



LEWIS FARMS BUSINESS EMPLOYMENT

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

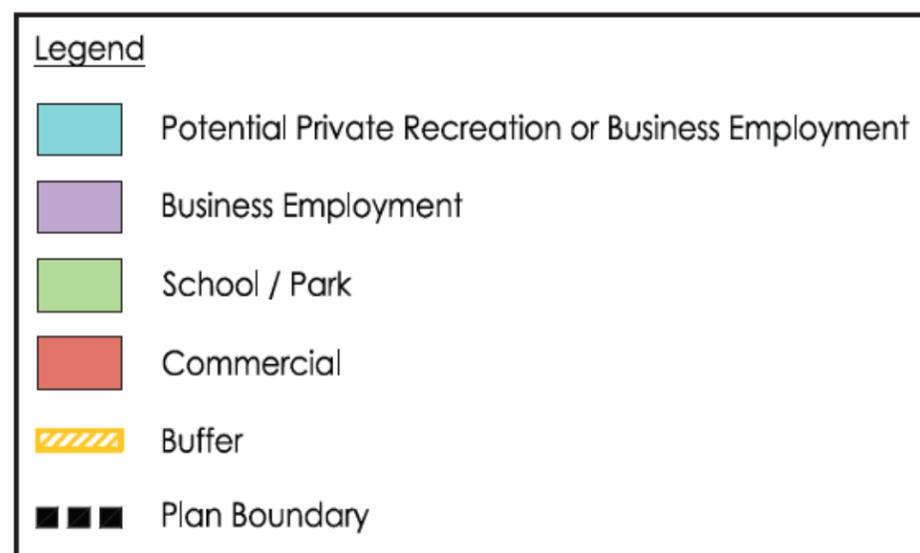
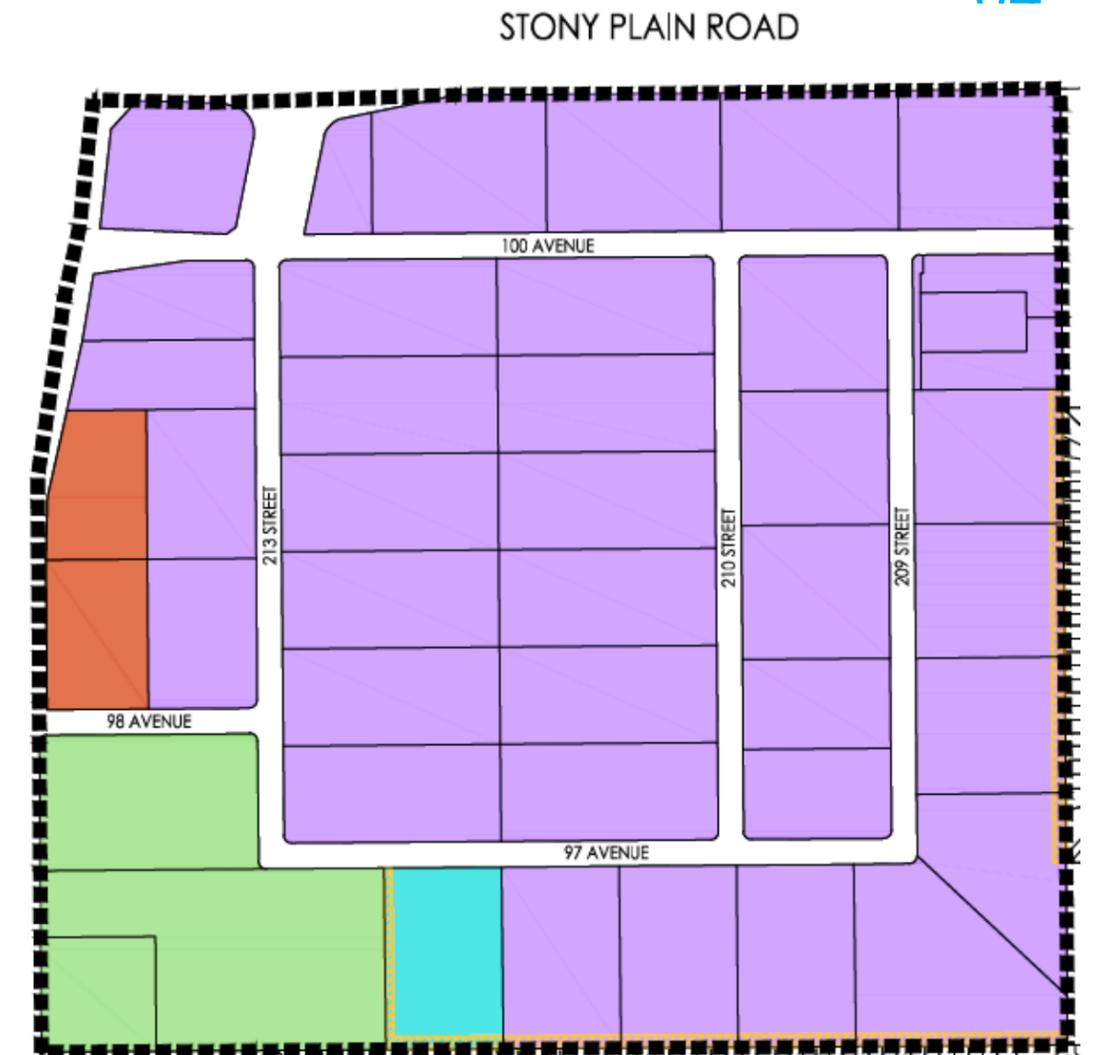
Proposed NSP

