

Bylaw 19029

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 and 18876; 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 first sentence of 3.1.6 Affordable Housing and replace with the following:

“The Secord NSP addresses housing affordability through the designation of MDR and HDR sites within the plan area”
 - b. delete the second sentence of 5.2 Residential and replace with the following:

“A variety of low, medium and high density residential dwelling units will be implemented based on market conditions and consumer preferences at the time of development”
 - c. add a fourth bullet point to the second paragraph of 5.2 Residential with the following text:

“

 - 225 units per net residential hectare for High Density”
 - d. delete the first paragraph of section 5.2.4 High Density Residential HDR and replace with the following:

“High Density Residential (HDR) development will contribute to the variety of housing types located in Secord, and will take the form of apartment housing. HDR is to be located adjacent to arterial roadways, providing easy access to transit and minimizing traffic impacts on the rest of the neighbourhood. Vehicle access to HDR developments is to be provided from arterial roadways.

Uses within the HDR designation will be primarily residential, but may include small scale commercial and retail uses at grade when incorporated into an apartment building, with the intention of serving local residents.

Ground level streetscapes surrounding HDR developments will utilize landscaping and urban design to integrate with the surrounding community and create a positive pedestrian environment.

For the Community Town Centre area at the 92nd Avenue and Secord Drive intersection, access will be from an internal road and not directly on to 92 Avenue. This location offers great pedestrian connectivity to future commercial, school and park sites.”

- e. delete the table entitled “SECORD NEIGHBOURHOOD STRUCTURE PLAN LAND USE & POPULATION STATISTICS BYLAW 18876” and substitute the following:

**SECORD NEIGHBOURHOOD STRUCTURE PLAN
LAND USE & POPULATION STATISTICS
BYLAW 19029**

	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 (Non-MR Credit)	0.2	0.09%
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	87.7	36.87%
NET RESIDENTIAL AREA (NRA)	150.2	63.13%

RESIDENTIAL LAND USE AREA, UNIT AND POPULATION

	Area (ha)	Units/ha	Units	People/Unit	Population	% of Total Units
Low Density Residential (LDR)						
<i>Single/Semi-Detached</i>	123.5	25	3,088	2.8	8,646	54.5%
Medium Density Residential						
<i>Rowhousing</i>	4.3	45	193	2.8	539	3.4%
<i>Low Rise/Medium Density Residential</i>	19.9	90	1,787	1.8	3,216	31.6%
<i>Medium/High Rise Density Residential</i>	2.7	225	596	1.8	1,073	10.5%
TOTAL	150.3		5,664		13,474	100.0%

SUSTAINABILITY MEASURES

Population Per net Hectare (ppnha)	89.6
Units Per net Residential Hectare (upnrha)	38
LDR/MDR Ratio	55% / 45%
Population (%) within 500 m of Parkland	98%
Population (%) within 400 m of Transit Service	100%
Population (%) within 600 m of Commercial Service	64%

