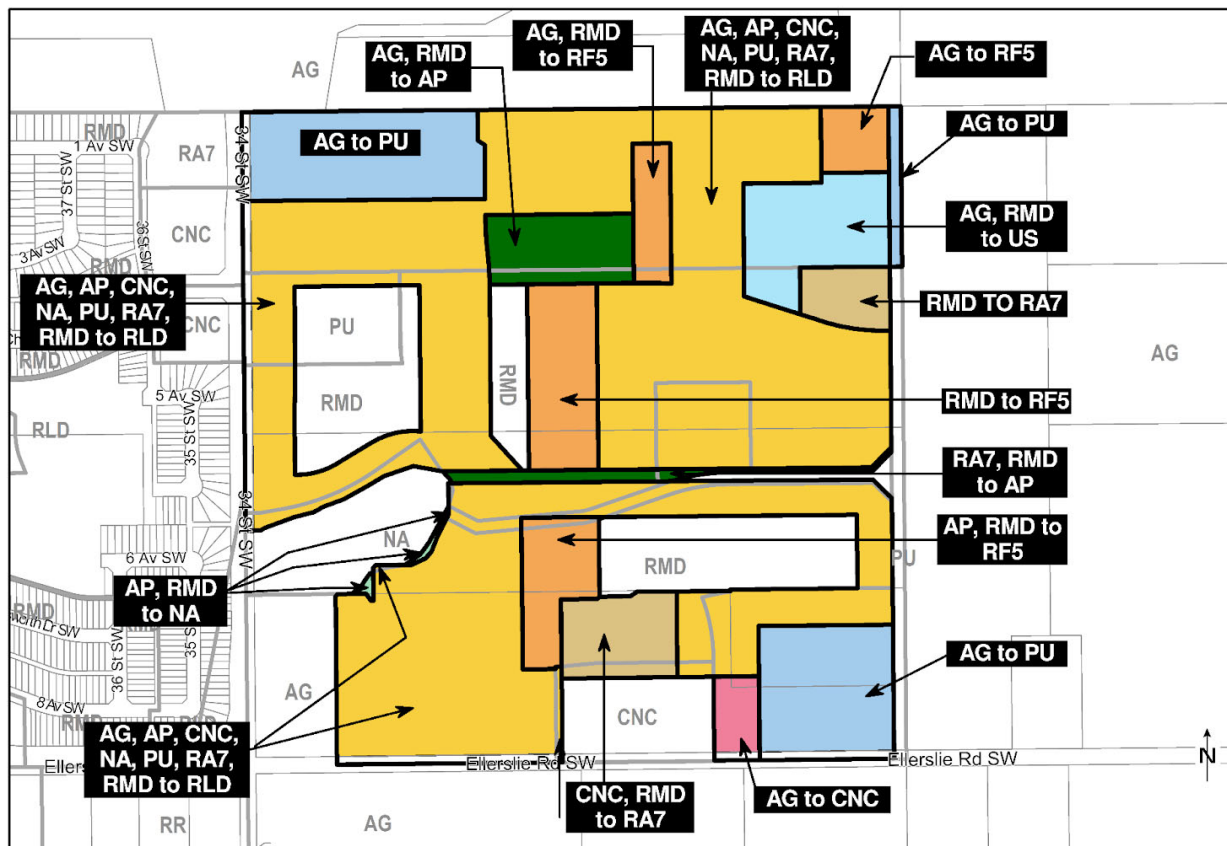


Edmonton

To reconfigure residential, commercial, institutional, park, and public utility uses within the Decoteau North / Alces neighbourhood.



Attachment 2 | File: LDA21-0530 | Decoteau North / Alces

August 30, 2022

Administration **SUPPORTS** this application because it:

- Will allow for more efficient development without reducing net residential density;
- Will provide for a diversity of land uses compatible with adjacent planned and existing development; and
- Aligns with objectives of The City Plan to accommodate an additional 1 million people within Edmonton's current boundaries through target growth areas and to provide 15-minute districts with a range of uses in close proximity.

Application Summary

BYLAW 20220 proposes to amend the Decoteau Area Structure Plan by updating figures and land use statistics to align with the proposed changes to the Decoteau North Neighbourhood Structure Plan.

BYLAW 20221 proposes to amend the Decoteau North Neighbourhood Structure Plan by realigning the transportation network and reconfiguring the boundaries and locations of low and medium density residential, commercial, institutional, park, and public utility uses in the west portion of the neighbourhood.

The proposed amendment generally aligns with policies and objectives of the Area Structure Plan and Neighbourhood Structure Plan and will provide for a more efficient development pattern while maintaining neighbourhood density at 36 dwelling units per net residential hectare. The Neighbourhood Structure Plan figures, text, and statistics will be updated to reflect the proposed amendment.

This amendment also includes Administrative changes to rename the neighbourhood to "Alces" following the Edmonton Naming Committee's formal naming of the neighbourhood.

CHARTER BYLAW 20222 proposes to amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone, (AP) Public Parks Zone, (PU) Public Utility Zone, (RA7) Low Rise Apartment Zone, (NA) Natural Areas Protection Zone, (RMD) Residential Mixed Dwelling Zone, & (CNC) Neighbourhood Convenience Commercial Zone to (AP) Public Parks Zone, (PU) Public Utility Zone, (RA7) Low Rise Apartment Zone, (NA) Natural Areas Protection Zone, (US) Urban Services Zone, (RF5) Row Housing Zone, (RLD) Residential Low Density Zone, and (CNC) Neighbourhood Convenience Commercial Zone. The proposed zoning will allow for the development of a range of low and medium density residential, commercial, institutional, park, and public utility uses.

This application was accepted on November 18, 2021, from Stantec Consulting Ltd. on behalf of Cantiro Communities Charlesworth Ltd. Associated subdivisions affecting land in this area are currently under review and will determine site and servicing requirements at future stages of development.