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

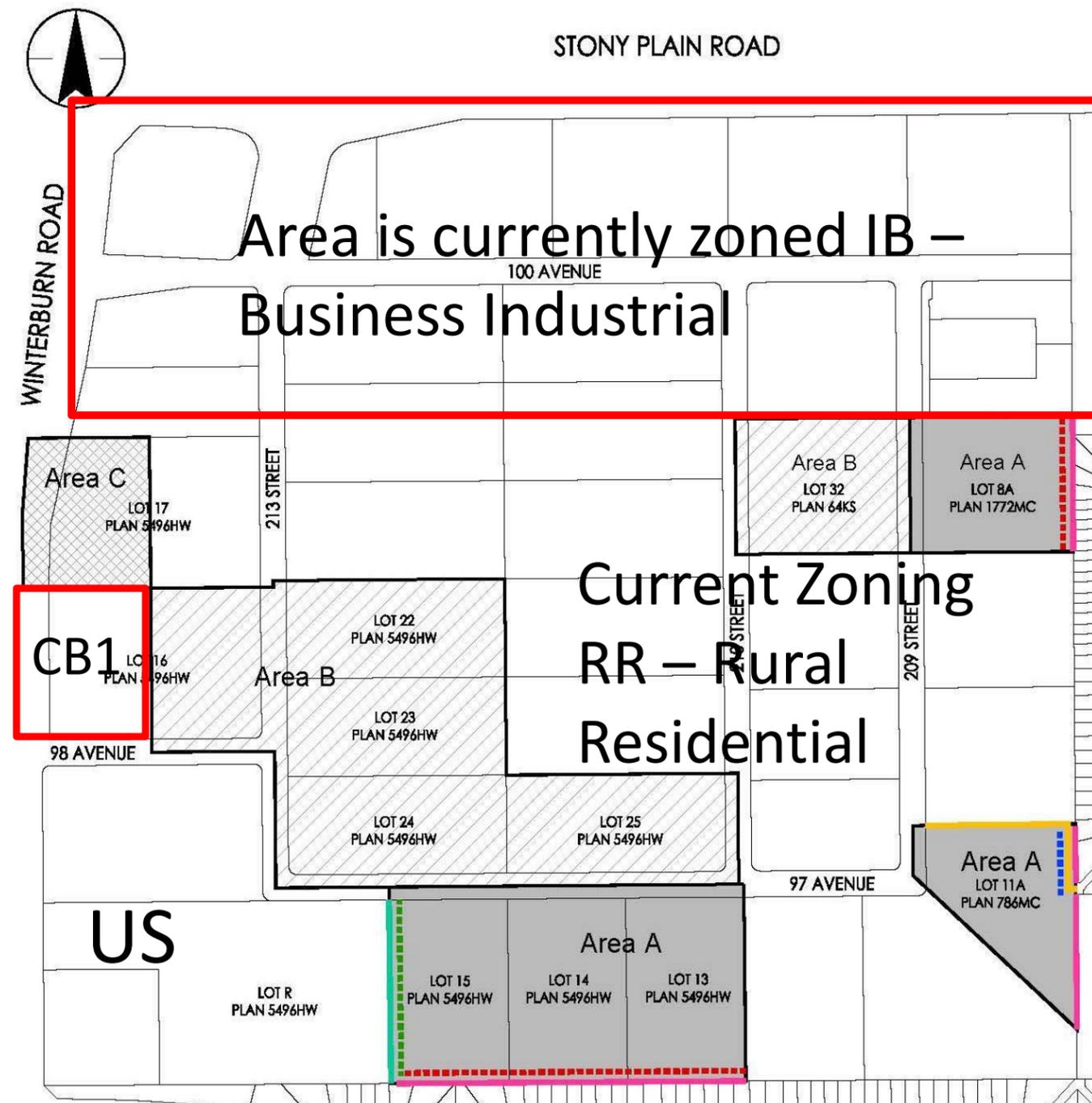
- Provides a planning framework that aligns with City strategies and plans
- Integrates and connects with existing uses
- Ensures efficient, contiguous infrastructure
- Encourages a mix of uses
- Provides economic benefits