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

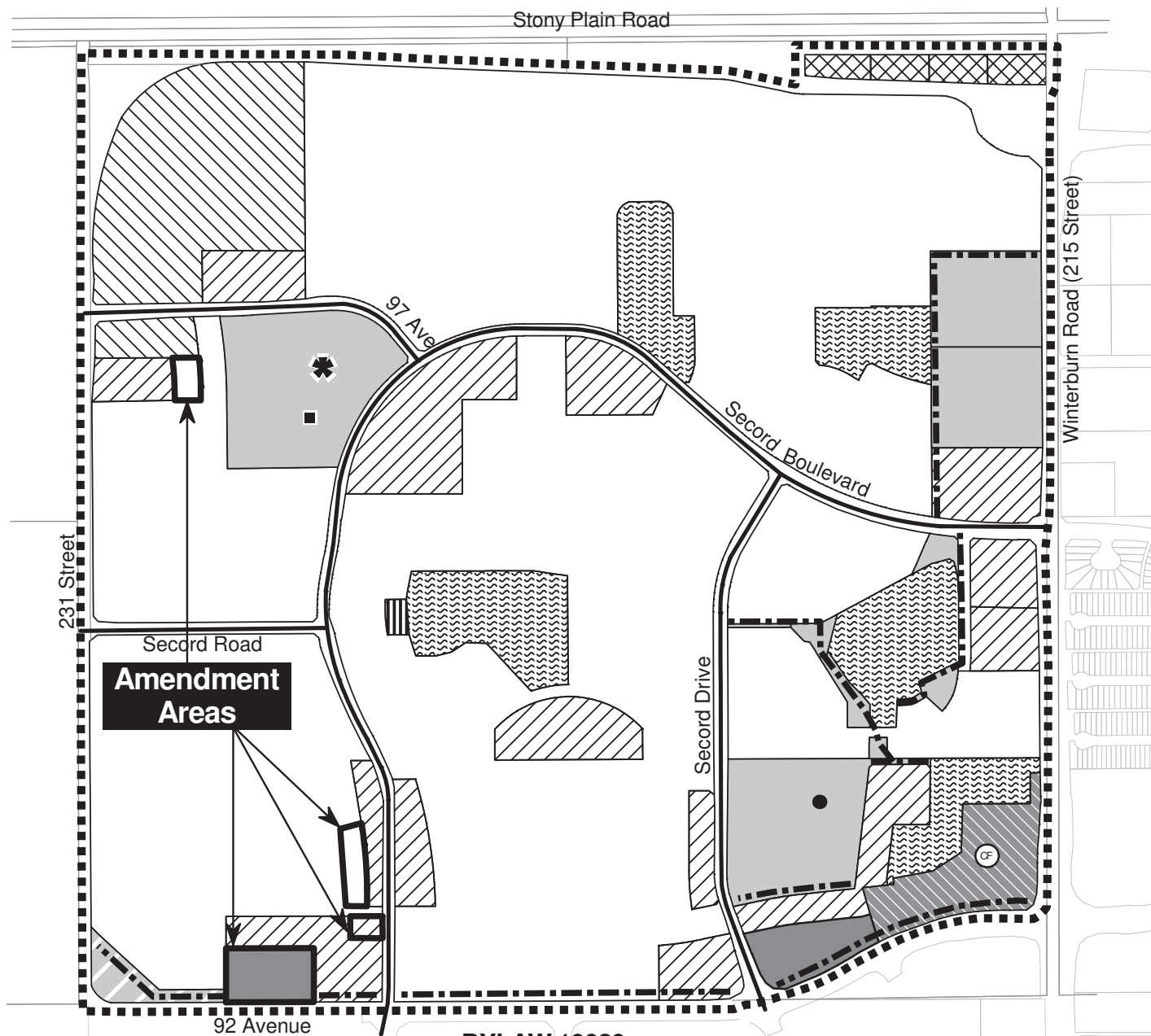
- f. delete the map entitled “Bylaw 18876 Amendment to Secord Neighbourhood Structure Plan (as amended)” and replace it with the map entitled “Bylaw 19029 - Secord Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this bylaw;
- g. delete Figure 6 - Development Concept and replace with “Figure 6 - Development Concept” attached hereto as Schedule “B” and forming part of this bylaw;
- h. delete Figure 7 - Community Linkages and Focal Points and replace with “Figure 7 - Community Linkages and Focal Points” attached hereto as Schedule “C” and forming part of this bylaw;
- i. delete Figure 8 - Servicing Concept and replace with “Figure 8 - Servicing Concept” attached hereto as Schedule “D” and forming part of this bylaw;
- j. delete Figure 9 - Transportation Network and replace with “Figure 9 - Transportation Network” attached hereto as Schedule “E” and forming part of this bylaw;
- k. delete Figure 10 - Staging Plan and replace with “Figure 10 - Staging Plan” attached hereto as Schedule “F” and forming part of this bylaw; and
- l. delete Figure 12 - Site Context and Development Considerations and replace with “Figure 12 - Site Context and Development Considerations” attached hereto as Schedule “G” and forming part of this bylaw.