This proposal aligns with the goals and policies of The City Plan.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. This approach was selected because the land uses are compatible and no responses were received to the advance notice. The Basic Approach included the following techniques:

Advance Notice to properties within 120 metres, the Meadows Community League, and Strathcona County on April 28, 2022

- Number of recipients: 63
- Number of responses with concerns: 0

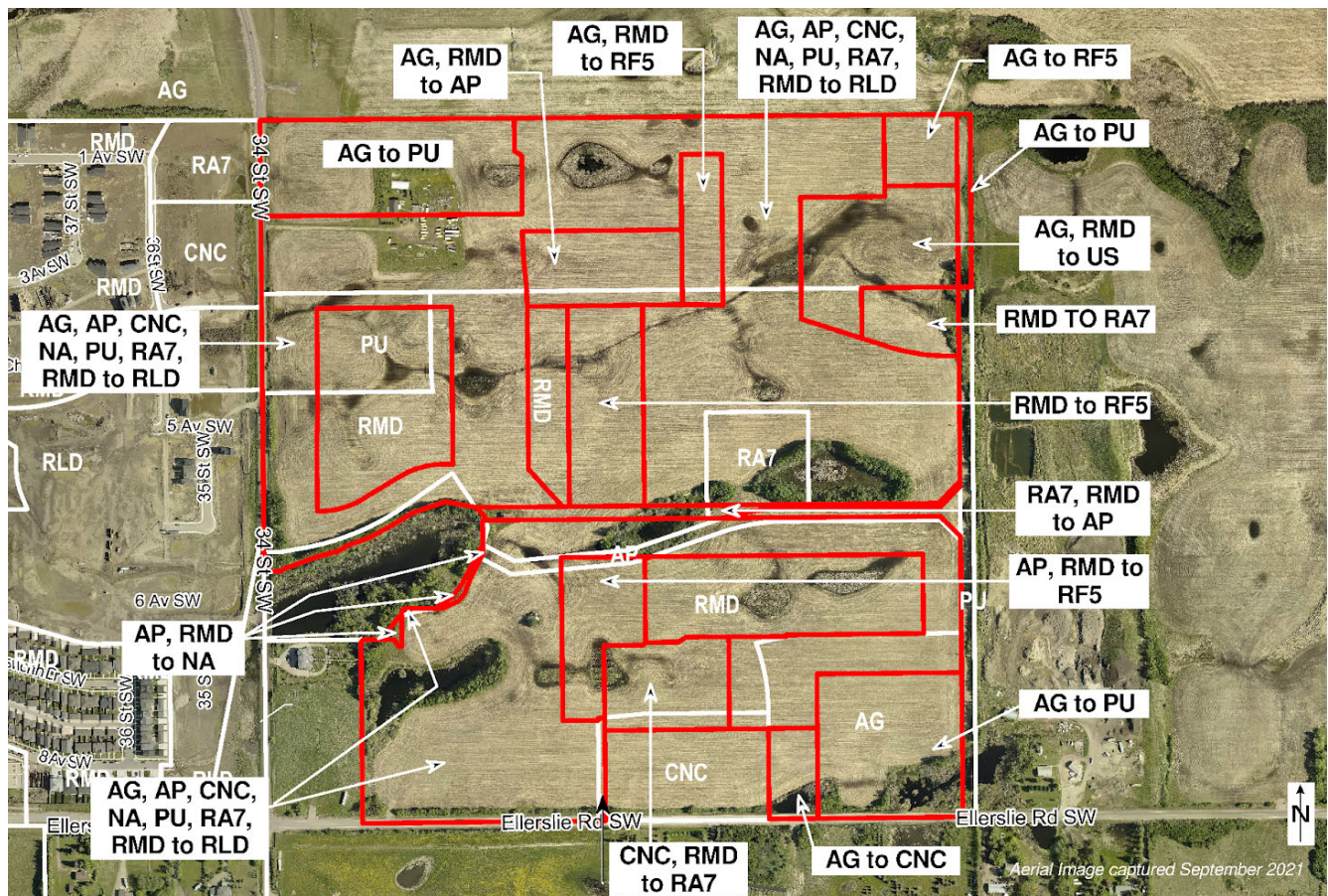
Webpage

- edmonton.ca/decoteaunorthplanningapplications

No formal feedback or position was received from the Meadows Community League or Strathcona County at the time this report was written.

Site and Surrounding Area

The site includes most of the west quarter section of the Decoteau North neighbourhood, bounded by Ellerslie Road SW to the south, 34 Street SW to the west, and Anthony Henday Drive to the north. The site consists of agricultural land, a farmstead, and a natural area. To the west in the Charlesworth neighbourhood, low and medium density residential and commercial uses are located along 34 Street SW. Transit access is currently provided through On Demand service in Charlesworth. The rest of the surrounding area consists of agricultural uses, farmsteads, and country residential uses.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (NA) Natural Areas Protection Zone • (AG) Agricultural Zone • (AP) Public Parks Zone • (CNC) Neighbourhood Convenience Commercial Zone • (PU) Public Utility Zone • (RA7) Low Rise Apartment Zone • (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> • Natural area, wetland • Agricultural uses
CONTEXT		
North	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Anthony Henday Drive Transportation Utility Corridor
East	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Agricultural uses
South	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Agricultural uses

West	<ul style="list-style-type: none"> • (CNC) Neighbourhood Convenience Commercial Zone • (RA7) Low Rise Apartment Zone • (RLD) Residential Low Density Zone 	<ul style="list-style-type: none"> • Commercial uses under construction, vacant lot • Vacant lot • Single detached homes
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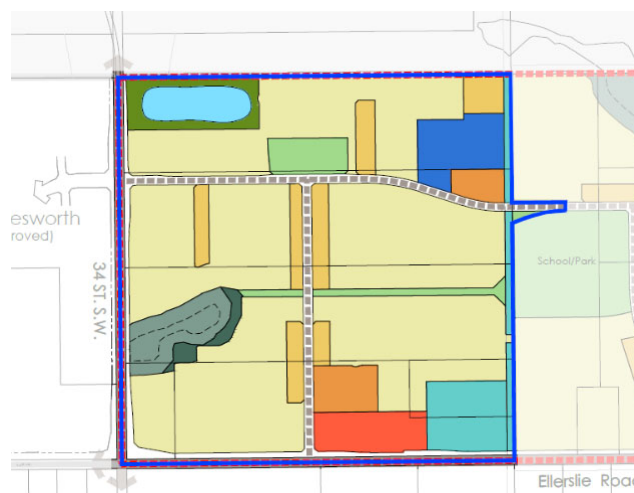
Planning Analysis

This application proposes to redesign 65 hectares of land on the western boundary of Decoteau North to allow for more efficient development opportunities within the area that align with the objectives of the Decoteau Area Structure Plan (ASP) and the Decoteau North Neighbourhood Structure Plan (NSP). This proposal maintains the primary characteristics of the neighbourhood with commercial sites and public utilities located on the edge of the neighbourhood, two transecting collector roads, and medium density development located on the collector roadways.

