

Bylaw 20888

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, 19191, and 20695; 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. delete the map "Bylaw 19191 - Secord Neighbourhood Structure Plan" and replace it with the map "Bylaw 20888 - Amendment to Secord Neighbourhood Structure Plan", attached hereto as Schedule "A" and forming part of this bylaw;
 - b. delete the table entitled "Secord Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 19191", and replace it with the table entitled

“Secord Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 20888”, attached hereto as Schedule “B” and forming part of this bylaw;

- c. delete the map “Figure 6 – Development Concept” and replace it with the map “Figure 6 – Development Concept” attached hereto as Schedule “C” and forming part of this bylaw;
- d. delete the map “Figure 7 – Community Linkages and Focal Points” and replace it with the map “Figure 7 – Community Linkages and Focal Points” attached hereto as Schedule “D” and forming part of this bylaw;
- e. delete the map entitled “Figure 8 – Servicing Concept” and replace it with the map entitled “Figure 8 – Servicing Concept” attached hereto as Schedule “E” and forming part of this bylaw;
- f. delete the map entitled “Figure 9 – Transportation Network” and replace it with the map entitled “Figure 9 – Transportation Network” attached hereto as Schedule “F” and forming part of this bylaw;
- g. delete the map entitled “Figure 10 – Staging Plan” and replace it with the map entitled “Figure 10 – Staging Plan” attached hereto as Schedule “G” and forming part of this bylaw;
- h. delete the map entitled “Figure 12 – Site Context and Development Considerations” and replace it with the map entitled “Figure 12 – Site Context and Development Considerations” attached hereto as Schedule “H” and forming part of this bylaw; and
- i. delete the first sentence of the third paragraph of the “5.3 Commercial/Business” Section and replace it with:
 - i. “A 7.49 ha Commercial / Business site is situated adjacent to 231 Street and Stony Plain Road in the Northwest portion of the NSP.”

READ a first time this	19th day of August	, A. D. 2024;
READ a second time this	19th day of August	, A. D. 2024;
READ a third time this	19th day of August	, A. D. 2024;
SIGNED and PASSED this	19th day of August	, A. D. 2024.

