

Bylaw 17648

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

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;

WHEREAS Council found it desirable from time to time to amend the Secord Neighbourhood Structure Plan through the passage of Bylaws 16159, 17474 and 17622;

WHEREAS an application was received by Sustainable Development to amend the Secord 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. Appendix “F” to Bylaw 8733, as amended, the Lewis Farms Area Structure Plan is hereby amended as follows:

- a) delete the first paragraph of Section 2.4.3 Existing Landfills and replace it with :

“As of 2016, there are two existing, active landfill operations located in Parkland County, directly west and northwest of the Secord NSP. It was previously anticipated that both landfills would be closed by 2009; however, both have continued to operate. The Provincial government requires that restrictions be placed on the development of lands adjacent to an operating landfill (approximate boundaries are shown on Figure 4 – Site Features). The north-western portions of the Secord neighbourhood are affected by these restrictions. Future development on land within 450 metres of a working area of an operating landfill or 300 metres of a disposal area or non-operating landfill must exclude any eating and drinking establishments, educational facilities or residential uses, unless a specific variance has been obtained from the appropriate government agencies.”

- b) delete the second paragraph of Section 5.2 Residential and replace with:

“The Secord NSP is anticipated to accommodate the following residential densities:

- 25 - 40 units per net residential hectare for Low Density Residential;
- 45 units per net residential hectare for Medium Density Row Housing; and
- 90 units per net residential hectare for Medium Density – Low Rise and Town Centre Lands.

This will result in approximately 57.55 persons per gross developable hectare (or 88.29 persons per net residential hectare).”

- c) deleting therefrom the land use and population statistics entitled “Land Use And Population Statistics ” and substituting therefor the following:

**SECORD NEIGHBOURHOOD STRUCTURE PLAN
LAND USE & POPULATION STATISTICS
BYLAW 17648**

	AREA (ha)	% of GDA
GROSS AREA	244.69	
Arterial and Collector Roadways	5.71	
Utility/Pipeline Corridors	2.92	
GROSS DEVELOPABLE AREA	236.06	100%
Municipal Reserve	18.36	7.8%
<i>School/Park</i>	<i>11.26</i>	<i>4.77%</i>
<i>Parks/Natural Areas</i>	<i>1.04</i>	<i>0.44%</i>
<i>Lot 10, MSR. Plan 7823225</i>	<i>2.95</i>	<i>1.25%</i>
<i>Lot R, Plan 4717RS</i>	<i>3.11</i>	<i>1.32%</i>
Public Park (Donated)	0.29	0.1%
Park (Non- MR Credit)	0.22	0.1%
Commercial /Business	11.53	4.9%
Existing Commercial	1.87	0.8%
Stormwater Management Facility	14.50	6.1%
Circulation@ 15%	35.41	15.0%
TOTAL	82.18	34.8%
NET RESIDENTIAL AREA	153.88	65.2%

RESIDENTIAL LAND USE ANALYSIS

Land Use	Area (ha)	Units/ha	Units	% of Total Units	People/Unit	Population
Low Density Residential (LDR)						
Single/Semi-detached	121.34	25	3,034	52.87%	2.80	8,494
Medium Density Residential**						
Rowhousing	4.98	45	224	3.91%	2.8	627
Town Centre Medium Density Residential	7.00	90	630	10.98%	1.8	1,134
Low Rise/Medium Density Residential	20.56	90	1,850	32.25%	1.8	3,331
TOTAL	153.88		5,738	100%		13,586

Sustainability Measures

Population per net hectare (ppnha): 88.29 persons per net residential hectare
 Units Per net Residential Hectare (upnrha): 37.29 units per net residential hectare
 LDR/MDR Ratio 52.9%/47.1%
 Population (%) within 500 m of Parkland 98%
 Population (%) within 400 m of Transit Service 100%
 Population (%) within 600 m of Commercial Service 64%

STUDENT GENERATION

	Elementary	Junior High School	Senior High	Total
Public	489	489		978
Separate	245	245		490
Total Students	734	734		1,468

*The exact area and location of Municipal Reserve will ultimately be determined at the time of subdivision through discussion with Sustainable Development- Parks Planning.