Current NSP Land Use Concept



Proposed NSP Land Use Concept



*Images showing the differences between the current (left) and proposed (right) land use concepts for the western quarter section of the Decoteau North neighbourhood.
See Appendix 8 & 9 for full maps and legends.*

In general, this proposal will result in the following changes to the land use concept of the neighbourhood:

- Realignment of collector roadways internal to the neighbourhood
- Relocation of the Stormwater Management Facility (SWMF) to the northwest corner of this quarter section
- Adjustments to public park sites to align with the proposed transportation network
- Redistribution of residential, commercial, and institutional uses throughout the area

These proposed changes generally align with the objectives of the ASP and NSP and create similar outcomes to the existing plan for the neighbourhood.

Proposed Land Use Changes

Changes to the road network maintain a primary east-west connection through the area, as well as a north-south collector connection to Ellerslie Road. This realignment allows for a roadway connection to the intersection of Charlesworth Drive and 34 Street SW and provides the opportunity to reorient the internal park to have greater visibility and access from both roadways. With the collector road moving away from the wetland (Environmental Reserve), adjustments to the boundaries of the natural area (Municipal Reserve) were also made to ensure tree preservation and appropriate public access will be maintained through future subdivisions.

The parkway connection between the Public Utility Lot on the eastern edge of the application area and the wetland in the west has also been realigned. While this connection has been straightened, there is no net loss of park within the neighbourhood as the central park has been increased in size to offset this proposed change.

The institutional site has been relocated to the northeast corner of this area. While this does move the site further into the neighbourhood, which is generally discouraged, this new location will be located directly on the primary east-west collector roadway which will provide direct access to 34 Street SW. This is also adjacent to the Public Utility Lot which will create additional access and encourage alternative modes of transportation to and from the institutional use.

Row housing (through the Low Density Residential - Street Oriented designation) will be located adjacent to the internal collector roadways and ensure that these slightly higher density uses will contribute to creating a transition between these corridors and the low density interior of the neighbourhood. Two other blockfaces of row housing are also proposed to the west and east of the northern park to enable for a mix of housing types throughout the neighbourhood. The larger Medium Density residential site has also been moved north of the relocated commercial site which is an appropriate interface for both uses.

Proposed Zoning

The zones proposed to implement this amendment to the land use concept for this site align with the objectives of the NSP. The RLD, RF5, RA7, and CNC Zones are intended to be utilized in new neighbourhoods and include regulations which create appropriate transitions to and from one another as outlined in the Proposed Zoning Comparison Summary Table below.

The southeast corner of this site is planned as a future EPCOR Reservoir and Pump House, and PU zoning is being applied to the site to provide for the future development of this facility.

A portion of the interior of the plan amendment area, near 34 Street SW where the SWMF was previously planned, is not included within the proposed rezoning boundaries. Applications for (DC1) Direct Development Control Provisions have been submitted to enable development on these sites (LDA21-0616, LDA21-0617, & LDA22-0084) and will be presented to Council for consideration at a future Public Hearing.

Proposed Zoning Comparison Summary

	RLD Zone Proposed	RF5 Zone Proposed	RA7 Zone Proposed	CNC Zone¹ Proposed
Principal Building	Single Detached, Semi-detached, Duplex Housing	Multi-unit Housing	Multi-unit Housing	Commercial Building (opportunities for residential above grade)
Maximum Height	10.0 m	10.0 m	14.5 m	10.0 m
Site Area	n/a	Min 125 m ²	n/a	Max 2.0 ha
Maximum Site Coverage/FAR	50% - 55%	50%	2.3 - 2.5 FAR	1.0 FAR
Minimum Front Setback²	3.0 - 5.5 m	3.0 - 4.5 m	4.5 - 6.0 m	0.0 - 4.5 m
Minimum Interior Side Setback³	0.0 - 1.2 m	1.2 m	1.5 - 3.0 m	0.0 - 3.0 m
Minimum Flanking Side Setback⁴	2.4 - 4.5 m	3.0 m	3.0 m	0.0 - 4.5 m
Minimum Rear Setback⁵	4.5 - 7.5 m	5.5 - 7.5 m	7.5 m	0.0 - 3.0 m

¹ Setbacks in the CNC Zone vary depending on if the lot line abuts a public roadway (4.5m) or if a side/rear lot line abuts a residential zone (3.0m).

² Setbacks in the RLD, RF5 and RA7 Zones vary depending on street typology and if there is a lane adjacent to the site.

³ Zero lot line development is permitted within the RLD Zone which would allow for an interior side setback of 0.0 m where the other side setback is a minimum of 1.5 m.

⁴ Flanking side setbacks in the RLD Zone vary depending on street typology and building orientation.

⁵ Rear setback in the RLD Zone may be reduced to 4.5 metres on corner sites. Rear setbacks in the RF5 Zone vary depending on building typology.

Decoteau North Neighbourhood Structure Plan

Land Use and Density Changes

This portion of Decoteau North is primarily a residential neighbourhood with a central institutional use and amenities located on the periphery. Proposed amendments to this area are intended to iterate on this vision in order to create more efficient development opportunities as noted above which will require updates to the land use concept map and associated figures.

While the proposed amendment will allow for a similar development pattern, this application will result in changes to the size of uses found within the neighbourhood as summarised in the table below. Overall, these changes are considered minor as the proportion of the uses found within this quarter section, and the neighbourhood as a whole, will remain the same.

Decoteau North NSP Land Use Statistics	Approved (ha)	Proposed (ha)	Difference (ha)
Wetland (ER)	34.0	33.9	- 0.1
Natural Area (MR)	1.3	1.2	- 0.1
Park / Linear Park	9.2	9.2	none
School / Park	5.3	5.4	+ 0.1
Storm Water Management Facility (SWMF)	21.4	21.4	none
Commercial	8.0	8.1	+ 0.1
Institutional	2.5	2.3	- 0.2
Low Density Residential	87.2	86.5	- 0.7
Low Density Residential (Street Oriented)	12.7	14.0	+ 1.3
Medium Density Residential	11.3	10.5	- 0.8

While there are changes to the land use concept proposed, these changes do not substantially modify the land use composition of the neighbourhood. Further to this, the changes to the overall densities proposed within the plan are not impacted, as the overall density of the Decoteau North neighbourhood remains unchanged at 36 units per net residential hectare (upnrha).

