

Bylaw 18818

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, and 18665; and

WHEREAS an application was received by City Planning 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 Secord Neighbourhood Structure Plan is hereby further amended as follows:
  - a. Deleting the table entitled "Secord Neighbourhood Structure Plan Land Use & Population Statistics Bylaw 18665", and substituting with:

## SECOND NEIGHBOURHOOD STRUCTURE PLAN LAND USE & POPULATION STATISTICS BYLAW 18818

	Area (ha)	% of GDA
<b>GROSS AREA</b>	<b>244.7</b>	
Arterial and Collector Roadways	5.8	
Utility/Pipeline Corridors	1.6	
<b>GROSS DEVELOPABLE AREA</b>	<b>236.1</b>	<b>100.0%</b>
Municipal Reserve	18.4	7.8%
School Park	11.3	4.8%
Parks/Natural Areas	1.0	0.4%
Lot 10, MSR, Plan 7823225	3.0	1.2%
Lot R, Plan 4714 R.S.	3.1	1.3%
Public Park - donated	0.3	0.1%
Park (Non-MR Credit)	0.2	0.1%
Commercial / Business	12.6	5.3%
Existing Commercial	1.9	0.8%
Stormwater Management Facilities	14.5	6.1%
Circulation at 15%	35.4	15.0%
<b>TOTAL Non-Residential Area</b>	<b>83.3</b>	<b>35.3%</b>
<b>NET RESIDENTIAL AREA (NRA)</b>	<b>152.8</b>	<b>64.7%</b>

### RESIDENTIAL LAND USE AREA, UNIT AND POPULATION

	Area (ha)	Units/ha	Units	People/Unit	Population	% of Total Units
<b>Low Density Residential (LDR)</b>						
Single/Semi-Detached	121.7	25	3,043	2.8	8,520	53.3%
<b>Medium Density Residential</b>						
Rowhousing	5.0	45	225	2.8	630	3.9%
Town Centre Medium Density Residential	7.0	90	630	1.8	1,134	11.0%
Low Rise/Medium Density Residential	20.2	90	1,816	1.8	3,269	31.8%
<b>TOTAL</b>	<b>153.9</b>		<b>5,714</b>		<b>13,553</b>	<b>100.0%</b>

### SUSTAINABILITY MEASURES

Population Per net Hectare (ppnha)	88
Units Per net Residential Hectare (upnrha)	37
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	64%

### STUDENT GENERATION

	Elementary	Junior High School	Senior High	Total
Public	489	489		978
Separate	245	245		490

\*The exact area and location of Municipal Reserve will ultimately be determined at the time of subdivision through discussion with City staff.