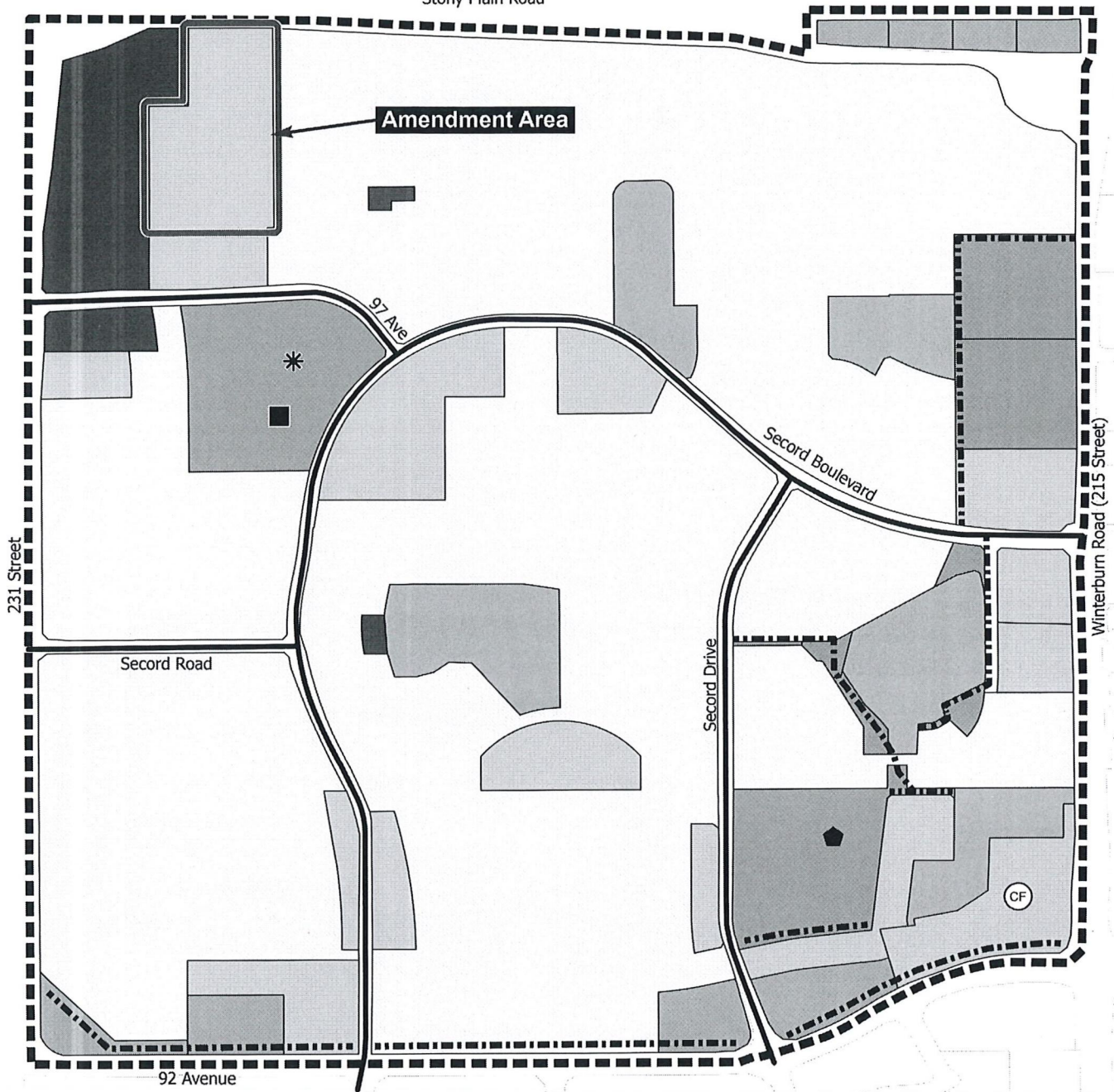
THE CITY OF EDMONTON



 MAYOR



 CITY CLERK



BYLAW 20888
AMENDMENT TO
SECORD
Neighbourhood Structure Plan



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

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.

**Second Neighbourhood Structure Plan Land Use & Population Statistics
Bylaw 20888**

	Area (ha)	% of GDA
GROSS AREA	244.7	
Arterial and Collector Roadways	5.8	
Utility/Pipeline Corridors	1.0	
GROSS DEVELOPABLE AREA	237.9	100.0%
Municipal Reserve	18.4	7.73%
School Park	11.3	4.75%
Parks/Natural Areas	1.0	0.42%
Lot 10, MSR, Plan 7823225	3.0	1.24%
Lot R, Plan 4714 R.S.	3.1	1.31%
Public Park (Donated)	0.3	0.12%
Park (Not MR)	0.4	0.18%
Commercial / Business	12.6	5.28%
Existing Commercial	1.9	0.79%
Stormwater Management Facilities	15.2	6.38%
Circulation at 15%	35.7	15.01%
TOTAL Non-Residential Area	84.4	35.46%
NET RESIDENTIAL AREA (NRA)	153.5	64.54%

RESIDENTIAL LAND USE AREA, UNIT AND POPULATION

	Area(ha)	Units/ha	Units	People/Unit	Population	% of Total Units
Low Density Residential (LDR)						
Single/Semi-Detached	123.0	25	3,075	2.8	8,610	51.3%
Medium Density Residential						
Rowhousing	7.8	45	351	2.8	983	5.9%
Low Rise/Medium Density Residential	18.8	90	1,692	1.8	3,046	28.2%
Medium Density/High Rise Residential	3.9	225	878	1.8	1,580	14.6%
TOTAL	153.5		5,996		14,219	100.0%

SUSTAINABILITY MEASURES

Population Per net Hectare (ppnha)	92.6
Units Per net Residential Hectare (upnrha)	39
LDR/MDR Ratio	51.3%/48.7%
Population (%) within 500 m of Parkland	98%
Population (%) within 600 m of Transit Service	100%
Population (%) within 600m of Commercial Service	64%

