

Bylaw 18047

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

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on August 2, 2007 the Municipal Council of the City of Edmonton passed Bylaw 14674, the Stewart Greens Neighbourhood Area Structure Plan;

WHEREAS an application was received by Sustainable Development to amend the Stewart Greens Neighbourhood Area Structure Plan;

WHEREAS Council considers it desirable to adopt the Stewart Greens Neighbourhood Area Structure Plan bylaw; 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 assembled enacts as follows:

1. Appendix "E" to Bylaw 8733, as amended, the Stewart Greens Neighbourhood Structure Plan is hereby amended as follows
  - a. deleting the first sentence of the first paragraph under Section 3.1 Distribution of Land Uses and replacing it with the following: "The Stewart Greens NSP is planned as a residential area of approximately 62 ha, of which approximately 34 ha, or 55% of the gross area, is designated as residential.";
  - b. deleting the third sentence of the first paragraph under Section 3.1 Distribution of Land Uses and replacing it with the following: "When fully developed the neighbourhood will accommodate approximately 3,000 people at forecasted densities.";
  - c. deleting the first paragraph under Section 3.2. Residential Land Use and replacing it with the following: "Residential land use for Stewart Greens is designed for medium and low-density

housing. Of the approximately 38 ha of residential land, approximately 7 ha will be medium density housing in the form of low-rise apartments, stacked town housing, and ground oriented medium-density housing. Low-density residential development will occupy approximately 27 ha of land mostly in the form of single-detached housing with a variety of lot sizes. The ratio of low density residential to medium density residential will be approximately 52% to 48%.”;

- d. deleting the first paragraph under Section 3.2.2 Medium Density Residential and replacing it with the following: “Two Medium Density Residential (MDR) sites, including a Row Housing site and an MDR - Institutional site, are located within the northwest portion of the Stewart Greens NSP along the collector road with easy access to amenities as shown in Exhibit 4. A third MDR site is located in the southeast portion of the Plan area abutting the collector loop. The MDR sites total approximately 7 ha.

The Row Housing site will be developed at 45 units per net residential hectare (upnrha) and will provide a transition between low density residential and MDR – Institutional developments along the collector road.

The MDR – Institutional site will be developed at a density target of 90 upnrha. The MDR-Institutional land use will also allow for residential long term care and supporting uses. To allow for the development of senior’s housing, the site will need to be rezoned to a Direct Control land use district. Non-residential uses will primarily service the residential long term care and visitors of the area and will be regulated through the Direct Control process.

The MDR site in the southeast portion of Stewart Greens will also be developed at 90 upnrha.”;

- e. deleting the first paragraph under Section 3.4 Berm & Buffers and replacing it with the following: “Buffering is required along the interface with Stony Plain Road (Highway 16) to the north, and along the interface with the Transportation Utility Corridor (TUC) where residential lands adjoin an arterial road. These landscaping and berm/fence requirements are to be in compliance with City regulations. A berm is planned to straddle the NSP boundary where residential uses adjoin an arterial, on either side of the NSP boundary (Exhibit 4). At a minimum, the City of Edmonton requires a combination of a berm and fence to serve as buffer. A Noise Attenuation Study has been completed and its recommendations will be incorporated at the time of subdivision.”;

- f. deleting the fourth paragraph under Section 3.5.1 Vehicular Circulation and replacing it with the following: “An emergency access is proposed in the northwest corner of Stewart Greens, providing non-vehicular access between this NSP and Normandeau Gardens. The emergency access is not planned to provide vehicular access between the two neighbourhoods.”;
- g. deleting the second paragraph under Section 3.5.2 Noise Attenuation and replacing it with the following: “Further noise level evaluations will be carried out during the design phase of the NSP to verify if these and other locations merit noise reduction measures. If the locations are confirmed to exceed the 65 dBA objective during the course of these further evaluations, noise attenuation will be provided at these locations at the expense of the developer.”;
- h. deleting the first sentence of the second paragraph under Section 3.7 Parks & Open Space and replacing it with the following: “A SWMF is located in the south central area to serve a public utility function, as well as provide a focal point as a passive recreational destination.”;
- i. deleting the third paragraph under Section 3.7 Parks & Open Space;
- j. deleting the fourth paragraph under Section 3.7 Parks & Open Space and replacing it with the following: “A park in the centre of the neighbourhood will provide the majority of open space for passive and active recreation. The centrally located park site and the SWMF are connected by a linear park. This linear park will be dedicated as MR (0.21 ha) at the time of subdivision. With this MR dedication, the overall MR dedication (6.30 ha) exceeds the required MR (6.19 ha) for the NSP area by 0.11 ha. This over dedication will be treated as a non-credit MR. This non-credit MR over dedication will reflect active transportation and recreational purposes that this linear park will serve.

The minimum width of the linear park shall be 18.0 m. A shared use path connection shall be provided, which will act as an integral part of this linear park. Enhanced pedestrian crossings will be implemented as a means of improving pedestrian safety, providing traffic calming, and maintaining attractive street designs. The linear park and local road interface will incorporate elements that focus on the pedestrian crossing, which shall include pavement marking and may include tactile materials and signage.”;

deleting the first paragraph under Section 3.8 Public Utility Lots and replacing it with the following: “Two public utility lots are proposed. These are located in the southeast of the

neighbourhood on either side of the proposed collector road and provide an opportunity for entry features into the neighbourhood. The public utility lot to the west of the collector road will accommodate a dry pond. A few other public utility lots are located throughout the NSP area and provide connections to the nodes, including the natural area and SWMF.”;

- k. deleting Section 3.9 Landscaped Buffer Along Collector Road;
- l. deleting the first paragraph under Section 3.10 Schools & Student Generation Calculations and replacing it with the following: “Stewart Greens is estimated to generate 186 and 62 students for grades K-8 and 9-12 respectively in public schools. For separate schools, the estimation for grades K-8 and 9-12 is 93 and 31 respectively. Development of this NSP estimates a generation of 372 students.”;
- m. deleting the first paragraph under Section 6.1 Land Ownership and replacing it with the following: “As illustrated in Exhibit 1 – Local Context, the Stewart Greens NSP is located in West Edmonton. The legal description and local ownership of these lands are comprised of the following.”;
- n. deleting the second paragraph and bullet point under Section 6.6 Well Sites and replacing it with the following: “A Phase 1 Environmental Site Assessment update and addendum (February 2007) (see Exhibit 14) was undertaken for the NSP Amendment Area. A subsequent Phase 2 ESA (September 2005) (see Exhibit 15) and Phase 3 ESA (May 2012) were undertaken for the eastern portion of the Stewart Greens Amendment Area. An additional Phase 3 ESA was completed as a result of a wellhead leak at wellsite LSD 10-31-52-25-4.”;
- o. deleting the fourth paragraph under Section 6.6 Well Sites and replacing it with the following: “As a result of circulation of the Phase 2 ESA report to concerned agencies, requests were made for additional field information regarding the 10-31 well. The Phase 2 and the subsequent Phase 3 ESA were endorsed by the appropriate authorities (City of Edmonton and Provincial government).”;
- p. adding a new paragraph after the fourth paragraph under Section 6.6 Well Sites: “The environmental consultant also undertook an additional Phase 3 Environmental Site Assessment relating specifically to wellsite LSD 10-31-52-25-4. An additional Phase 3 ESA was completed for the same wellhead due to a previous leak.”;