Decoteau North NSP Population Statistics	Approved	Proposed	Difference
Units	4,092	4,070	- 22
Population	10,018	10,016	- 2
Density (upnrha)	36	36	none

In addition to the proposed land use changes, amendments to the policies of the NSP are proposed to align the plan with current transportation and complete street standards as well as enable the use of (DC1) Direct Development Control Provisions within the neighbourhood. A summary of these changes can be found in Appendix 1. These proposed changes are consistent with policies found within comparable NSPs and will provide clarity regarding expectations for roadway design and flexibility for future development in the neighbourhood.

Neighbourhood Name Change to Alces

The proposed amendment also includes an Administrative update to rename the neighbourhood to Alces following the Edmonton Naming Committee's formal naming of the neighbourhood. Decoteau North was a temporary neighbourhood name which allowed for the approval of the NSP in 2018 with an understanding a formal name would be approved at a later date.

In 2020, the Edmonton Naming Committee undertook a comprehensive review of the five neighbourhoods within the Decoteau ASP and selected Alces, latin for Moose, as the name for the Decoteau North neighbourhood with the recommendation that local animals connected with this area be used for the naming of natural areas, roads, and parks.

Decoteau ASP Neighbourhood	Theme	Approved Name
Northwest	Wetlands	Meltwater
North	Animals	Alces
Central	People	Decoteau
Southwest	Plants	Snowberry
Southeast	Geography	Kettle Lakes

Approved names and themes of neighbourhoods within the Decoteau ASP

The proposed amendments will replace references of “Decoteau North” with “Alces” and update figures and maps which include the temporary name. While the neighbourhood name will change, references to Alexander Decoteau within the NSP will be retained and a new section outlining the history of the name of the neighbourhood is proposed to be added to ensure references to the NSP prior to this name change are maintained.

Decoteau Area Structure Plan

The Decoteau ASP was adopted in 2015 and is a higher order plan which identifies this quarter section as primarily residential with a commercial site in the south and a centrally located institutional use. The proposed changes to the land uses within the NSP generally align with the policies of the ASP, however updates to maps and land use statistics are required to reflect the proposed changes to the NSP.

The City Plan

The proposed development aligns with the goals of The City Plan to create 15-minute districts that allow people to access their daily needs at a range of local destinations, services, and amenities by transit or active transportation. The proposed land use concept will establish diverse land uses that can be easily accessed from within the neighbourhood as well as the broader Decoteau Area.

The proposed rezoning aligns with The City Plan by accommodating future growth toward a population threshold of 1.25 million within Edmonton’s existing boundaries and encouraging commercial development to meet the community’s needs.

Technical Review

Transportation

Administration reviewed a Transportation Impact Assessment (TIA) as part of the submission for the proposed rezoning and plan amendments. The TIA confirms that the realignment of the collector roadway will not substantially impact the flow of vehicle traffic through the neighbourhood. This realigned collector will tie into 34 Street SW as the east leg of the existing Charlesworth Drive SW & 34 Street SW intersection, which will ultimately require traffic signals as development progresses. An additional 34 Street SW mid-block pedestrian crossing between Ellerslie Road SW and the realigned collector roadway will also be required to connect with an existing active modes link within the Charlesworth neighbourhood to the west.

The NSP amendment includes map and text amendments to reinforce the accessibility and availability of the active modes network within the neighbourhood. This includes the provision of a shared use path

along the collector roadways within the amendment area and the larger neighbourhood, and greater guidance on the provision of pedestrian crossing control at priority locations.

Transit

On Demand Transit is provided nearby within the Charlesworth neighbourhood. With construction of collector road looping, the service could be expanded to Decoteau North which provides an opportunity for early transit service.

Open Space

The realignment of the collector roadway resulted in the reconfiguration of the parks and open space system. Updates to the Parkland Impact Assessment illustrate that reconfigured parks are within 5 - 10 minutes walking distance of residents and there is no net loss of parks and open space within the neighbourhood. The changes to parks and open space systems satisfy the objectives of the Urban Parks Management Plan and Breathe policies.

An updated Phase II Ecological Network Report and updated Site Specific Natural Area Management Plan were also submitted to support the application. No additional ecological impacts are expected as a result of the re-configuration, and measures to mitigate the impact of residential uses on the natural area were identified.

Drainage

Sanitary and storm servicing schemes shall follow the accepted Decoteau North Basin 1 Neighbourhood Design Report. Sanitary and storm sewer connections from Charlesworth are required to support the development.

EPCOR Water

The accepted Hydraulic Network Analysis (HNA) for Decoteau Stages 1-5 will guide supply of water servicing for a portion of the site. Submission and acceptance of an HNA for the remainder of the site will be required prior to the Subdivision stage. The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

All other comments from affected City Departments and utility agencies have been addressed.

Appendices

- 1 Markup of Proposed Text Amendments to the Decoteau North NSP
- 2 Approved Decoteau ASP Land Use and Population Statistics – Bylaw 19537
- 3 Proposed Decoteau ASP Land Use and Population Statistics – Bylaw 20220
- 4 Approved Decoteau North NSP Land Use and Population Statistics – Bylaw 18540
- 5 Proposed Alces NSP Land Use and Population Statistics – Bylaw 20221
- 6 Approved Decoteau ASP Land Use Concept Map – Bylaw 19537
- 7 Proposed Decoteau ASP Land Use Concept Map – Bylaw 20220
- 8 Approved Decoteau North NSP Land Use Concept Map – Bylaw 18540
- 9 Proposed Alces NSP Land Use Concept Map – Bylaw 20221
- 10 Application Summary

Markup of Proposed Amendments to the Decoteau North Neighbourhood Structure Plan

~~Strikethrough~~

Text proposed to be removed

Underline

Text proposed to be added

Full Neighbourhood Structure Plan

Replace all instances of “Decoteau North” with “Alces” when referencing the name of the neighbourhood.

Section 1 - Introduction

1.3 Plan History - New Section Added

(page 1 of current NSP; following sections renumbered 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.

Section 4 - Public Realm

4.1 Urban Design and Placemaking - Aligning with City's inclusive language guidelines

(pages 9-10 of current NSP)

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

Policy 2.3 Neighbourhood focal points should incorporate placemaking elements that reflect the region's ~~aboriginal~~ Indigenous history.

Section 5 - Land Use

5.1 Residential - New Paragraph Added to End of Section

(page 16 of current NSP)

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.

