



# LEWIS FARMS BUSINESS EMPLOYMENT

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Public Hearing: August 18, 2020

Application: New NSP, ASP Amendment, & Rezoning

Client: Landowners within Lewis Farms Business Employment







## Overview

- 59.93 hectares
- East of Winterburn Road, south of Stony Plain Road
- New Neighbourhood Structure Plan (NSP)
- Lewis Farms Area Structure Plan (ASP) Amendment
- DC1 Rezoning
- Multiple landowners





## History

- Lands annexed in 1982
- Identified for industrial in 1988
- Rural Residential lands have limited ability to redevelop
- Surrounding neighbourhoods have NSPs
- An NSP is required for comprehensive redevelopment of this area



# Engagement Process

Ongoing engagement with residents:



## August 2017

Pre-application notification letter sent to area residents/landowners



## September 2017

Pre-application public drop-in meeting to outline proposal/gather feedback



## January 2018

Application notification and request for feedback sent to residents, landowners, Community League



## February 2018

Public drop-in meeting to update on applications and gather feedback



## September 2018

Public drop-in meeting to present draft plans and gather feedback



## October 2019

Update notice sent to residents, landowners, Community League



## Ongoing

Communication and meetings with Community League liaison throughout the project

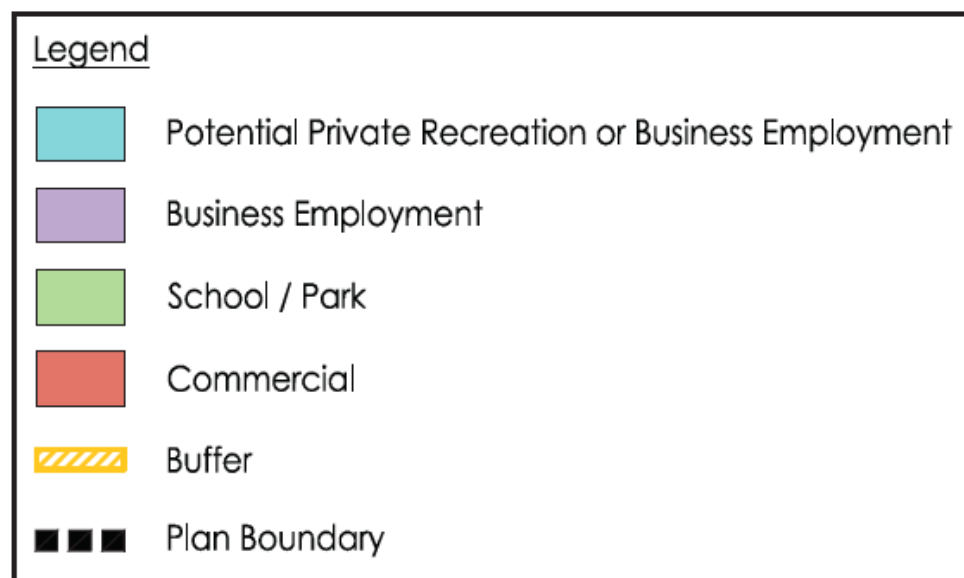
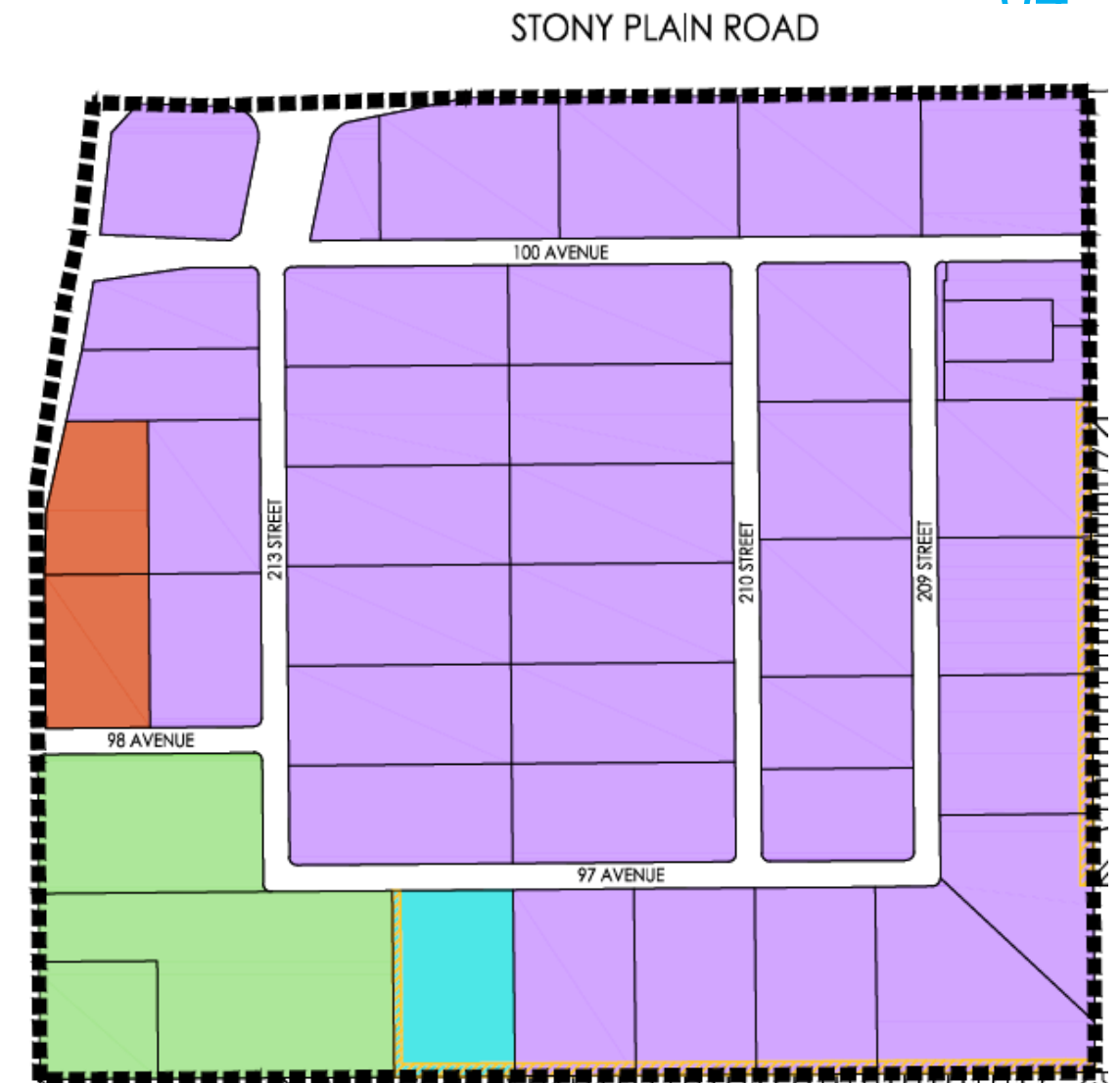
# Proposed NSP

