

Bylaw 20220

Amendment to Bylaw 17011, the Decoteau Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on July 7, 2015, the Municipal Council of the City of Edmonton passed Bylaw 17011, as amended, being the Decoteau Area Structure Plan; and

WHEREAS Council found it desirable to amend the Decoteau Area Structure Plan; and

WHEREAS Council has amended the Decoteau Area Structure Plan, through the passage of Bylaw 18539 and 19537; and

WHEREAS an application was received by Administration to amend the Decoteau Area 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 17011 – “Decoteau Area Structure Plan” is hereby amended by:
 - a. deleting the Map entitled “Bylaw 19537 Amendment to Decoteau Area Structure Plan” and replacing it with the Map entitled “Bylaw 20220 Amendment to Decoteau Area Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;
 - b. deleting the table entitled “Decoteau Area Structure Plan - Land Use and Population Statistics - Bylaw 19537” and replacing it with the table entitled “Decoteau Area Structure Plan - Land Use and Population Statistics - Bylaw 20220” attached hereto as Schedule “B” and forming part of this Bylaw;
 - c. deleting the map “Figure 6 Land Use Concept” and replacing it with the map “Figure 6 Land Use Concept ” attached hereto as Schedule “C”, and forming part of this Bylaw;
 - d. deleting the map “Figure 7 Ecological Connectivity” and replacing it with the map “Figure 7 Ecological Connectivity” attached hereto as Schedule “D”, and forming part of this Bylaw;

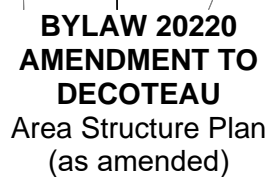
- e. deleting the map “Figure 8 Parkland, Recreation and Schools” and replacing it with the map “Figure 8 Parkland, Recreation and Schools” attached hereto as Schedule “E”, and forming part of this Bylaw;
- f. deleting the map “Figure 9 Transportation Network” and replacing it with the map “Figure 9 Transportation Network” attached hereto as Schedule “F”, and forming part of this Bylaw;
- g. deleting the map “Figure 10 Active Transportation Network” and replacing with the map “Figure 10 Active Transportation Network” attached hereto as Schedule “G”, and forming part of this Bylaw;
- h. deleting the map “Figure 11 Sanitary Servicing” and replacing with the map “Figure 11 Sanitary Servicing” attached hereto as Schedule “H”, and forming part of this Bylaw;
- i. deleting the map “Figure 12 Stormwater Servicing” and replacing with the map “Figure 12 Stormwater Servicing” attached hereto as Schedule “I”, and forming part of this Bylaw; and
- j. deleting the map “Figure 13 Water Servicing” and replacing with the map “Figure 13 Water Servicing” attached hereto as Schedule “J”, and forming part of this Bylaw.
















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

THE CITY OF EDMONTON

MAYOR

CITY CLERK



- | | | | | | |
|---|---|---|------------------------|---|------------------------------|
|  | Residential |  | Public School/Park |  | Non ER on City Owned Parcels |
|  | Existing Country Residential |  | Separate School/Park |  | Anthony Henday Drive (TUC) |
|  | Commercial / Office |  | District Activity Park |  | Civic Use |
|  | Commercial / Office / Residential Mixed Use |  | Community Park |  | Transit Centre |
|  | Town Centre Mixed Use |  | Urban Village Park |  | Arterial Roadway |
|  | Business Employment |  | Existing Park (MR) |  | Utility ROW |
|  | Institutional |  | Natural Area (MR) |  | Area Structure Plan Boundary |
|  | Institutional / Residential Mixed Use |  | Wetland (ER) |  | 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.

**DECOTEAU AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 20220**

	Area (ha)	% GA	Alces	Meltwater	Decoteau	Kettle Lakes	Snowberry
GROSS AREA	1,957.7	100%	386.0	311.4	378.1	497.7	384.5
Wetland (Environmental Reserve)	223.5	11.4%	33.9	72.0	26.2	39.3	52.1
Public Utility ROW	10.5	0.5%	4.8	0.6	3.6	-	1.5
Arterial Roadway	86.5	4.4%	13.3	18.5	15.1	17.6	22.0
Existing Country Residential	72.1	3.7%	-	-	72.1	-	-
Existing Park (Municipal Reserve)	8.3	0.4%	-	-	8.3	-	-
GROSS DEVELOPABLE AREA	1,556.8	100.0%	334.0	220.3	252.8	440.8	308.9
		%GDA					
Town Centre Mixed Use ¹	2.6	0.2%	-	2.6	-	-	-
Commercial/Residential Mixed Use ²	15.2	1.0%	8.3	6.9	-	-	-
Commercial	39.1	2.5%	8.1	5.1	-	10.2	15.7
Business Employment	94.7	6.1%	94.7	-	-	-	-
Institutional ³	3.5	0.2%	2.3	1.2	-	-	-
Institutional / Residential Mixed Use ⁴	3.4	0.2%	-	3.4	-	-	-
Parkland, Recreation, School (Municipal Reserve)	154.7	9.9%	20.0	26.7	45.6	34.1	28.3
District Activity Park	30.1	1.9%	-	-	30.1	-	-
School/Park (MR)	58.1	3.7%	5.4	17.7	5.5	21.5	8.0
Urban Village Park (MR)	11.8	0.8%	4.2	3.6	-	-	4.0
Pocket Park & Greenway (MR)	30.2	1.9%	9.2	1.0	2.0	12.0	6.0
Natural Area (MR)	24.6	1.6%	1.2	4.5	8.0	0.6	10.3
Parkland (Non-MR)	2.2	0.1%	-	2.2	-	-	-
Non ER on City Owned Parcels	5.1	0.3%	-	5.1	-	-	-
Transportation - circulation	311.4	20.0%	66.8	44.1	50.6	88.2	61.8
Stormwater Management Facility	92.4	5.9%	21.4	15.2	16.0	18.2	21.6
Total Non-Residential Area	724.3	46.5%	221.6	112.6	112.2	150.7	127.4
Net Residential Area	832.5	53.5%	112.4	107.8	140.6	290.1	181.5

RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT

Land Use		ASP	Alces	Meltwater	Decoteau	Kettle Lakes	Snowberry
Single/Semi-detached	Area (ha)	623.8	86.5	57.8	110.4	228.2	140.8
25 du/nrha	Units	15,595	2,162	1,446	2,761	5,706	3,521
2.8 p/du	Population	43,666	6,052	4,049	7,731	15,977	9,857
Street-Oriented Residential	Area (ha)	11.6	-	11.6	-	-	-
35 du/nrha	Units	405	-	405	-	-	-
2.8 p/du	Population	1,134	-	1,134	-	-	-
Row Housing	Area (ha)	112.4	14.0	10.4	20.0	41.0	27.0
45 du/nrha	Units	5,057	630	467	900	1,845	1,215
2.8 p/du	Population	14,159	1,763	1,308	2,520	5,166	3,402
Low-rise/Medium Density Housing	Area (ha)	78.4	10.5	28.0	9.0	18.5	12.5
90 du/nrha	Units	7,059	941	2,518	810	1,665	1,125
1.8 p/du	Population	12,707	1,695	4,532	1,458	2,997	2,025
Medium to High Rise Housing	Area (ha)	6.3	1.5	-	1.2	2.4	1.2
225 du/nrha	Units	1,418	338	-	270	540	270
1.5 p/du	Population	2,126	506	-	405	810	405
Total Residential	Area (ha)	832.5	112.4	107.8	140.6	290.1	181.5
	Units	29,534	4,070	4,836	4,741	9,756	6,131
	Population	73,792	10,016	11,023	12,114	24,950	15,689

SUSTAINABILITY MEASURES

Population Per Net Hectare (p/nha)	88.6	89.1	102.3	86.1	86.0	86.4
Dwelling Units Per Net Residential Hectare (du/nrha)	35.5	36.2	44.9	33.7	33.6	33.8
Population (%) within 500m of Parkland ⁵	86%					
Population (%) within 400m of Transit Service	100%					
Population (%) within 600m of Commercial Service ⁶	35%					
Presence/Loss of Natural Areas						
Protected as Environmental Reserve	198.3					
Conserved as Naturalized Municipal Reserve (ha)	30.2					
Protected through other means (ha) ⁷	7.4					
Lost to Development (ha) ⁸	36.9					

STUDENT GENERATION COUNT

Public School Board						
Elementary School	3,128	668.1	455.0	505.6	881.6	617.8
Junior High	1,565	334.0	228.0	252.8	440.8	308.9
Senior High	1,565	334.0	228.0	252.8	440.8	308.9
Separate School Board⁹						
Elementary School	1,815	334.0	478.0	252.8	440.8	308.9
Junior High	907	167.0	239.0	126.4	220.4	154.5
Senior High	907	167.0	239.0	126.4	220.4	154.5
Total Student Population	9,886	2,004.1	1,867.0	1,516.8	2,644.8	1,853.5

¹ The total area of this designation is 8.56 ha with 0.5 ha intended for a future Pocket Park (Municipal Reserve). The assumed split between residential and non-residential (retail and office) land uses is assumed as 67:33 respectively. The residential portion of this designation is accounted for in Low-rise/Medium Density Housing.

² The total area of this designation is 29.30 ha. The assumed split between residential and non-residential (retail and office) land uses is assumed as 40:60 respectively in Alces, and 60:40 respectively in Meltwater.

³ Includes the 1.22 ha potential Institutional Use (Fire Station) in Meltwater that is identified as residential with an asterisk in the land use concept.

⁴ The total area of this designation is 5.63 ha. The assumed split between residential and institutional land uses is assumed as 40:60 respectively.