\*\*25% of the RMD density is accounted for as MDR

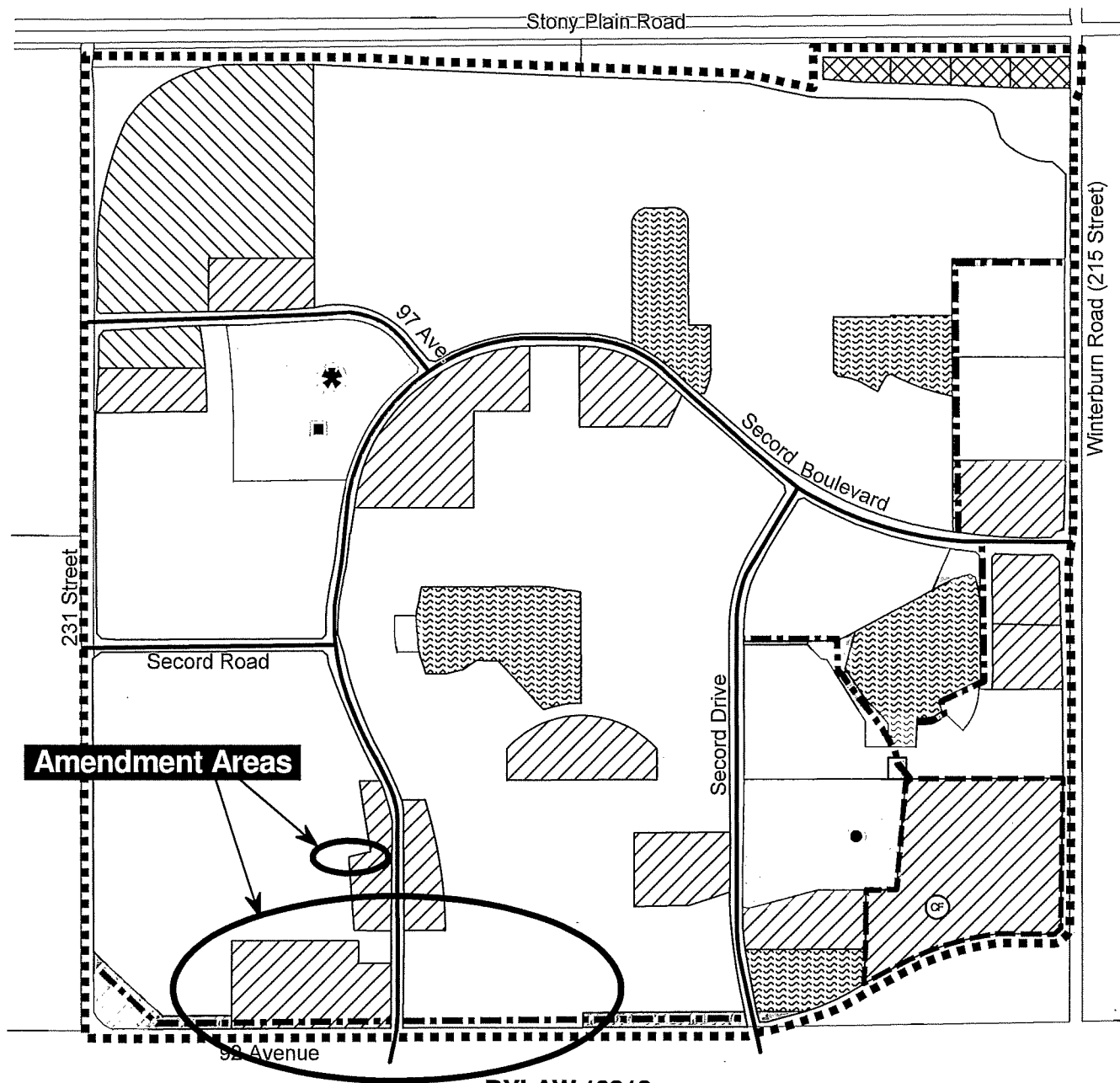
- b. Deleting the map entitled "Bylaw 18665 – APPROVED SECORD Neighbourhood Structure Plan (as amended)", and substituting the map entitled "Bylaw 18818 AMENDMENT TO SECORD Neighbourhood Structure Plan (as amended)" attached as Schedule "A" and forming part of this Bylaw;
- c. Deleting the figure entitled "FIGURE 6 – DEVELOPMENT CONCEPT", and substituting with the figure entitled "FIGURE 6 – DEVELOPMENT CONCEPT" attached as Schedule "B" and forming part of this Bylaw.
- d. Deleting the figure entitled "FIGURE 7 – COMMUNITY LINKAGES AND FOCAL POINTS", and substituting with the figure entitled "FIGURE 7 – COMMUNITY LINKAGES AND FOCAL POINTS" attached as Schedule "C" and forming part of this Bylaw.
- e. Deleting the figure entitled "FIGURE 8 – SERVICING CONCEPT", and substituting with the figure entitled "FIGURE 8 – SERVICING CONCEPT" attached as Schedule "D" and forming part of this Bylaw.
- f. Deleting the figure entitled "FIGURE 9 – TRANSPORTATION NETWORK", and substituting with the figure entitled "FIGURE 9 TRANSPORTATION NETWORK" attached as Schedule "E" and forming part of this Bylaw.
- g. Deleting the figure entitled "FIGURE 10 – STAGING PLAN", and substituting with the figure entitled "FIGURE 10 – STAGING PLAN" attached as Schedule "F" and forming part of this Bylaw.
- h. Deleting the figure entitled "FIGURE 12 – SITE CONTEXT AND DEVELOPMENT CONSIDERATIONS", and substituting with the figure entitled "FIGURE 12 – SITE CONTEXT AND DEVELOPMENT CONSIDERATIONS" attached as Schedule "G" and forming part of this Bylaw.

