

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 23rd day of June , A. D. 2020;
 READ a second time this 23rd day of June , A. D. 2020;
 READ a third time this 23rd day of June , A. D. 2020;
 SIGNED and PASSED this 23rd day of June , A. D. 2020.

THE CITY OF EDMONTON

MAYOR

A/ CITY CLERK