

Bylaw 20555

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 Bylaws 18539, 19537, and 20220; 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 20220 Decoteau Area Structure Plan” and replacing it with the Map entitled “Bylaw 20555 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 20220” and replacing it with the table entitled “Decoteau Area Structure Plan - Land Use and Population Statistics - Bylaw 20555” 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; and
- f. deleting the map “Figure 10 - Active Transportation Network” and replacing with the map “Figure 10 - Active Transportation Network” attached hereto as Schedule “F”, and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2023;
READ a second time this	day of	, A. D. 2023;
READ a third time this	day of	, A. D. 2023;
SIGNED and PASSED this	day of	, A. D. 2023.

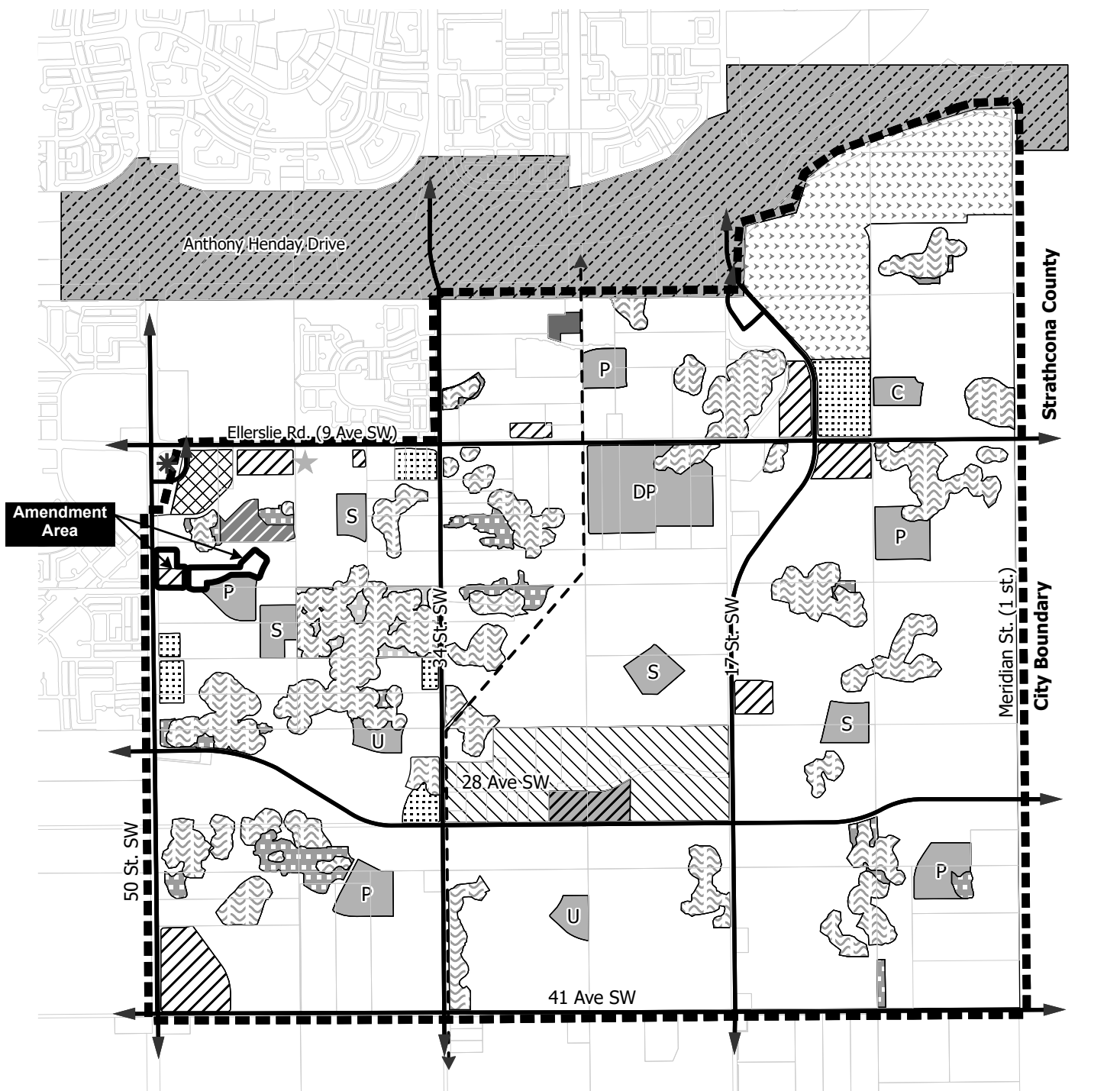
THE CITY OF EDMONTON

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MAYOR

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CITY CLERK



**BYLAW 20555  
AMENDMENT TO  
DECOTEAU  
Area Structure Plan  
(as amended)**

- |   |                        |                              |
|---|------------------------|------------------------------|
| 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 20555**