READ a first time this	29th	day of	April	, A. D. 2019;
READ a second time this	29th	day of	April	, A. D. 2019;
READ a third time this	29th	day of	April	, A. D. 2019;
SIGNED and PASSED this	29th	day of	April	, A. D. 2019.

THE CITY OF EDMONTON

  
MAYOR

















  
CITY CLERK



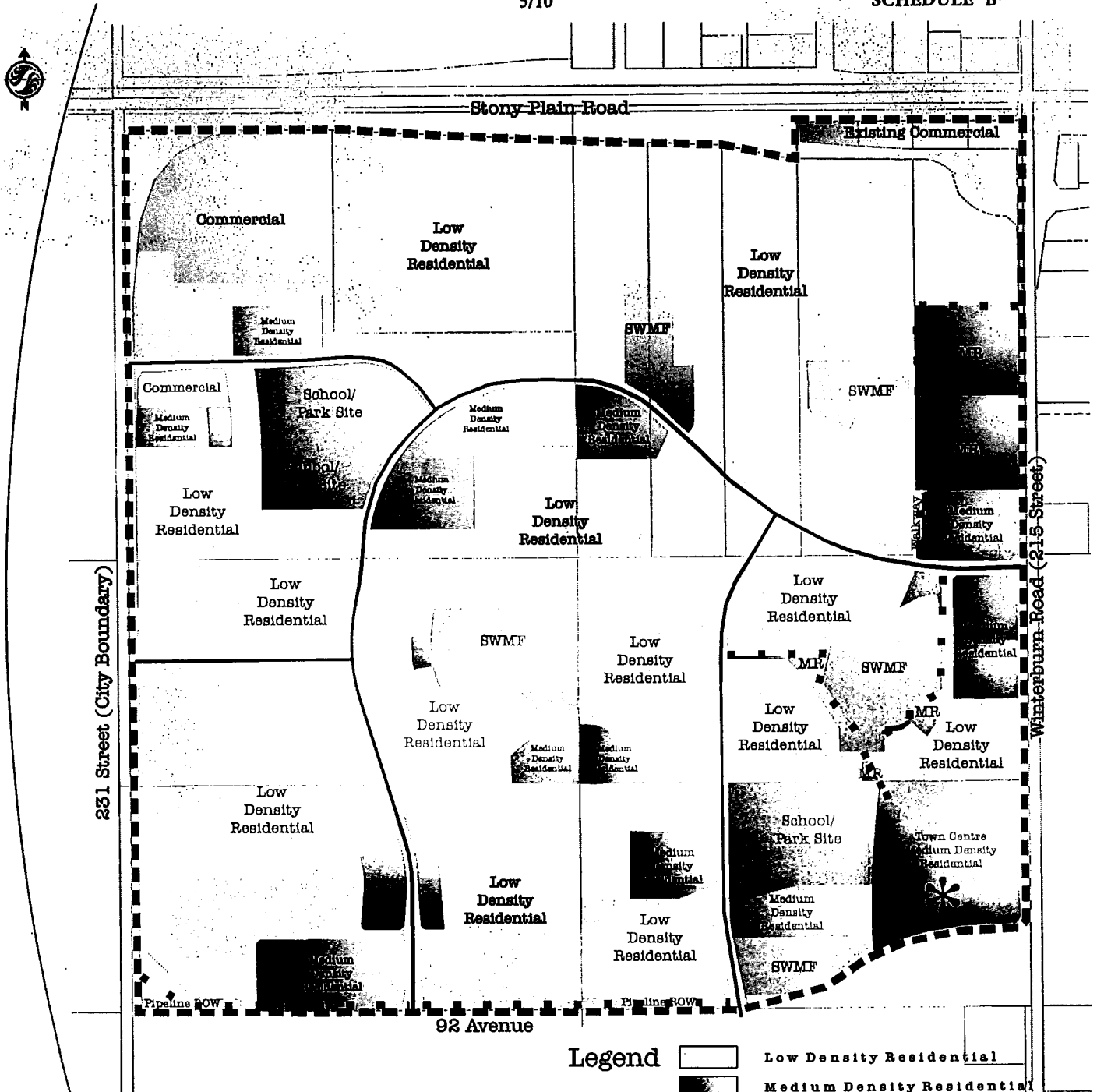
**BYLAW 18818  
AMENDMENT TO  
SECORD**

Neighbourhood Structure Plan  
(as amended)