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

THE CITY OF EDMONTON

MAYOR



















CITY CLERK



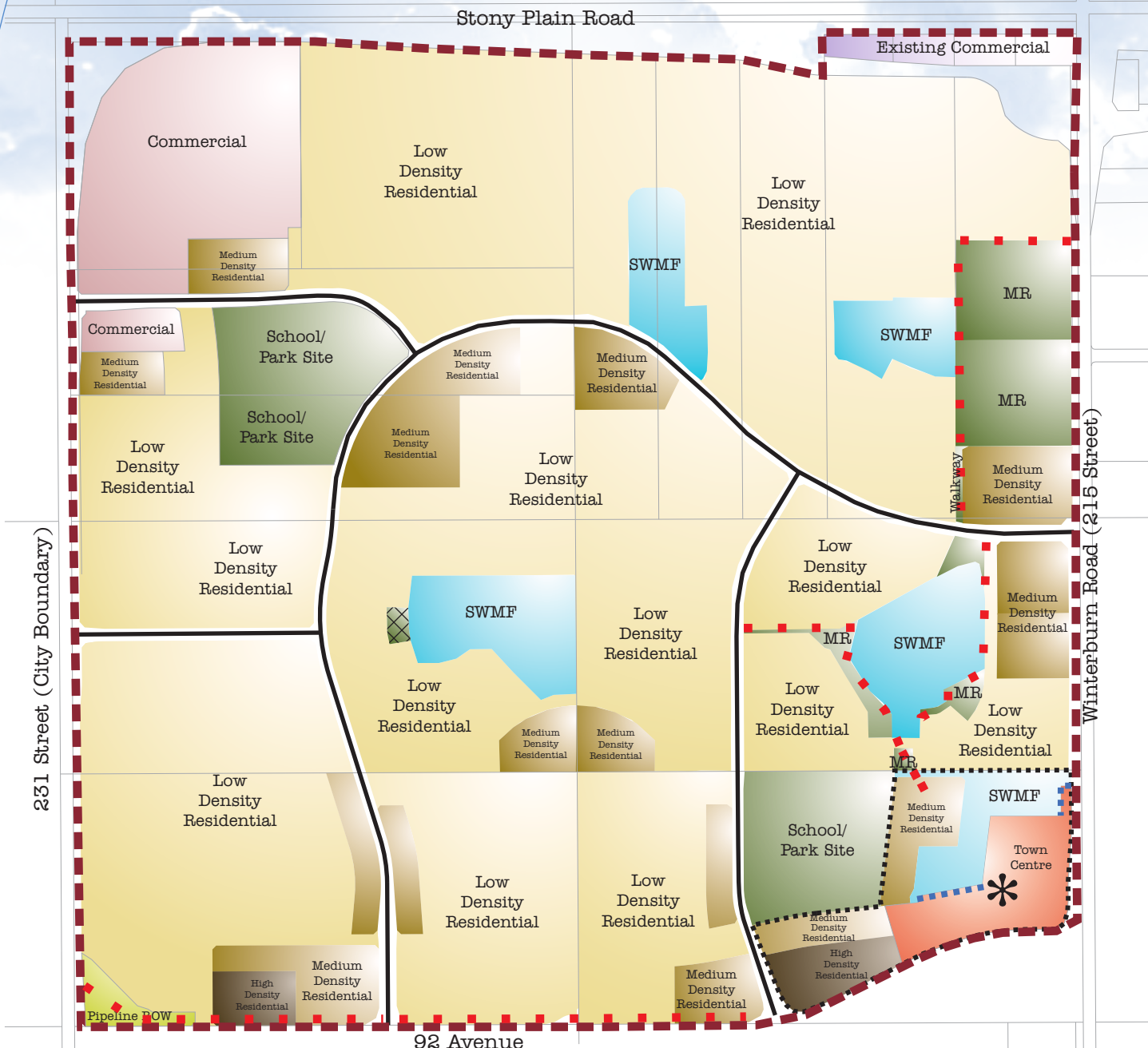
Amendment Areas

**BYLAW 19029
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.



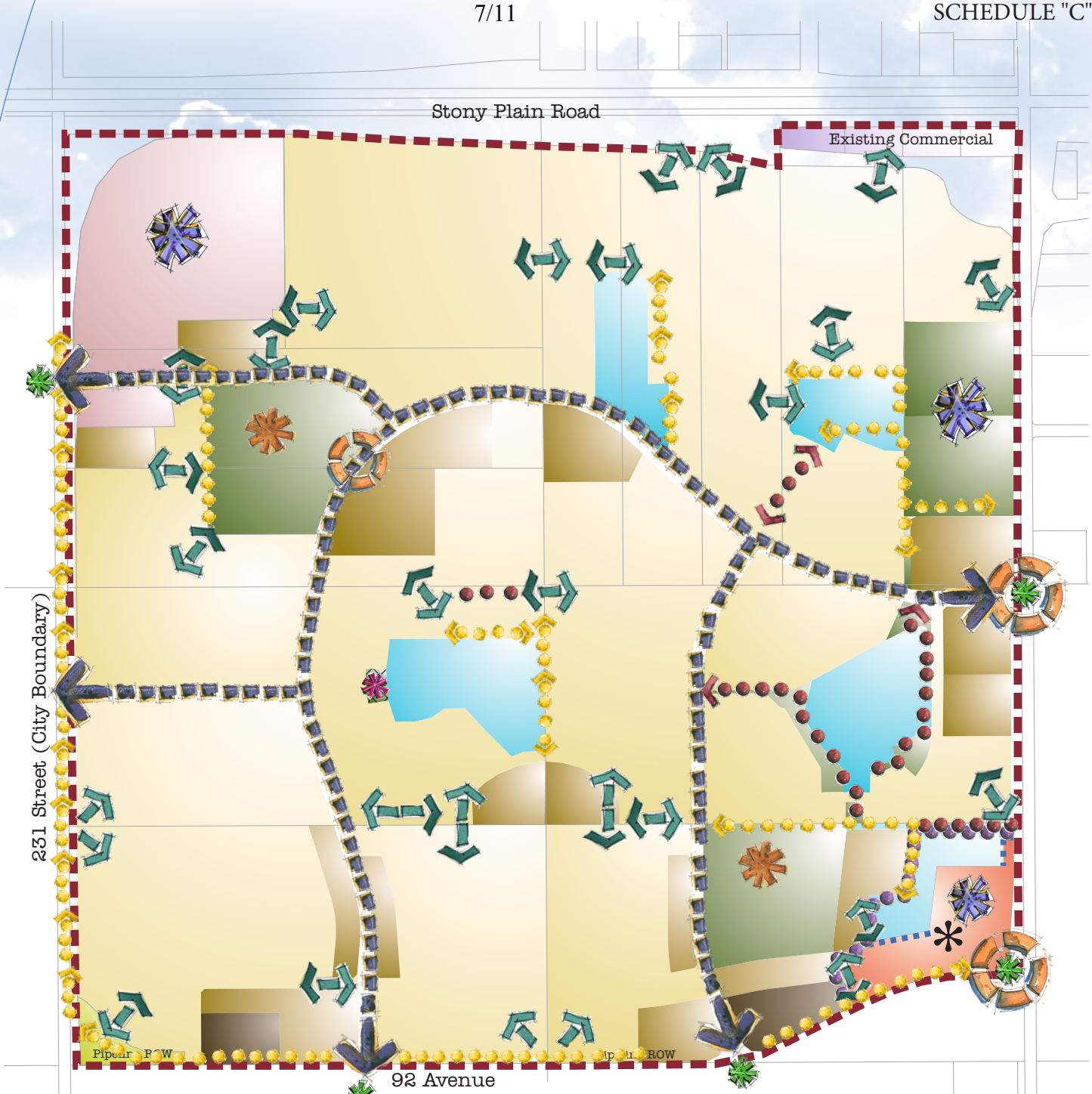
- Legend**
- | | | | |
|-------------------------------------------------------------------------------------|------------------------------|---------------------------------------------------------------------------------------|--------------------------------|
|  | Low Density Residential |  | Commercial/Business |
|  | Medium Density Residential |  | Town Centre Commercial |
|  | High Density Residential |  | Stormwater Management Facility |
|  | Existing Commercial/Business |  | MR - Park/School |
| | |  | Non-MR Credit Park |
| | |  | 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



