

Bylaw 19028

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, 14676, 15364, 15761, 15917, 16273, 18046, 18162, 18677 and 18875; 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 statistics entitled “The Lewis Farms Area Structure Plan Land Use and Population Statistics Bylaw 18875” and replace with the following:

**LEWIS FARMS AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 19028**

	Area (ha)	%
GROSS AREA	1014.15	
Golf Course Lands (Area Subject to Deferred Reserve Caveat)	71.69	
Public Utility Lot (T.O.P.C. and Leddy)	1.10	
Public Utility (Fire Rescue Station)	1.19	
Whitemud Drive ROW	21.70	
Arterial Roadway	25.28	
Pipeline ROW	9.42	
Road Widening	4.40	
Existing Development (Winterburn Industrial)	66.97	
Total	201.75	
Net Developable Area	812.40	100%
Residential		
Single Family/Low Density Residential	389.81	48.0%
Medium Density Residential	100.46	12.4%
High Density Residential	1.15	0.1%
Total	491.42	60.5%
Commercial & Industrial		
Commercial	6.81	0.8%
Commercial Offices/Business	15.66	1.9%
Community Commercial	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%
High-rise Residential	2.91	0.4%
Natural Area	1.01	0.1%
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	6.4	0.8%
Utility		
Storm Water Management Lakes	44.04	5.4%
Public utility Lots	0.95	0.1%
Public Utility (Fire Rescue Station)	1.19	0.1%
Pipeline Rights of Way	0	0.0%
Total	46.18	5.7%
Circulation Total	144.08	17.7%
Miscellaneous	1.3	0.2%

	Area	Units/HA	Units	People/Unit	Population
Single Family/Low Density Residential	389.81	25	9,745	2.8	27,287
Medium Density Residential	100.46	45	4,521	2.8	12,658
High Density Residential/Mixed Use Centre	10.63	225	2,392	1.8	4,305
Total Residential	500.90		16,658		44,250

Assumed Residential land use area, unit and population have been calculated based on the following 2015 numbers:

- Low Density – 25 u/ha and 2.8 residents per unit
- Medium Density – 45 u/ha and 2.8 residents per unit
- High-Density – 190 u/ha and 1.8 residents per unit

READ a first time this 7th day of October , A. D. 2019;
 READ a second time this 7th day of October , A. D. 2019;
 READ a third time this 7th day of October , A. D. 2019;
 SIGNED and PASSED this 7th day of October , A. D. 2019.

THE CITY OF EDMONTON



 MAYOR



 CITY CLERK

