(as amended)

- | | | |
|--|--------------------------------------|-------------------------------------|
| Single Family Residential | Park | H.S.T. Route |
| Low Density Residential DC2 | Neighbourhood Convenience Commercial | N.S.P. Boundary |
| Low Density Residential RSL, RPL, RF1, RF4 | Special Study Area | Telephone Switching Station |
| Medium Density Residential (Townhouses) RF5, RF6 | Golf Course | Transit Terminal |
| Medium Density Residential (Townhouses) DC2 | Grade Separated Crossing | H.S.T. Stop |
| Medium Density Residential (Low Rise Apartment) | Grade Level Crossing | Light Rail Vehicle Storage Facility |
| Stormwater Management Facility | Bus Route | Amendment Area |
| Open Space | Walkway | |
| School/Park | Berm | |
| | Interim Access | |

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.

Name / Plot Date: Jcaider

File Name / Location: 17-19108-02-PRF001.DWG



LEGEND

- | | | | |
|---|--------------------------------------|--------------------------|---|
| Single Family Residential | Stormwater Management Facility | Grade Separated Crossing | L.R.T. Stop |
| Low Density Residential DC2 | Open Space | Grade Level Crossing | L.R.T. Route |
| Low Density Residential RSL, RPL, RF1, RF4 | Walkways | Golf Course | Light Rail Vehicle Storage (Public Utility) |
| Medium Density Residential (Townhouse) RF5, RF6 | School/ Park | Transit Terminal | NSP Boundary |
| Medium Density Residential (Townhouse) DC2 | Park | | |
| Medium Density Residential (Low Rise Apartment) | Neighbourhood Convenience Commercial | | |
| | Special Study Area | | |
| | Berm | | |