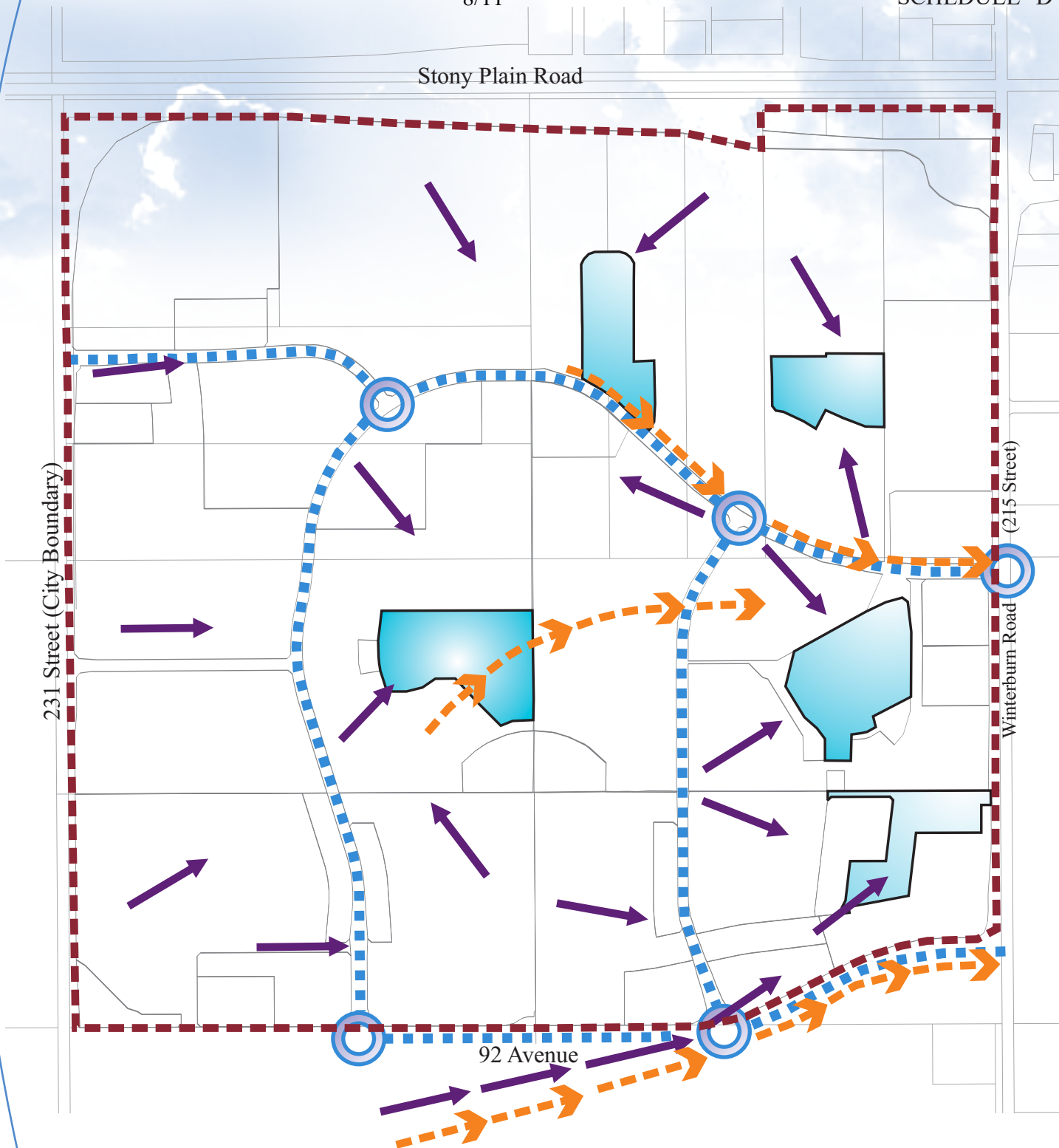
Legend

-  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








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Neighbourhood Structure Plan


