

Bylaw 20221

A Bylaw to amend Bylaw 18540, as amended,
being the Decoteau North Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, the Municipal Council of the City of Edmonton, passed Bylaw 18540, being the Decoteau North Neighbourhood Structure Plan; and

WHEREAS Council finds it desirable from time to time to amend the Decoteau North Neighbourhood Structure Plan; and

WHEREAS an application was received by Administration to amend the Decoteau North 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. That Bylaw 18540, as amended, being the Decoteau North Neighbourhood Structure Plan is hereby amended by:

- a. deleting the first sentence of the third paragraph of Section 1.3 Authorization, and replacing it with:

“The Decoteau North NSP was adopted by Edmonton City Council on September 17, 2018 as Bylaw 18540 in accordance with Section 633 of the MGA.”

- b. deleting the second sentence of the first paragraph of 1.4 Stakeholder Consultation Summary - Public Hearing, and replacing it with:

“A public hearing was held on September 17, 2018 in order to hear representations made by parties affected by the proposed bylaw and to receive approval by Council.”

- c. adding a new subsection after subsection 1.2, as follows, and renumbering the rest of Section 1 accordingly:

“1.3 Plan History

The Edmonton region is located within Treaty 6 territory, a traditional gathering place for diverse Indigenous peoples including the Cree, Blackfoot, Métis, Nakota Sioux, Iroquois, Dene, Saulteaux, and Inuit. The Decoteau ASP area in particular is partially located on former Papaschase Cree lands. The area is named for Alexander Decoteau, who was the first Indigenous RCMP officer in Canada. In 2018, when the Alces NSP was being written, the neighbourhood was temporarily referred to as Decoteau North.

In 2020, the Edmonton Naming Committee undertook a comprehensive review of the naming strategy for the five neighbourhoods within the Decoteau ASP. The Naming Committee identified significant local geographic and environmental features which informed the approved neighbourhood names. The name Alces (latin for moose) acknowledges the biodiversity of animals including moose and elk which inhabit the area. As part of a 2022 amendment, references to North Decoteau were changed to Alces throughout the NSP.”

- d. deleting the third paragraph of 4.1 Urban Design and Placemaking, and replacing it with:

“Edmonton is within Treaty 6 Territory and has a rich Indigenous history. This neighbourhood is partially located on former Papaschase lands and was originally named after Alexander Decoteau, the first Indigenous RCMP officer in Canada. Edmonton's Indigenous culture along with the stories of Decoteau's homesteaders will contribute to local placemaking in the neighbourhood.”

- e. deleting the word “aboriginal” in the second sentence of Policy 2.3 and replacing it with “Indigenous”;

- f. adding a paragraph after the seventh paragraph of subsection 5.1 Residential, as follows:

“In order to facilitate a variety of housing choices for a variety of income groups and households structures, as well as to enable innovative forms of housing, Direct Control (DC1 and DC2) zoning may be utilized. Direct Control Provisions will enable development where the regulations within standard zones preclude the proposed form of development. A Direct Control Provision (DC1 or DC2) will permit this alternative form

of development, providing for the more efficient utilization of land, while ensuring that the development is compatible with the surrounding area.”

- g. deleting the second paragraph under Objective 7 - “Implementation”, and replacing it with:

“Standard zones in the City of Edmonton Zoning Bylaw provide opportunities for a variety of residential forms and densities. Where standard zones do not provide for a regulatory environment that facilitates the development of innovative forms of housing, Direct Control Provisions (DC1 and DC2) may be utilized to enable innovative housing outcomes. These forms will be defined at the rezoning stage in accordance with the land use designation identified in *Figure 5- Land Use Concept*.”

- h. deleting the word “Decoteau” in the third sentence of Policy 11.1 and replacing it with “Alces”;

- i. deleting the fourth sentence of the paragraph under 6.2 Parks and Open Space - “Linear Parks & Pedestrian Realm”, and replacing it with:

“Traffic calming and safety measures such as roundabouts, control measures, raised intersections or curb extensions will be included at Key Pedestrian Crossings to provide a safe pedestrian realm and promote active transportation across the neighbourhood.”

- j. deleting the third sentence of the third paragraph of Objective 40 - “Implementation”, and replacing it with:

“Roadway designs that do not comply with City of Edmonton design regulations shall be submitted for review.”