- q. deleting the first paragraph under Section 6.10 Environmental Site Assessment and replacing it with the following: "Phase 1, 2 and 3 ESAs were conducted. The results of these investigations and recommendations are summarized under the preceding Section 6.6 Well Sites. Additional Phase 2 and 3 ESAs were undertaken for LSD 10-31-52-25-4 well, which are also referenced under the preceding Section 6.6 Well Sites.";
- r. deleting the table entitled "Exhibit 5: Proposed Land Use and Population Statistics" and substituting the following:

**STEWART GREENS NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 10847**

	Area (ha)	% of GA
<b>GROSS AREA</b>	<b>61.91</b>	<b>100.0%</b>
Natural Area (Environmental Reserve)	0	
Pipeline & Utility Right-of-Way	0	
Arterial Road Right-of-Way	0	
<b>GROSS DEVELOPABLE AREA</b>	<b>61.91</b>	
<b>Existing Land Uses</b>		
Commercial	0.80	1.3%
Parkland, Recreation, School (Municipal Reserve (MR))	6.30	10.2%
Urban Village Park/Local Pocket Park (MR)	3.61	
Linear Park (MR)	0.09	
Linear Park (Non-credit MR)	0.11	
Natural Area (MR)	2.49	
Institutional		
Church Site	4.05	6.5%
Transportation		
Circulation @ 20%	12.38	20.0%
Transit Centre	N/A	
Infrastructure/Servicing	4.34	7.0%
Stormwater Management Facility	3.59	
Public Utility	0.75	
<b>Total Non-Residential Area</b>	<b>27.87</b>	<b>45.0%</b>
<b>Net-Residential Area (NRA)</b>	<b>34.04</b>	<b>55.0%</b>
	<b>61.91</b>	<b>100.0%</b>

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT**

Land Use	Area (ha)	Unit/ha	Units	People/Unit	Population	% of NRA
Single/Semi-Detached	26.75	25	669	2.8	1,873	78.6%
Row Housing	0.67	45	30	2.8	84	1.9%
Medium Density Residential (MDR)	1.69	90	152	1.8	274	5.0%
Medium Density Residential – Institutional (MDR-Institutional)	4.93	90	444	1.8	799	14.5%
<b>Total</b>	<b>34.04</b>		<b>1,295</b>		<b>3,030</b>	<b>100.0%</b>

**STUDENT GENERATION COUNT**

<b>Public School Board</b>	<b>248</b>
Elementary School	124
Junior High School	62
Senior High School	62
<b>Separate School Board</b>	<b>124</b>
Elementary School	62
Junior High School	31
Senior High School	31
<b>Total Student Population</b>	<b>372</b>

**SUSTAINABILITY MEASURE**

Population Per Net Residential (ppnrha)	89
Units Per Net Residential Hectare (uprha)	38
Single/Semi-Detached)/(Low Rise/Multi-Medium Units) Unit Ratio	52% / 48%
Population (5) within 500 m of Parkland	100%
Population (5) within 400 m of Transit Service	100%
Population within 600 m of Commercial Service	52%

- s. deleting the table entitled “Exhibit 11: Land Ownership” and substituting the following:

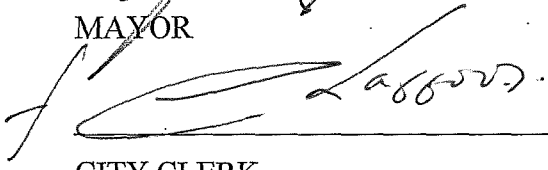
<b>Land Ownership</b>			
Key	Legal Address	Owners	Area (ha)
1	NE1/4 31-52-25-4	Private Landowner	10.6
2	Lot A, Plan 4270NY	Private Landowner	8.79
3	NE1/4 31-52-25-4	Institutional	7.20
4	NE1/4 31-52-25-4	Institutional	6.78
5	NE1/4 31-52-25-4	Institutional	6.14
6	Plan 1023661	Province	0.02
7	Road Plan	City of Edmonton	1.15
8	Plan 3989AO Block X	Province	0.23
9	Plan 3989AO Block X	City of Edmonton	0.15
10	Lot 1 Plan 7922283	Private Landowner	1.67
11	Plan 3989AO Block Y	City of Edmonton	1.03
12	Road Plan	City of Edmonton	0.40
13	Multiple	Private	18.19
		<b>Total</b>	<b>61.91</b>

- t. deleting therefrom the map entitled “Bylaw 17025 – Stewart Greens Neighbourhood Area Structure Plan” and substituting therefore the map entitled “Bylaw 18047 Amendment to Stewart Greens Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- u. deleting therefrom the map entitled “Exhibit 1 Local Context” and substituting therefore the map entitled “Exhibit 1 Local Context” attached hereto as Schedule “B” and forming part of this Bylaw;
- v. deleting therefrom the map entitled “Exhibit 2 Lewis Farms Proposed Area Structure Plan”;
- w. deleting therefrom the map entitled “Exhibit 3 Principles Plan” and substituting therefore the map entitled “Exhibit 3 Principles Plan” attached hereto as Schedule “C” and forming part of this Bylaw;
- x. deleting therefrom the map entitled “Exhibit 4 Proposed Development Concept” and substituting therefore the map entitled “Exhibit 4 Proposed Development Concept” attached hereto as Schedule “D” and forming part of this Bylaw;
- y. deleting therefrom the map entitled “Exhibit 6 Transportation Network ” and substituting therefore the map entitled “Exhibit 6 Transportation Network” attached hereto as Schedule “E” and forming part of this Bylaw;
- z. deleting therefrom the map entitled “Exhibit 7 Stormwater Management” and substituting therefore the map entitled “Exhibit 7 Stormwater Management” attached hereto as Schedule “F” and forming part of this Bylaw;
- aa. deleting therefrom the map entitled “Exhibit 8 Sanitary Services” and substituting therefore the map entitled “Exhibit 8 Sanitary Service” attached hereto as Schedule “G” and forming part of this Bylaw;
- bb. deleting therefrom the map entitled “Exhibit 9 Water Service Plan” and substituting therefore the map entitled “Exhibit 9 Water Service” attached hereto as Schedule “H” and forming part of this Bylaw;
- cc. deleting therefrom the map entitled “Exhibit 10 Staging of Development” and substituting therefore the map entitled “Exhibit 10 Staging of Development” attached hereto as Schedule “I” and forming part of this Bylaw;
- dd. deleting therefrom the map entitled “Exhibit 11 Land Ownership” and substituting therefore the map entitled “Exhibit 11 Land Ownership” attached hereto as Schedule “J” and forming part of this Bylaw;

