

Bylaw 19191

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, and 19077; 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 table entitled "SECORD NEIGHBOURHOOD STRUCTURE PLAN LAND USE & POPULATION STATISTICS BYLAW 19077" and substitute the following:

**SECORD NEIGHBOURHOOD STRUCTURE PLAN
LAND USE & POPULATION STATISTICS
BYLAW 19191**

	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	16.1	6.77%
Existing Commercial	1.9	0.79%
Stormwater Management Facilities	15.2	6.38%
Circulation at 15%	35.7	15.01%
TOTAL Non-Residential Area	87.9	36.98%
NET RESIDENTIAL AREA (NRA)	150.0	63.04%

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	52.7%
Medium Density Residential						
Rowhousing	4.3	45	193	2.8	539	3.3%
Low Rise/Medium Density Residential	18.8	90	1,692	1.8	3,046	31.6%
Medium/High Rise Density Residential	3.9	225	878	1.8	1,580	15.0%
TOTAL	150.0		5,837		13,774	100.0%

SUSTAINABILITY MEASURES

Population Per net Hectare (ppnha)	91.8
Units Per net Residential Hectare (upnrha)	39
LDR/MDR Ratio	53% / 47%
Population (%) within 500 m of Parkland	98%
Population (%) within 400 m of Transit Service	100%
