

Bylaw 19297

A Bylaw to amend Bylaw 8733, as amended,
being the Lewis Farms Area Structure Plan

WHEREAS pursuant to the provision of the Planning Act, City Council on June 14, 1988 passed Bylaw 8733, as amended, being the Lewis Farms Area Structure Plan; and

WHEREAS Council found it desirable to amend the Lewis Farms Area Structure Plan through the passage of Bylaws 10881, 12183, 12184, 12488, 13661, 13807, 14579, 14673, 14676, 15364, 15761, 15917, 16273, 18046, 18162, 18677, 18875, 19028, and 19076; and

WHEREAS an application was received by Administration to further amend the Lewis Farms Area 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. That Bylaw 8733, as amended, the Lewis Farms Area Structure Plan is hereby further amended as follows:
 - a. deleting the fourth paragraph from the Community Centre Subsection from Chapter 5 – Land Use Concept and replacing it with the following: “The following goals for design within the West Development Sector’s portion of the Community Centre will be achieved through a combination of Direct Control and Conventional zoning, and subdivision Conditions for servicing”;
 - b. deleting “Table 1 – The Lewis Farms Area Structure Plan Land Use and Population Statistics – Bylaw 18677” and replacing it with the following:

Lewis Farms Area Structure Plan		
Land Use & Population Statistics		
Bylaw 18257		
	Area (ha)	% of GDA
Gross Area	1014.15	
Golf Course Lands	71.69	
Public Utility Lots (TOPC Leddy)	1.10	
Public Utility (Fire Rescue Station)	1.19	
Whitemud Drive ROW	21.7	
Arterial Roadway	25.28	
Pipeline ROW	9.42	
Road Widening	4.40	
Existing Development	66.97	
Total	201.75	
Net Developable Area	812.40	100.00%
Residential		
Single Family/Low Density Residential	389.09	47.9%
Medium Density Residential	97.65	12.0%
High Density Residential	3.96	0.5%
Total	491.42	60.5%
Commercial		
Commercial	6.81	0.8%
Commercial Offices/Business	15.66	1.9%
Commercial Community	2.87	0.4%
Total	25.34	3.1%
Mixed Use Centre		
Mixed Use	4.95	0.6%
Commercial Office	2.36	0.3%
Pedestrian Oriented Mixed Use Node	1.63	0.2%
Natural Area	1.01	0.1%
High Rise Residential	2.91	0.4%
Total	12.86	1.6%
Institutional & Recreational		
School/Park	68.56	8.4%
Natural Area	17.30	2.1%
Transit Terminal	1.00	0.1%
Religious Institutional	4.05	0.5%
Total	90.91	11.2%
Special Study Area	6.40	0.8%
Utility Area		
Storm Water Management Lakes	44.04	5.4%
Public Utility Lots	0.95	0.1%
Public Utility (Fire Rescue Station)	1.19	0.1%
Pipelines Rights of Way	0.00	0.0%
Total	46.18	5.7%

Circulation Total	144.08	17.7%			
Miscellaneous	1.30	0.2%			
	Area (ha)	Units/Ha	Units	People/Unit	Population
Single Family/Low Density Residential	389.81	25	9,745	2.8	27,286
Medium Density Residential	97.65	45	4,394	2.8	12,303
High Density Residential	13.44	225	3,024	1.8	5,443
Total Residential	500.90		17,163		45,032

READ a first time this day of , A. D. 2020;
 READ a second time this day of , A. D. 2020;
 READ a third time this day of , A. D. 2020;
 SIGNED and PASSED this day of , A. D. 2020.

THE CITY OF EDMONTON

MAYOR

CITY CLERK