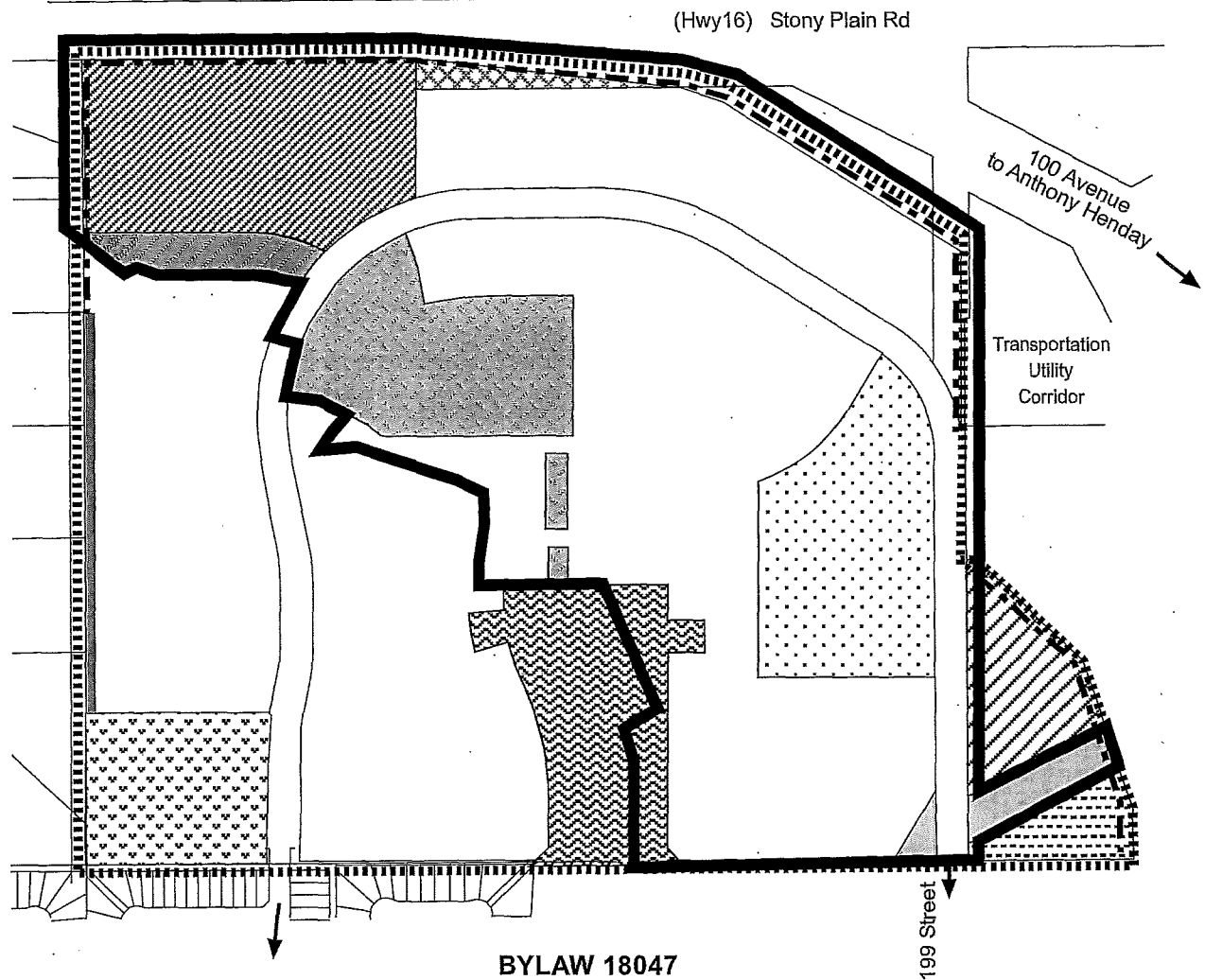
- dd. deleting therefrom the map entitled "Exhibit 12 Land Features and Topography" and substituting therefore the map entitled "Exhibit 12 Land Features and Topography" attached hereto as Schedule "K" and forming part of this Bylaw; and
- ee. deleting therefrom the map entitled "Exhibit 13 Area Well Sites" and substituting therefore the map entitled "Exhibit 13 Area Well Sites" attached hereto as Schedule "L" and forming part of this Bylaw.

READ a first time this	28th	day of	June	, A. D. 2017;
READ a second time this	28th	day of	June	, A. D. 2017;
READ a third time this	28th	day of	June	, A. D. 2017;
SIGNED and PASSED this	28th	day of	June	, A. D. 2017.










THE CITY OF EDMONTON







  
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MAYOR  
\_\_\_\_\_  
CITY CLERK





**BYLAW 18047  
AMENDMENT TO  
STEWART GREENS**  
Neighbourhood Structure Plan  
(as amended)

-  Low Density Residential
-  Row Housing
-  Medium Density Residential
-  Religious Institution
-  MDR - Institutional
-  Office Commercial
-  Stormwater Management Facility
-  Park
-  Natural Area (NW 254)

-  Berm / Fence
-  Fence
-  Boundary of N.S.P.
-  Public Utility Lot
-  Area subject to a functional study to be completed by Alberta Infrastructure & Transportation
-  Boundary of Amendment

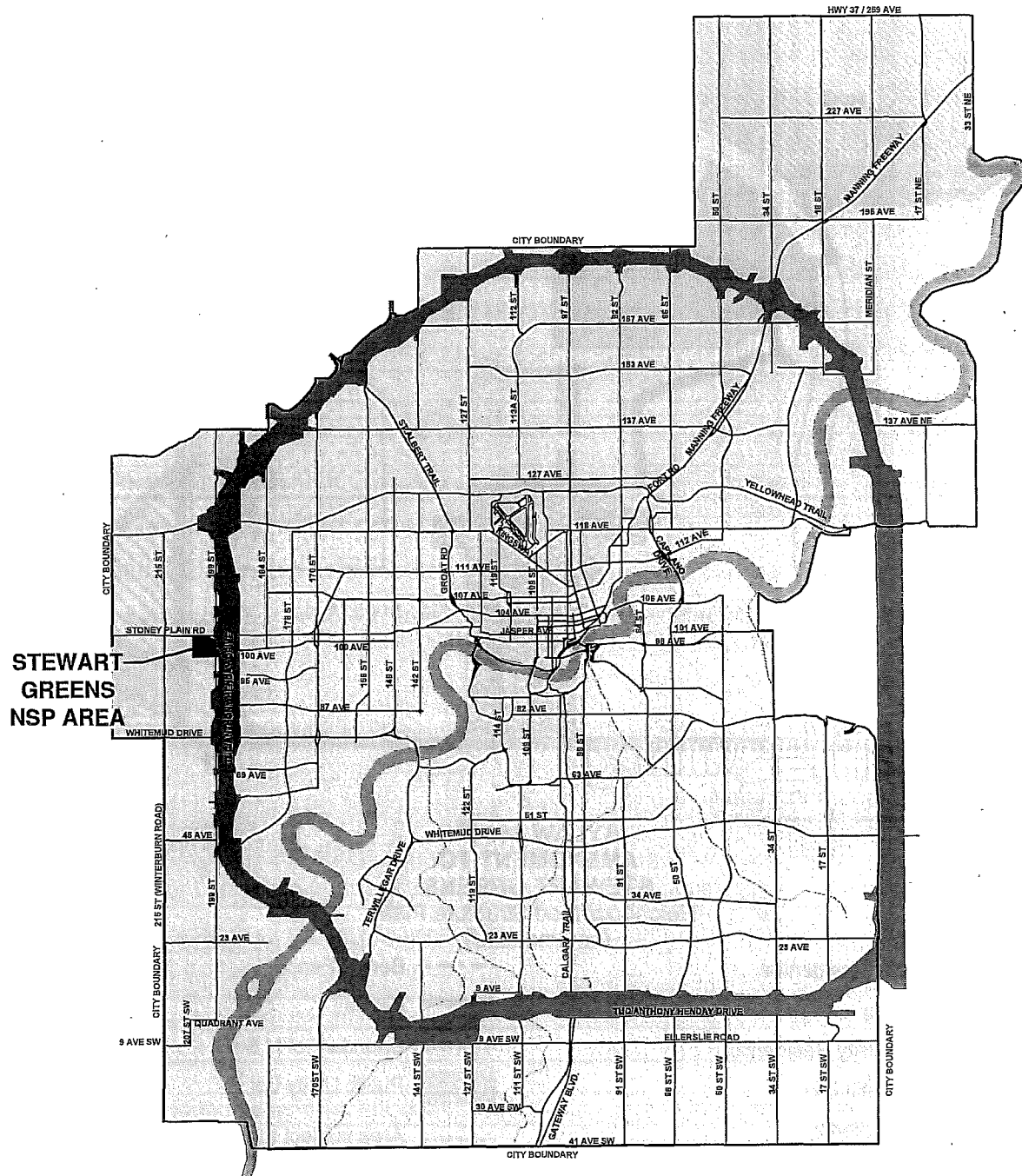
Note:  
Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