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



# SECORD

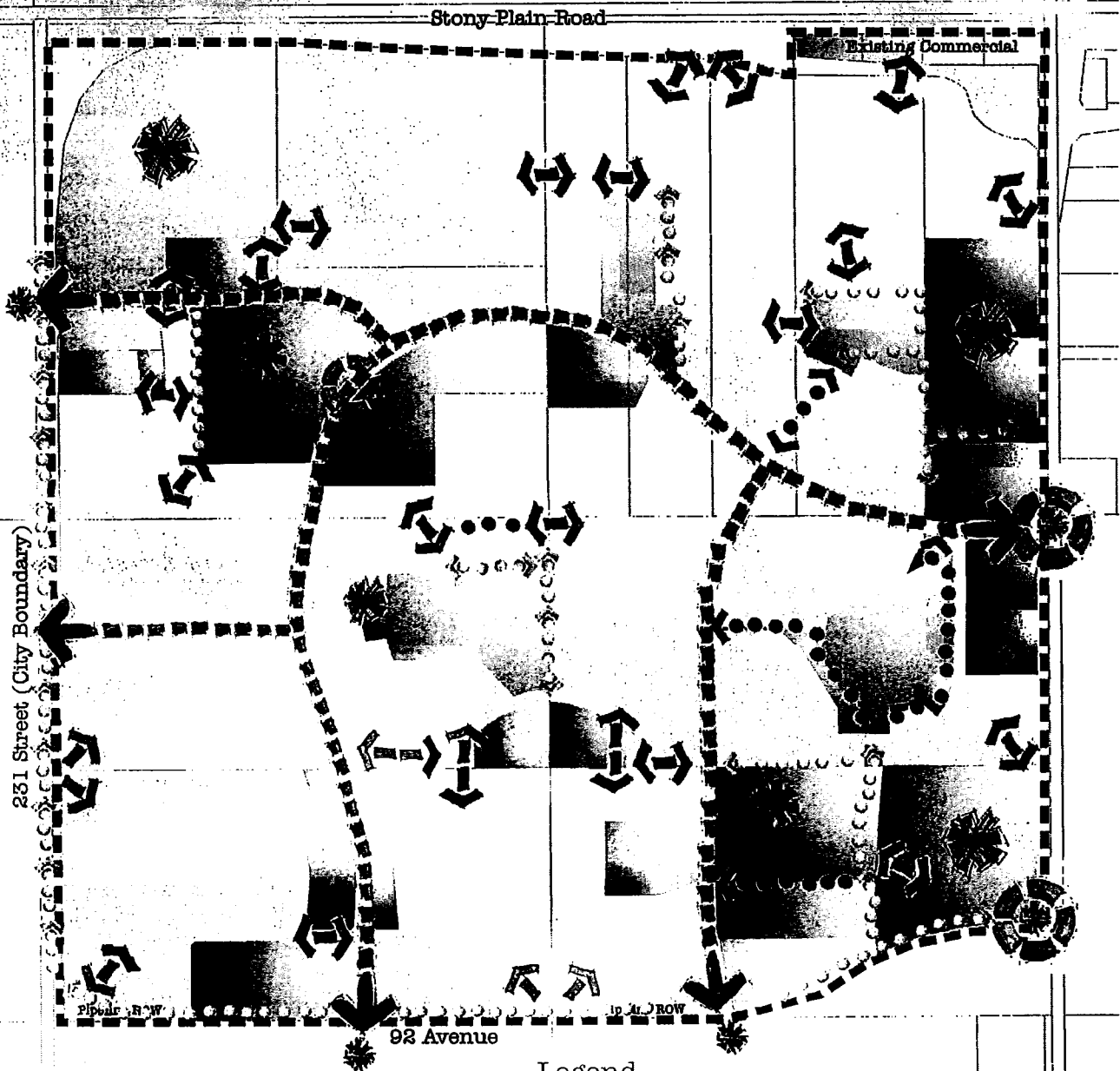
Neighbourhood Structure Plan

## Figure 6










Development Concept

MAY 2018 - 1161 101050





## Legend

-  School/Park
-  Focal Point/Destination Area
-  Pedestrian Linkage
-  Conceptual Pedestrian Connection/Trail
-  Multi Use Pedestrian Connection/Trail
-  Collector Roadway & Transit Route
-  Transit Focal Point
-  Major Pedestrian Intersections
-  NSP Boundary