Figure 8 Servicing Concept

Legend

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



Legend

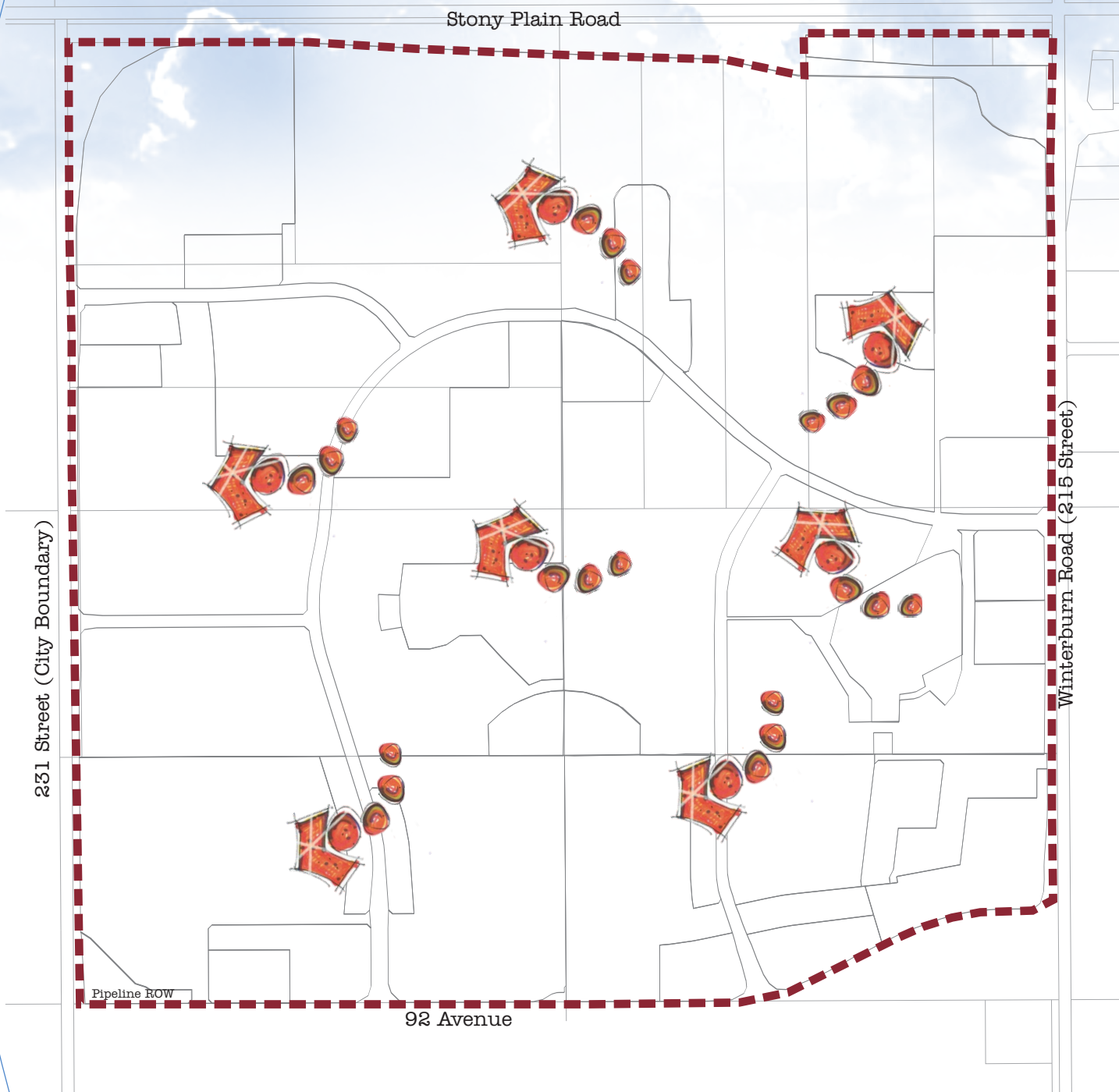
-  Arterial Roadway
-  19.5m Collector Roadway
-  14.5m Collector Roadway
-  11.5m Collector Roadway
-  Non Transit Collector
-  Major Pedestrian Intersection
-  NSP Boundary

SECORD

Neighbourhood Structure Plan

Figure 9

Transportation Network



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Neighbourhood Structure Plan