Population (%) within 600 m of Commercial Service	84%

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

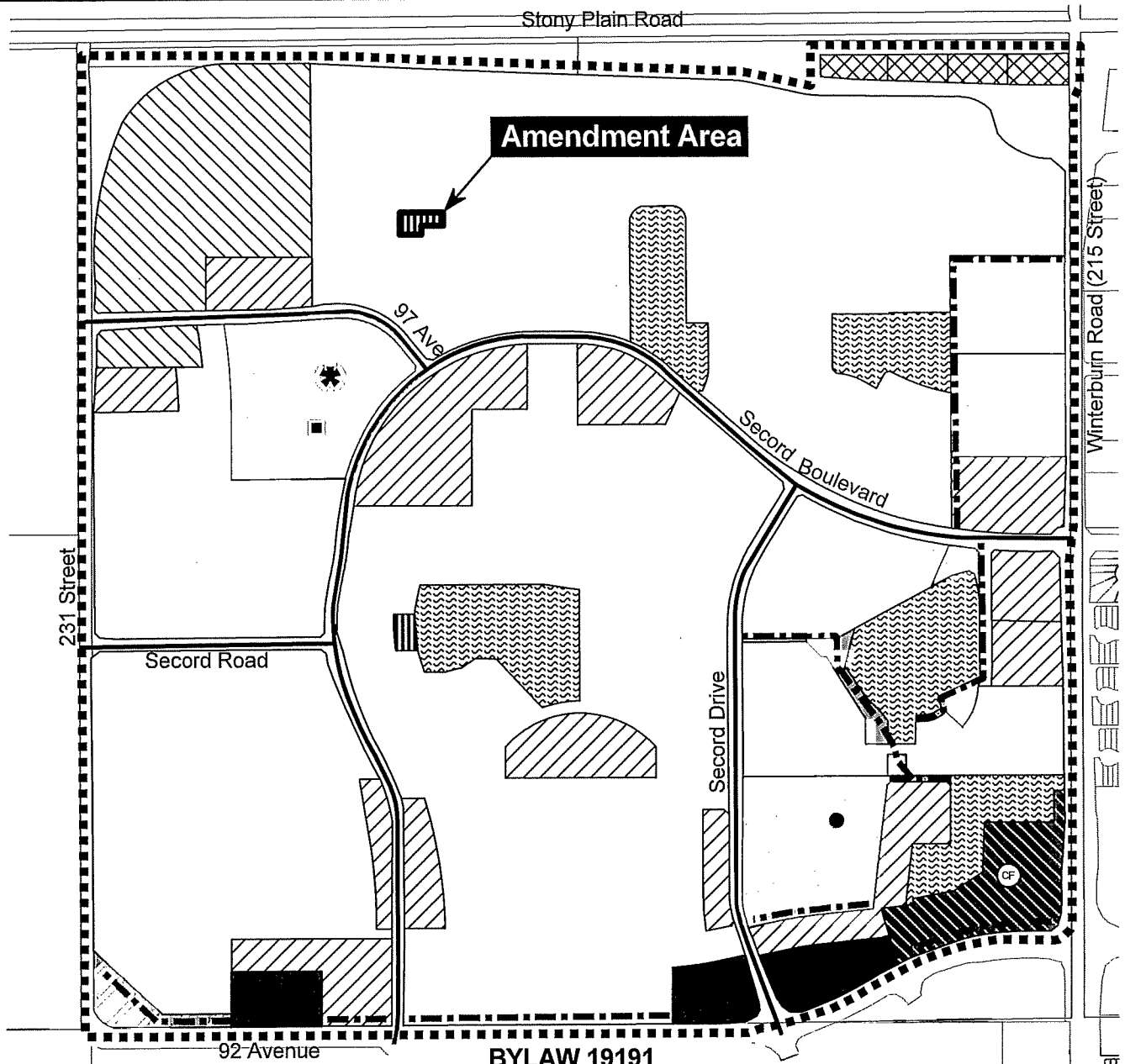
- b. delete the map entitled "Bylaw 19077 Amendment to Secord Neighbourhood Structure Plan (as amended)" and replace it with the map entitled "Bylaw 19191 - Amendment to Secord Neighbourhood Structure Plan" attached hereto as Schedule "A" and forming part of this bylaw;
- c. delete the map entitled "Figure 6 – Development Concept" and replace it with the map entitled "Figure 6 – Development Concept" attached hereto as Schedule "B" and forming part of this bylaw;
- d. delete the map entitled "Figure 7 – Community Linkages and Focal Points" and replace it with the map entitled "Figure 7 – Community Linkages and Focal Points" attached hereto as Schedule "C" 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 "D" 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 "E" 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 "F" 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 "G" and forming part of this bylaw;