- k. deleting the wording of Policy 44.5, and replacing it with:

“All collector roadways shall be developed with sidewalks and/or shared use paths on both sides of the street, providing a sufficient level of pedestrian access. Bikeway facilities are also required along all collector roadways and shall be incorporated with the City bike network.”

- l. deleting the wording of Policy 44.6, and replacing it with “All local roadways shall be developed with sidewalks on both sides of the street.”
- m. by renaming and adopting the Plan as the “Alces Neighbourhood Structure Plan”, and by deleting the words "Decoteau North" throughout the Plan and replacing those words with "Alces" throughout the Plan;
- n. deleting the map entitled “Bylaw 18540 Decoteau North Neighbourhood Structure Plan” and replacing it with “Bylaw 20221 Amendment to Alces Neighbourhood Structure Plan” attached hereto as Schedule “A”, and forming part of this bylaw;
- o. deleting the table entitled “Land Use and Population Statistics” and replacing it with “Alces NSP Land Use Concept and Population Statistics” attached hereto as Schedule “B”, and forming part of this bylaw;
- p. deleting the map entitled “Figure 5 Land Use Concept” and replacing it with “Figure 5 Land Use Concept” attached hereto as Schedule “C”, and forming part of this bylaw;
- q. deleting the map entitled “Figure 6 Ecological Network and Parks” and replacing it with “Figure 6 Ecological Network and Parks” attached hereto as Schedule “D”, and forming part of this bylaw;
- r. deleting the map entitled “Figure 7 Transportation” and replacing it with “Figure 7 Transportation” attached hereto as Schedule “E”, and forming part of this bylaw;
- s. deleting the map entitled “Figure 8 Sanitary Servicing” and replacing it with “Figure 8 Sanitary Servicing” attached hereto as Schedule “F”, and forming part of this bylaw;
- t. deleting the map entitled “Figure 9 Storm Servicing” and replacing it with “Figure 9 Storm Servicing” attached hereto as Schedule “G”, and forming part of this bylaw;
- u. deleting the map entitled “Figure 10 Water Servicing” and replacing it with “Figure 10 Water Servicing” attached hereto as Schedule “H”, and forming part of this bylaw; and

- v. deleting the map entitled "Figure 11 Staging" and replacing it with "Figure 11 Staging" attached hereto as Schedule "I", and forming part of this bylaw.

READ a first time this	30th day of August	, A. D. 2022;
READ a second time this	30th day of August	, A. D. 2022;
READ a third time this	30th day of August	, A. D. 2022;
SIGNED and PASSED this	30th day of August	, A. D. 2022.