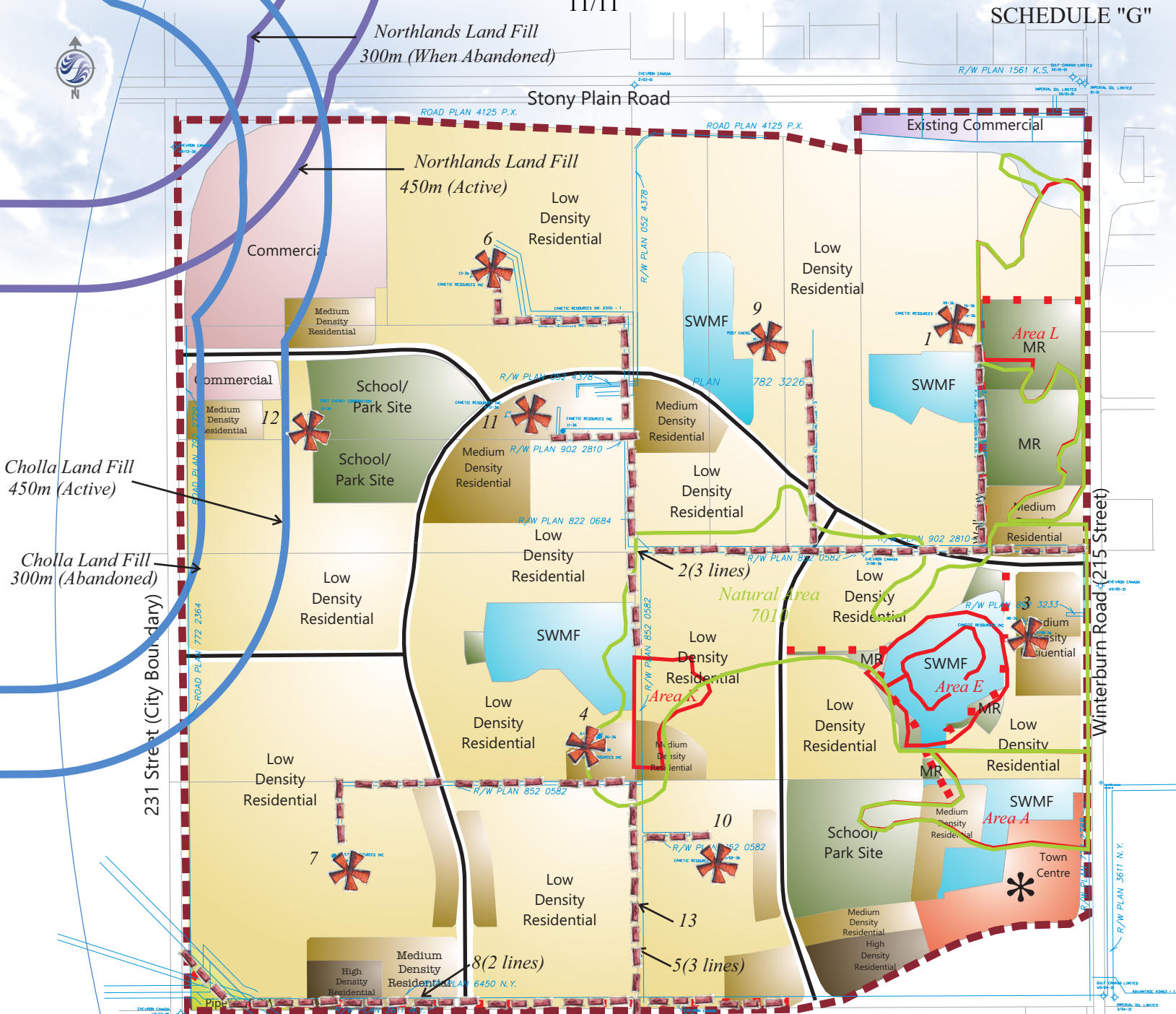
Figure 10
Staging Plan



General Direction of Development



NSP Boundary



*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

Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Existing Commercial/Business
- Commercial/Business
- Town Centre Commercial
- Stormwater Management Facility
- MR - Park/School
- Pipeline ROW
- Collector Roadway
- Major Pedestrian Connection
- NSP Boundary
- Potential Civic Facility
- Active/Abandoned Wells