SUSTAINABLE DEVELOPMENT



10/20

SCHEDULE "B"  
**EXHIBIT 1**  
Local Context



MODIFIED DATE: 2017-03-07  
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**Stewart Greens**  
Neighbourhood Structure Plan Amendment  

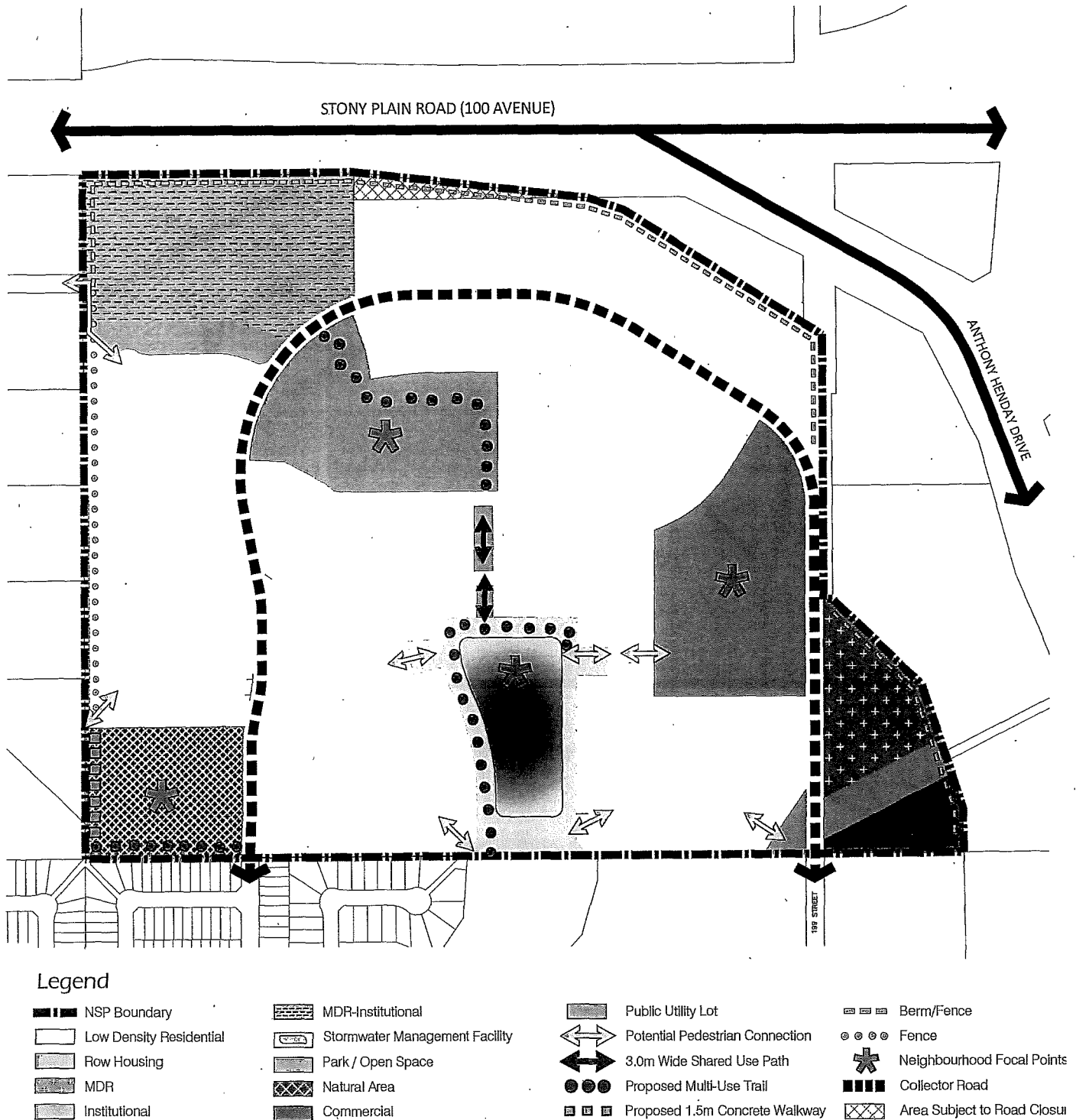
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Stewart Greens Development Limited



11/20

SCHEDULE "C"  
**EXHIBIT 3**  
Principal Plan



**Legend**

- |                           |                                  |                                   |                                |
|---------------------------|----------------------------------|-----------------------------------|--------------------------------|
| ■ NSP Boundary            | ▨ MDR-Institutional              | ■ Public Utility Lot              | ▤ Berm/Fence                   |
| □ Low Density Residential | ▩ Stormwater Management Facility | ↔ Potential Pedestrian Connection | ○ ○ ○ ○ Fence                  |
| ▨ Row Housing             | ▩ Park / Open Space              | ↔ 3.0m Wide Shared Use Path       | ★ Neighbourhood Focal Points   |
| ▨ MDR                     | ▨ Natural Area                   | ● ● ● ● Proposed Multi-Use Trail  | ▨ Collector Road               |
| ▨ Institutional           | ▨ Commercial                     | ▤ Proposed 1.5m Concrete Walkway  | ▨ Area Subject to Road Closure |

Please Note:  
This map is a conceptual in nature. The specific location and alignment of facilities, roadways, and services may be technically amended at the time of subdivision.