	Area (ha)	%GA	Alces	Meltwater	Decoteau	Kettle Lakes	Snowberry
<b>GROSS AREA</b>	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	-	-
<b>GROSS DEVELOPABLE AREA</b>	1,556.8	100.0%	334.0	220.3	252.8	440.8	308.9
		%GDA					
Town Centre Mixed Use <sup>1</sup>	2.6	0.2%	-	2.6	-	-	-
Commercial/Residential Mixed Use <sup>2</sup>	14.5	0.9%	8.3	6.2	-	-	-
Commercial	40.2	2.6%	8.1	6.2	-	10.2	15.7
Business Employment	94.7	6.1%	94.7	-	-	-	-
Institutional	3.5	0.2%	2.3	1.2	-	-	-
Institutional/Residential Mixed Use <sup>3</sup>	3.4	0.2%	-	3.4	-	-	-
Parkland, Recreation, School	153.0	9.8%	20.0	25.0	45.6	34.1	28.3
<i>District Activity Park (MR)</i>	30.1	1.9%	-	-	30.1	-	-
<i>School/Park (MR)</i>	56.4	3.6%	5.4	16.0	5.5	21.5	8.0
<i>Urban Village Park (MR)</i>	11.8	0.8%	4.2	3.6	-	-	4.0
<i>Pocket Park &amp; Linear Park (MR)</i>	30.2	1.9%	9.2	1.0	2.0	13.7	6.0
<i>Natural Area (MR)</i>	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	723.0	46.4%	221.6	111.2	112.2	150.7	127.4
Net Residential Area	832.0	53.4%	112.4	109.1	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)	624.3	86.5	60.0	110.4	226.5
25 du/nrha	Units	15,601	2,162	1,495	2,761	5,662
2.8 p/du	Population	43,681	6,052	4,186	7,731	15,854
Street-Oriented	Area (ha)	13.0	-	13.0	-	-
35 du/nrha	Units	455	-	455	-	-
2.8 p/du	Population	1,273	-	1,273	-	-
Row Housing	Area (ha)	111.3	14.0	9.3	20.0	41.0
45 du/nrha	Units	5,008	630	418	900	1,845
2.8 p/du	Population	14,022	1,763	1,171	2,520	5,166
Low-rise/Medium Density Housing	Area (ha)	76.5	10.5	26.0	9.0	18.5
90 du/nrha	Units	6,883	941	2,342	810	1,665
1.8 p/du	Population	12,391	1,695	4,216	1,458	2,997
Medium to High Rise Housing	Area (ha)	7.1	1.5	0.8	1.2	2.4
225 du/nrha	Units	1,597	338	179	270	540
1.5 p/du	Population	2,394	506	268	405	810
Total Residential	Area (ha)	832	112.4	109.1	140.6	288.4
	Units	29,548	4,070	4,894	4,741	9,712
	Population	73,777	10,016	11,130	12,114	24,827

**SUSTAINABILITY MEASURES**

Population Per Net Hectare (p/nha)	88.6	89.1	102.3	86.1	86.0	86.4
<b>Dwelling Units Per Net Residential Hectare (du/nrha)</b>	<b>35.5</b>	<b>36.2</b>	<b>44.9</b>	<b>33.7</b>	<b>33.6</b>	<b>33.8</b>
Population (%) within 500m of Parkland <sup>4</sup>	0%					
Population (%) within 400m of Transit	100%					
Population (%) within 600m of Commercial <sup>5</sup>	35%					
Presence/Loss of Natural Area						
Protected as ER	198.3					
Conserved as NMR	30.2					
Protected through other means (ha) <sup>6</sup>	7.4					
Lost to Development (ha) <sup>7</sup>	36.9					

**STUDENT GENERATION COUNT**

Public School Board						
Elementary School	3,129	668.1	456.0	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 Board						
Elementary School	1,817	334	480.0	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	9,889	2004.1	1,870.0	1,516.8	2,644.8	1,853.5

<sup>1</sup> 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.