# SECORD

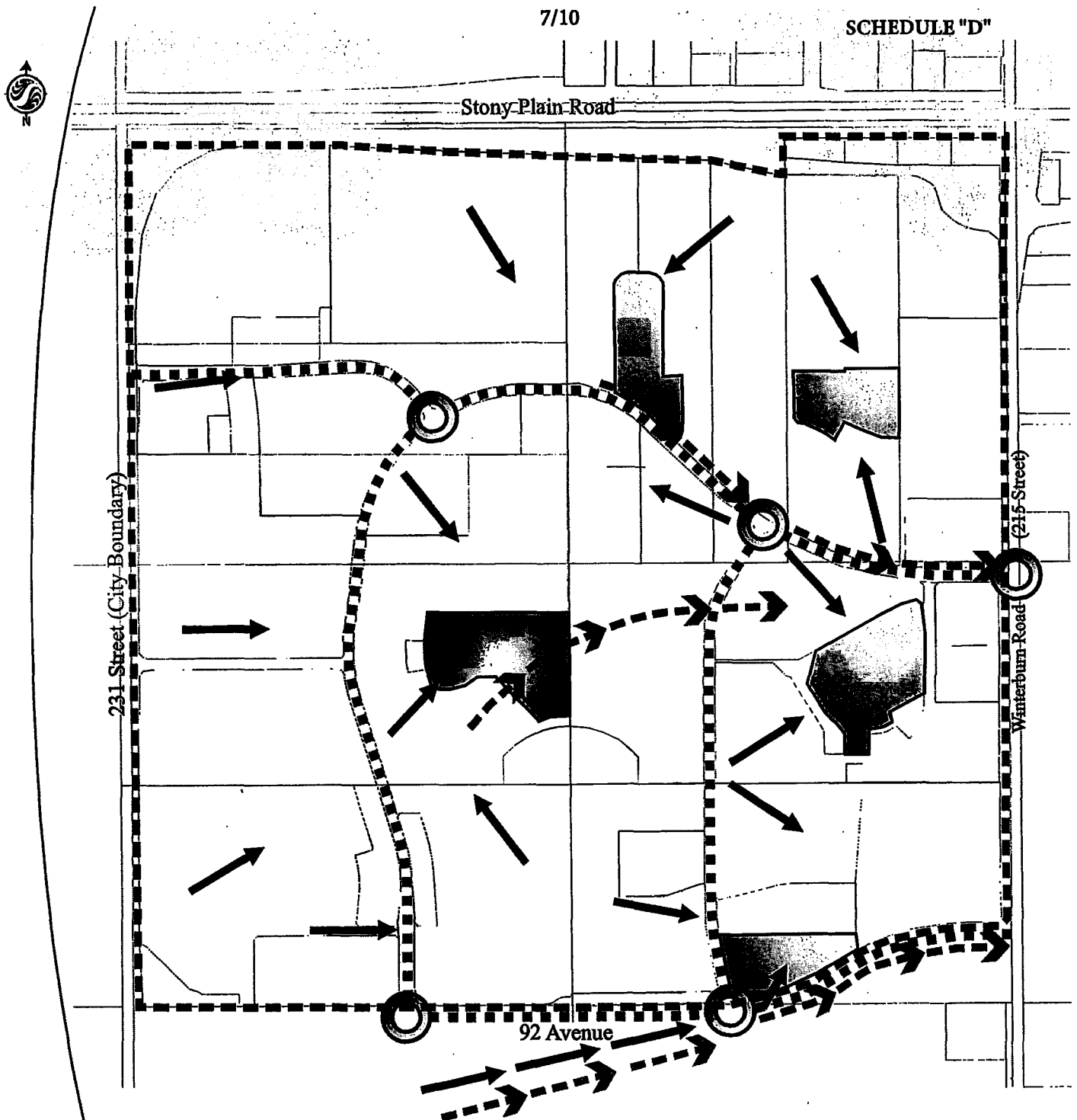
Neighbourhood Structure Plan

Figure 7  
Community Linkages and  
Focal Points






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### Legend

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

# SECORD

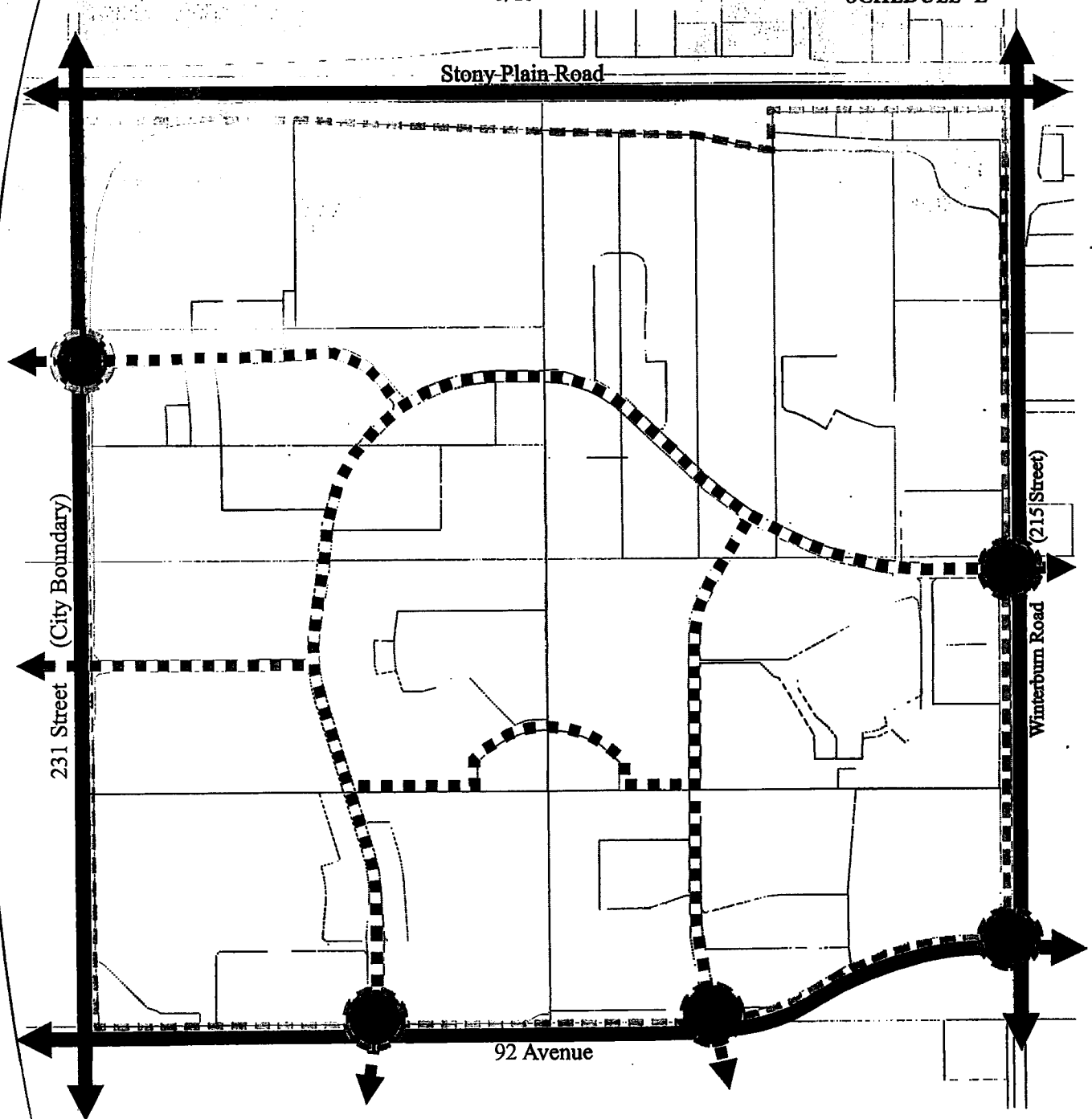