MODIFIED DATE: 2017-04-20  
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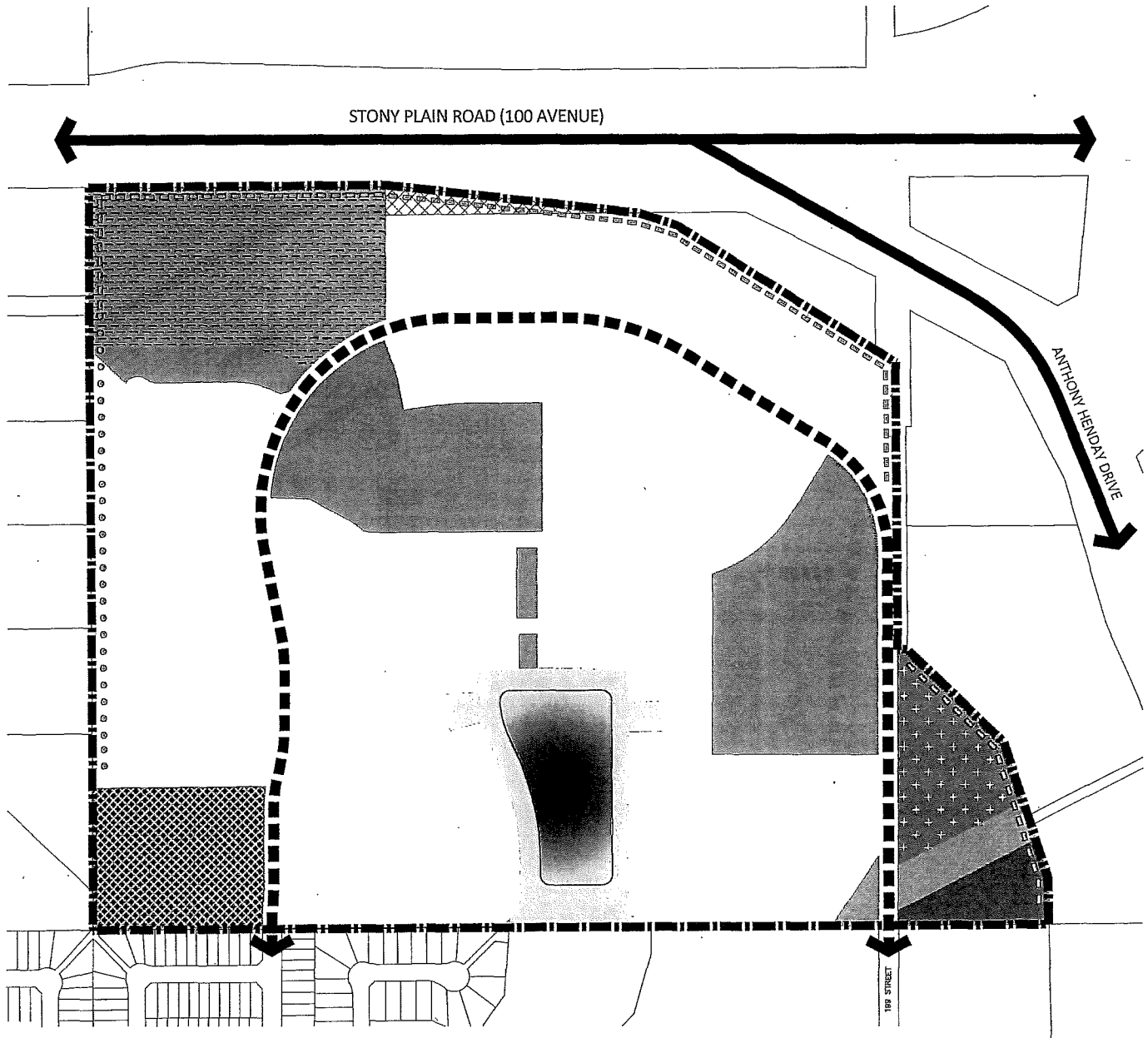


12/20

SCHEDULE "D"

## EXHIBIT 4

### Proposed Development Concept



#### Legend

- Low Density Residential
- Row Housing
- MDR
- Institutional
- MDR-Institutional

- Commercial
- Stormwater Management Facility
- Park / Open Space
- Natural Area
- Public Utility Lot

- Area Subject to Road Closure
- Berm/Fence
- Fence
- Vehicle Transit Link
- NSP Boundary

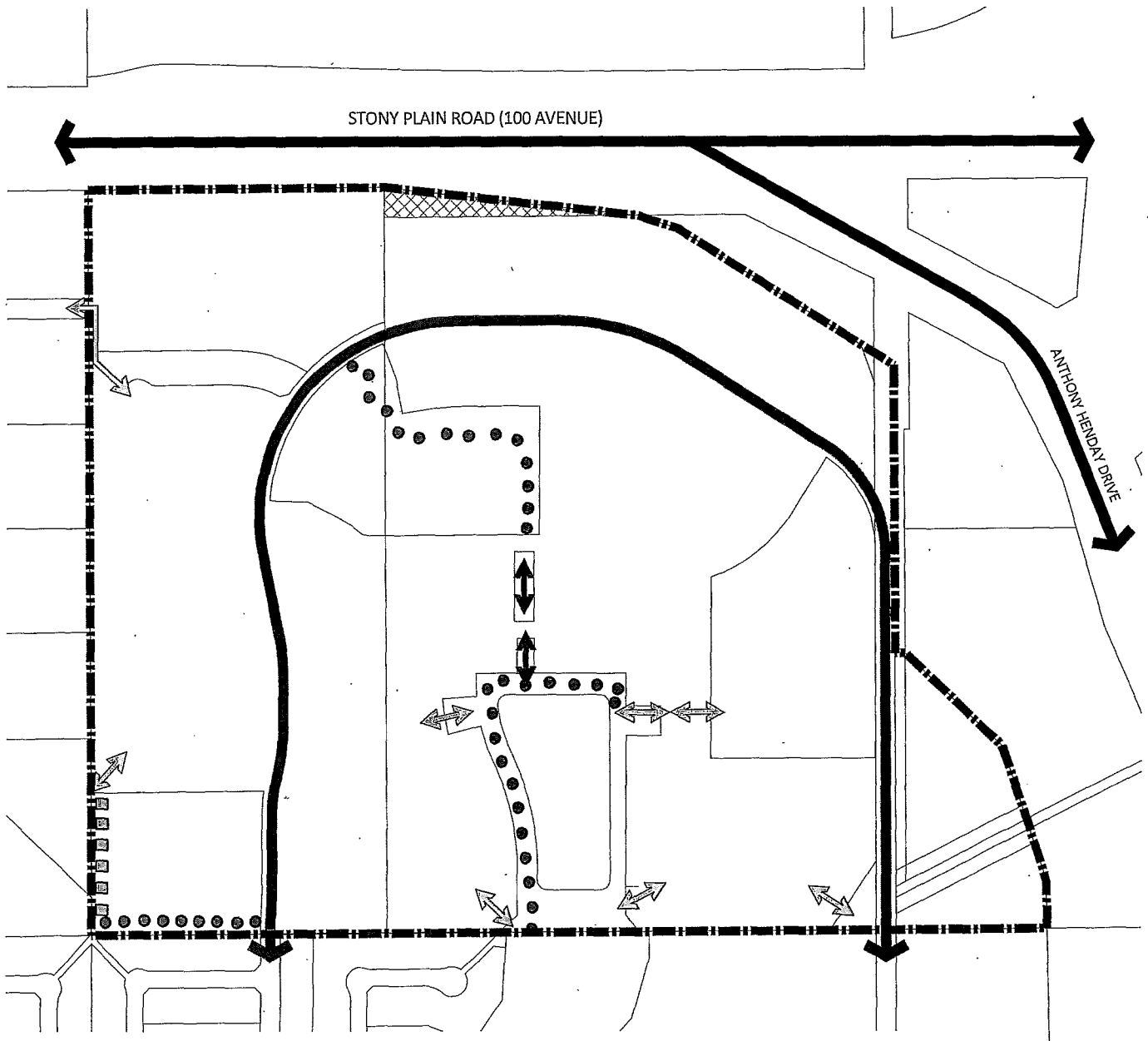
Please Note:  
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MODIFIED DATE: 2017-05-08  
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13/20

SCHEDULE "E"  
**EXHIBIT 6**  
Transportation Network



**Legend**

- |                              |                                 |                                |
|------------------------------|---------------------------------|--------------------------------|
| Collector Road/Bus Route     | Potential Pedestrian Connection | Multi-Use Trail                |
| NSP Boundary                 | 3.0m Wide Shared Use Path       | Proposed 1.5m Concrete Walkway |
| Area Subject to Road Closure |                                 |                                |