<sup>2</sup> 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 Decoteau North, and 60:40 respectively in Northwest Decoteau. The residential portion of this designation is accounted for in Low-rise/Medium Density Residential.

<sup>3</sup> Includes the 1.22 ha Civic Site in Meltwater that is identified with an asterisk in the land use concept.

<sup>4</sup> 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.

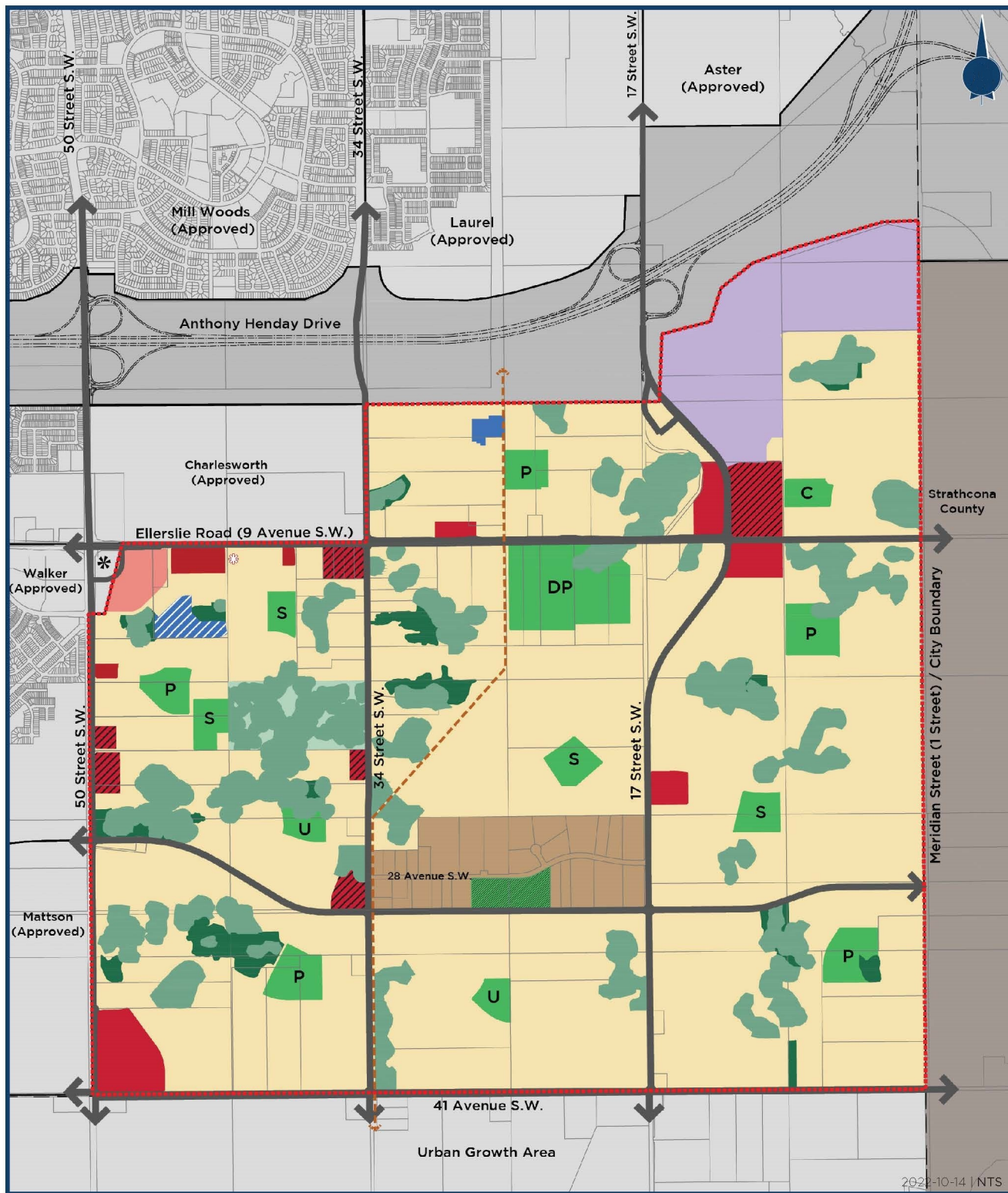
<sup>5</sup> Does not include population within 500m of Pocket Parks, which will be identified in future Neighbourhood Structure Plans.