5.1 Residential - New text added to "Implementation" of Objective 7

(page 17 of current NSP)

Implementation: The Land Use and Population Statistics illustrate the planned overall density for ~~Decoteau North Alces~~, which exceeds the density target for Priority Growth Area B of the Edmonton Metropolitan Region Growth Plan.

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.

Secondary suites can further provide an important potential source of affordable housing for single detached uses and other small households as well as create an additional source of income for the owners of the principal dwelling. Secondary suites or garden suites may be implemented through the applicable sections of the Edmonton Zoning Bylaw.

Section 6 - Ecology and Parks

6.2 Parks and Open Space - New text added to "Linear Parks and Pedestrian Realm"

(page 30 of current NSP)

Linear Parks & Pedestrian Realm

Linear Parks have been incorporated in the neighbourhood design to provide pedestrian connections through the neighbourhood between focal points, support ecological connectivity, and provide additional programmable park space within the community. Where neighbourhood

focal points are not connected to the shared use path network, boulevard walkways along local or collector roadways will provide connections. Key Pedestrian Crossings are located in areas where the Shared Use Path network crosses a collector or arterial roadway, or at collector-collector intersections in residential areas. 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.

Section 8 - Transportation

8.1 Roadway Network - New text added to "Implementation" of Objective 40

(page 44 of current NSP - second paragraph)

Road right-of-way shall be dedicated to the City of Edmonton in accordance with the MGA at the subdivision stage of development. Roadway design shall be in accordance with City of Edmonton design regulations. Roadway designs that do not comply with City of Edmonton design regulations will shall be submitted for review and consideration by Planning Coordination. 1 Avenue SW provides a continuous connection through Decoteau North between 34th Street and 17th Street and the inclusion of traffic calming elements should be considered as part of the roadway design. Details of the roadway design will be discussed with Planning Coordination at the rezoning and subdivision stages.

8.3 Active Transportation - New text added to Policy 44.5

(page 47 of current NSP)

Policy 44.5	All collector roadways shall be developed with sidewalks <u>and/or shared use paths</u> on both sides of the street, providing a sufficient level of pedestrian access. <u>Bikeway facilities are also required along all collector roadways and shall be incorporated with the City bike network.</u>
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8.3 Active Transportation - New text added to Policy 44.6

(page 47 of current NSP)

Policy 44.6	All local roadways shall be developed with sidewalks on <u>at least one side both sides</u> of the street.
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Approved Decoteau ASP Land Use and Population Statistics

DECOTEAU AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 19537

	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)	223.6	11.4%	34.0	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	86.0	4.4%	12.8	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	1,557.2	100.0%	334.4	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	39.0	2.5%	8.0	5.1	-	10.2	15.7
Business Employment	94.7	6.1%	94.7	-	-	-	-
Institutional ³	3.7	0.2%	2.5	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)	58.0	3.7%	5.3	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)	24.7	1.6%	1.3	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%	66.9	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	724.5	46.5%	221.8	112.6	112.2	150.7	127.4
Net Residential Area	832.7	53.5%	112.6	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)	624.6	87.2	57.8	110.4	228.2	140.8
25 du/nrha	Units	15,614	2,181	1,446	2,761	5,706	3,521
2.8 p/du	Population	43,720	6,105	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)	111.1	12.7	10.4	20.0	41.0	27.0
45 du/nrha	Units	4,998	571	467	900	1,845	1,215
2.8 p/du	Population	13,995	1,599	1,308	2,520	5,166	3,402
Low-rise/Medium Density Housing	Area (ha)	79.2	11.3	28.0	9.0	18.5	12.5
90 du/nrha	Units	7,131	1,013	2,518	810	1,665	1,125
1.8 p/du	Population	12,835	1,823	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	1,409	329	-	270	540	270
1.5 p/du	Population	2,113	493	-	405	810	405
Total Residential	Area (ha)	832.7	112.6	107.8	140.6	290.1	181.5
	Units	29,556	4,093	4,836	4,741	9,756	6,131
	Population	73,796	10,020	11,023	12,114	24,950	15,689

SUSTAINABILITY MEASURES

Population Per Net Hectare (p/nha)	90.0	89.0	102.3	86.1	86.0	86.4
Dwelling Units Per Net Residential Hectare (du/nrha)	36.5	36.3	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	3,129	668.8	455.0	505.6	881.6	617.8
Junior High	1,565	334.4	228.0	252.8	440.8	308.9
Senior High	1,565	334.4	228.0	252.8	440.8	308.9
Separate School Board⁹						
Elementary School	1,815	334.4	478.0	252.8	440.8	308.9
Junior High	908	167.2	239.0	126.4	220.4	154.5
Senior High	908	167.2	239.0	126.4	220.4	154.5
Total Student Population	9,889	2,006.4	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

Proposed Decoteau ASP Land Use and Population Statistics

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 though 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

Approved Decoteau North NSP Land Use and Population Statistics - Bylaw 18540

	Area (ha)	% of GA
GROSS AREA	386.0	100%
Wetland (Environmental Reserve)	34.0	8.8%
Arterial Roadway	12.8	3.3%
Public Utility Lot	4.8	1.3%

	Area (ha)	% of GDA
GROSS DEVELOPABLE AREA	334.4	100%
Commercial/Residential Mixed Use	8.3	2%
Commercial	8.0	2%
Business Employment	94.7	28%
Institutional	2.5	1%
Parkland, Recreation, School (Municipal Reserve)	20.0	6%
School / Park	5.3	2%
Community Park	4.2	1%
Park / Linear Park	9.2	3%
Natural Area(MR)	1.3	0%
Transportation - circulation (20% GDA)	66.9	20%
Stormwater Management Facility	21.4	6.4%
Total Non-Residential Area	221.8	66%
Net Residential Area	112.6	34%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units / ha	Units	People/Unit	Population	% of NRA
Low Density Residential	87.2	25.0	2180	2.8	6103	0.8
Low Density Residential (Street-Oriented)	12.7	45.0	571	2.8	1599	0.1
Medium Density Residential	11.3	90.0	1013	1.8	1824	0.1
High Density Residential	1.5	225.0	329	1.5	493	0.0
Total Residential	112.6		4,092		10,018	

SUSTAINABILITY MEASURES

Population Per Net Hectare (p/nha)	89.0
Dwelling Units Per Net Residential Hectare (du/nrha)	36.3
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	100%
Population (%) within 600m of Commercial Service	
Presence/Loss of Natural Areas	
Protected as Environmental Reserve	34.0
Conserved as Naturalized Municipal Reserve (ha)	1.3
Protected through other means (ha)	4.7
Lost to Development (ha)	19.2