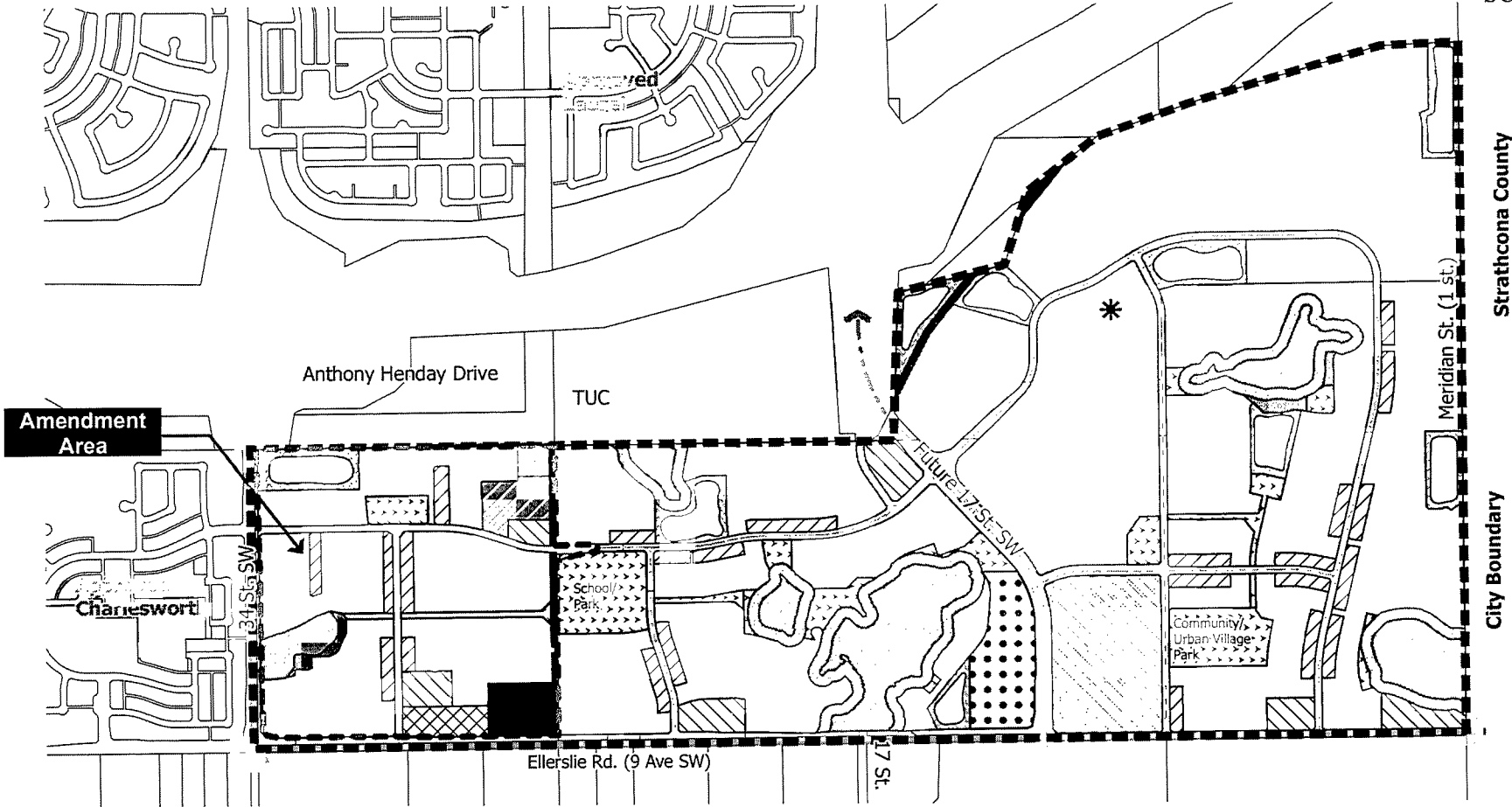
THE CITY OF EDMONTON



MAYOR



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CITY CLERK



Amendment Area

Charleswort

Anthony Henday Drive

TUC

Ellerslie Rd. (9 Ave SW)

17 St

Future 17 St SW

Meridian St. (1 st)

Strathcona County

City Boundary

**BYLAW 20221
AMENDMENT TO
ALCES**
Neighbourhood Structure Plan



- | | | |
|---|--------------------------------|------------------------------|
| Low Density Residential | Business Employment | Public Utility |
| Low Density Residential (Street-Oriented) | Institutional | Arterial Roadway |
| Medium Density Residential | Stormwater Management Facility | Collector Roadway |
| Medium Density Residential (Townhome) | Natural Area (ER) | Enhanced Local Road |
| Commercial/Residential Mixed Use | Natural Area (MR) | NSP Boundary |
| Community Commercial | Park / Linear Park | Potential Future High School |
| Neighbourhood Commercial | | 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.

Alces NSP Land Use Concept and Population Statistics - Bylaw 20221

	Area (ha)	% of GA
GROSS AREA	386.0	100%
Wetland	33.9	8.8%
Arterial Roadway	13.3	3.4%
Public Utility Lot	4.8	1.2%
	Area (ha)	% of GDA
GROSS DEVELOPABLE AREA	334.03	100%
Commercial / Residential Mixed Use	8.3	2%
Commercial	8.1	2%
Business Employment	94.7	28%
Institutional	2.3	1%
Parkland, Recreation, School (Municipal Reserve)	20.0	6%
School / Park	5.4	2%
Community Park	4.2	1%
Park / Linear Park	9.2	3%
Natural Area (MR)	1.2	0%
Transportation - Circulation (20% GDA)	66.8	20%
Stormwater Management Facility	21.4	6%
Total Non-Residential Area	221.6	66%
Net Residential Area	112.4	34%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units / ha	Units	People / Unit	Population	% of NRA
Low Density Residential	86.5	25	2162	2.8	6052	76.9%
Low Density Residential (Street-Oriented)	14.0	45	630	2.8	1763	12.4%
Medium Density Residential	10.5	90	941	1.8	1695	9.3%
High Density Residential	1.5	225	338	1.5	506	1.3%
Total Residential	112.4		4070		10016	