Please Note:  
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MODIFIED DATE: 2017-04-20  
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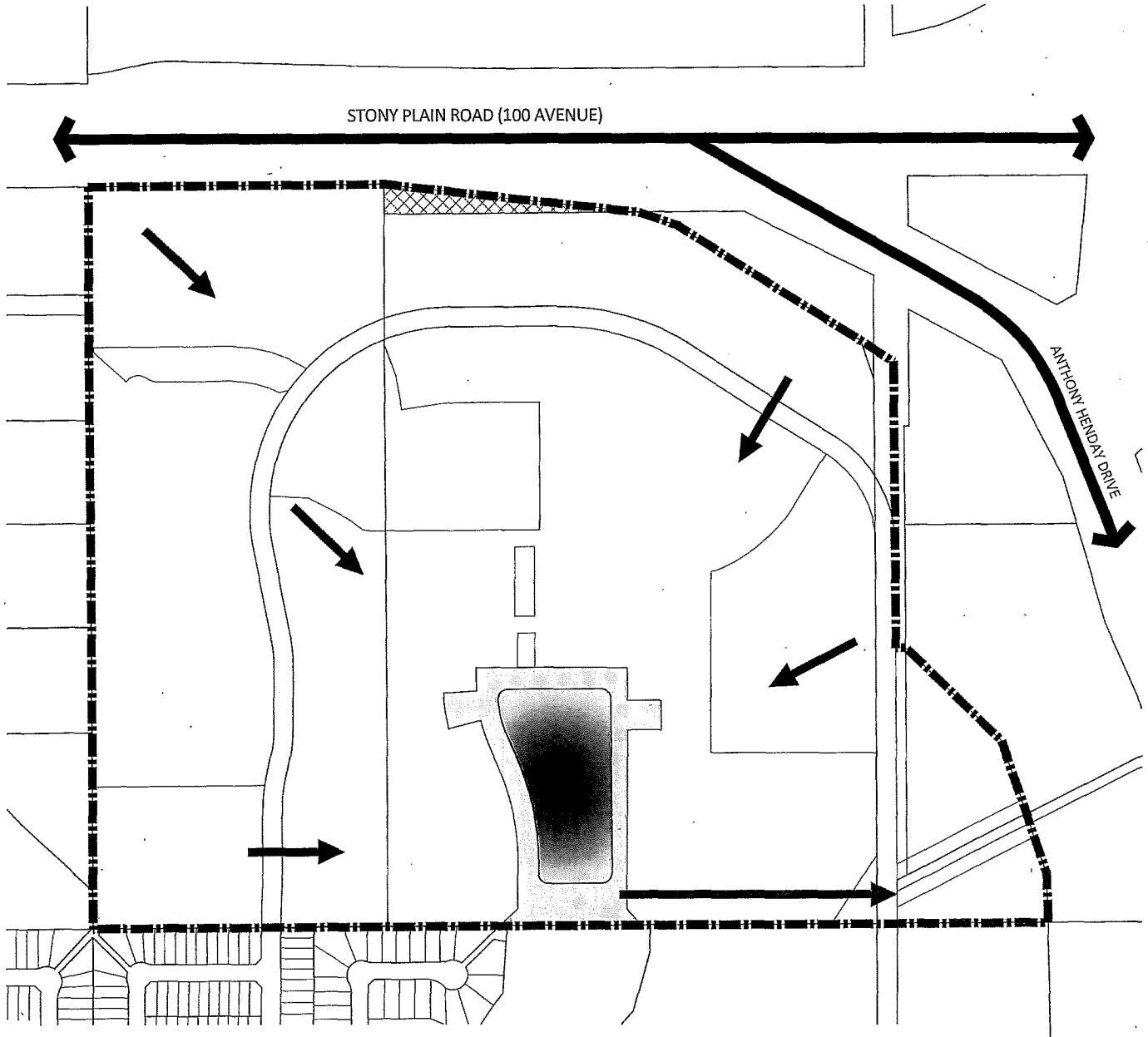


**Stewart Greens**  
Neighbourhood Structure Plan Amendment  
Stewart Greens Development Limited



14/20

SCHEDULE "F"  
**EXHIBIT 7**  
Stormwater Management



**Legend**



Stormwater Management Facility



Direction of Flow



NSP Boundary

Please Note:  
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March 2017

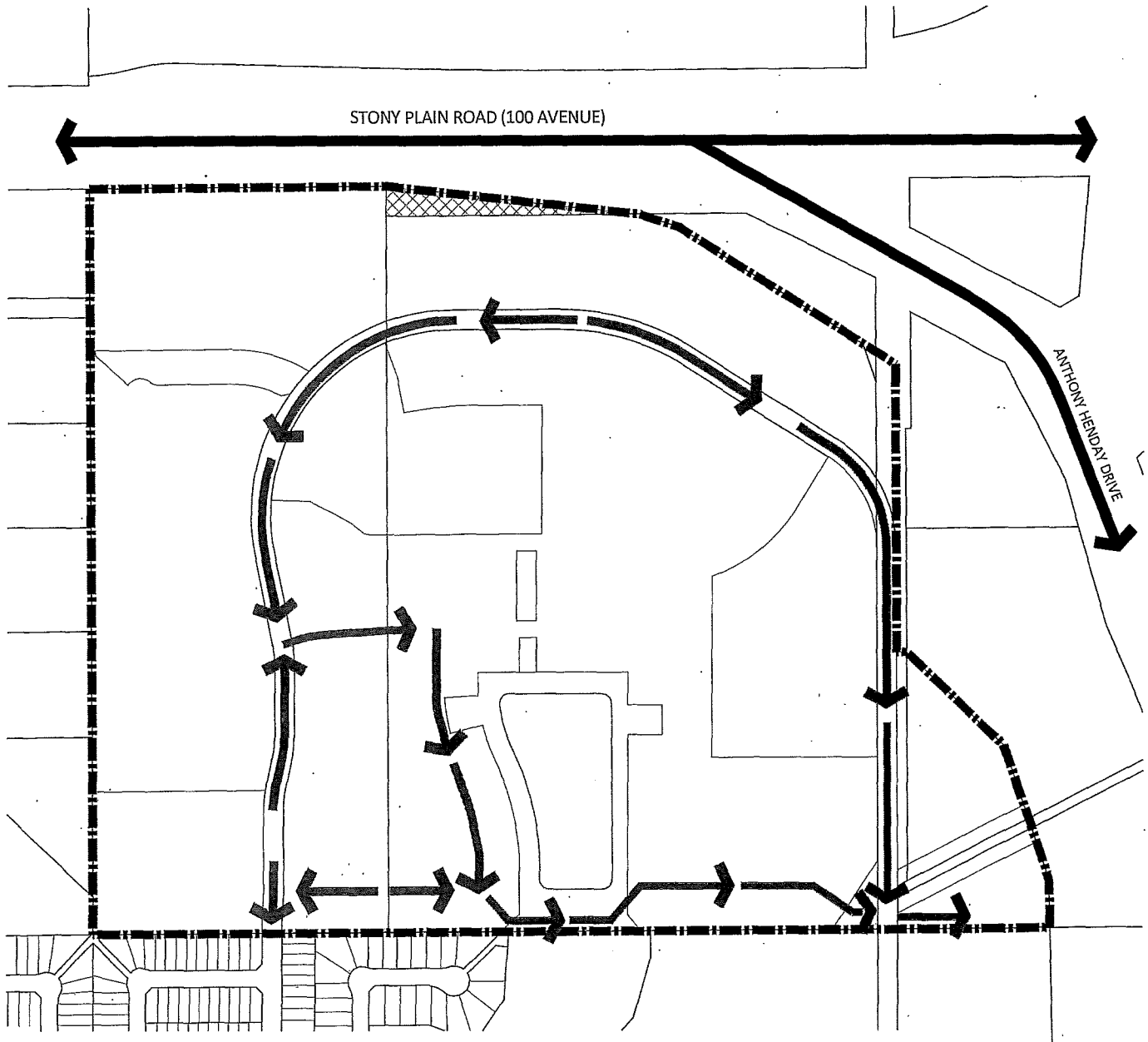
**Stewart Greens**  
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Stewart Greens Development Limited