STUDENT GENERATION COUNT

Public School Board	
Elementary School	669
Junior High	334
Senior High	334
Separate School Board	
Elementary School	334
Junior High	167
Senior High	167
Total Student Population	2,007

Proposed Alces NSP Land Use 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	

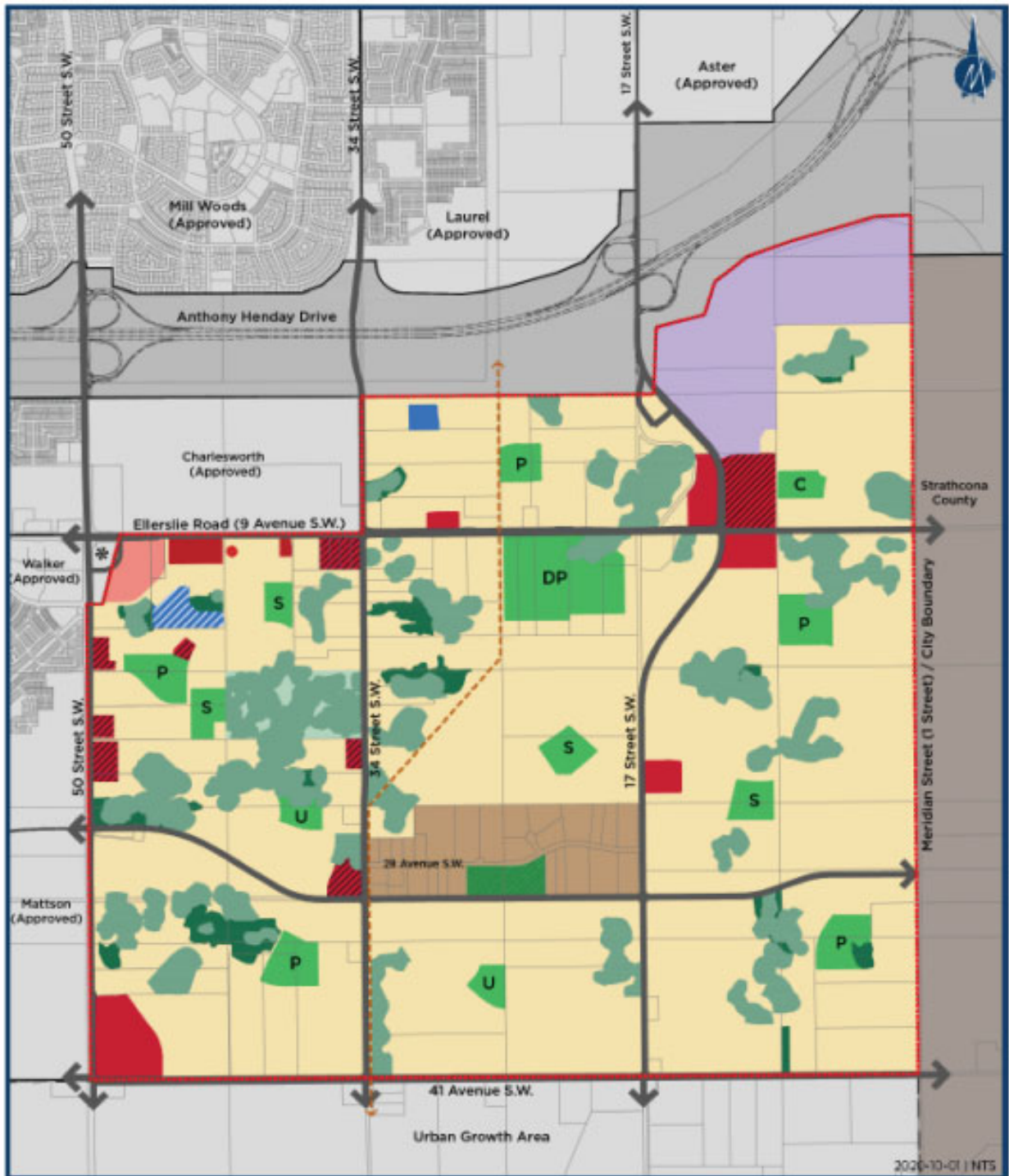
SUSTAINABILITY MEASURES

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

Approved Decoteau ASP Land Use Concept Map - Bylaw 19537



Decoteau Area Structure Plan

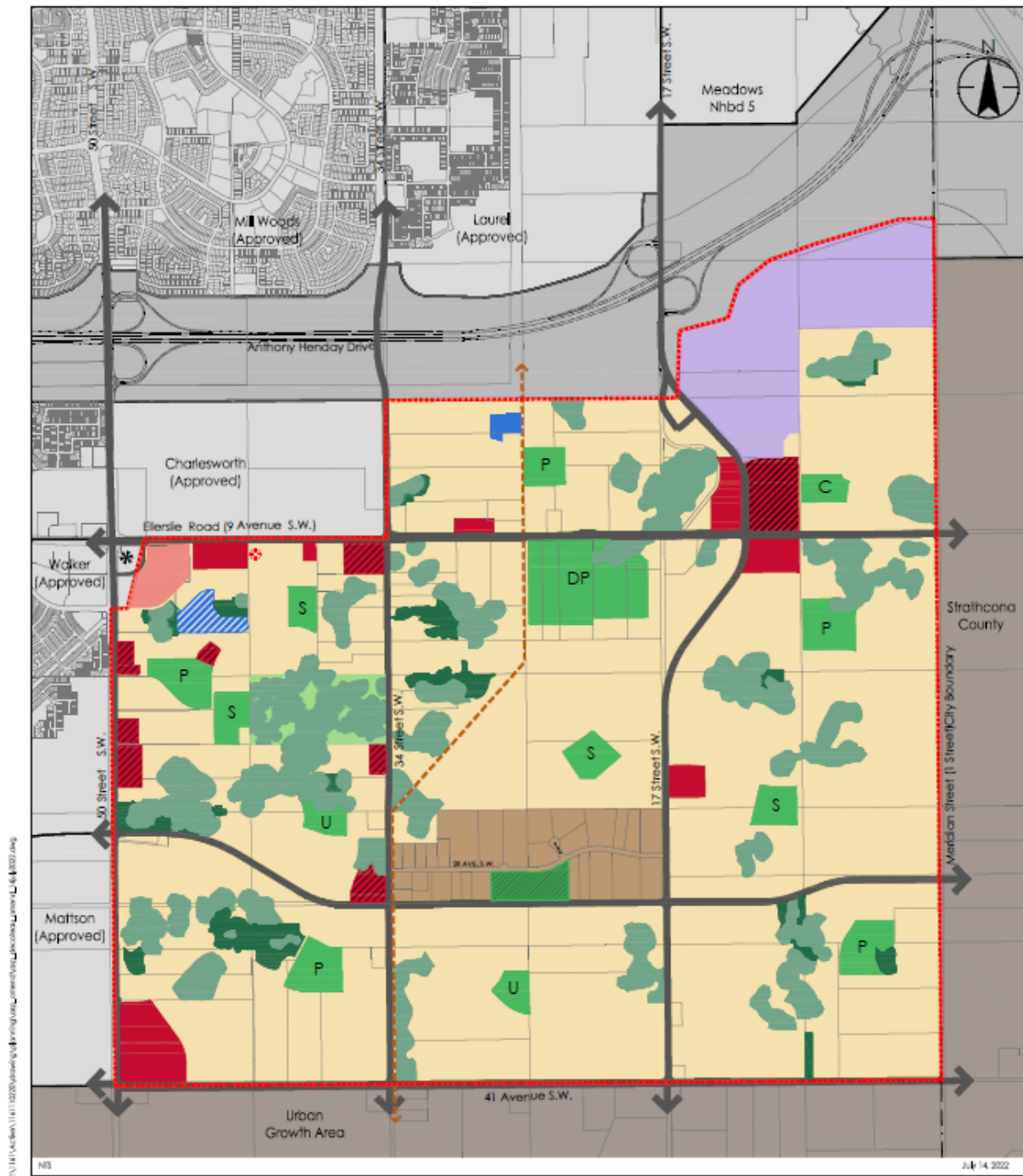
Figure 6 Land Use Concept

Legend

- | | | | |
|---|---------------------------------------|---|------------------|
| Existing Country Residential | Institutional | Existing Park (MR) | Arterial Roadway |
| Residential | Institutional / Residential Mixed Use | Natural Area (MR) | Utility ROW |
| Town Centre Mixed Use | School & Community Park (Public) | Wetland With Buffer (ER) | Civic Use |