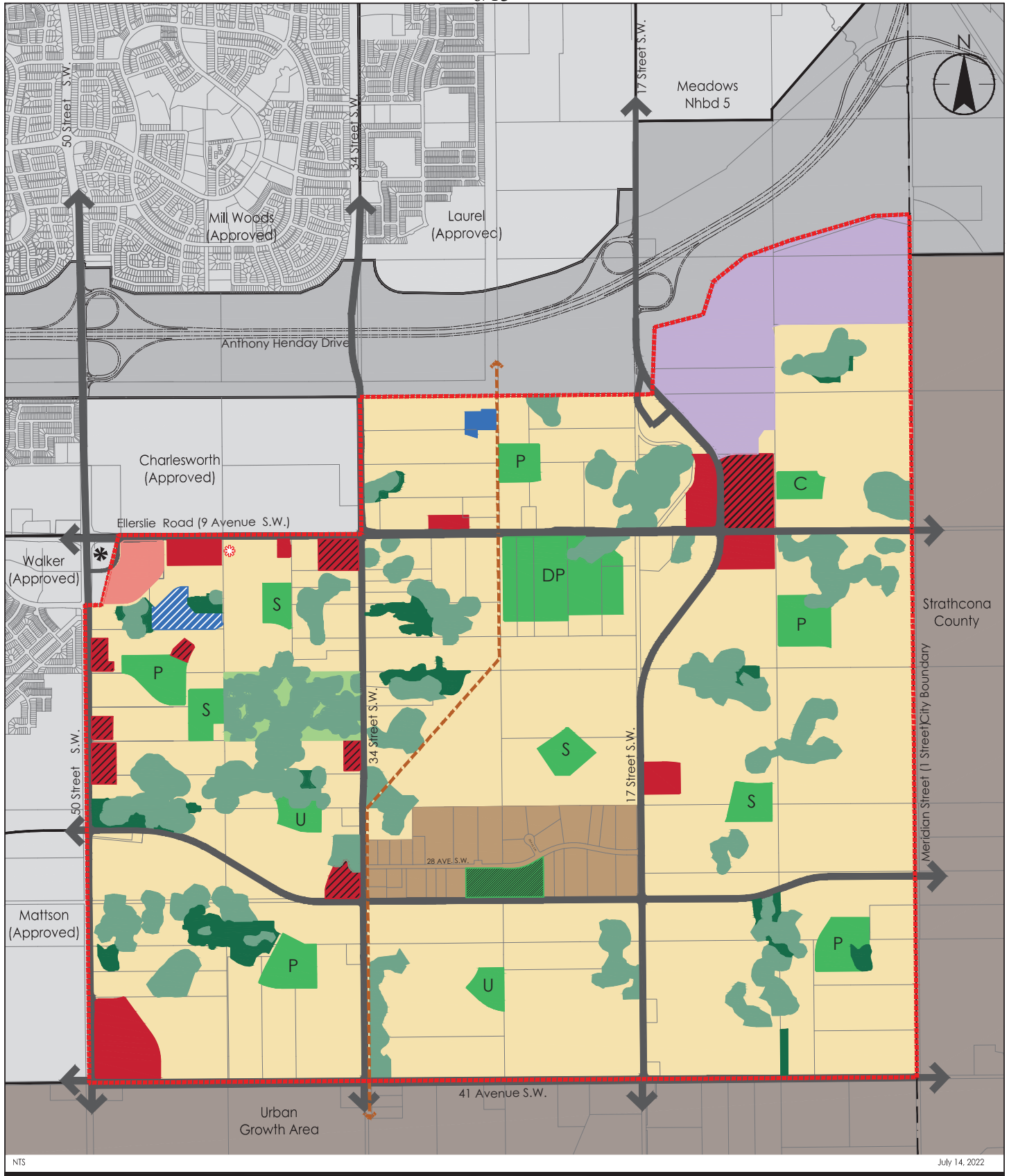
⁵ Does not include population within 500m of Pocket parks, which will be identified in future Neighbourhood Structure Plans.

⁶ Does not include population within 600m of convenience commercial sites, which will be identified in future Neighbourhood Structure Plans.

⁷ Additional natural areas may be retained through ER dedication, compensation, land exchange, etc. These natural areas will be identified in future Neighbourhood Structure Plans.

⁸ Includes areas recommended for retention as per the ENR II.

⁹ Includes Catholic and Francophone student generation in Meltwater



Legend

Existing Country Residential
Residential

Town Centre Mixed Use

Commercial/Office

Commercial/Office/Residential Mixed Use

Business Employment

Institutional

Institutional/Residential Mixed Use

School & Community Park (Public)

School & Community Park (Separate)

District Activity Park

Urban Village Park

Community Park

Existing Park (MR)

Natural Area (MR)

Wetland With Buffer (ER)

Non-ER on City Owned Parcels

Anthony Henday Drive (TUC)

Arterial Roadway

Utility ROW

Transit Centre / Park & Ride/
Potential Future LRT Station

Civic Uses

ASP Boundary

Decoteau
Area Structure Plan

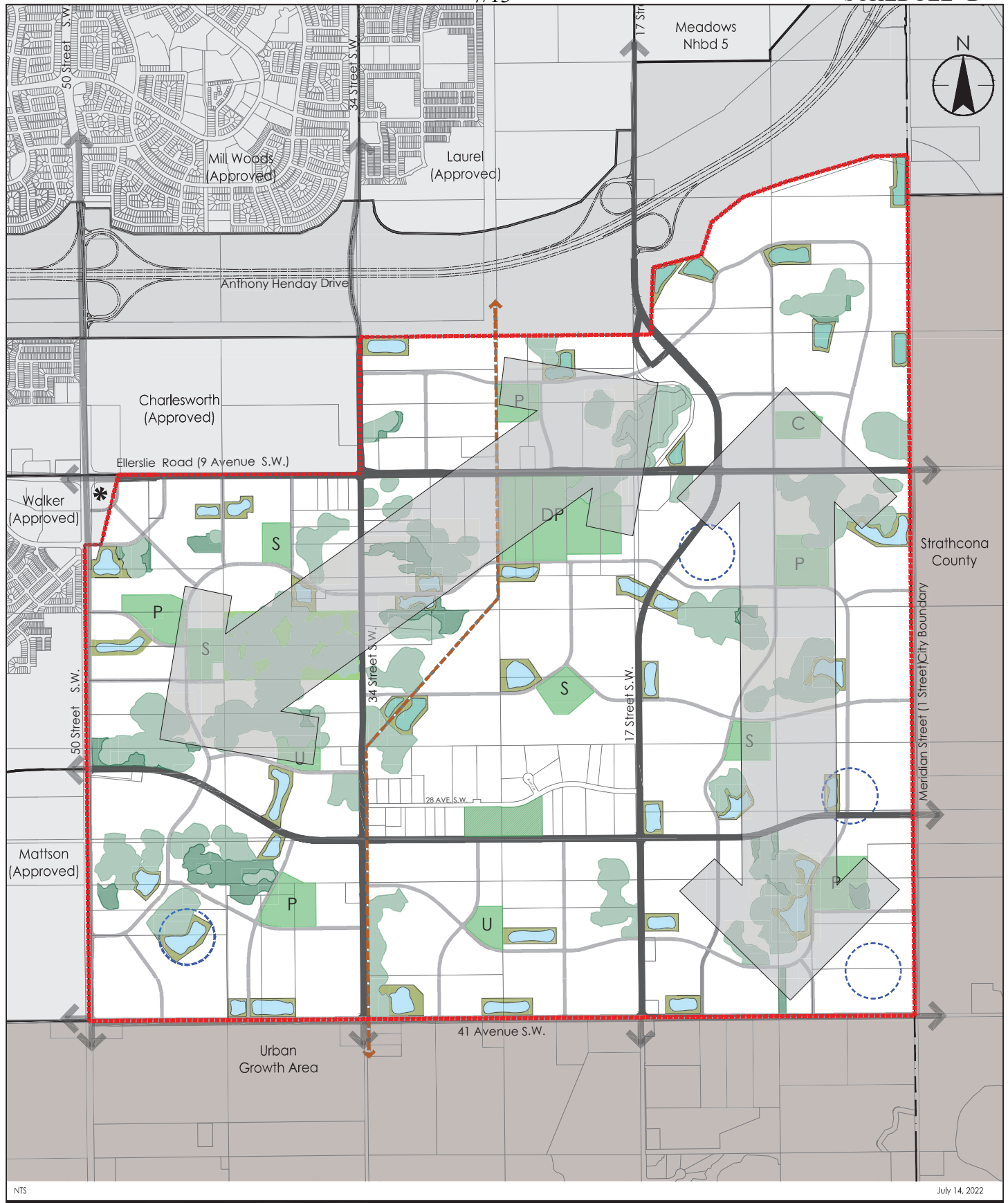
Figure No.