Neighbourhood Structure Plan

## Figure 8 Servicing Concept








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### Legend

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



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# SECORD

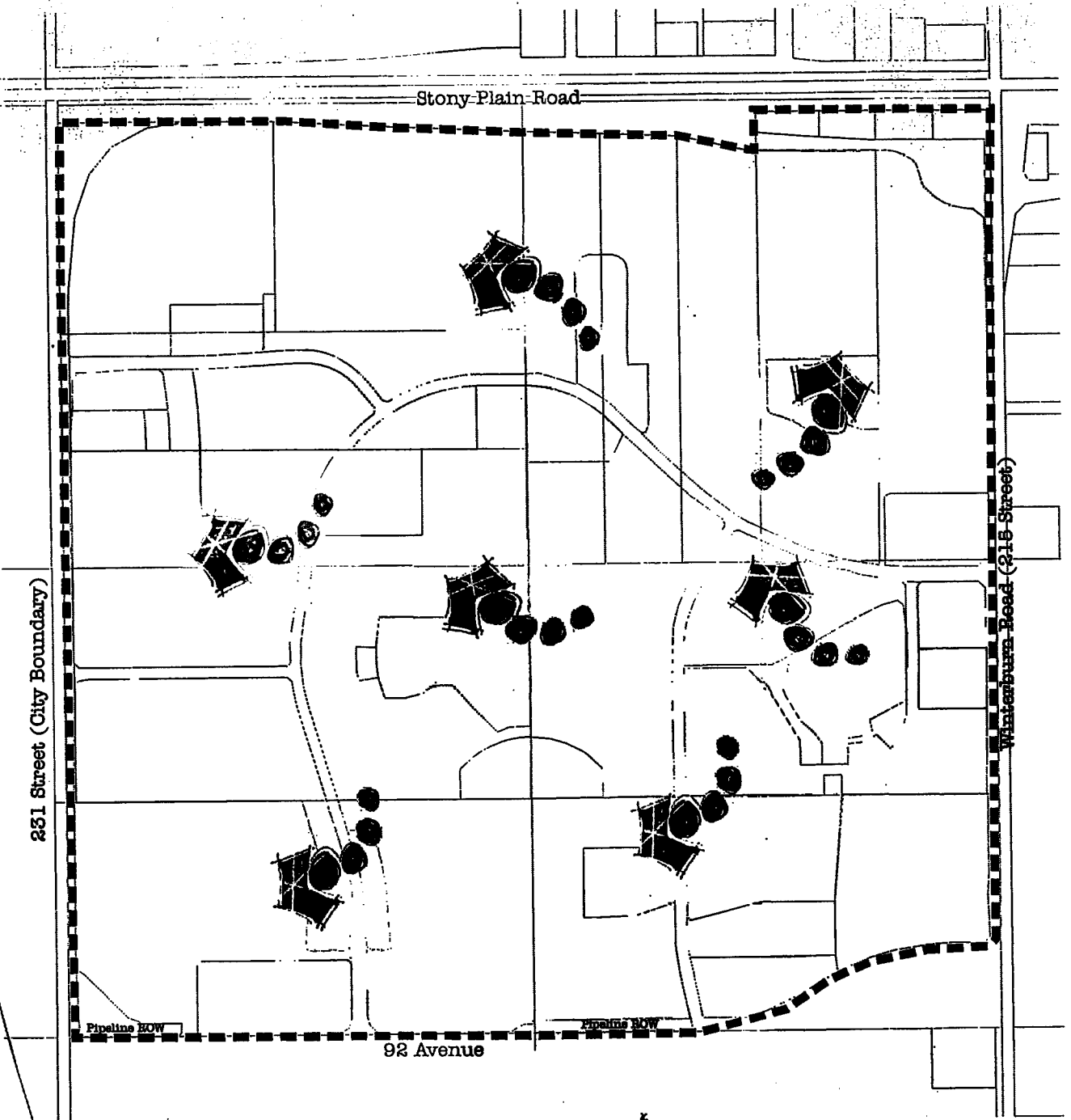
Neighbourhood Structure Plan

## Figure 9

## Transportation Network

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General Direction of  
Development



NSP Boundary

# SECORD

Neighbourhood Structure Plan

Figure 10

Staging Plan

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