

Bylaw 20695

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 amend from time to time Bylaw 8733, as amended, the Lewis Farms Area Structure Plan, by adding new neighbourhoods; and

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; and

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, 18665, 18818, 18876, 19029, 19077, and 19191; and

WHEREAS an application was received by Administration to amend the Secord Neighbourhood Structure Plan; 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 "F" to Bylaw 8733, as amended, the Lewis Farms Area Structure Plan is hereby further amended as follows:

a. Adding paragraphs after the fifth paragraph in "Section 5.2.3 Medium Density Residential (MDR) as follows:

"Medium Density Residential development with zero lot line and limited commercial uses at the ground will be applied to lands legally described as Lot 41, Block 15, Plan 1425542, located south of Secord Boulevard NW.

The Medium Density Residential site will be directed through a (DC1) Direct Control Provision and allow for a unique built form that efficiently utilizes land and infrastructure, achieving a minimum density of 60 units per net residential hectare, which includes limited single detached and semi-detached housing, as well as multi-unit housing development.

Medium Density Residential development with zero lot line and limited commercial uses at the ground is consistent with the City Plan's goal of intensifying and diversifying housing options in neighbourhoods through encouraging diverse design and development. The mix of residential development will provide residents with the opportunity to live in a community that supports local access to their daily needs. It is consistent with the provision of this NSP (Secord Neighbourhood Structure Plan) encouraging a mix of housing options to promote a variety of income levels in the Secord plan area and incorporates ground oriented units to transition to areas zoned for single detached housing."

READ a first time this	11th day of December	, A. D. 2023;
READ a second time this	11th day of December	, A. D. 2023;
READ a third time this	11th day of December	, A. D. 2023;
SIGNED and PASSED this	11th day of December	, A. D. 2023.

THE CITY OF EDMONTON



MAYOR



CITY CLERK