**25% of the RMD density is accounted for as MDR.

- d) delete the map entitled “Bylaw 17474 – Secord Neighbourhood Structure Plan” and replace with the map entitled “Bylaw 17648 - Amendment to Secord Neighbourhood Structure Plan” annexed hereto as Schedule “A” and forming part of this Bylaw;
- e) delete the map entitled “Figure 6 - Development Concept” and replace with the map entitled “Figure 6 – Land Use Concept” annexed hereto as Schedule “B” and forming part of this Bylaw;
- f) delete the map entitled “Figure 7 – Pedestrian Linkages” and replace with the map entitled “Figure 7 - Community Linkages and Focal Points” annexed hereto as Schedule “C” and forming part of this Bylaw;
- g) delete the map entitled “Figure 8 – Servicing” and replace with the map entitled “Figure 8 – Servicing Concept” annexed hereto as Schedule “D” and forming part of this Bylaw;
- h) delete the map entitled “Figure 9 – Transportation” and replace with the map entitled “Figure 9 – Transportation Network” annexed hereto as Schedule “E” and forming part of this Bylaw;
- i) delete the map entitled “Figure 10 – Staging Plan” and replace with the map entitled “Figure 10 – Staging Plan” annexed hereto as Schedule “F” and forming part of this Bylaw; and

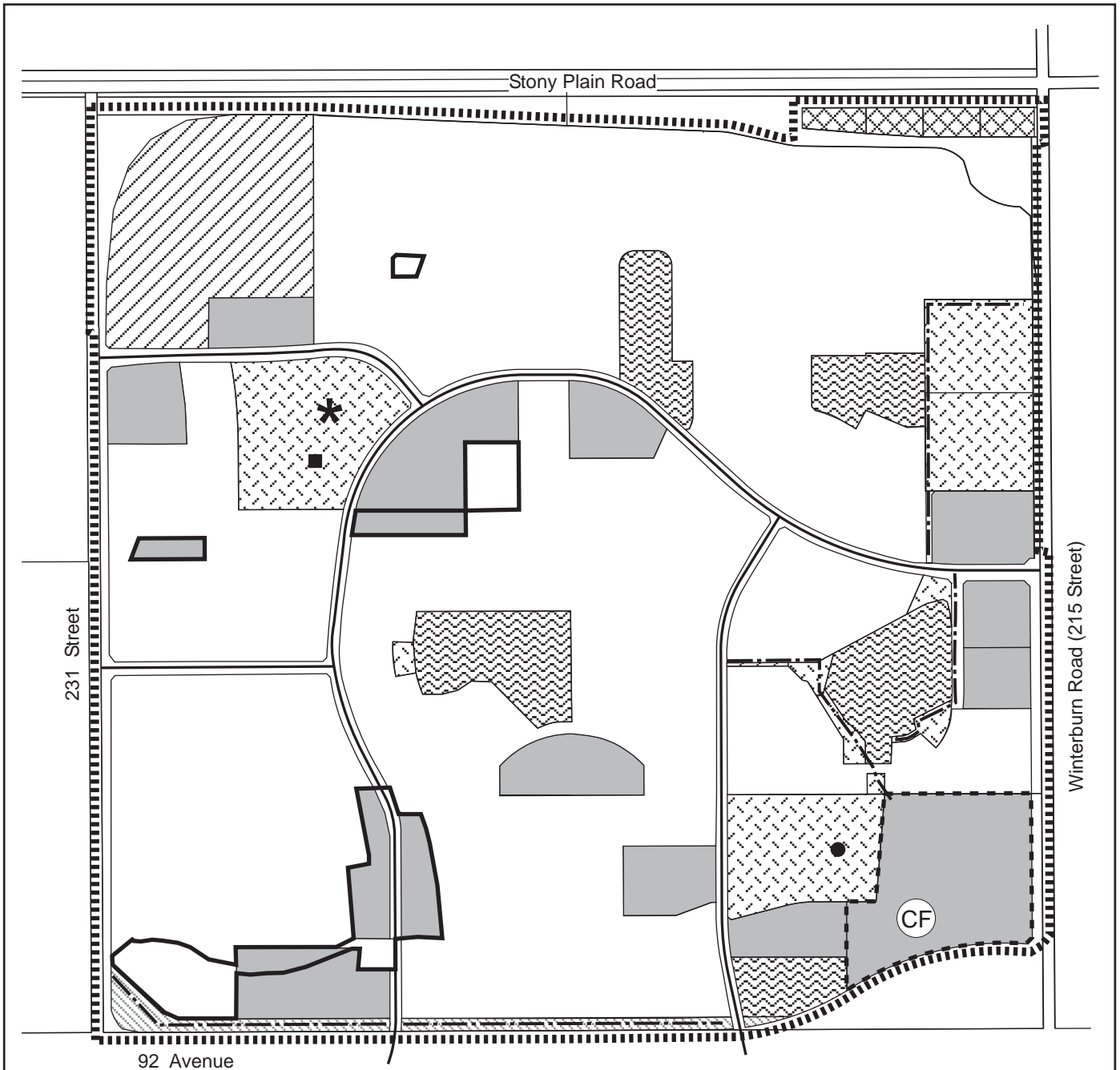
- j) deleting the map entitled “Figure 12 – Site Context and Development Considerations” and substituting with the map entitled “ Figure 12 - Site Context and Development Considerations” annexed hereto as Schedule “G” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2016;
READ a second time this	day of	, A. D. 2016;
READ a third time this	day of	, A. D. 2016;
SIGNED and PASSED this	day of	, A. D. 2016.












THE CITY OF EDMONTON

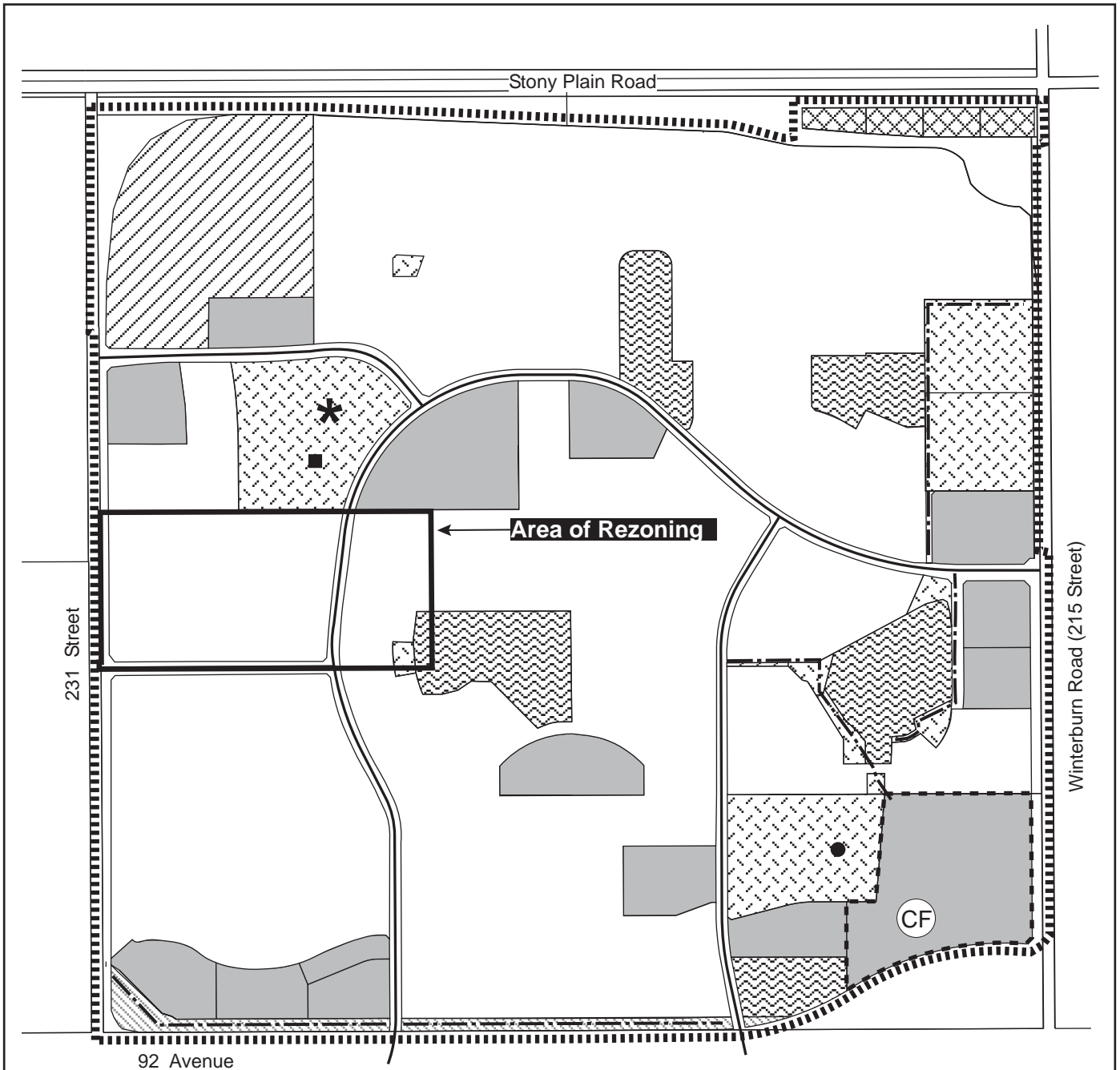
MAYOR

CITY CLERK


















**BYLAW 17648
AMENDMENT TO
SECOND**
Neighbourhood Structure Plan
(as amended)

- | | | | |
|---|---------------------------------|--|--------------------------|
|  | Low Density Residential |  | Pipeline ROW |
|  | Medium Density Residential | | Collector Roadway |
|  | Existing Commercial / Business | | Multi-Use Corridor |
|  | Commercial / Business |  | Potential Civic Facility |
|  | Stormwater Management Facility |  | Community League |
|  | MR - Park / School | | NSP Boundary |
|  | Separate Elementary/Junior High | | Boundary of Town Center |
|  | Public Elementary/Junior High | | |



**BYLAW 17474
APPROVED
SECOND**

**Neighbourhood Structure Plan
(as amended)**

- | | | | |
|---|---------------------------------|--|--------------------------|
|  | Low Density Residential |  | Pipeline ROW |
|  | Medium Density Residential |  | Collector Roadway |
|  | Existing Commercial / Business |  | Multi-Use Corridor |
|  | Commercial / Business |  | Potential Civic Facility |
|  | Stormwater Management Facility |  | Community League |
|  | MR - Park / School |  | NSP Boundary |
|  | Separate Elementary/Junior High |  | Boundary of Town Center |
|  | Public Elementary/Junior High | | |