READ a first time this	10th	day of	March	, A. D. 2020;
READ a second time this	10th	day of	March	, A. D. 2020;
READ a third time this	10th	day of	March	, A. D. 2020;
SIGNED and PASSED this	10th	day of	March	, A. D. 2020.



















THE CITY OF EDMONTON


MAYOR

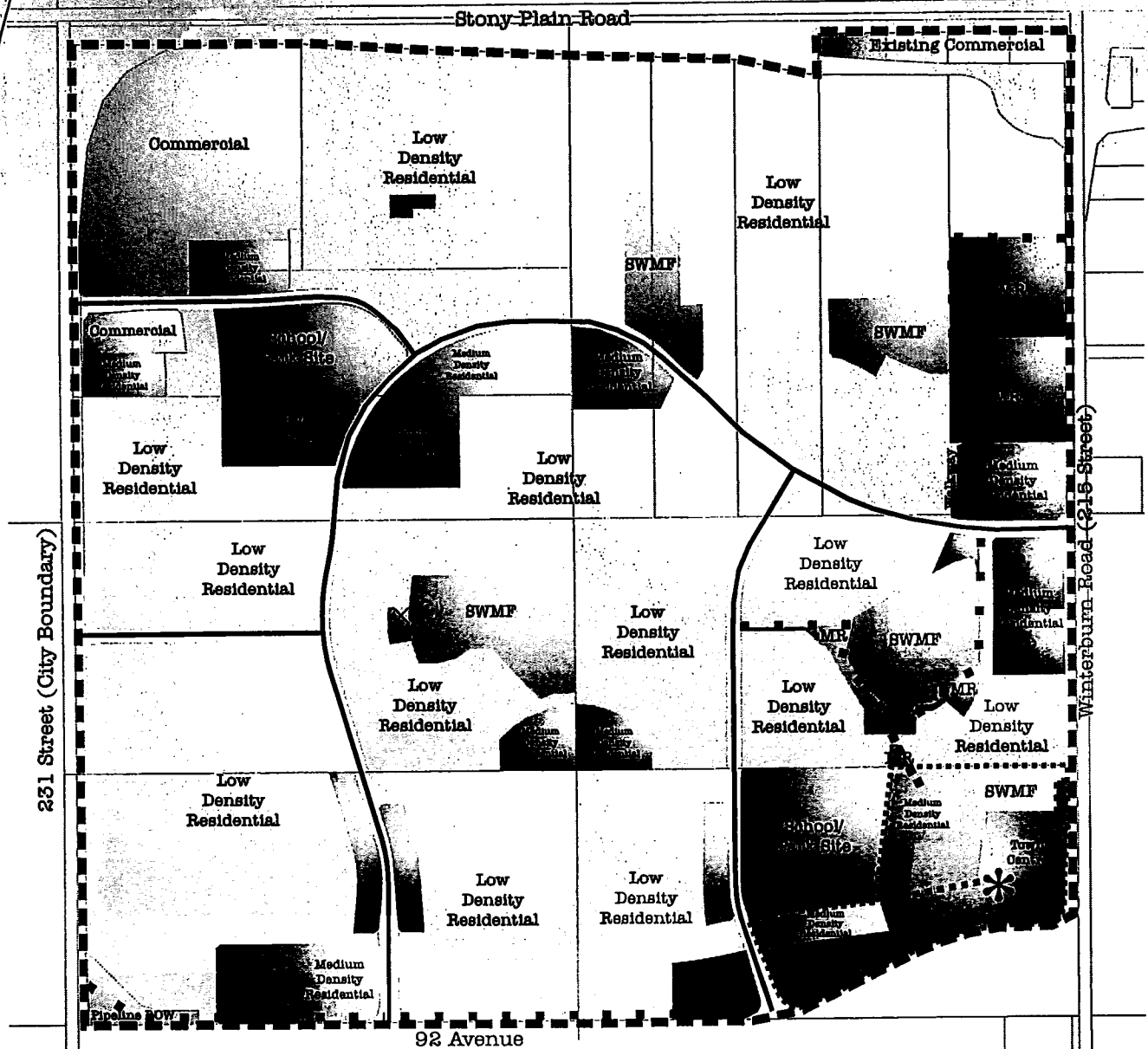

CITY CLERK



**BYLAW 19191
AMENDMENT TO
SECORD
Neighbourhood Structure Plan
(as amended)**

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

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**
- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Existing Commercial/Business

- Commercial/Business
- Town Centre Commercial
- Stormwater Management Facility
- MR - Park/School
- Park (Not MR)
- Pipeline ROW
- Collector Roadway
- Major Pedestrian Connection
- Potential Civic Facility
- Town Centre
- Vista Viewpoint Corridor
- NSP Boundary