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

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

<sup>8</sup> Includes areas recommended for retention as per the ENR II.

<sup>9</sup> Includes Catholic and Francophone student generation.



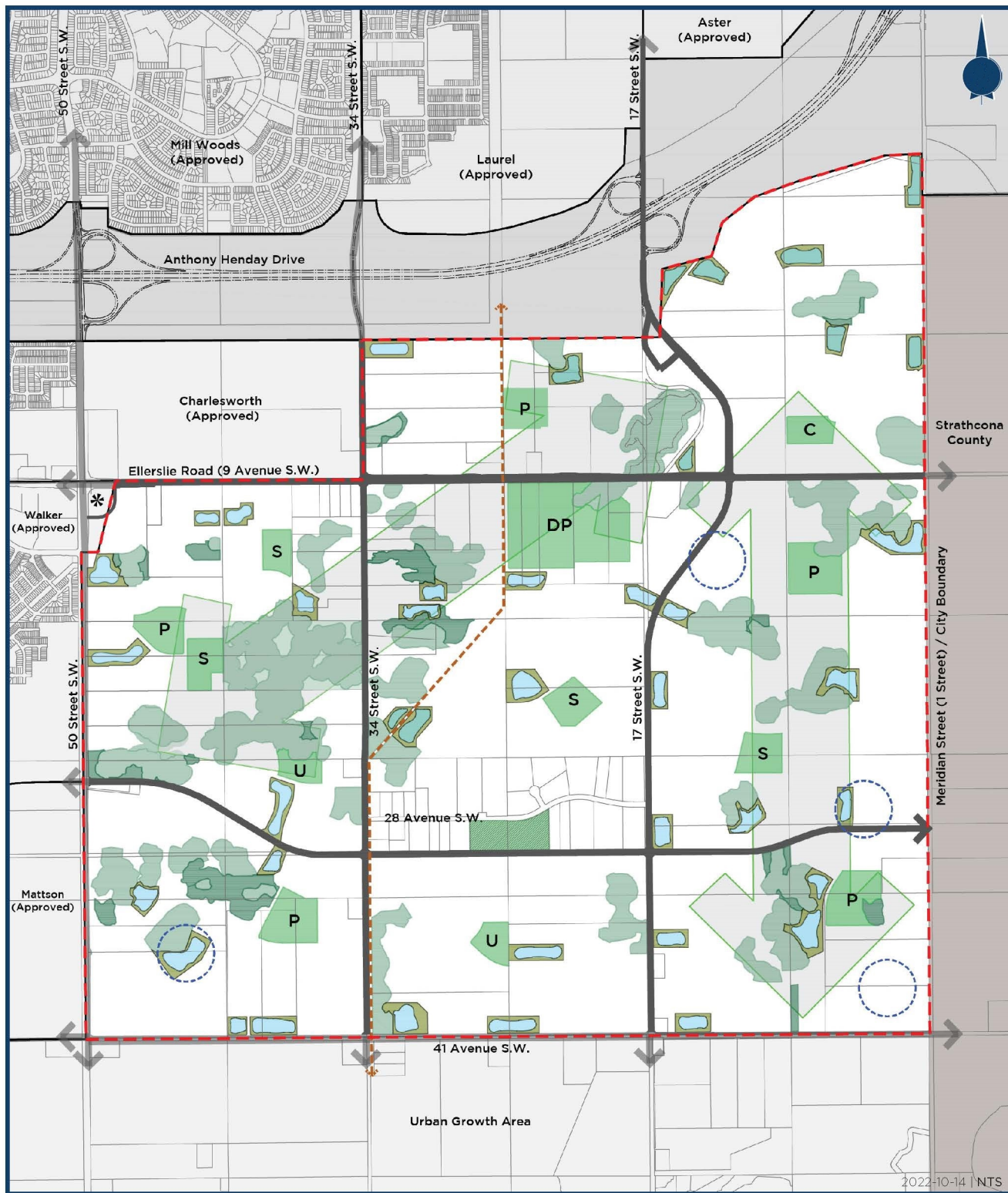
# Decoteau Area Structure Plan

Figure 6 Land Use Concept

- |   |                                       |  |                  |
|---|---------------------------------------|--|------------------|
| 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.



