

Bylaw 21280

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, 20695, and 20888; 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 Secord Neighbourhood Structure Plan is hereby further amended as follows:
 - a. Deleting the map “Bylaw 20888 – Secord Neighbourhood Structure Plan (as amended) from the plan;
 - b. In Section 2.3 entitled “Surrounding Land Uses,” adding a new paragraph below paragraph two as follows: “To the west of the plan area within Parkland County

are two landfills. Cholla Landfill, west of 231 Street, was previously abandoned and is now partially in use for a Soccer Facility. Northlands Landfill, northwest of Secord, was previously abandoned but has since been re-opened for waste storage. Provincial legislation stipulates that eating and drinking establishments, residential uses, health care facilities and schools must have at least 450 metres separation distance from active landfills, such as the Northlands Landfill. These uses must similarly have a minimum 300 metre setback from abandoned landfills. Notwithstanding, private companies can initiate a request to vary this distance. The final decision to vary such a request is to be determined by the City of Edmonton's Development Authority and/or Subdivision Authority."

- c. In Section 2.4, entitled "Environmental Resources," under the subsection "2.4.3 Existing Landfills," deleting the first paragraph in its entirety and replacing it with the following: "As of 2025, there is one active landfill operation and one abandoned landfill operation located in Parkland County. These landfills are located directly northwest and west, respectively, of the Secord NSP area. The Provincial government requires that restrictions be placed on the development of lands adjacent to an operating or previously 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 City of Edmonton Development and/or Subdivision Authority."
- d. In Section 2.4, entitled "Environmental Resources," under the subsection "2.4.3 Existing Landfills," adding a new paragraph below the new paragraph one as follows: "In 2016, a variance was obtained by the landowner at the time which gave the approval to proceed with commercial development within this northwest portion of the Secord neighbourhood. Should this area be re-subdivided in the future, new approval may be required from the City of Edmonton."
- e. In Section 3.1, entitled "Statutory Plan and Policy Context," under the subsection "3.1.1 City of Edmonton Municipal Development Plan (MDP)," deleting the first paragraph in its entirety and replacing it with the following: "The City Plan - the City of Edmonton's Municipal Development Plan (MDP) - provides a policy framework to guide the City's growth and economic development to sustain Edmonton's quality of life and resources for the benefit of its citizens. The MDP designates this portion of the City as a developing residential area suitable for urban development."
- f. In Section 3.1, entitled "Statutory Plan and Policy Context," under the subsection "3.1.1 City of Edmonton Municipal Development Plan (MDP)," deleting the third paragraph in its entirety and replacing it with the following: "The Secord NSP

supports The City Plan's strategies for providing for a variety and range of housing forms, types and densities, developing an effective and efficient transportation system and by providing public open spaces and natural areas to create liveable communities."

- g. In Section 4.1, entitled "Goals," deleting the first sentence of the first paragraph in its entirety and replacing it with the following: "The Second NSP was prepared in accordance with the policies and principles identified in Edmonton's former MDP, Plan Edmonton, the Lewis Farms ASP and other relevant municipal policy and statutory documents."
- h. In Section 4.2, entitled "Development Objectives and Principles," under the subsection "4.2.5 Commercial Services," deleting the first objective in its entirety and replacing it with the following: "Create a local commercial centre in the north west quarter of the neighbourhood, accessible from 231 Street, the collector roadway network and from the interior of the neighbourhood. This commercial centre will be designed to provide a range of services that could be required both by commuters and by residents in the neighbourhood. Design of the commercial centre will account for all transportation modes, including cycling, transit and pedestrian traffic."
- i. In Section 4.2, entitled "Development Objectives and Principles," under the subsection "4.2.12 Interface with Major Arterials," deleting the third objective in its entirety.
- j. In Section 5.2, entitled "Residential," under the subsection "5.2.1. Low Density Residential (LDR)," deleting the fourth paragraph in its entirety.
- k. In section 5.3 entitled "Commercial / Business," deleting the third paragraph in its entirety and replacing it with the following: "A 6.05 ha Commercial / Business area is situated adjacent to 231 Street and Stony Plain Road (Highway 16A) in the northwest portion of the NSP. This area is intended to serve the day-to-day needs of the neighbourhood, commuters and surrounding community. Because this commercial area is located at the edge of the neighbourhood and near major roadways, results in the site being developed primarily for vehicular oriented uses. However, pedestrian connectivity and walkability to the neighbourhood and throughout the site will be promoted and maintained. The area will be developed to be sensitive and in scale with the surrounding residential uses. It will contain an appropriate mix of uses and an attractive interface with the adjacent residential areas. The developer will ensure that the Provincially required separation distance is maintained between the operational and non-operational landfill sites in Parkland County for certain restricted uses until the necessary variance is applied for and granted by the City of Edmonton. This location will also minimize traffic cutting through the neighbourhood. Specific details regarding access / egress and

site design will be determined at the rezoning, subdivision and detailed engineering stages.”