SECORD

Neighbourhood Structure Plan

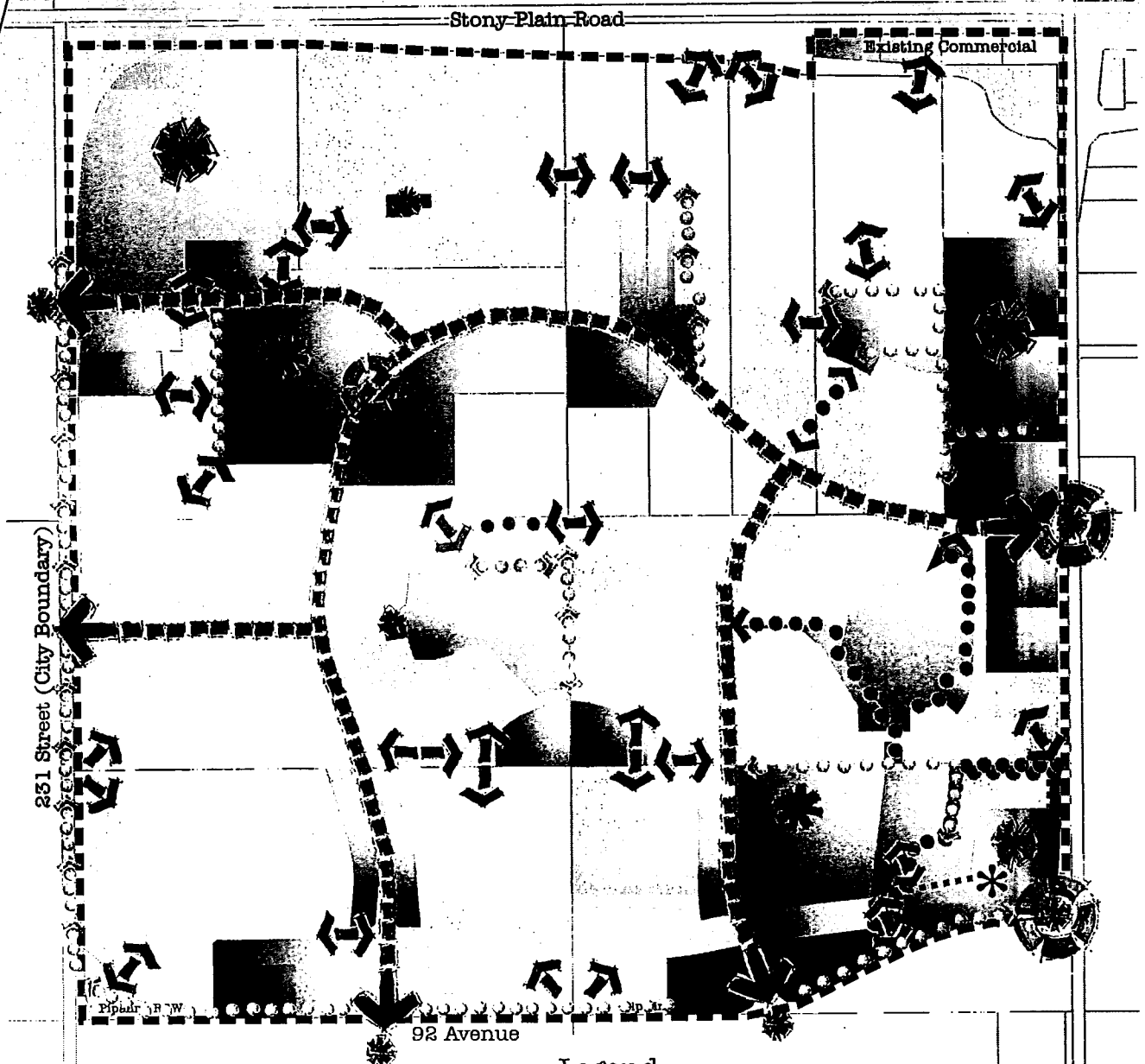
Figure 6

Development Concept

JANUARY 2020 - 1161 106635



Stantec



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

SECORD

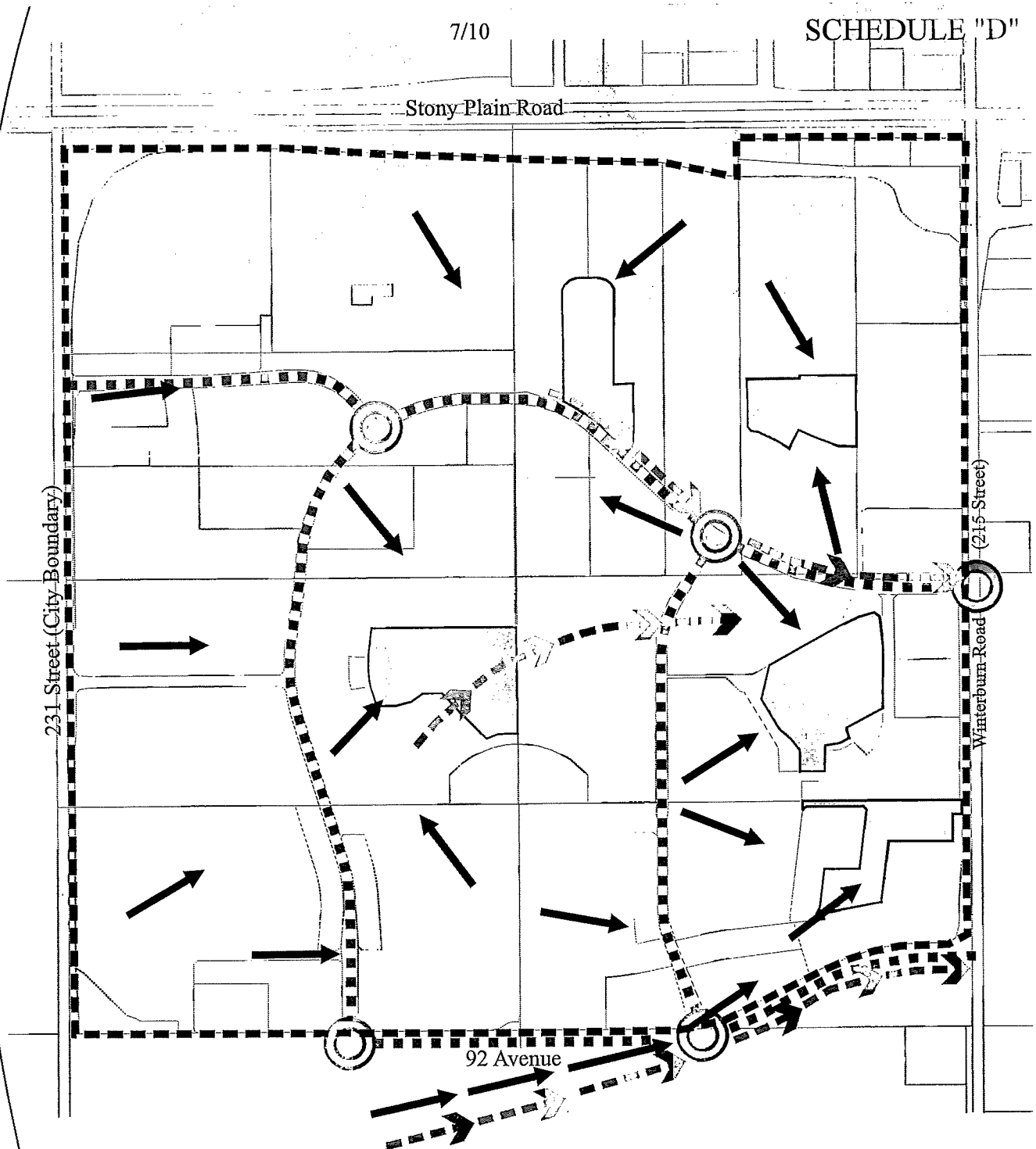
Neighbourhood Structure Plan