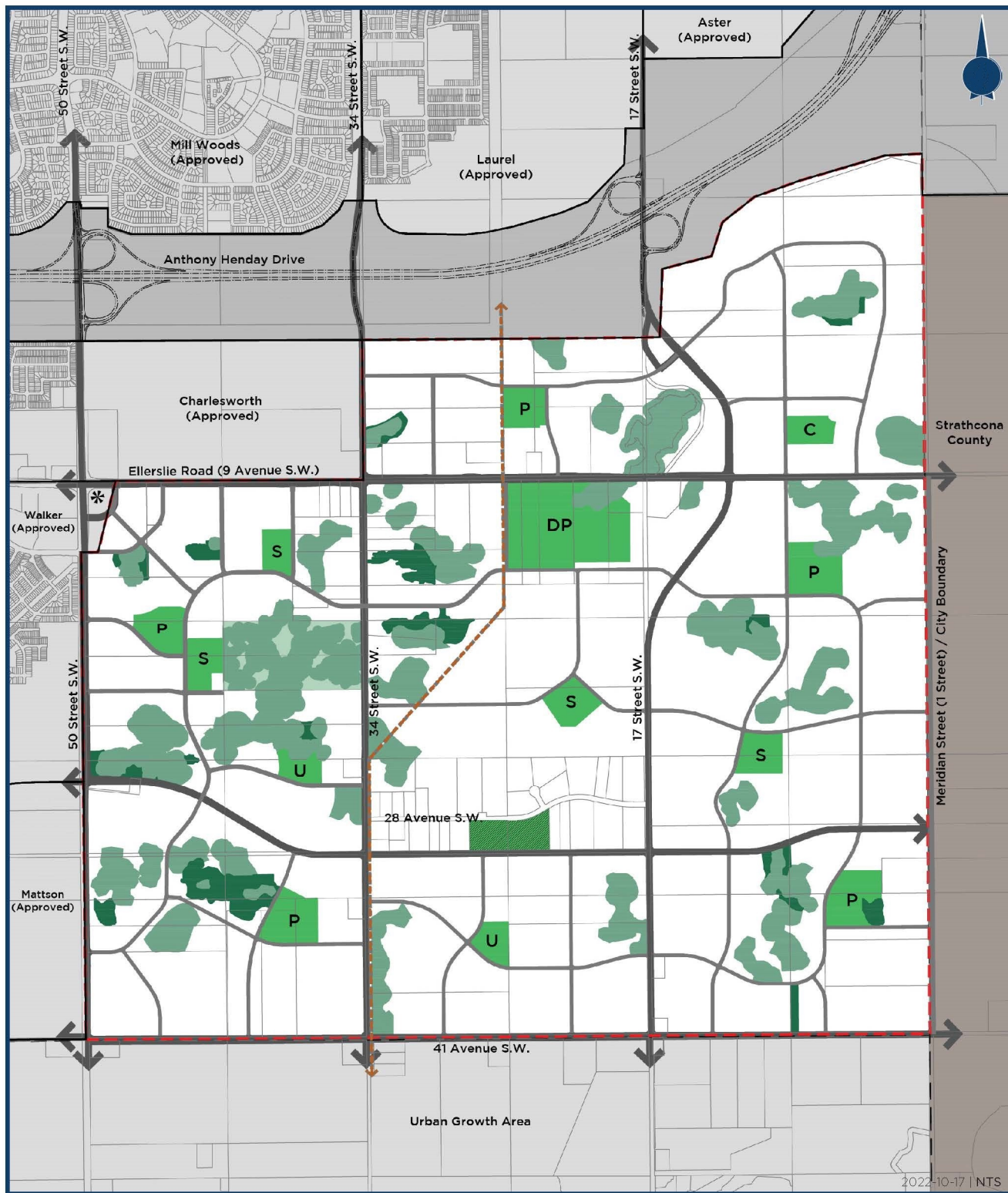


# Decoteau Area Structure Plan

## Figure 7 Ecological Connectivity

- Parkland (MR)
- Natural Area (MR)
- Wetland With Buffer (ER)
- Non-ER on City Owned Parcels
- Stormwater Management Facility
- Ecological Link
- Potential Opportunity Site
- Utility ROW
- Arterial Roadway
- 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.*