The proposed Lewis Farms Business Employment Neighbourhood Structure Plan (NSP):

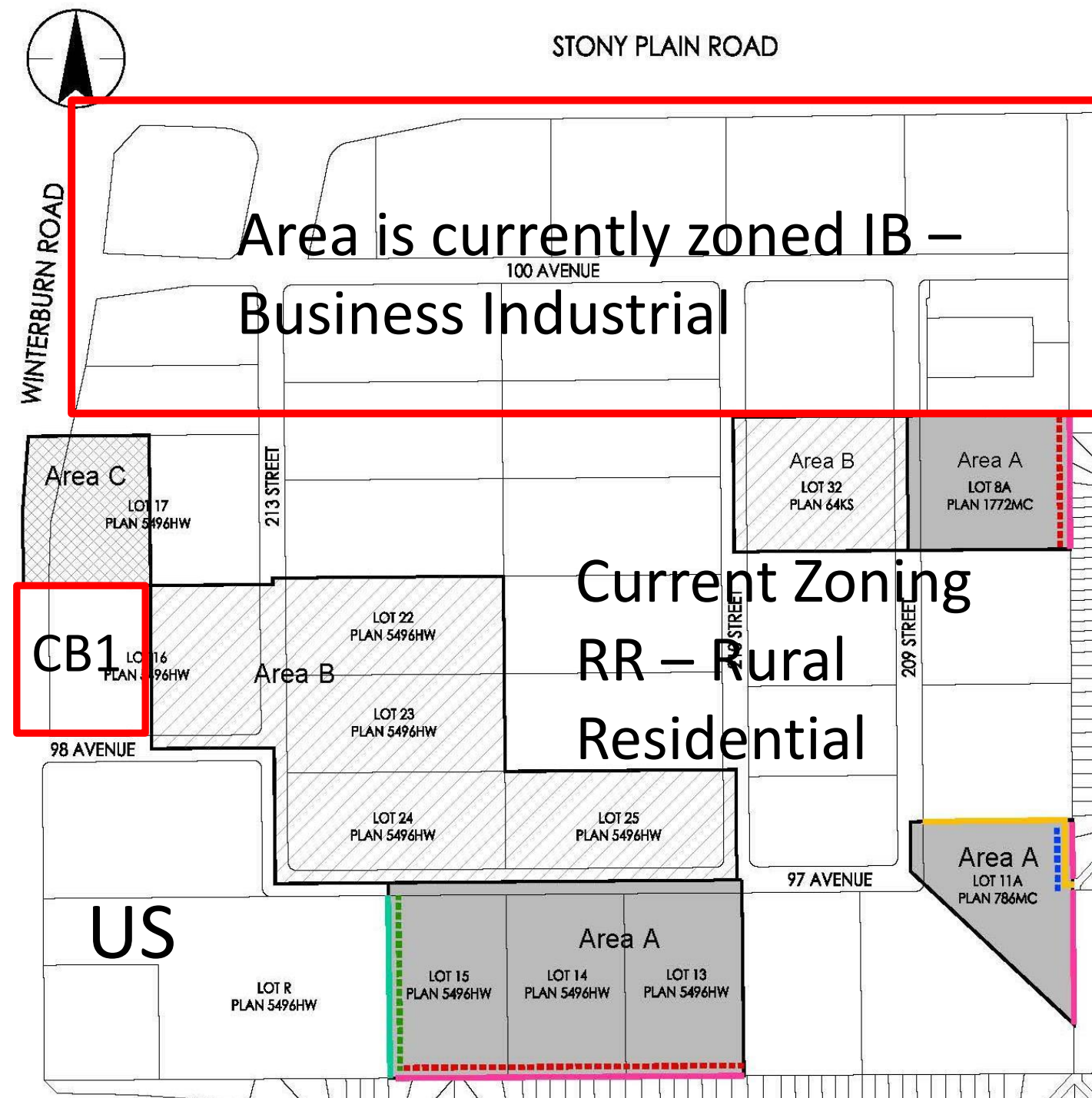
- Provides a planning framework that aligns with City strategies and plans
- Integrates and connects with existing uses
- Ensures efficient, contiguous infrastructure
- Encourages a mix of uses
- Provides economic benefits

# ASP Amendment

Required to incorporate the new NSP concept into the broader area plan.