6.0

Title

Land-Use Concept

* Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.



NTS

July 14, 2022

Legend

- Parkland (MR)
- Natural Area (MR)
- Wetland with Buffer (ER)
- Non-ER on City Owned Parcels
- Stormwater Management Facility
- Ecological Link



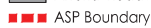
Potential Opportunity Site



Public Utility



Arterial Roadway



ASP Boundary

Decoteau
Area Structure Plan

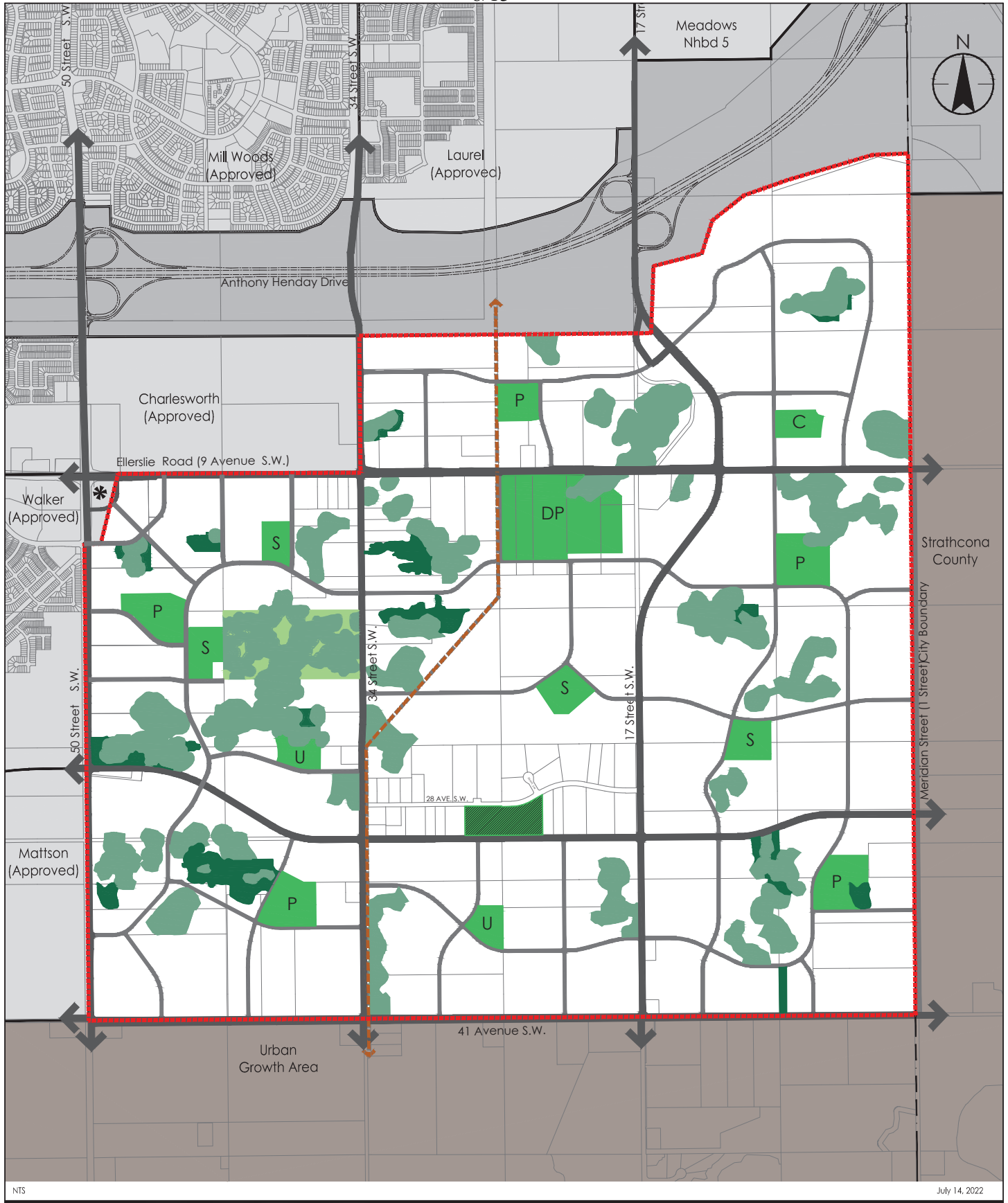
Figure No.