MODIFIED DATE: 2017-03-08  
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15/20

SCHEDULE "G"  
**EXHIBIT 8**  
Sanitary Service



**Legend**

— Proposed Sanitary Sewer

→ Direction of Flow

--- NSP Boundary

Please Note:  
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MODIFIED DATE: 2017-05-08  
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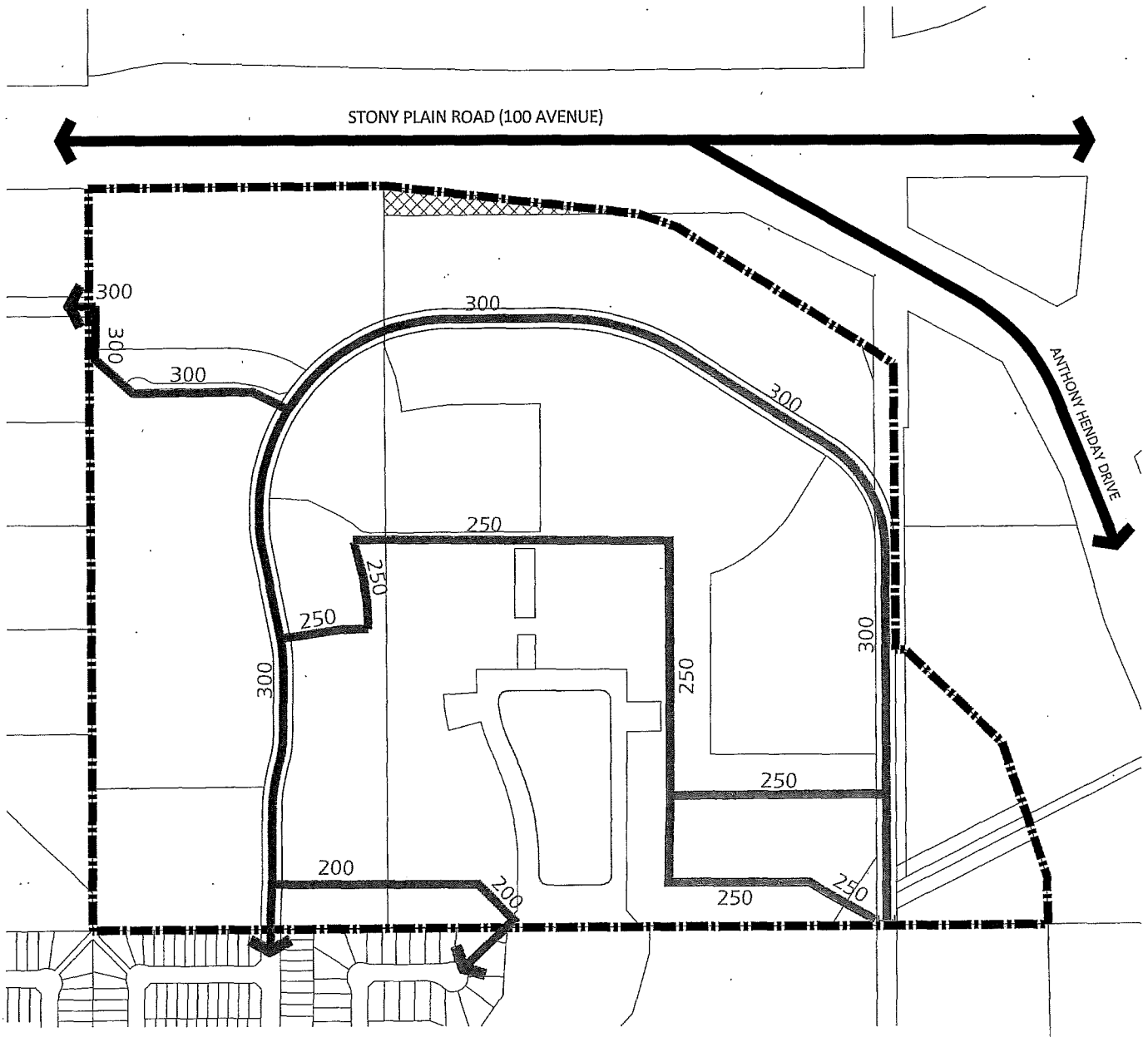
March 2017