# Rezoning



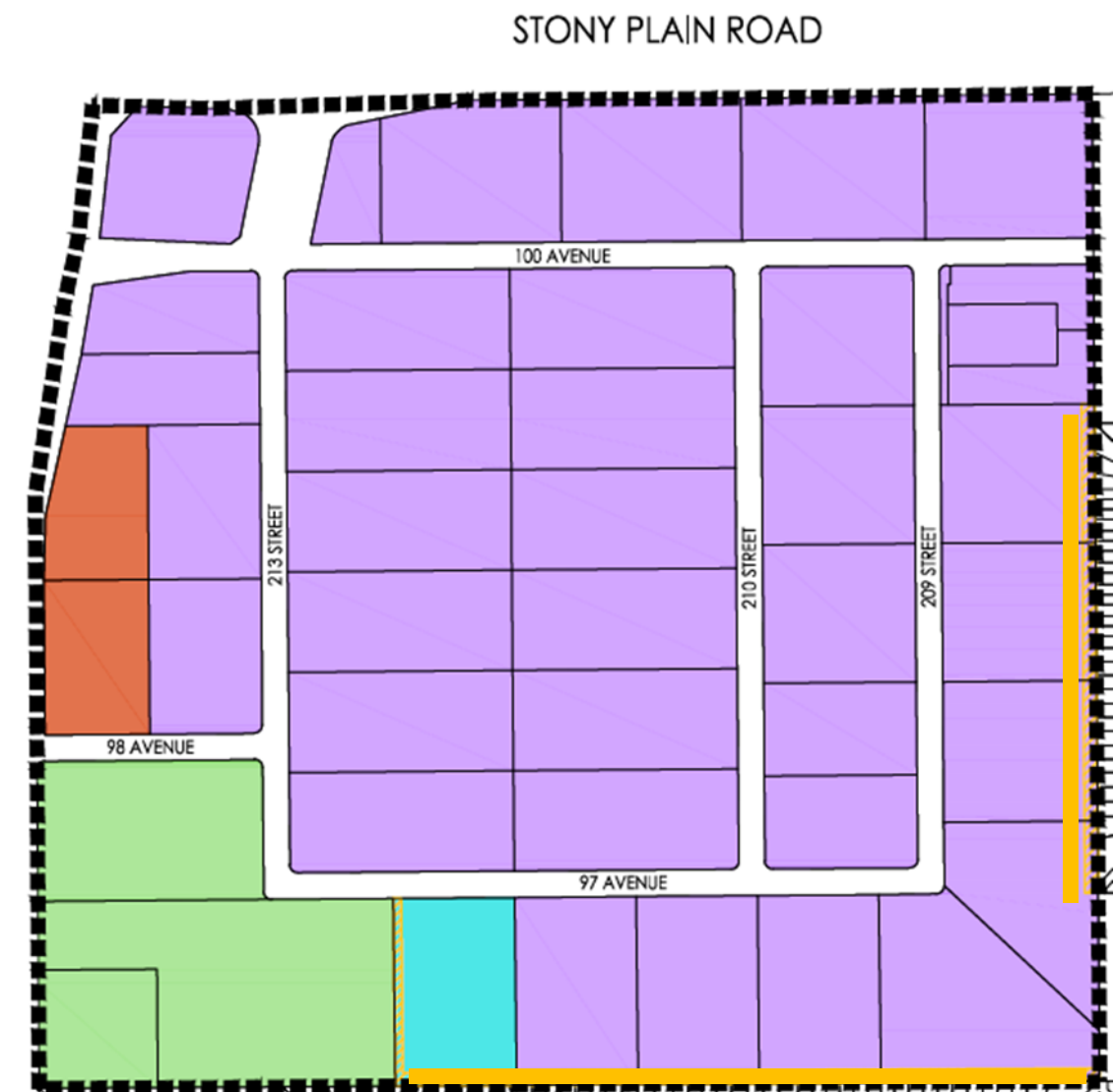
## Rural Residential (RR) to DC1

- Mix of compatible commercial and business employment uses that operate with no nuisance outside an enclosed building
- Enhanced buffering
- Servicing infrastructure mechanisms
- 215 Street requirements

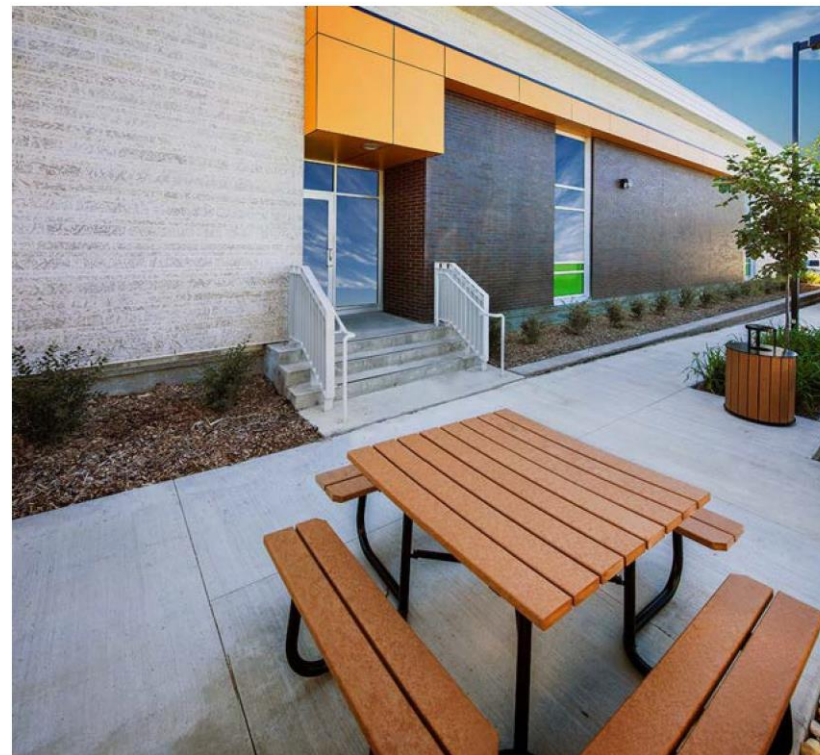
# Buffer Area

Enhanced buffer/transition area provided, including:

- 10 m building setback and 1.8 m privacy fence
- Row of coniferous trees – minimum 3 m tall







Thank you! Questions?