ASP Amendment

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



Rezoning



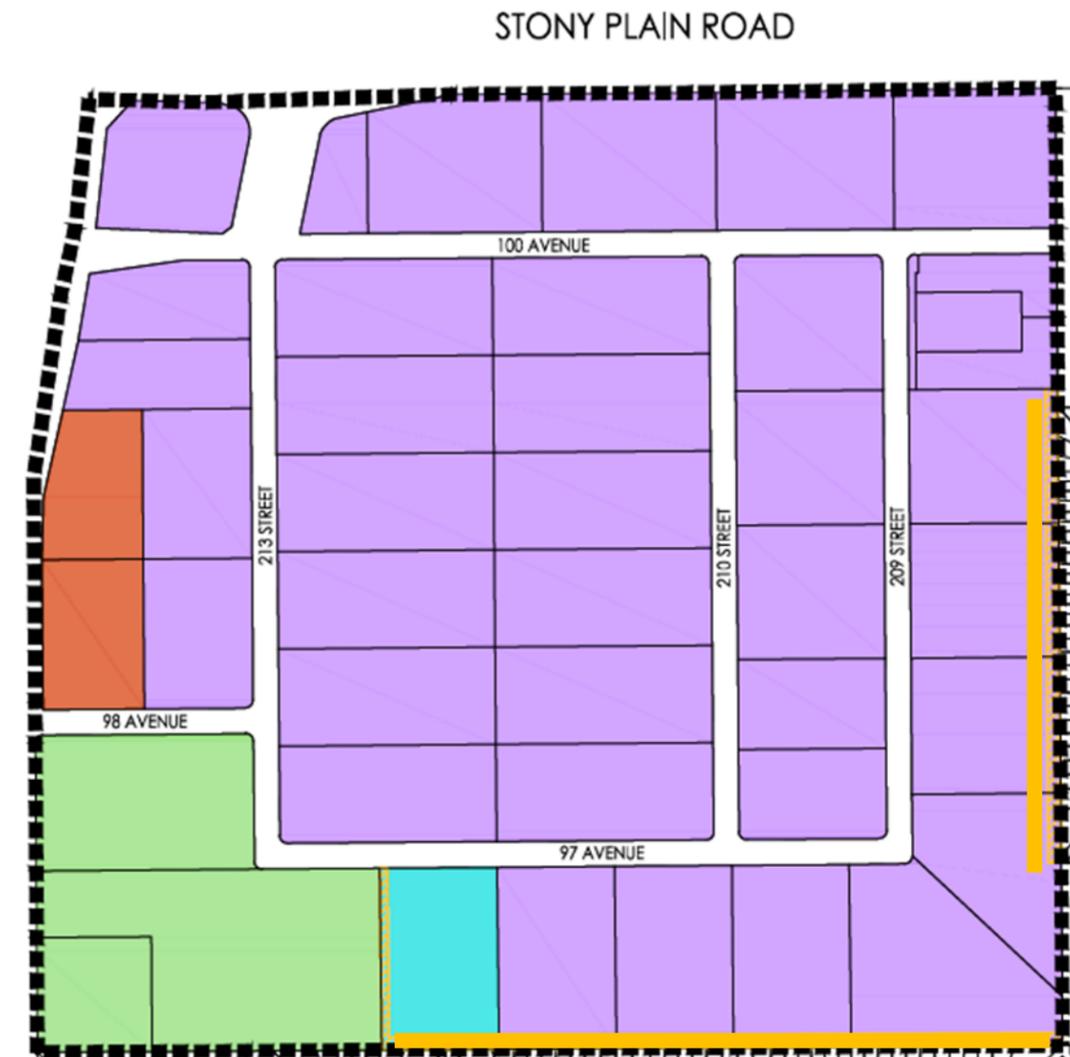
Rural Residential (RR) to DC1

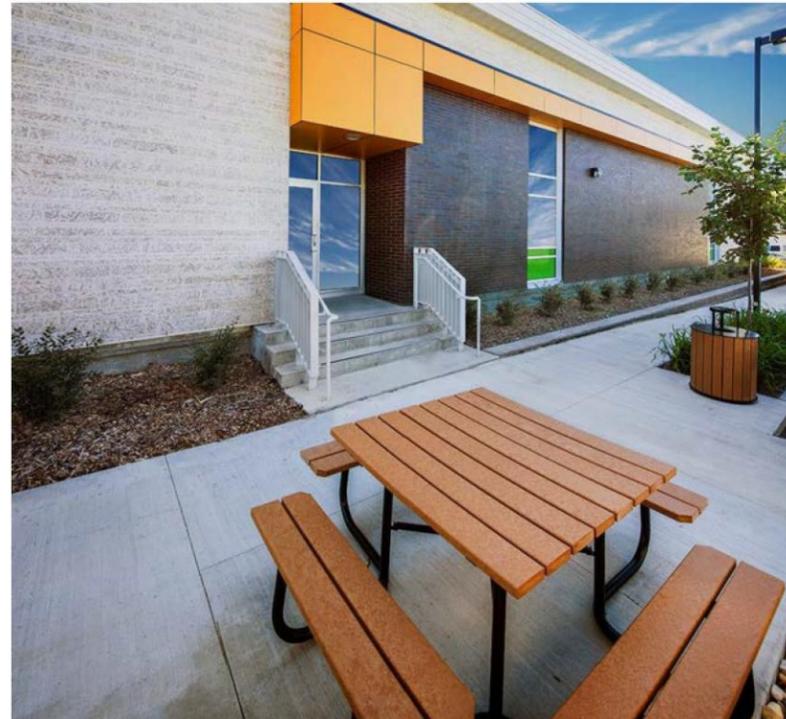
- Mix of compatible commercial and business employment uses that operate with no nuisance outside an enclosed building
- Enhanced buffering
- Servicing infrastructure mechanisms
- 215 Street requirements

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?