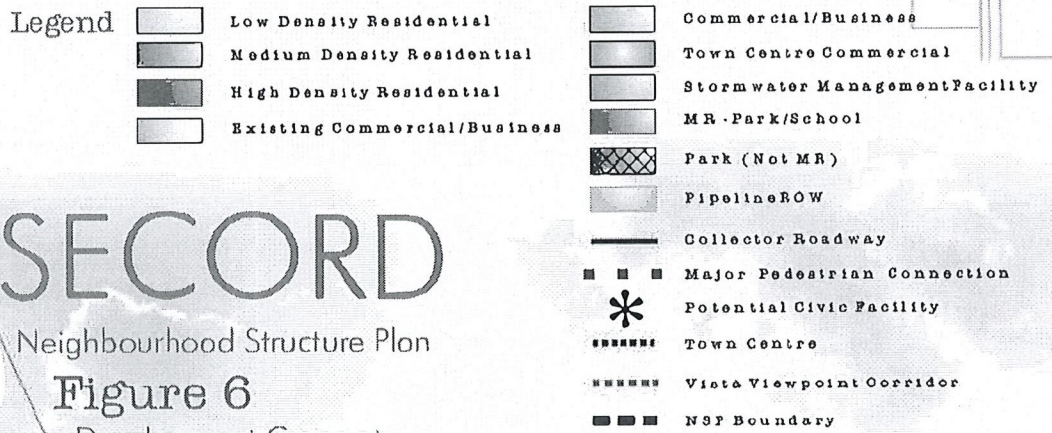
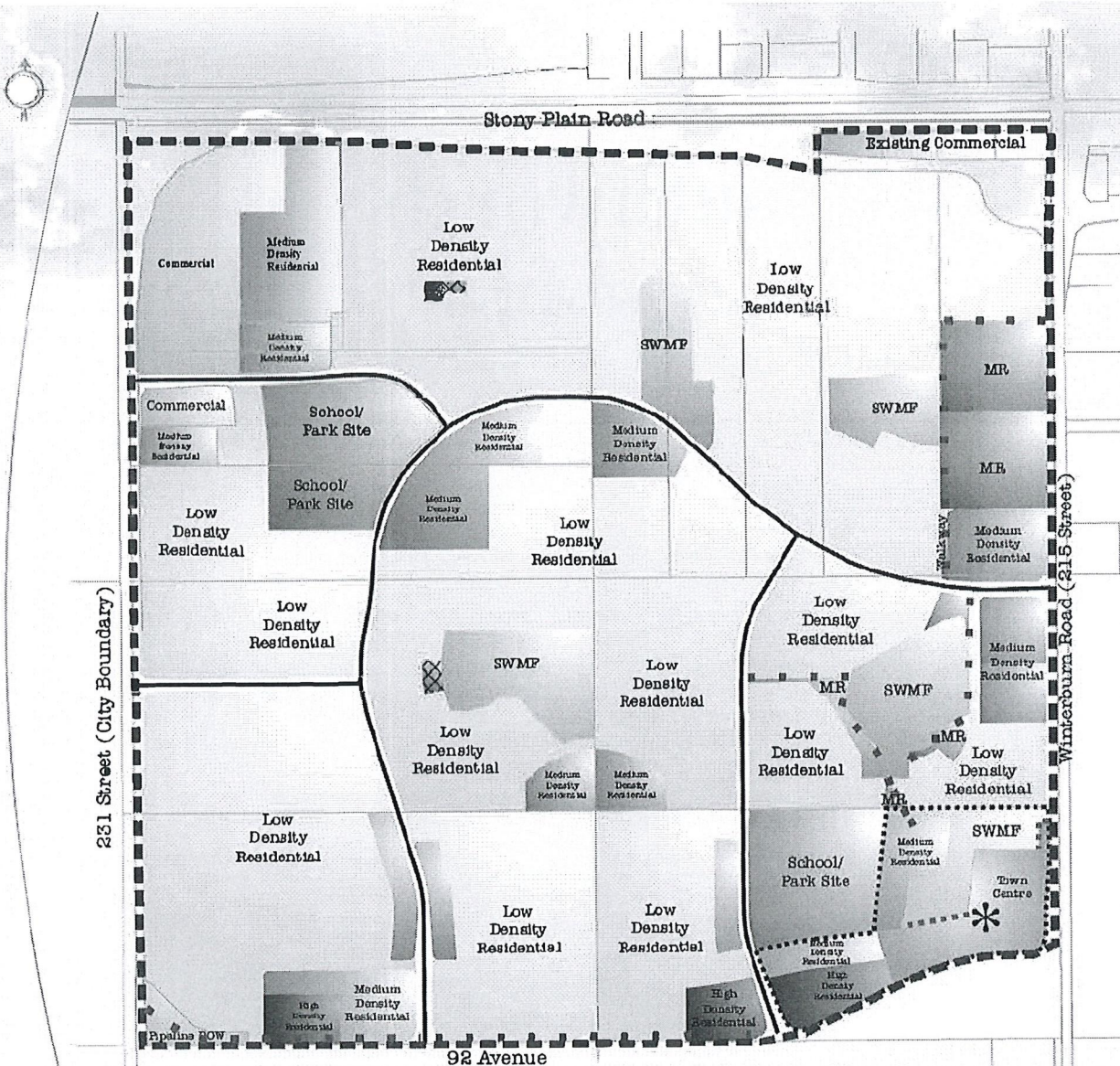
STUDENT GENERATION