**Stewart Greens**  
Neighbourhood Structure Plan Amendment  
Stewart Greens Development Limited



16/20

SCHEDULE "H"  
**EXHIBIT 9**  
Water Service



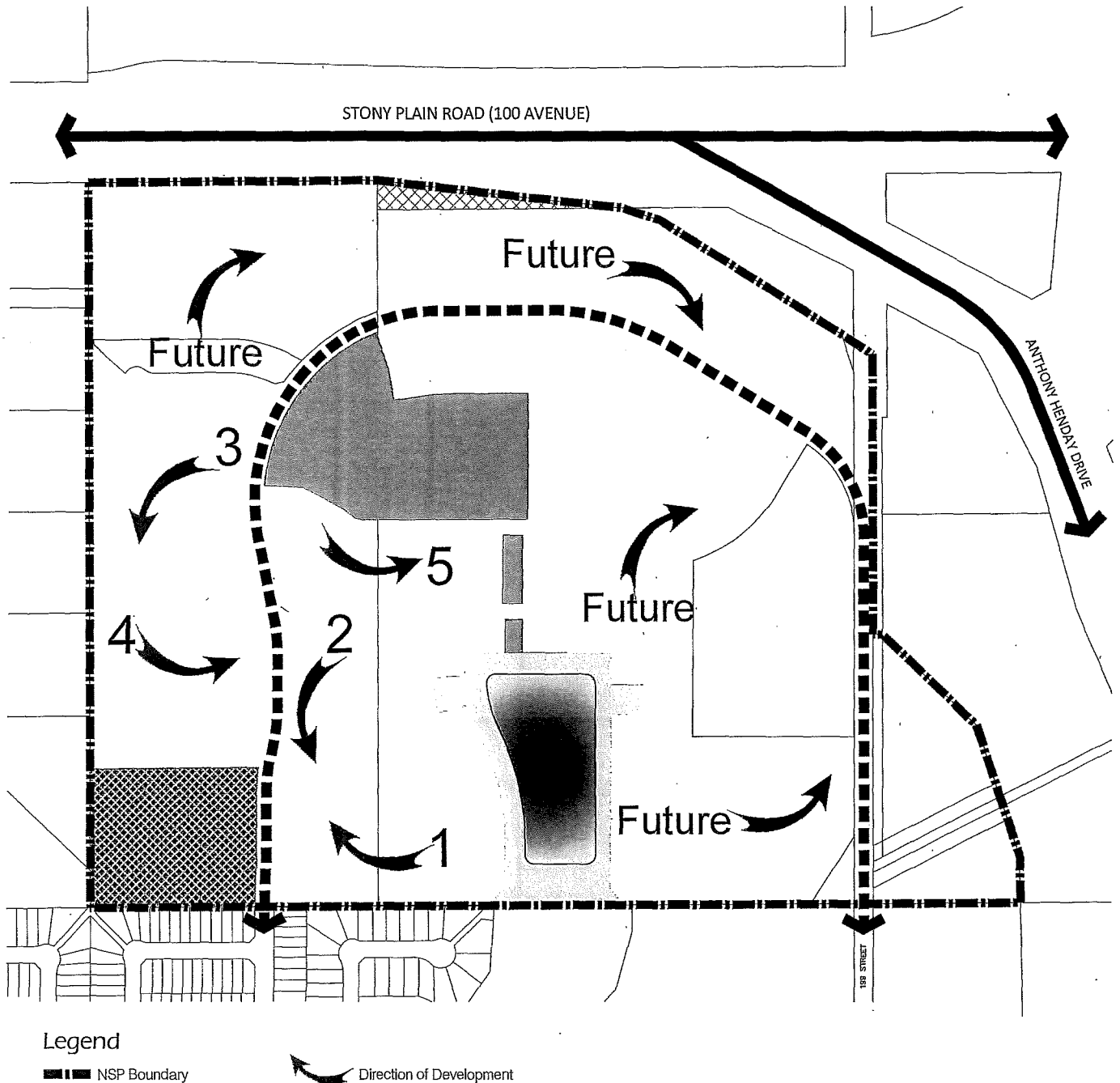
**Legend**

— Water Main      300 Water Main Diameter      - - - NSP Boundary

Please Note:  
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MODIFIED DATE: 2017-05-05  
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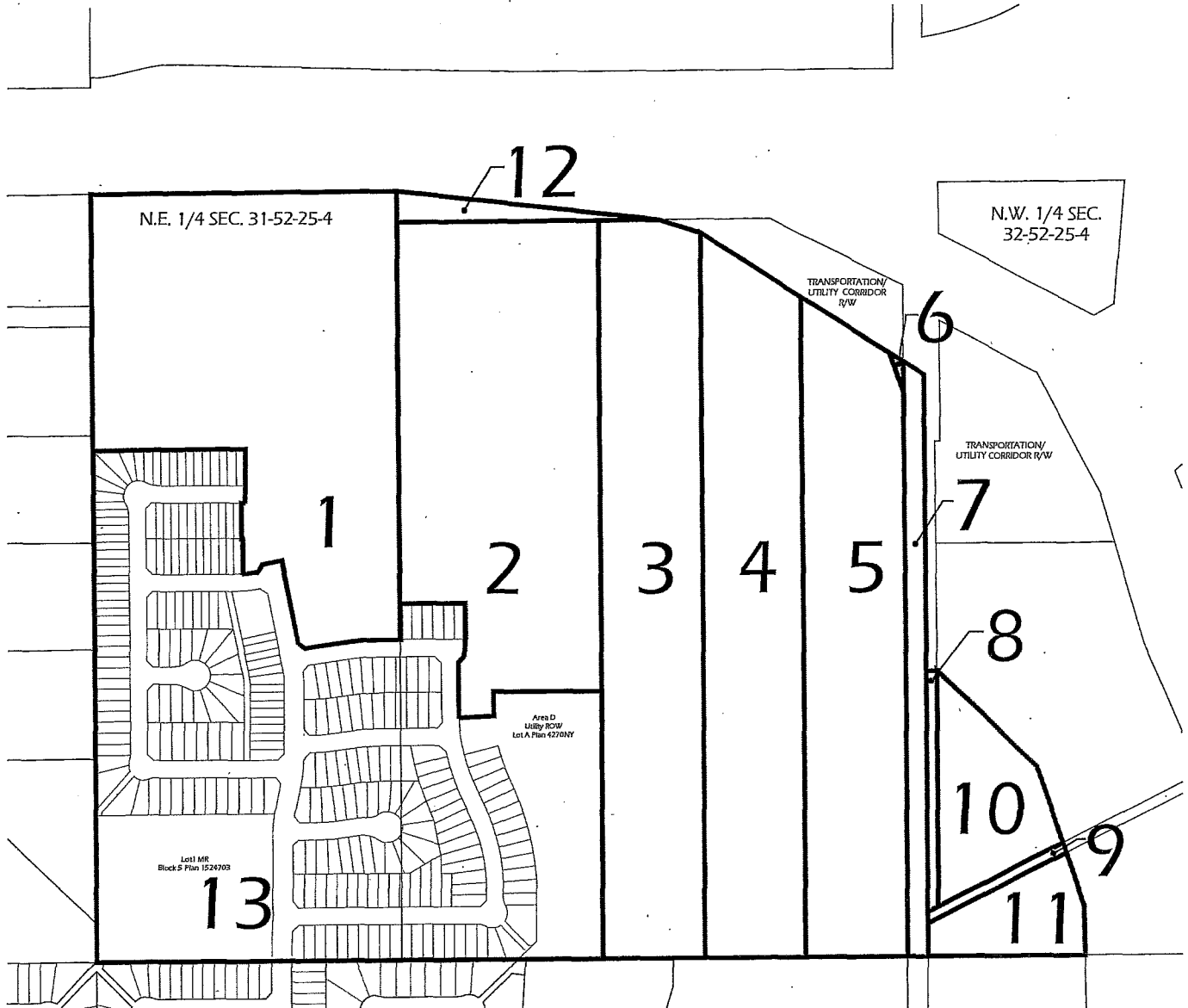


Please Note:  
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18/20

SCHEDULE "J"  
**EXHIBIT 11**  
Land Ownership

**Legend**

— Ownership Boundary

Key	Legal	Owner	Area (ha)
1	NE¼ 31-52-25-4	Private Landowner	10.16
2	Lot A, Plan 4270NY	Private Landowner	8.79
3	NE¼ 31-52-25-4	Institutional	7.20
4	NE¼ 31-52-25-4	Institutional	6.78
5	NE¼ 31-52-25-4	Institutional	6.14
6	Plan 1023661	Province	0.02
7	Road Plan	City of Edmonton	1.15
8	Plan 3989AO Block X	Province	0.23
9	Plan 3989AO Block X	City of Edmonton	0.15
10	Lot 1 Plan 7922283	Private Landowner	1.67
11	Plan 3989AO Block Y	City of Edmonton	1.03
12	Road Plan	City of Edmonton	0.40
13	Multiple	Private	18.19
			61.91

Please Note:  
This map is a conceptual in nature. The specific  
location and alignment of facilities, roadways, and  
services may be technically amended at the time of  
subdivision.



Photo Source: Google Earth

### Legend

-  NSP Boundary
  Retained Tree Stand
  Contour/Elevation (m)

**Please Note:**  
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March 2017

# Stewart Greens

## Neighbourhood Structure Plan Amendment

Stewart Greens Development Limited



Photo Source: Google Earth

**Legend**

Abandoned Well Site



NSP Boundary

Please Note:  
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location and alignment of facilities, roadways, and  
services may be technically amended at the time of  
subdivision.