Figure 7
Community Linkages and
Focal Points






JANUARY 2020 - 1161 106635



Stantec



Legend

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

SECORD

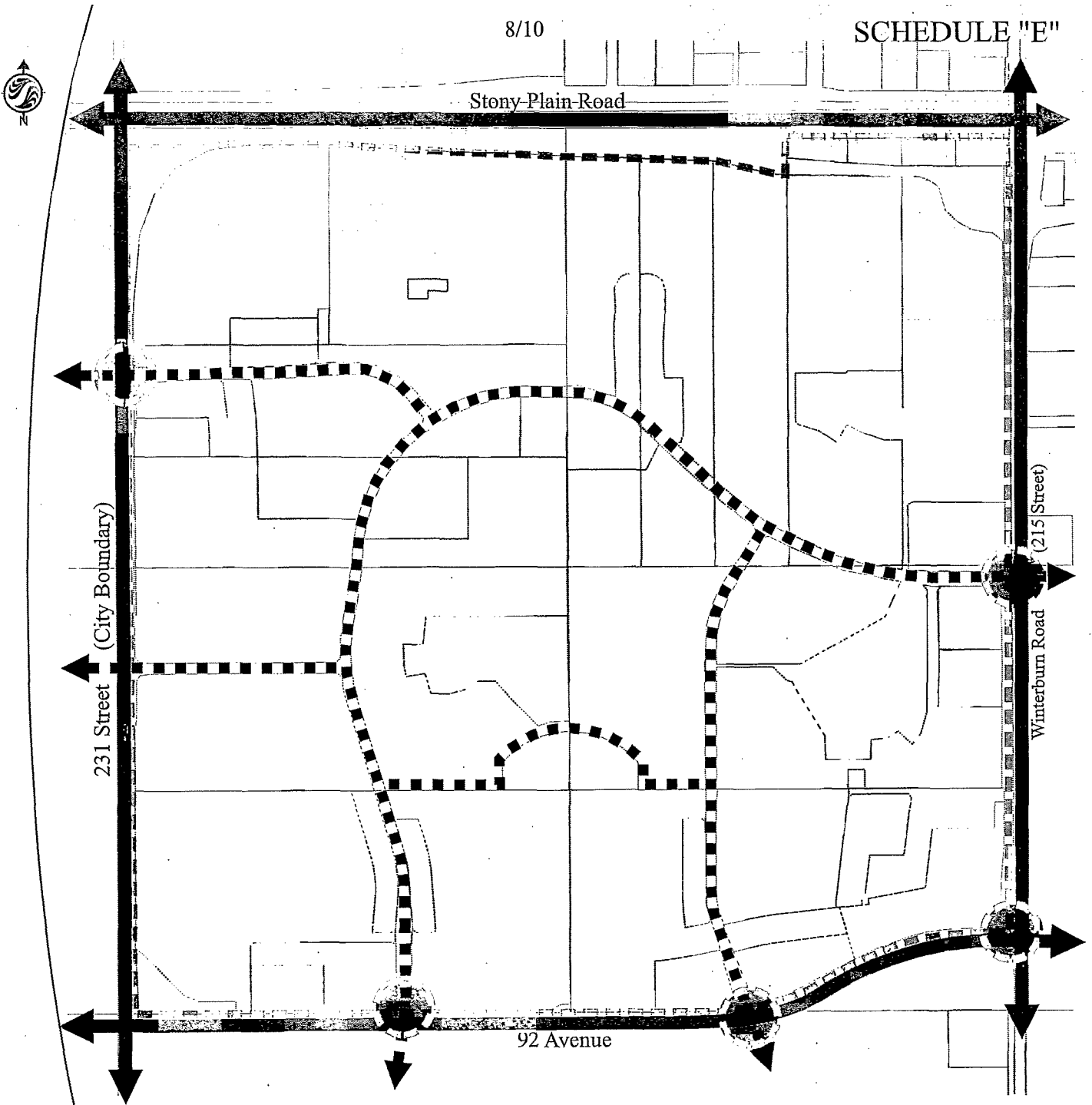
Neighbourhood Structure Plan

Figure 8 Servicing Concept