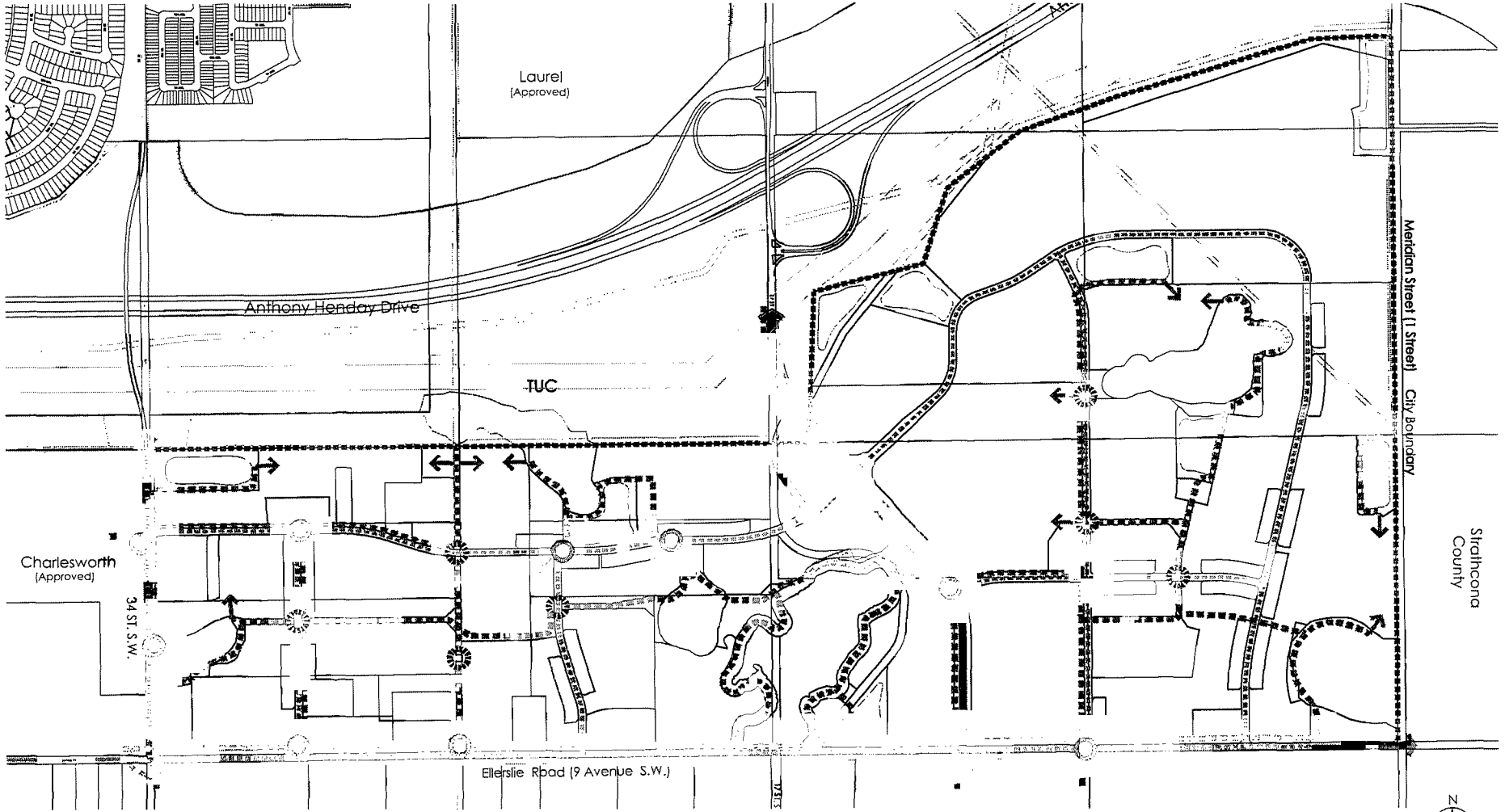
SUSTAINABILITY MEASURES

Population Per Net Hectare p/nha)	89
Dwelling Units Per Net Residential Hectare (du/nrha)	36
Population (%) within 500m of Parkland	100%
Population (%) within 500m of Transit Service	100%
Population (%) within 600m of Commercial Service	
Presence / Loss of Natural Area	
Protected as Environmental Reserve (ha)	34
Conserved as Naturalized Municipal Reserve (ha)	1.3
Protected through other means (ha)	4.7
Loss to Development (ha)	19.2

STUDENT GENERATION COUNT

Public School Board	
Elementary School	668
Junior High	334
Senior High	334
Separate School Board	
Elementary School	334
Junior High	167
Senior High	167
Total Student Population	2,004

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Legend

- Arterial Roadway
- Collector Roadway
- Shared Use Path
- Active Modes Connections
- Mid-block Crossings
- Active Modes Priority
- NSP Boundary

Note: All junctions marked as Mid-Block Crossings and Active Modes Priority must be reviewed for pedestrian/cyclist crossing control requirements to the satisfaction of Subdivision and Development Coordination (Transportation) in consultation with Safe Mobility.

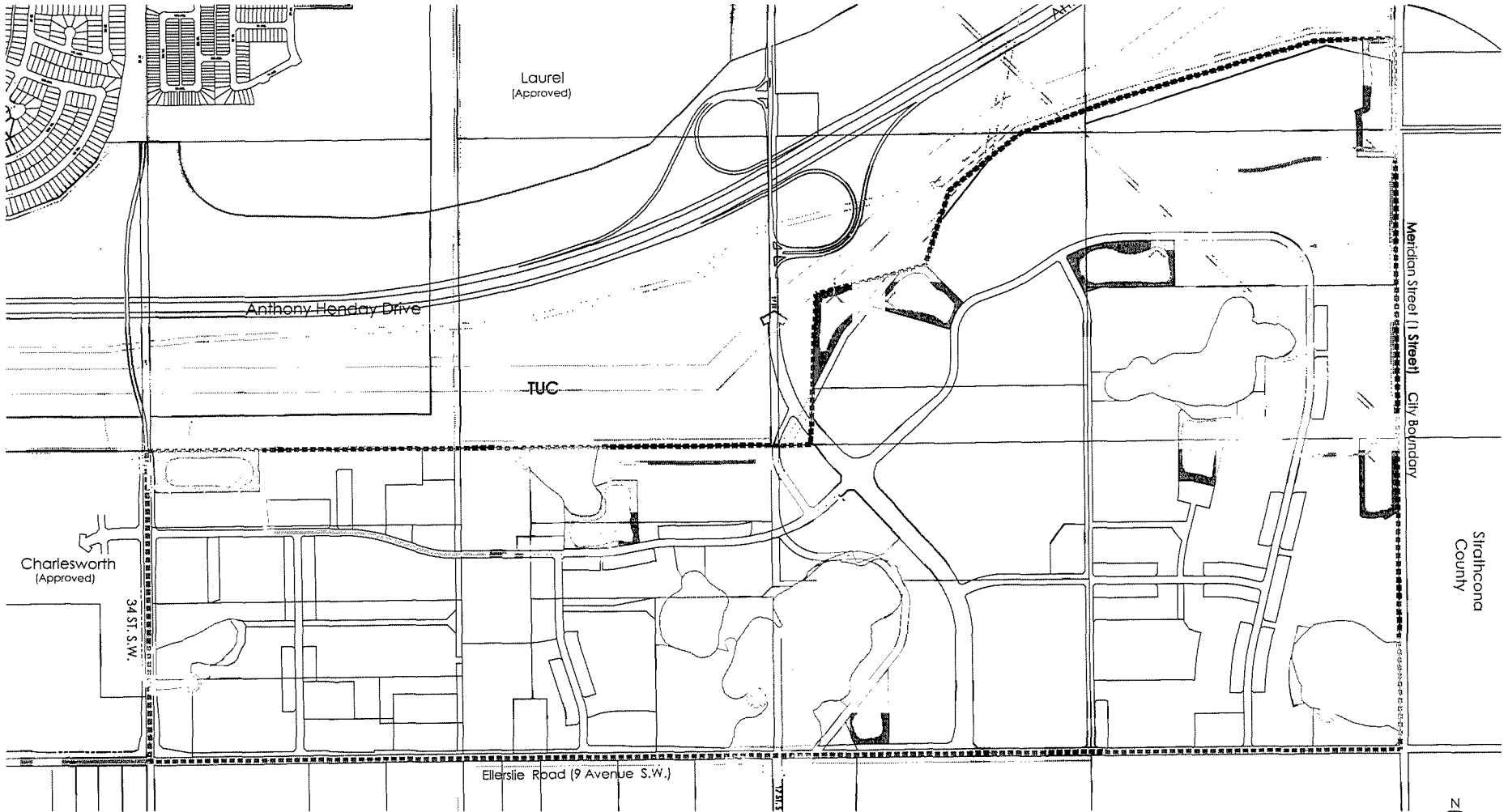







June 20, 2022
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Figure 7

Transportation

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- Legend**
-  Interconnecting Pipe
 -  Outlet
 -  Inlet
 -  Forebay
 -  NSP Boundary



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Figure 9

Storm Servicing

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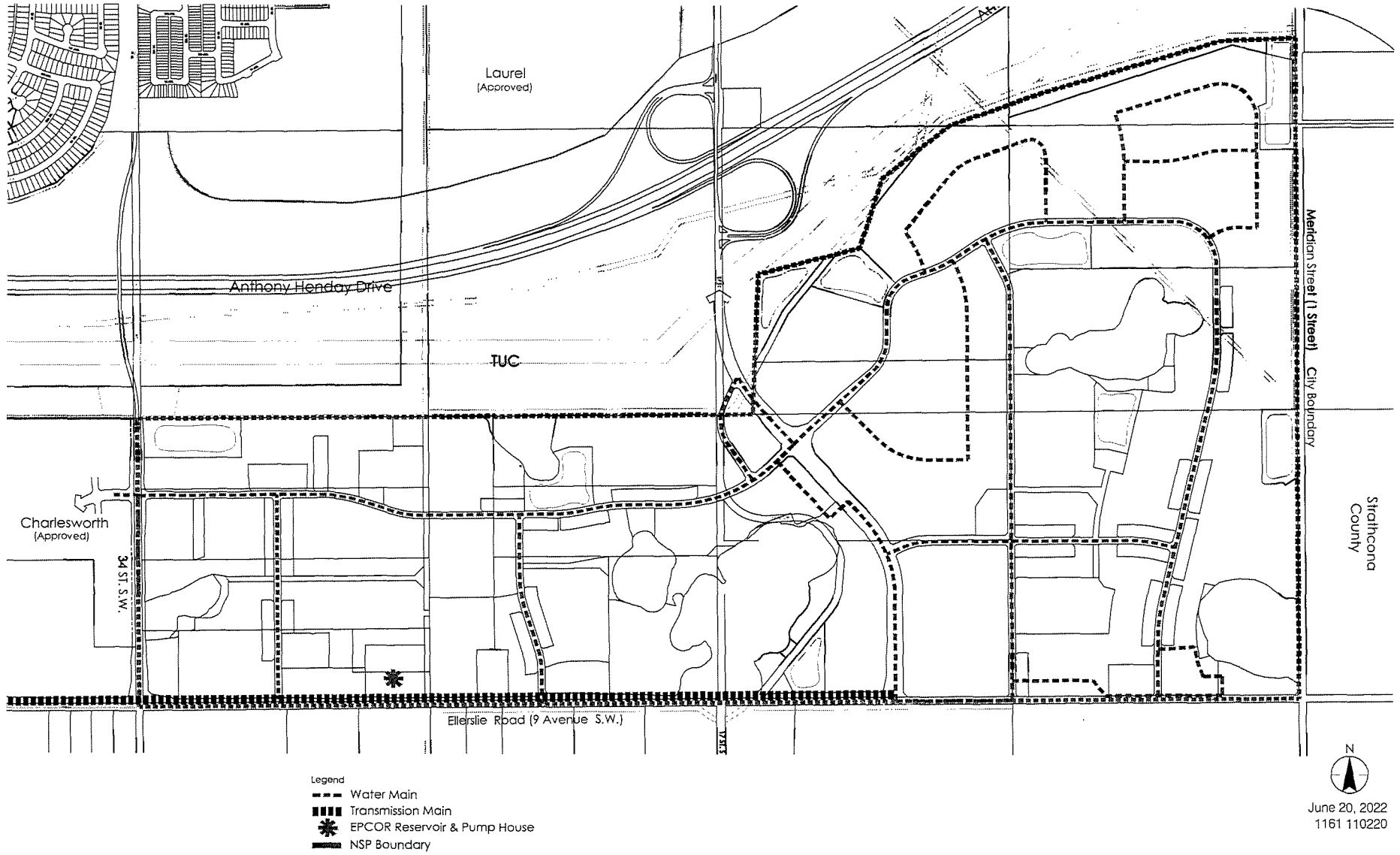
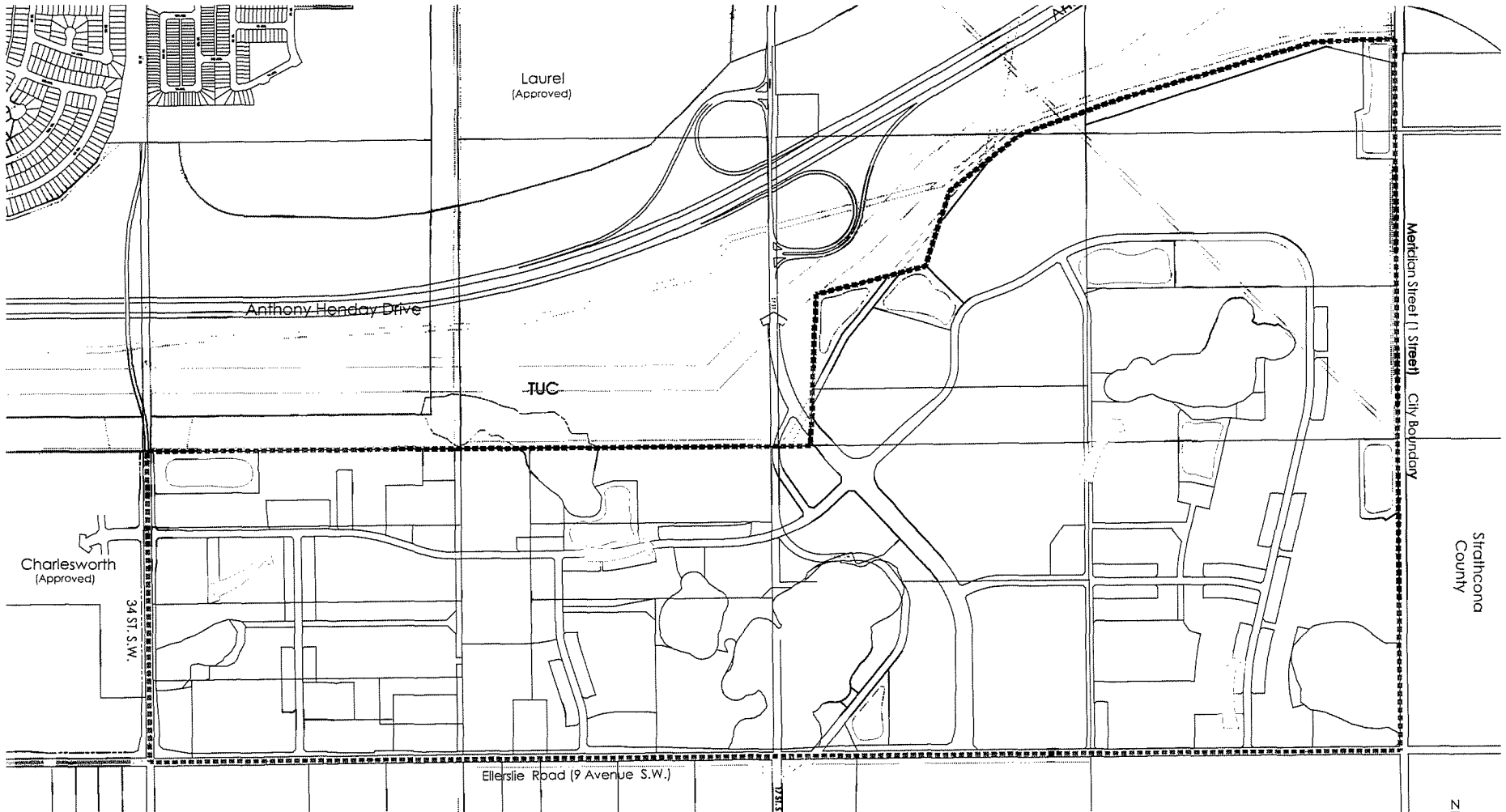


Figure 10

Water Servicing

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Legend

- General Direction of Development
- NSP Boundary



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Figure 11

Staging