| Commercial/Office | School & Community Park (Separate) | Non-ER on City Owned Parcels | ASP Boundary |
| Commercial/Office/
Residential Mixed Use | District Activity Park | Anthony Henday Drive (TUC) | |
| Business Employment | Urban Village Park | Transit Centre / Park & Ride/
Potential Future LRT Station | |
| | Community Park | | |

**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.*

Proposed Decoteau ASP Land Use Concept Map - Bylaw 20220



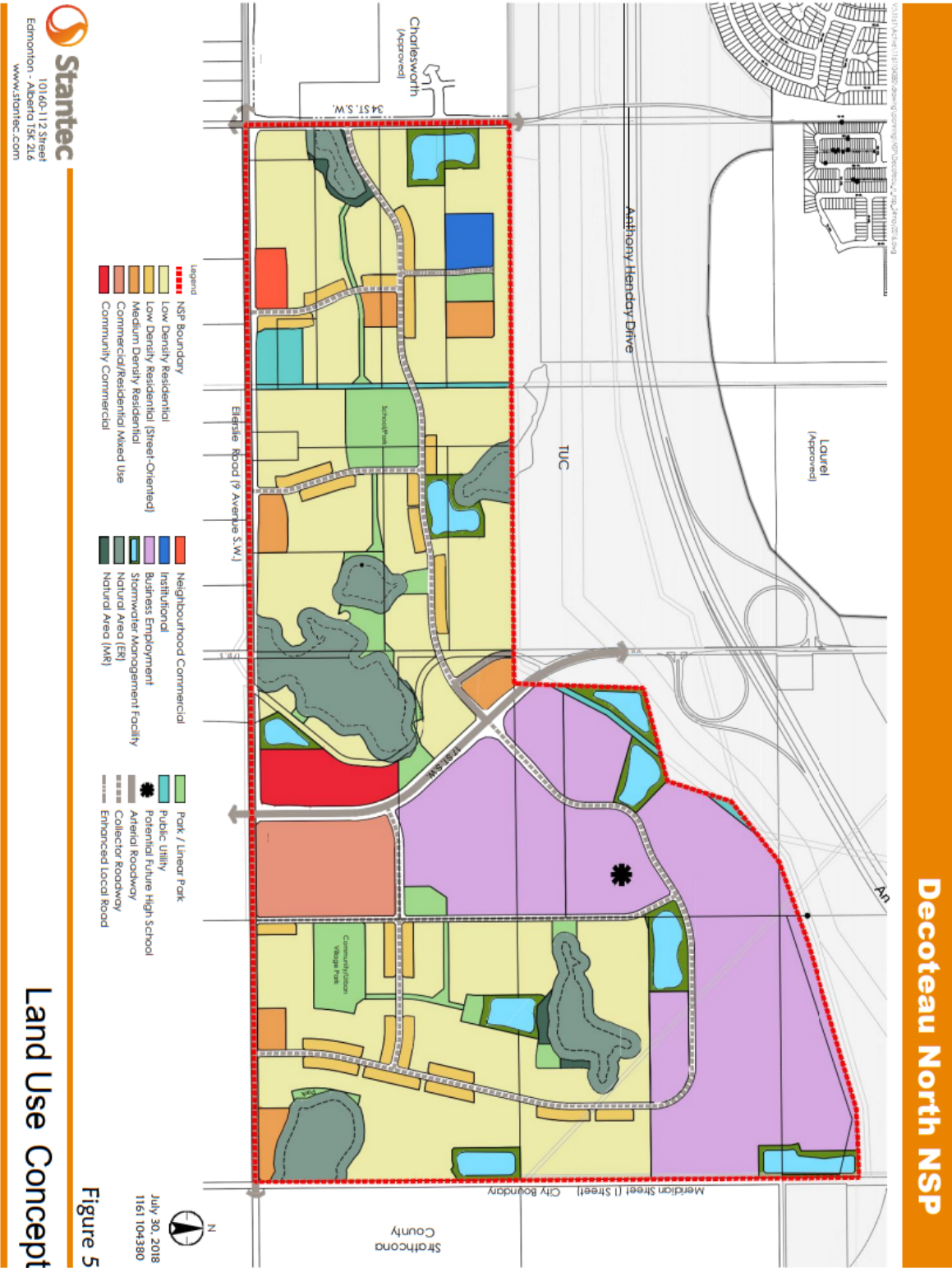
400-10220 103 Avenue
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- Legend**
- Existing Country Residential
 - Residential
 - Town Centre Mixed Use
 - Commercial/Office
 - Commercial/Office/Residential Mixed Use
 - Business Employment
 - Institutional
 - Institutional/Residential Mixed Use
 - School & Community Park (Public)
 - School & Community Park (Separate)
 - District Activity Park
 - Urban Village Park
 - Community Park
 - Existing Park (MR)
 - Nature 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