	Elementary	Junior High School	Senior High	Total
Public	475	475	0	950
Separate	238	238	0	476

*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

Figure 6 – Development Concept



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Neighbourhood Structure Plan

Figure 6

Development Concept

Figure 7 – Community Linkages and Focal Points



Legend

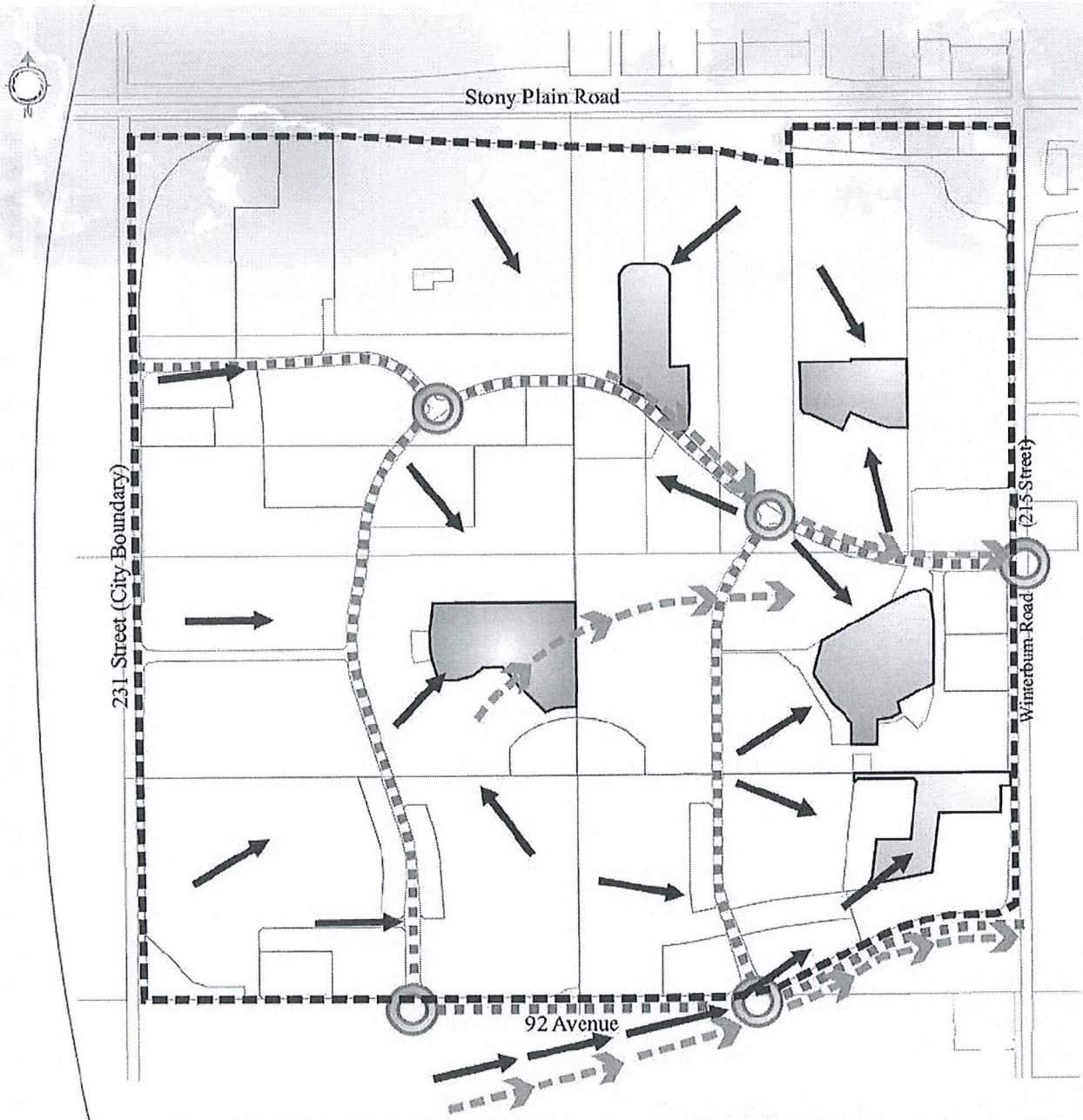
- School/Park
- Focal Point/Destination Area
- Non-MR Credit Park
- Pedestrian Linkage
- Conceptual Pedestrian Connection/Trail
- Multi Use Pedestrian Connection/Trail
- Collector Roadway & Transit Route
- Transit Focal Point
- Major Pedestrian Intersections
- Shared Use Path
- Potential Civic Facility
- Vista Viewpoint Corridor
- NSP Boundary

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Neighbourhood Structure Plan

Figure 7
Community Linkages and
Focal Points

Figure 8 – Servicing Concept



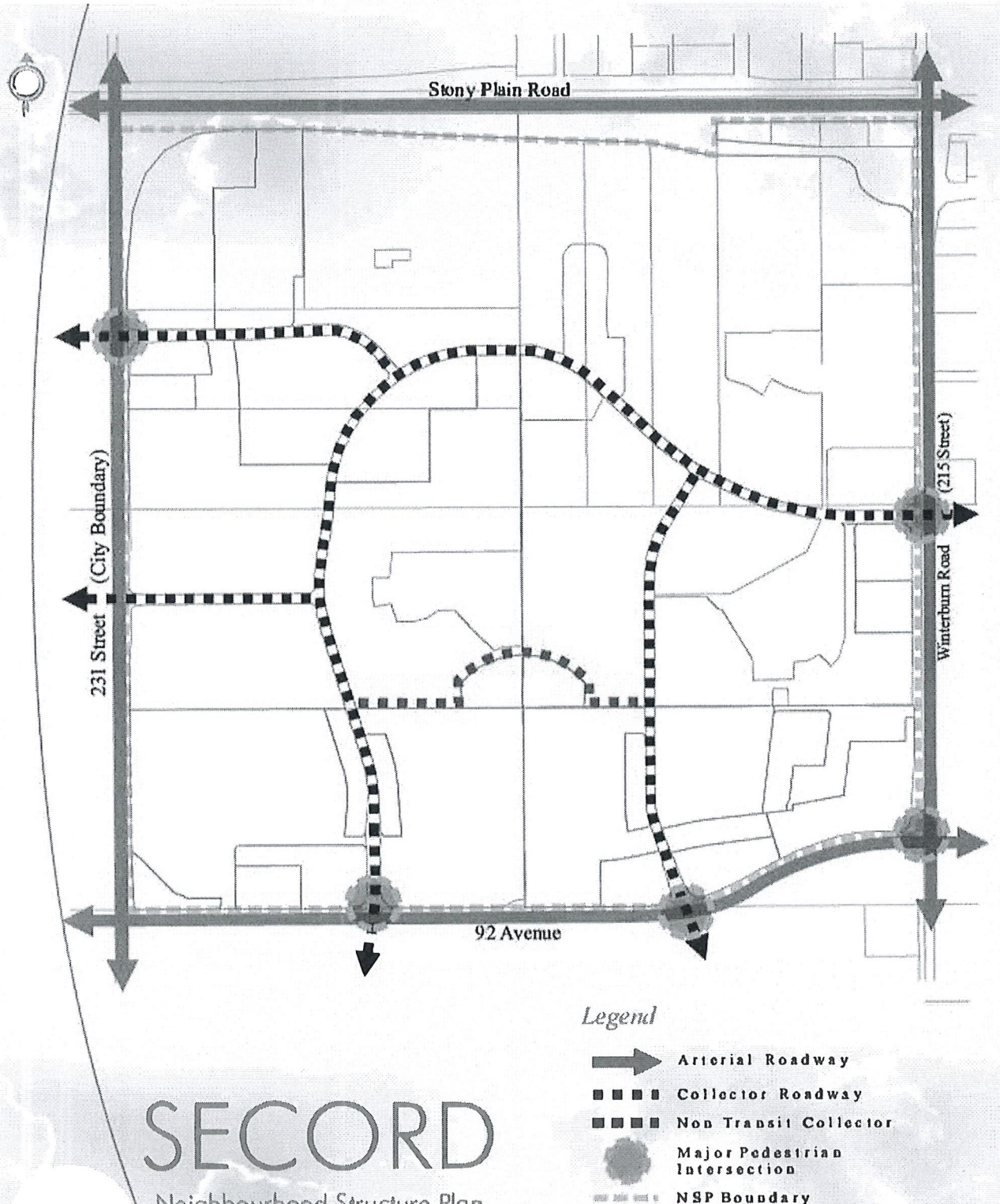
Legend

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

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Neighbourhood Structure Plan
 Figure 8
 Servicing Concept

Figure 9 – Transportation Network



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Neighbourhood Structure Plan

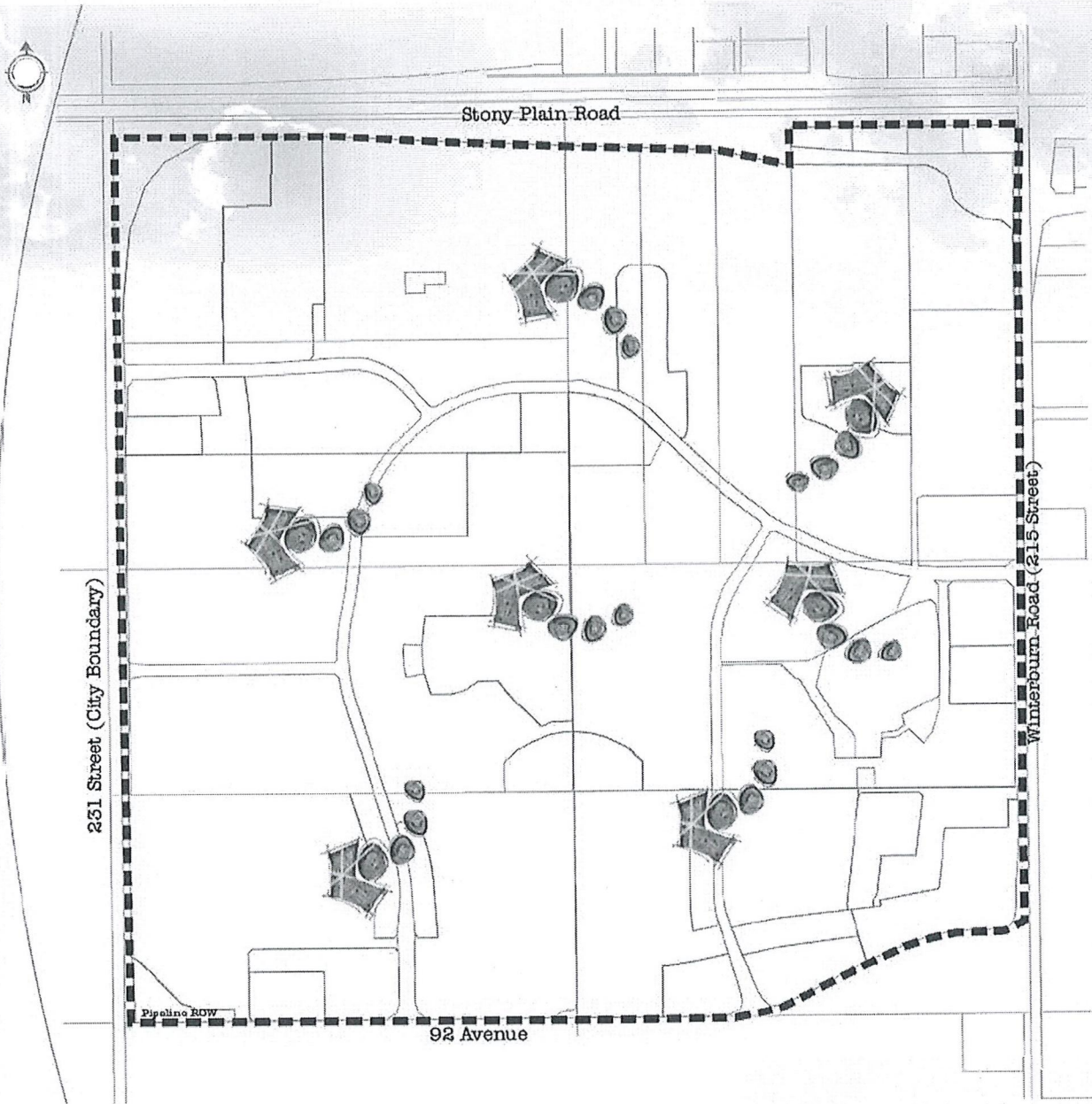
Figure 9



Transportation Network

Legend

- Arterial Roadway
- Collector Roadway
- Non Transit Collector
- Major Pedestrian Intersection
- NSP Boundary

Figure 10 – Staging Plan



 General Direction of Development
 NSP Boundary

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Neighbourhood Structure Plan

Figure 10
Staging Plan

Site Context and Development Considerations