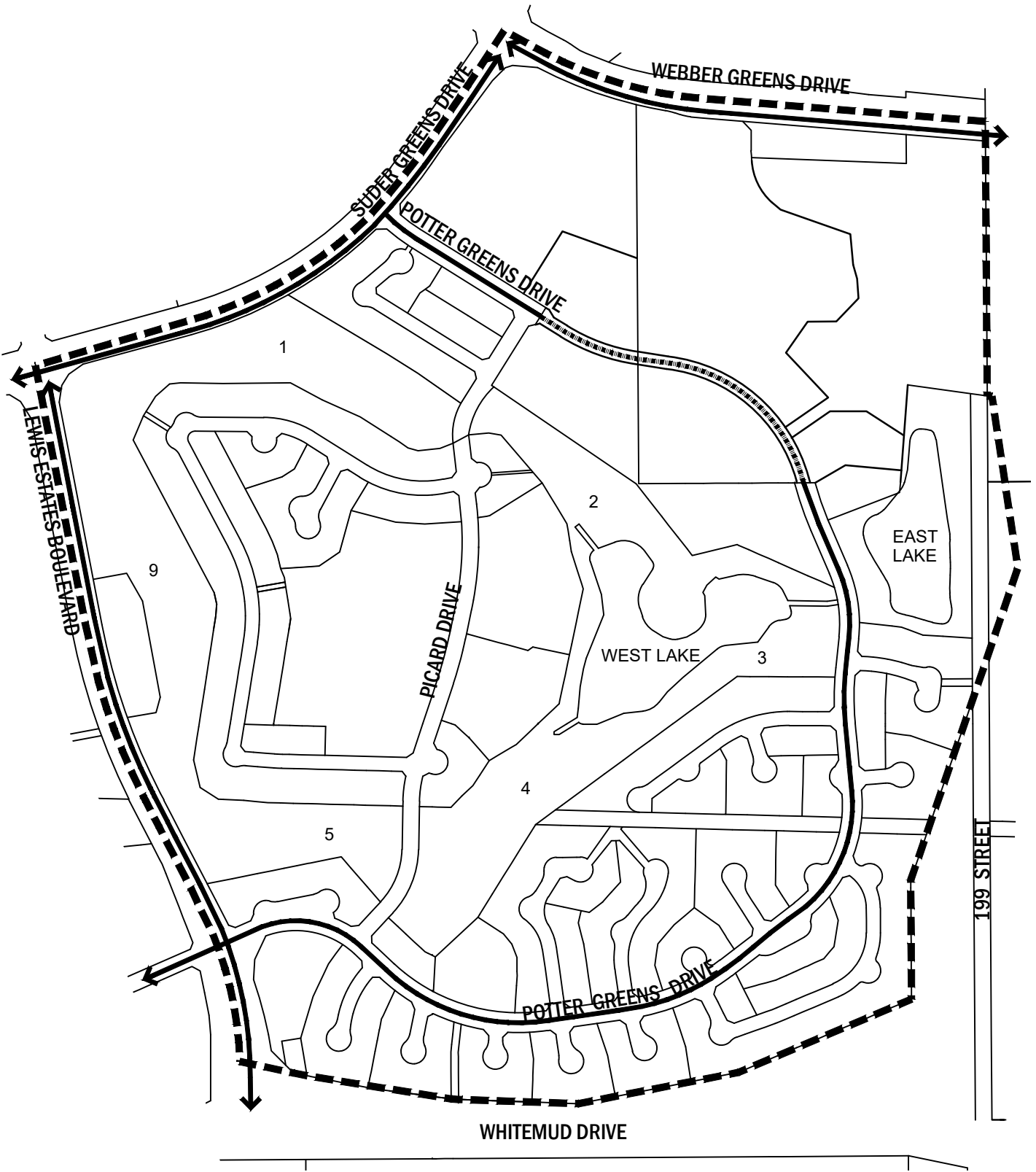
**FIGURE 4
DEVELOPMENT CONCEPT**

**POTTER GREENS
NEIGHBOURHOOD STRUCTURE PLAN**

Name / Plot Date: Jcalder

File Name / Location: 17-19108-02-PRF002.DWG

July 20, 2022






- LEGEND**
-  Collector Road
 -  NSP Boundary
 -  Modified Cross Section

FIGURE 5
CIRCULATION SYSTEM
POTTER GREENS
NEIGHBOURHOOD STRUCTURE PLAN

**TABLE 1B
POTTER GREENS NEIGHBOURHOOD STRUCTURE PLAN
LAND USE ALLOCATION
BYLAW 20252**

	Area (ha)
Total Gross Area	112.0
Golf Course Lands	18.5
Public Utility Lot (T.O.P.C)	0.8
	19.3
Gross Developable Area	92.7
Residential	
Single Family	20.4
Low Density Residential	11.5
Multiple Family (Direct Control)	1.6
Multiple Family (RF5, RF6)	3.1
Multiple Family (RA7)	3.0
	39.6
Commercial	1.0
Institutional and Recreation	
School/Park	10.09
Potters Park (East Lake)	0.54
East Lake Open Space (not MR)	1.53
Natural Area	7.0
Transit Terminal	1.0
	20.2
Special Study Area (TOD)	6.8
Utility	
Stormwater Management Lakes (East Lake + Par 3 Pond)	5.7
Public Utility Lot (Telus Facility)	0.1
	5.8
Circulation	
Local Roads	8.6
Collector Roads	6.1
Arterial Roads *	4.5
Walkways	0.1
	19.3

* one half of required right-of-way for Lewis Estates Blvd., Suder Greens Dr. and Webber Greens Dr.

**TABLE 2B
POTTER GREENS NEIGHBOURHOOD STRUCTURE PLAN
DEMOGRAPHIC INFORMATION
BYLAW 20252**

Land Use	Area	Units/ Hectare	Total Units	Persons/ Unit	Population
Single Family	20.4	16	326	3.46	1,129
Low Density Residential	11.5	16	184	3.46	637
Multiple Family (Direct Control)	1.6	42	67	2.98	200
Multiple Family (RF5, RF6)	3.1	42	130	2.98	387
Multiple Family (RA7)	3	125	375	1.82	682
Special Study Area (RA7)*	2.9	125	363	1.82	660
Total Neighbourhood	42.5		1,296		3,695

Density of Neighbourhood Development

Total Gross Area of Neighbourhood:	112.0 ha
Total Population:	3,695
Neighbourhood Density:	33 people/gross hectare

Student Generation

	Elementary	Junior High	Senior High
Public:	445	163	154

* A total of 2.9 hectares in the Special Study Area are accounted for as Multiple Family (RA7), which is an estimate of future TOD residential areas.