Stony Plain Road

Existing Commercial










251 Street (City Boundary)

92 Avenue

Pipeline ROW

Pipeline ROW

Legend

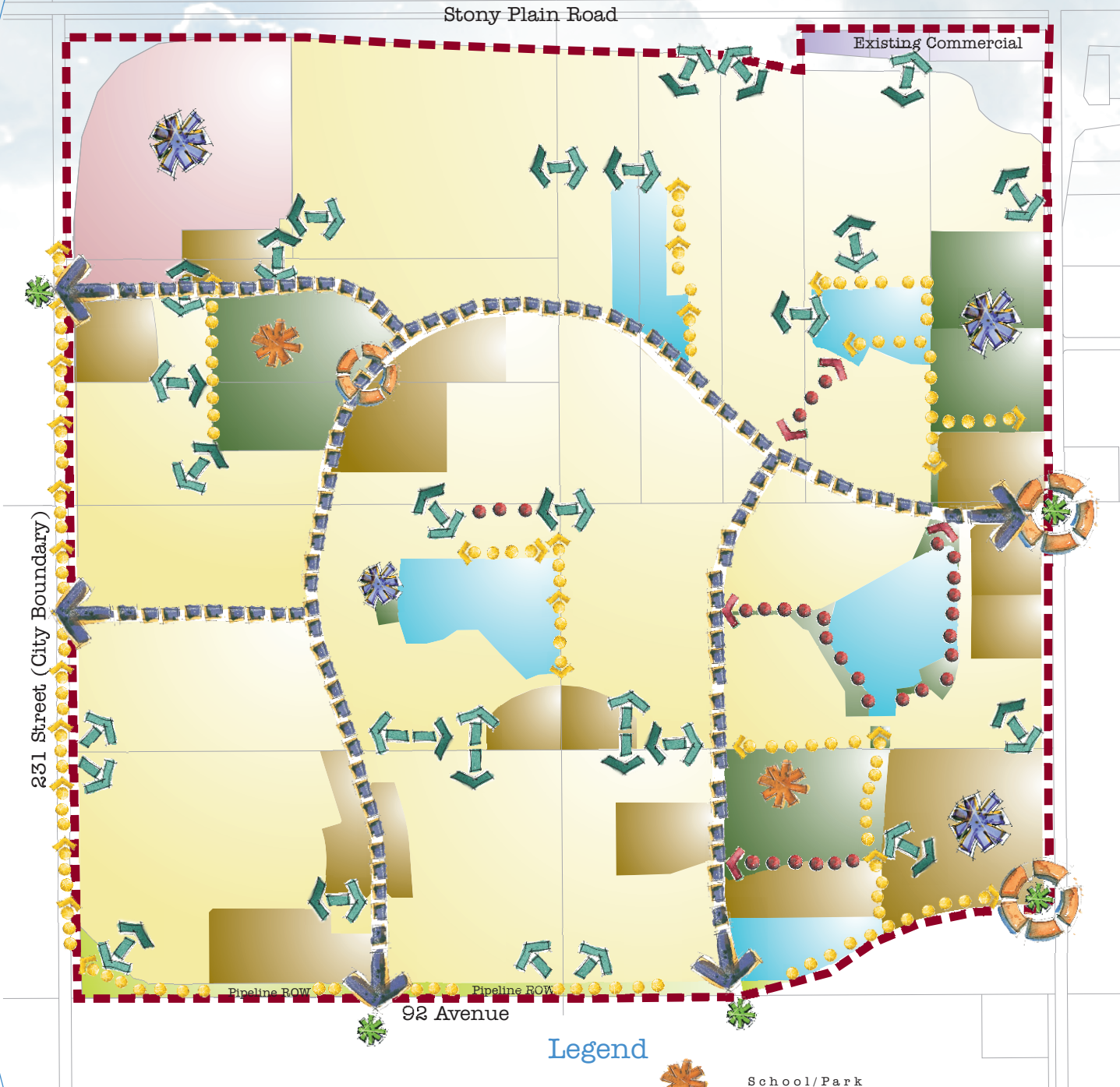
-  School/Park
-  Focal Point/Destination Area
-  Pedestrian Linkage
-  Conceptual Pedestrian Connection\Trail
-  Multi Use Pedestrian Connection\Trail
-  Collector Roadway & Transit Route
-  Transit Focal Point
-  Major Pedestrian Intersections
-  NSP Boundary

SECORD

Neighbourhood Structure Plan

Figure 7 Community Linkages and Focal Points

NOVEMBER 2015 - 1161 101050





Stony Plain Road

231 Street (City Boundary)

Winterburn Road (215 Street)

92 Avenue






SECORD

Neighbourhood Structure Plan

Figure 8 Servicing Concept

NOVEMBER 2015 - 1161 101050

Legend

-  Stormwater Management Facility
-  Conceptual Watermain
-  Conceptual Direction of Storm Drainage Flow
-  Conceptual Direction of Sanitary Drainage Flow
-  NSP Boundary





10/12

SCHEDULE "E"

Stony Plain Road



231 Street (City Boundary)



231 Street



92 Avenue

92 Avenue

Winterburn Road (215 Street)