JANUARY 2020 - 1161 106635



Stantec



Legend

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



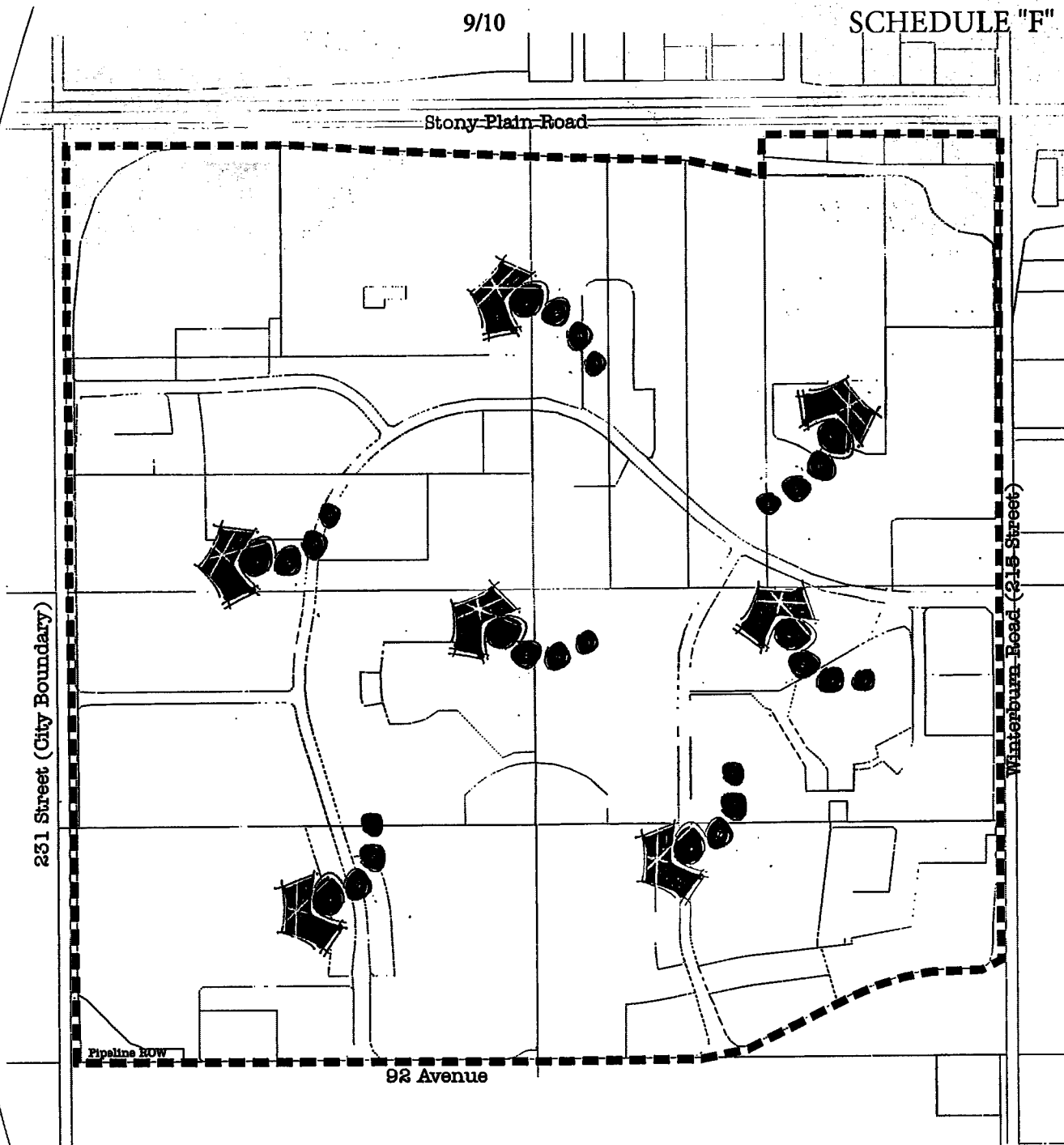
SECORD

Neighbourhood Structure Plan

Figure 9

Transportation Network

JANUARY 2020 - 1161 106635



General Direction of