- l. In section 5.3 entitled “Commercial / Business,” deleting the third paragraph in its entirety and replacing it with the following: “Stony Plain Road is a major entrance to the city, and any landscaping and design requirements will be in keeping with current City policies and regulations, such as the Complete Streets Guidelines, Winter City Guidelines and District Policy. This area is also identified for a Focal Point / Destination Area within the Secord NSP. Given the proximity of the site to residential uses and the desire to create a commercial development that is convenient for both vehicles and pedestrians, it may be preferable to use Mixed Use Zoning on this site instead of conventional residential or commercial zoning.”
- m. In Section 7.3, entitled “Public Transit Service,” deleting the third sentence of the first paragraph in its entirety and replacing it with the following: “Transit service will be provided in a manner that strives for walking distances of 600 metres or less for transit riders.”
- n. In Section 7.3, entitled “Public Transit Service,” deleting the first sentence of the second paragraph in its entirety and replacing it with the following: “The transit system shall be extended into the development area in accordance with the City of Edmonton Transit Service Guidelines as demand warrants.”
- o. In Section 7.3, entitled “Public Transit Service,” deleting sentences two and three of the second paragraph
- p. In section 8.0, entitled “Implementation,” deleting the first paragraph in its entirety and replacing it with the following: “The Secord NSP shall be developed in stages in accordance with market demands, over an approximate 15 to 25 year horizon. The following section outlines the recommended implementation sequence and rationale for neighbourhood unit development. The general development sequence is illustrated on Figure 10 – Staging Plan.”
- q. In Section 8.1, entitled “Development Staging,” deleting the second paragraph in its entirety and replacing it with the following: “Development of the Secord neighbourhood was anticipated to initiate within one to two years after the adoption of the NSP in consideration of housing demand in West Edmonton.”
- r. Deleting “Secord Neighbourhood Structure Plan Land Use & Population Statistics” within the section entitled “Appendix A - Land Use & Demographic Profile” and replacing it with “Secord Neighbourhood Structure Plan Land Use & Population Statistics - Bylaw 21280”, attached hereto as Schedule “A”, and forming part of this bylaw;

- s. Deleting the map “Figure 4 – Site Features” and replacing it with the map “Figure 4 – Site Features”, attached hereto as Schedule “B” and forming part of this bylaw;
- t. Deleting the map “Figure 6 – Development Concept” and replacing it with the map “Figure 6 – Development Concept”, attached hereto as Schedule “C” and deleting the “amendment area” indicator and forming part of this bylaw;
- u. Deleting the map “Figure 7 – Community Linkages and Focal Points” and replacing it with the map “Figure 7 – Community Linkages and Focal Points” attached hereto as Schedule “D” and forming part of this bylaw; and
- v. Deleting the map entitled “Figure 12 – Site Context and Development Considerations” and replacing it with the map entitled “Figure 11 – Site Context and Development Considerations” attached hereto as Schedule “E” and forming part of this bylaw.

READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

Second Neighbourhood Structure Plan Land Use & Population Statistics Bylaw 21280

	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%
Municipal Reserve ¹	18.4	7.73%
<i>School Park</i>	11.3	4.75%
<i>Parks/Natural Areas</i>	1.0	0.42%
<i>Lot 10, MSR, Plan 7823225</i>	3.0	1.24%
<i>Lot R, Plan 4714 R.S.</i>	3.1	1.31%
<i>Public Park (Donated)</i>	0.3	0.12%
<i>Park (not MR)</i>	0.4	0.18%
Commercial/Business	11.2	4.71%
Existing Commercial	1.9	0.79%
Stormwater Management Facilities	15.2	6.38%
Circulation at 15%	35.7	15.01%
Total Non-Residential Area	83.0	34.89%
Net Residential Area (NRA)	154.9	65.11%

RESIDENTIAL LAND USE AREA, UNIT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	PPL/Unit	Population	% of Total Units
Low Density Residential (LDR)						
Single/Semi-Detached	123.0	25	3,075	2.8	8,610	50.8%
Medium Density Residential (MDR)						
Rowhousing	9.2	45	414	2.8	1159	6.8%
Low Rise / Medium Density Residential	18.8	90	1,692	1.8	3,046	27.9%
High Density Residential (HDR)						
Mid Rise / High Density Residential	3.9	225	878	1.8	1,580	14.5%
Total Residential	154.9		6,059		14,395	100.0%

SUSTAINABILITY MEASURES

Population per Net Hectare (ppnha)	92.9
Units per Net Residential Hectare (upnrha)	39.1
LDR/MDR Ratio	50.8% / 49.2%
Population (%) within 500m of Parkland	98%
Population (%) within 600m of Transit Service	100%
Population (%) within 600m of Commercial Service	62%

STUDENT GENERATION COUNT

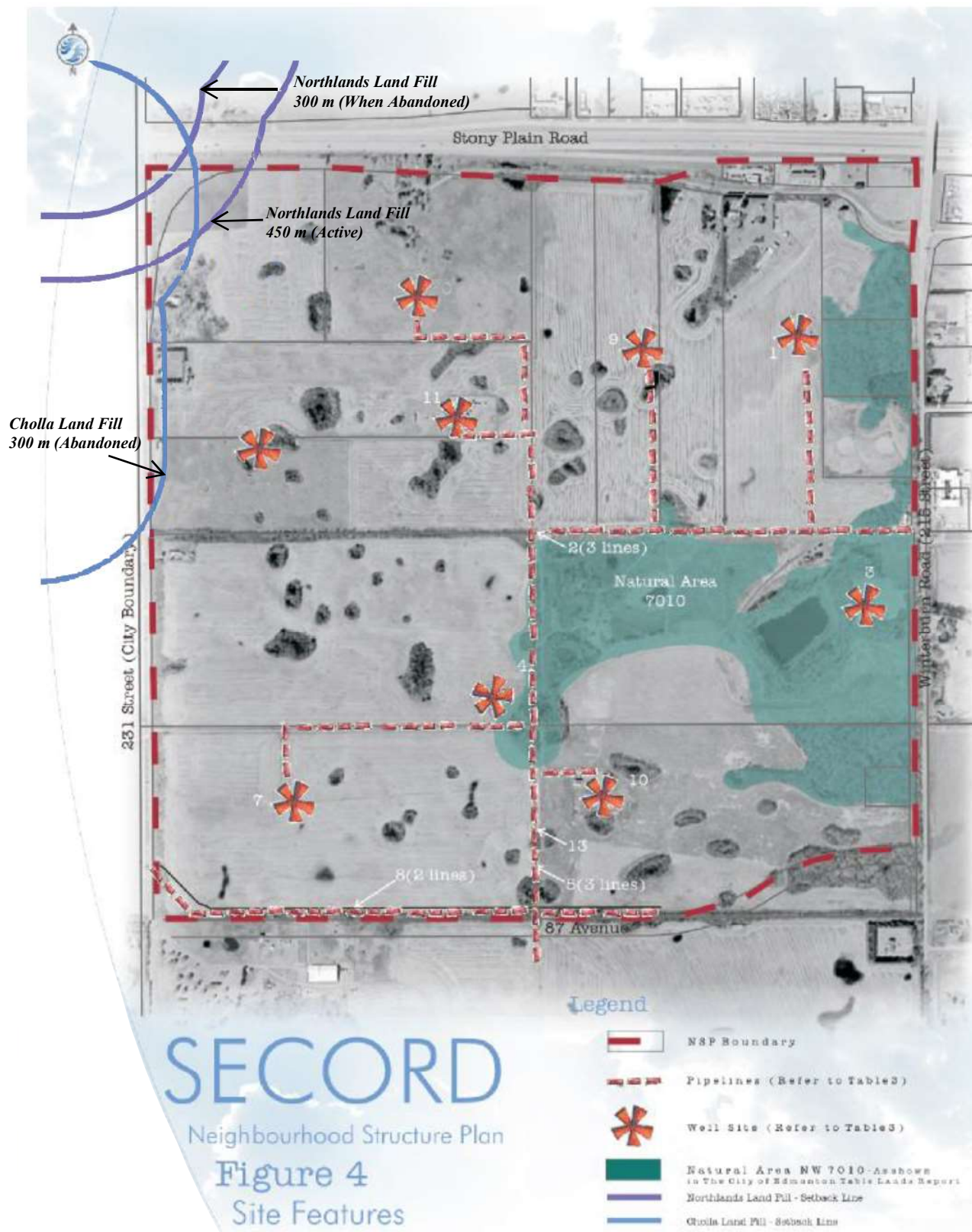
	Elementary	Junior High School	Senior High	Total
Public	475	475	0	950
Separate	238	238	0	476

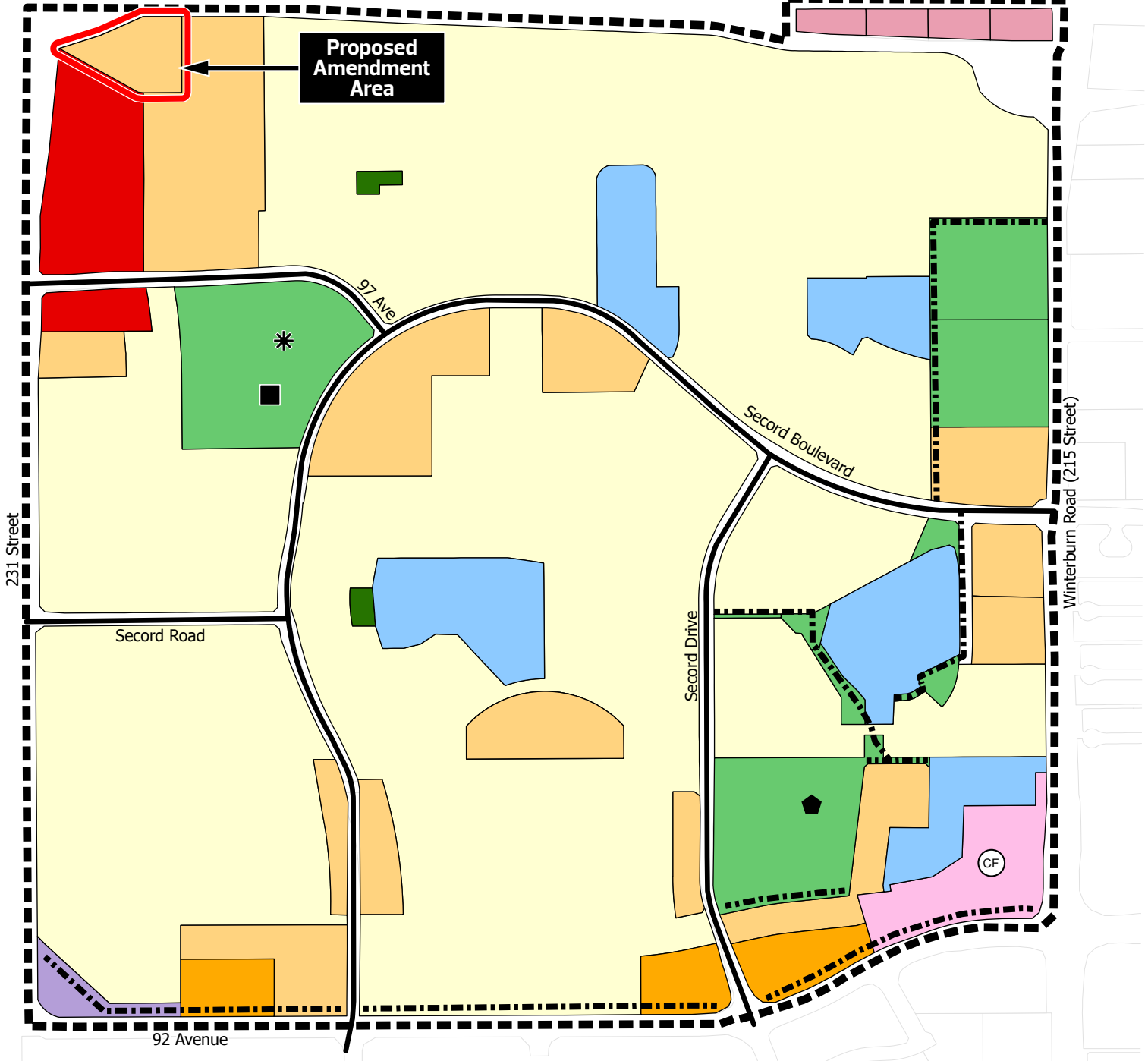
NOTES:

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

2. 25% of the density of lands formerly zoned RMD (Residential Mixed Dwelling Zone) is accounted for under 'MDR Rowhousing'. Since January 1, 2024, with the adoption of Zoning Bylaw 20001, all sites previously zoned RMD have transitioned to the RSF zone (Small Scale Flex Residential Zone).

SCHEDULE "B"





**Figure 6 - Development Concept
SECORD**
Neighbourhood Structure Plan
(as amended)



- | | |
|--------------------------------|---------------------------------|
| 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.



- Legend
- School/Park
 - Focal Point/Destination Area
 - Non-MB 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

SECORD

Neighbourhood Structure Plan

Figure 7
Community Linkages and
Focal Points

Schedule 'E'