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Title

Ecological
Connectivity

* Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.



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Legend

- School & Community Park (Public)
- School & Community Park (Separate)
- District Activity Park
- Community Park
- Existing Park (MR)
- Natural Area (MR)
- Wetland With Buffer (ER)

- Non-ER on City Owned Parcels
- Anthony Henday Drive (TUC)
- Arterial Roadway
- Collector Roadway
- Public Utility
- ✱ Transit Centre / Park & Ride/
Potential Future LRT Station
- - - ASP Boundary

* Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

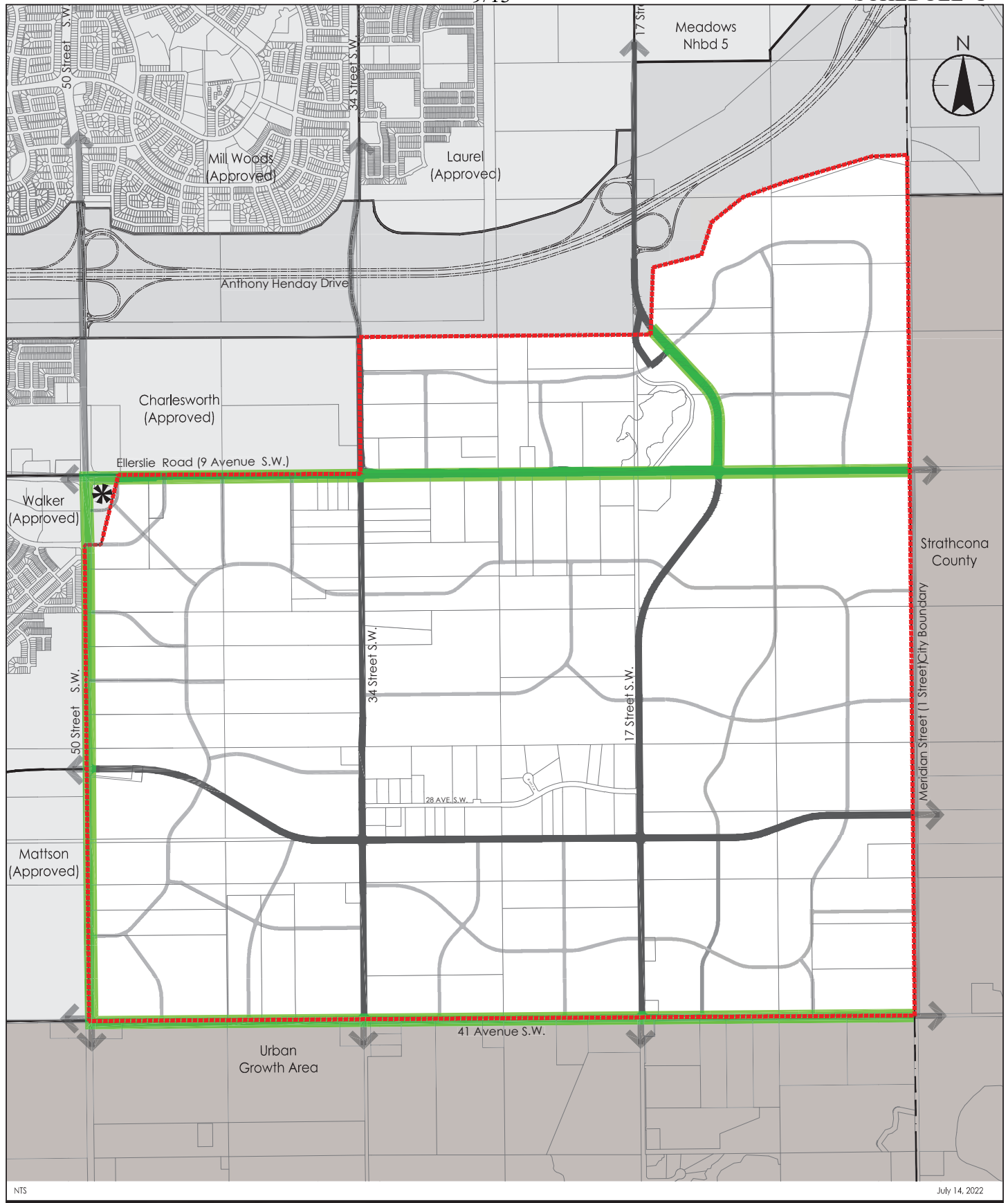
Decoteau
Area Structure Plan

Figure No.

8.0

Title

Parkland, Recreation
and Schools



Legend

- Anthony Henday Drive (TUC)
- Arterial Roadway
- Collector Roadway
- Transit Centre / Park & Ride / Potential Future LRT Station

- Proposed 24-Hour Truck Route
- ASP Boundary

Decoteau
Area Structure Plan

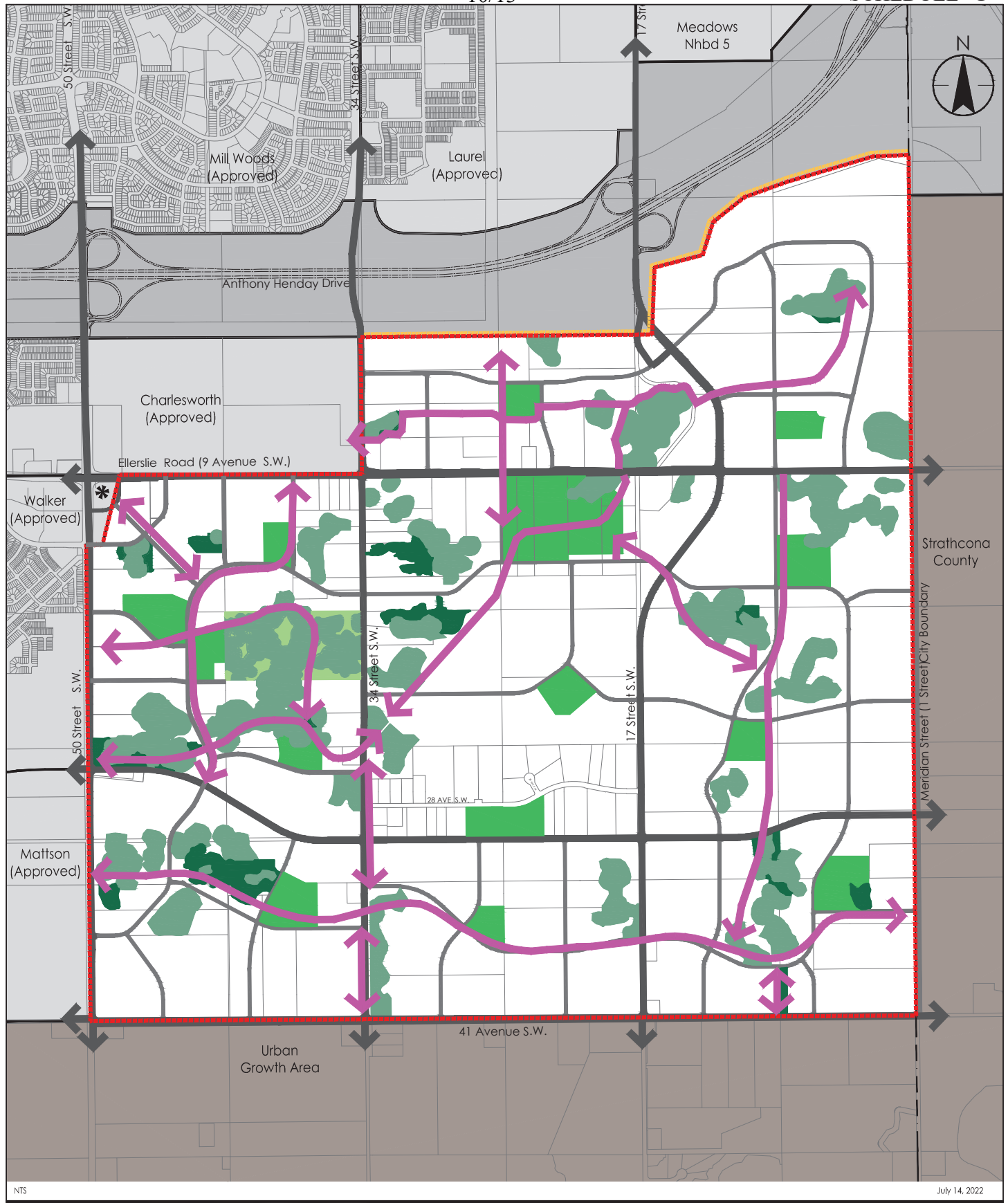
Figure No.

9.0

Title

Transportation Network

* Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.



Legend

- Parkland
- Natural Area
- Wetland with Buffer (ER)
- Non-ER on City Owned Parcels
- TUC Trail
- Shared - Use Path & Separate Sidewalk with Boulevard

* Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

- Anthony Henday Drive (TUC)
- Sidewalk Both Sides
- Conceptual Active Transportation Connectivity
- ★ Transit Centre / Park & Ride / Potential Future LRT Station
- ASP Boundary