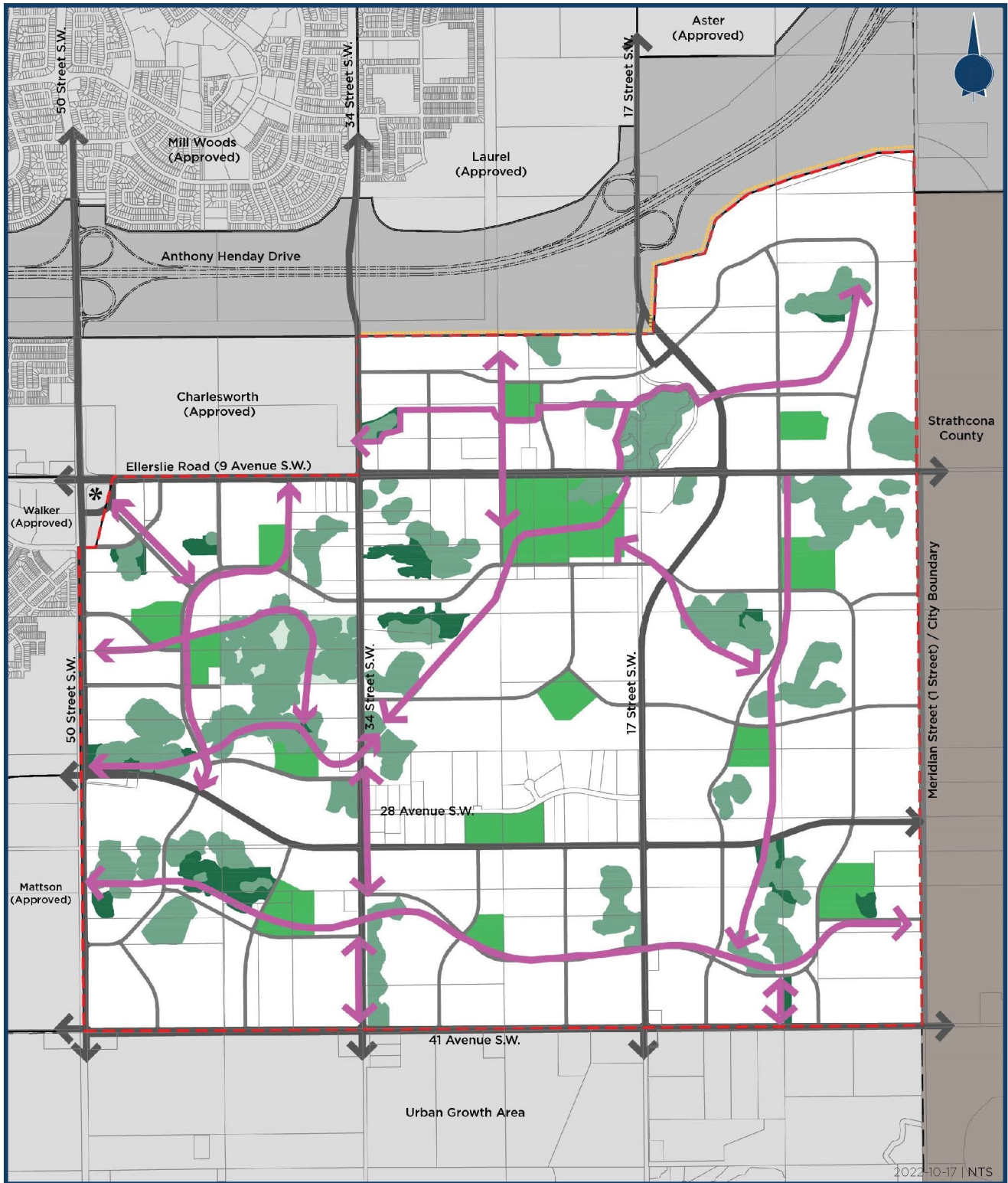


**Decoteau Area Structure Plan**  
 Figure 8 Parkland, Recreation, and Schools

- 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
- ASP Boundary
- Transit Centre / Park & Ride/ Potential Future LRT Station

*\*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 10 Active Transportation Network

- |   |   |
|---|---|
| Parkland  | Anthony Henday Drive (TUC)                                    |
| Natural Area (MR)                                     | Sidewalk Both Sides   |
| Wetland With Buffer (ER)                              | Conceptual Active Transportation Connectivity                 |
| Non-ER on City Owned Parcels                          | Transit Centre / Park & Ride/<br>Potential Future LRT Station |
| TUC Trail   | ASP Boundary  |
| Shared Use Path & Separate<br>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.*