

BYLAW 24115 - AMENDMENTS TO BYLAW 8733 - LEWIS FARMS AREA STRUCTURE PLAN

Recommendation

That Bylaw 24115 be given third reading.

Purpose

To amend the Lewis Farms Area Structure Plan (ASP) to remove the Breckenridge Greens Neighbourhood Structure Plan and Suder Greens Neighbourhood Structure Plan (NSP) portions of the plan area.

Readings

Bylaw 24115 is ready for third reading.

Advertising and Additional Promotion

This Bylaw was advertised in the Edmonton Journal on May 10, 2024, and May 18, 2024. The District Planning public hearing was also promoted through Facebook, Google search and Instagram advertisements, LRT and Ice District digital signage, radio ads, newsletters, posters in recreation centres and Edmonton Public Library branches, as well as the City's media and social media channels from May 1, 2024 to May 27, 2024.

Previous Council/Committee Action

At the May 28-30/June 3/25-26, 2024, City Council Public Hearing, the following motion was passed:

That Charter Bylaw 24014, as amended, and Bylaws 24114, 24115 and 24116 be read a second time.

REPORT

On August 20, 2024, the Edmonton Metropolitan Region Board (EMRB) recommended approval of REF 2024-018, City of Edmonton, West Henday District Plan, subject to a 28-day appeal period

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ending September 17, 2024. As no appeal was submitted, the EMRB approved the REF application and it is now ready for third reading.

Policy, Plan and Guideline Review

The District Planning project reviewed all plans in effect and other planning tools in the West Henday District to determine their relevance in guiding future development decisions. Plans deemed to be complete are proposed to be repealed, and ASPs containing NSPs that are proposed for repeal must be amended to adjust the ASP boundary.

Refer to the October 2, 2024, Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy for a more detailed description of the process used to determine which plans were to be repealed and amended.

Reason for Amendment

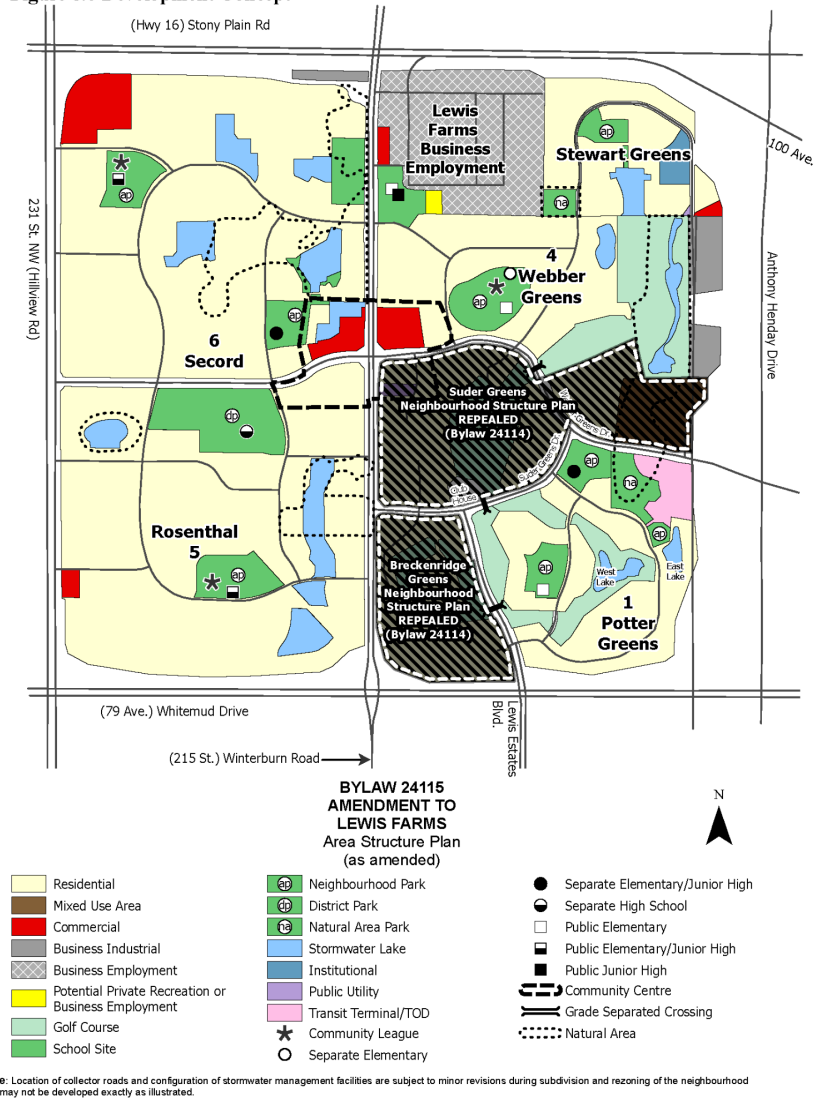
The Lewis Farms ASP contains two NSPs that are proposed for repeal under Bylaw 24114 - A Bylaw to repeal plans in the West Henday District. In order to accommodate these repeals, the Lewis Farms ASP must be amended.

Proposed Changes

- Add a paragraph near the beginning of the ASP stating that the Breckenridge Greens NSP and Suder Greens NSP have been repealed, and that those areas of the ASP are no longer in force or effect.
- Remove all land use and population statistics from the ASP and add a paragraph referring readers to the remaining NSPs for the relevant land use and population statistics.
- Replace "Figure 8.0 Development Concept" in the ASP with the following map:

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Figure 8.0 Development Concept



Community Insights

Administration did significant public engagement, including for the repeal and amendment of plans, as part of the District Planning project in 2022 and 2023.

For an overview of engagement for the entire District Planning project, refer to the “Engagement and Communications Summary” (Attachment 4, October 2, 2024, Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy).

For the detailed engagement approach and results from public engagement activities that took place in October to early December 2023, refer to the “Phase 3 What We Heard/What We Did Report” (Attachment 5, October 2, 2024, Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy).

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Attachment

1. Bylaw 24115 - A Bylaw to amend Bylaw 8733, as amended, being the Lewis Farms Area Structure Plan
 - Schedule A - Figure 8.0 Development Concept

Others Reviewing the Report

- M. Plouffe, Chief People Officer and City Solicitor