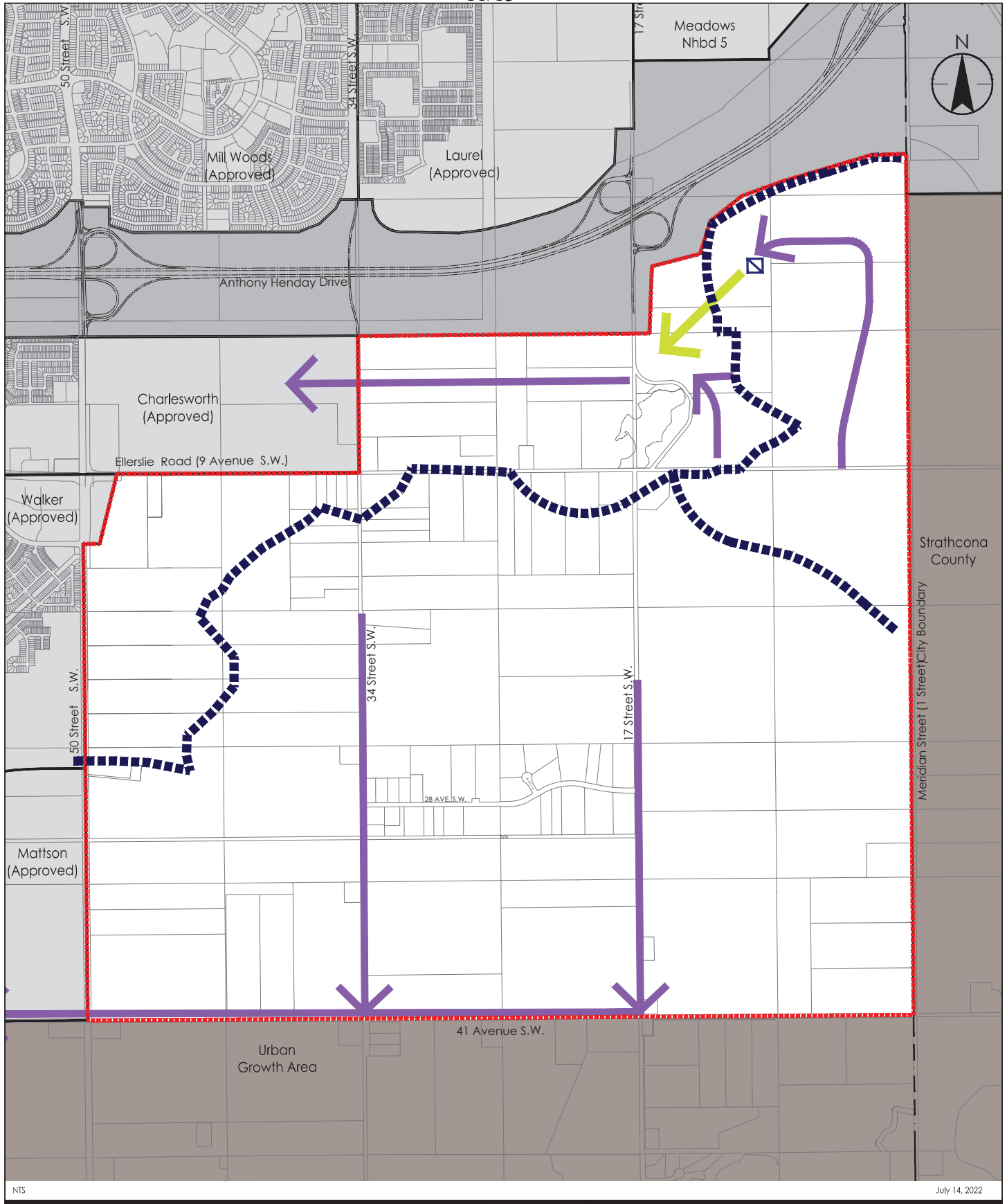
Decoteau
Area Structure Plan

Figure No.