Development



NSP Boundary

SECORD

Neighbourhood Structure Plan

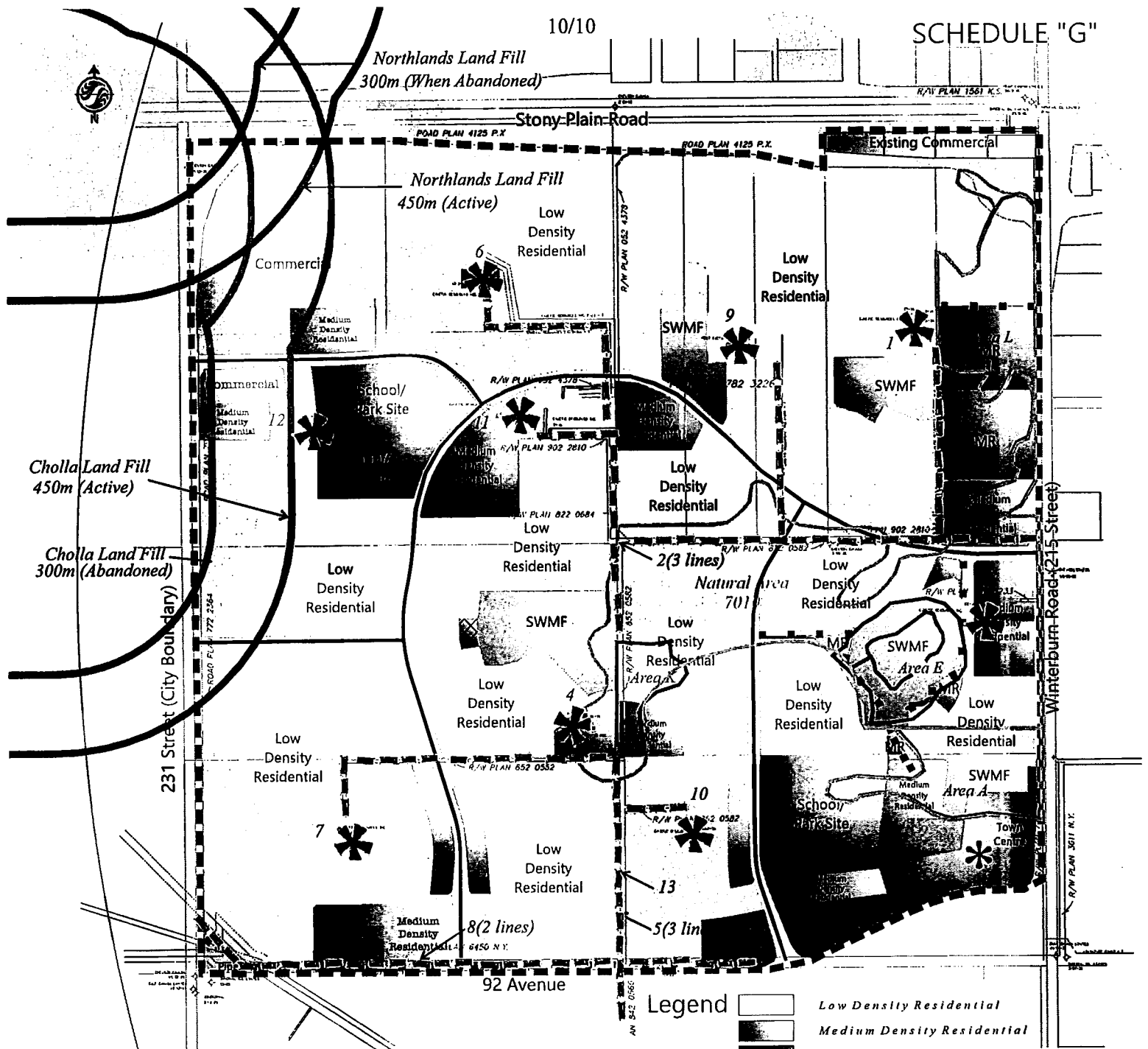
Figure 10

Staging Plan

JANUARY 2020 - 1161 106635



Stantec



*Northlands offsets determined from the limits of the Northlands 2014 December operational report plan.

**Cholla offsets determined per 30.0m interior offset from property line per Province of Alberta Standards for Landfills 2010.

SECORD

Neighbourhood Structure Plan

Figure 12

Site Context and
Development Considerations

JANUARY 2020 - 1161 106635



Stantec