Legend



Arterial Roadway



19.5m Collector Roadway



14.5m Collector Roadway



11.5m Collector Roadway



Non Transit Collector



Major Pedestrian Intersection



NSP Boundary

SECORD

Neighbourhood Structure Plan

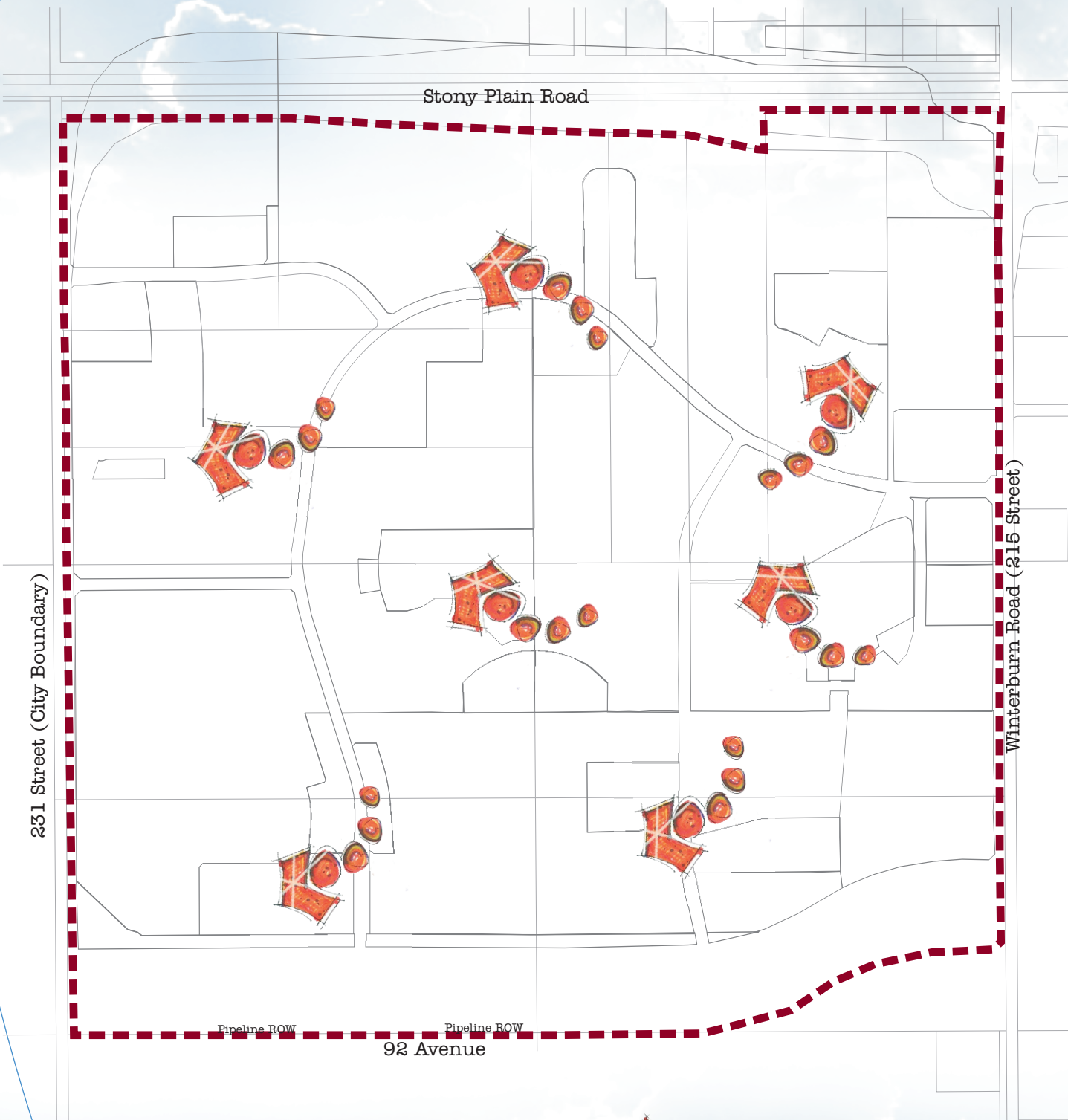
Figure 9

Transportation Network

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Stantec



General Direction of Development



NSP Boundary

SECORD

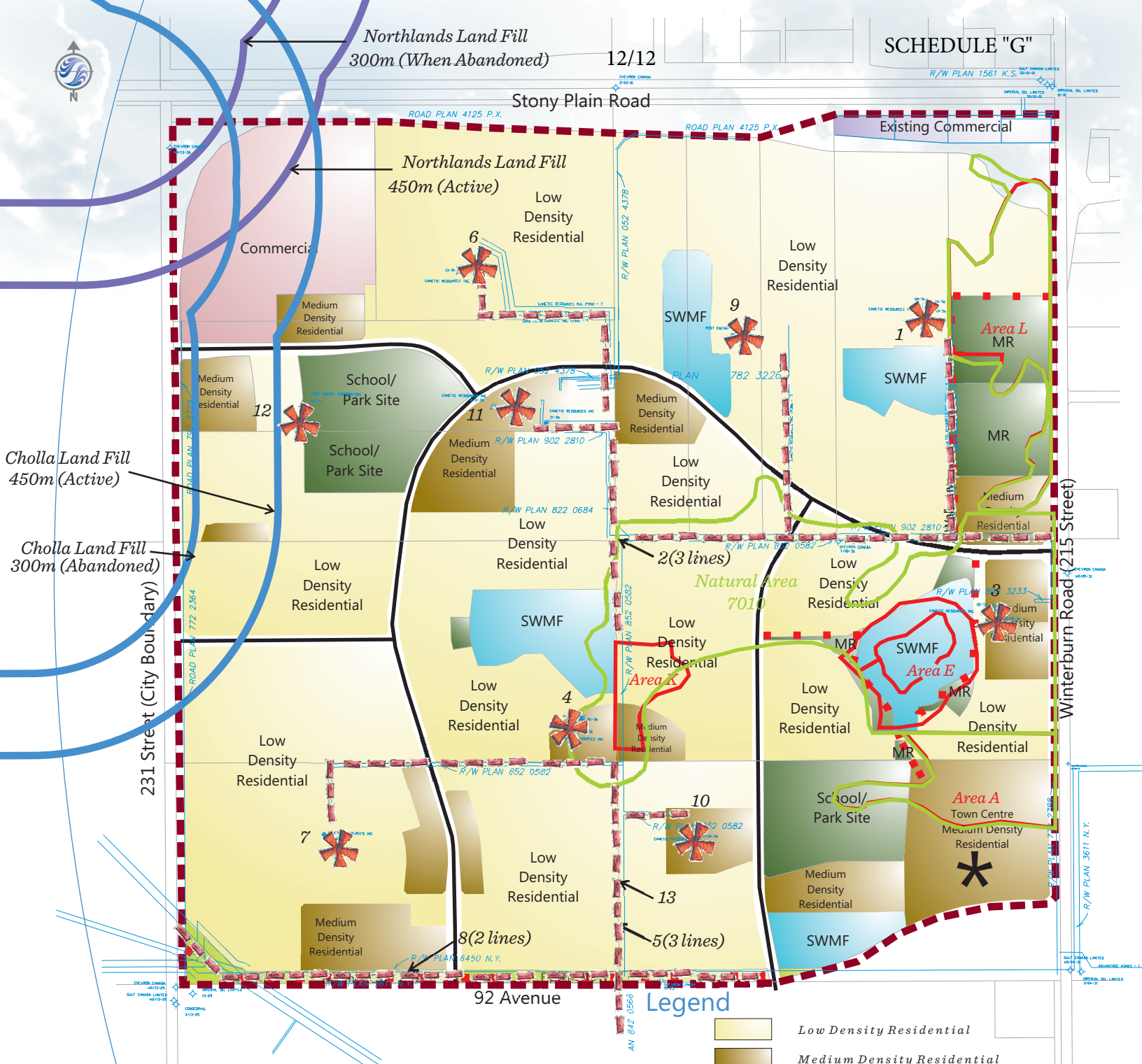
Neighbourhood Structure Plan

Figure 10
Staging Plan

NOVEMBER 2015- 1161 101050



Stantec



*Northlands offsets determined from the limits of the Northlands 2014 December operational report plan.
 *Cholla offsets determined per 30.0m interior offset from property line per Province of Alberta Standards for Landfills 2010.

Legend

- Low Density Residential
- Medium Density Residential
- Existing Commercial/Business
- Commercial/Business
- Stormwater Management Facility
- MR - Park/School
- Pipeline ROW
- Collector Roadway
- Major Pedestrian Connection
- NSP Boundary
- Potential Civic Facility
- Active/Abandoned Wells

SECORD

Neighbourhood Structure Plan

Figure 12

Site Context and Development Considerations

NOVEMBER 2015 - 1161 101050