10.0

Title

Active
Transportation Network



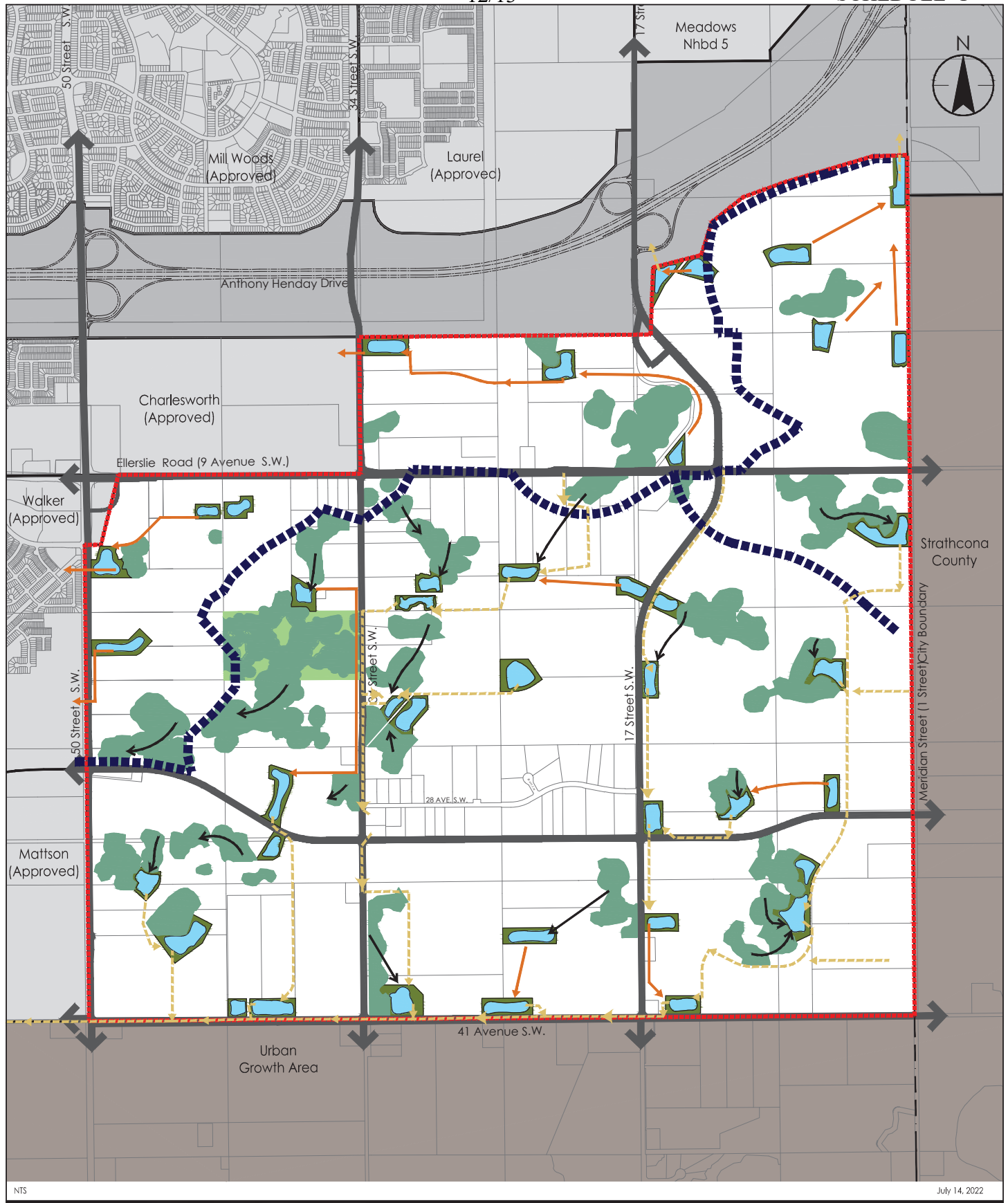
NTS

July 14, 2022

- Legend
- Major Ridge Divide
 - Forcemain
 - Sanitary Trunk
 - ⊠ Lift Station
 - ▬ ASP Boundary

Decoteau
Area Structure Plan
Figure No.
11.0
Title
Sanitary Servicing

* Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.



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Legend

- Major Ridge Divide
- ← Natural Wetland Discharge into Pond
- Pond Interconnection within Basin
- Pond Outfall

- Stormwater Management Facility
- Wetland with Buffer (ER)
- Non-ER on City Owned Parcels
- ASP Boundary

Decoteau
Area Structure Plan

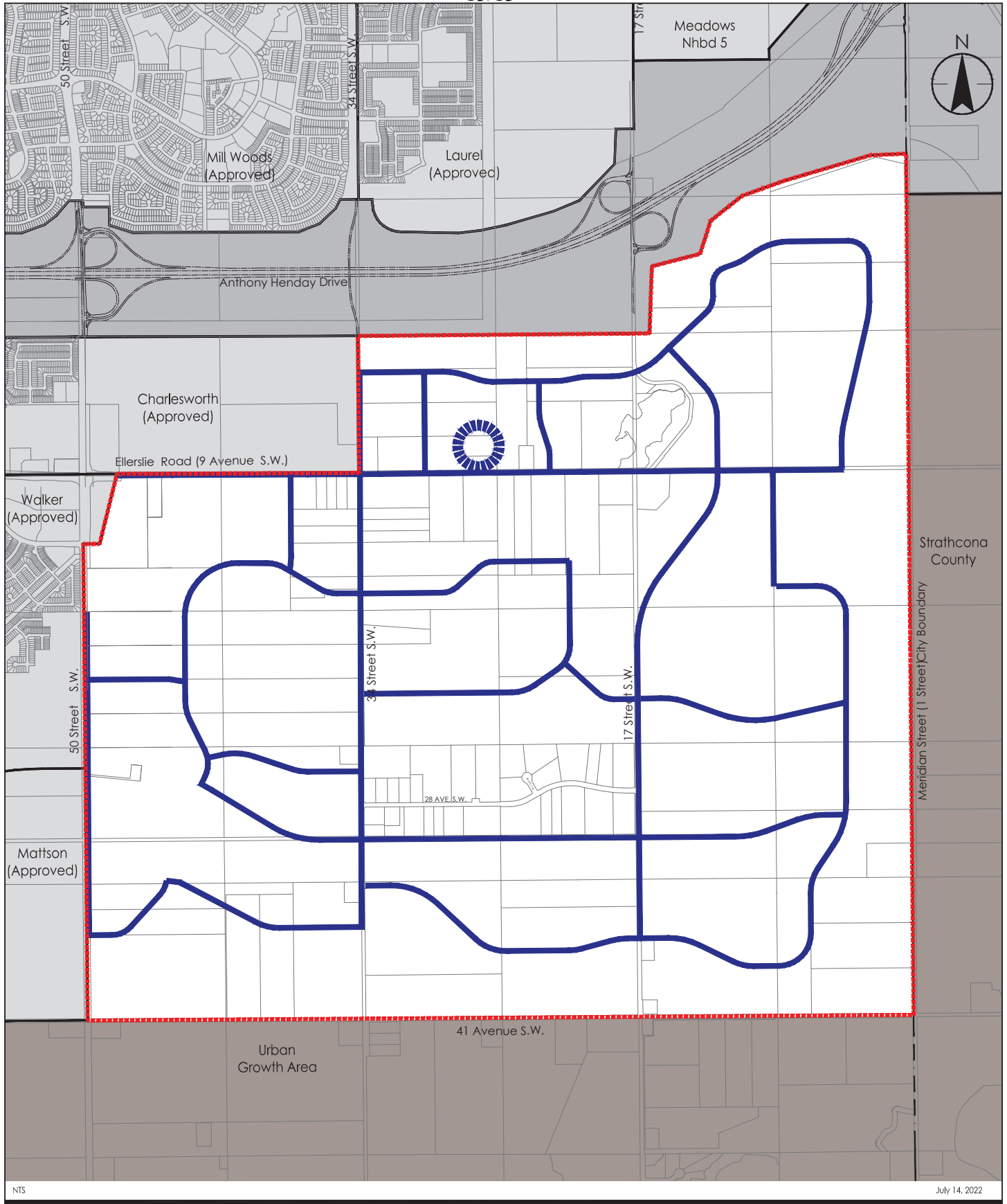
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12.0

Title

Stormwater Servicing

* Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.



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NTS

July 14, 2022

Legend

- Water Main
- ⊙ Reservoir
- - - ASP Boundary

Decoteau
Area Structure Plan

Figure No.

13.0

Title

Water Servicing

* Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.