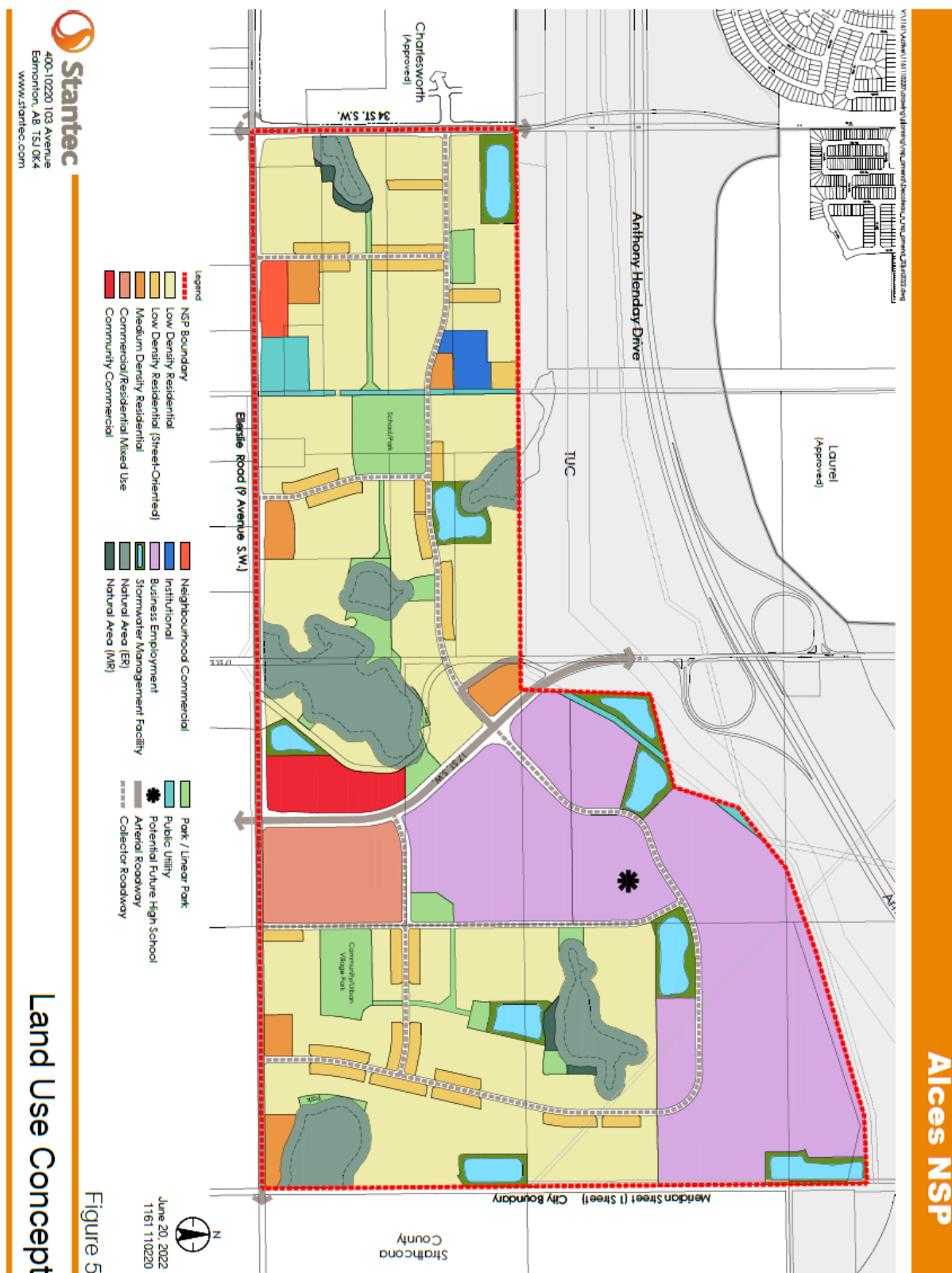
*Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stages.

Decoteau
Area Structure Plan
Figure No.
6.0
Title
Land-Use Concept

Approved Decoteau North NSP Land Use Concept Map - Bylaw 18540



Proposed Alces NSP Land Use Concept Map - Bylaw 20221



Application Summary

Information

Application Type:	ASP Amendment NSP Amendment Rezoning
Bylaws Charter Bylaw:	20220, 20221 20222
Location:	North of Ellerslie Road SW and east of 34 Street SW
Addresses:	203 - 34 Street SW 303 - 34 Street SW 503 - 34 Street SW 2704 - Ellerslie Road SW 2604 - Ellerslie Road SW
Legal Descriptions:	Lot 1, Plan 707RS Lot 2, Plan 707RS Lot 3, Plan 707RS Lot 4, Plan 707RS Lot 5, Block 1, Plan 1026141
Site Area:	65 hectares
Neighbourhood:	Decoteau North / Alces
Ward:	Sspomitapi
Notified Community Organization:	Meadows Community League
Applicant:	Stantec Consulting Ltd.

Planning Framework

Current Zones:	(AG) Agricultural Zone (AP) Public Parks Zone (PU) Public Utility Zone (RA7) Low Rise Apartment Zone (NA) Natural Areas Protection Zone (RMD) Residential Mixed Dwelling Zone (CNC) Neighbourhood Convenience Commercial Zone
Proposed Zones:	(AP) Public Parks Zone (PU) Public Utility Zone (RA7) Low Rise Apartment Zone (NA) Natural Areas Protection Zone

	(US) Urban Services Zone (RF5) Row Housing Zone (RLD) Residential Low Density Zone (CNC) Neighbourhood Convenience Commercial Zone
Plans in Effect:	Decoteau Area Structure Plan Decoteau North Neighbourhood Structure Plan
Historic Status:	None

Written By:	Andrew Sherstone
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination