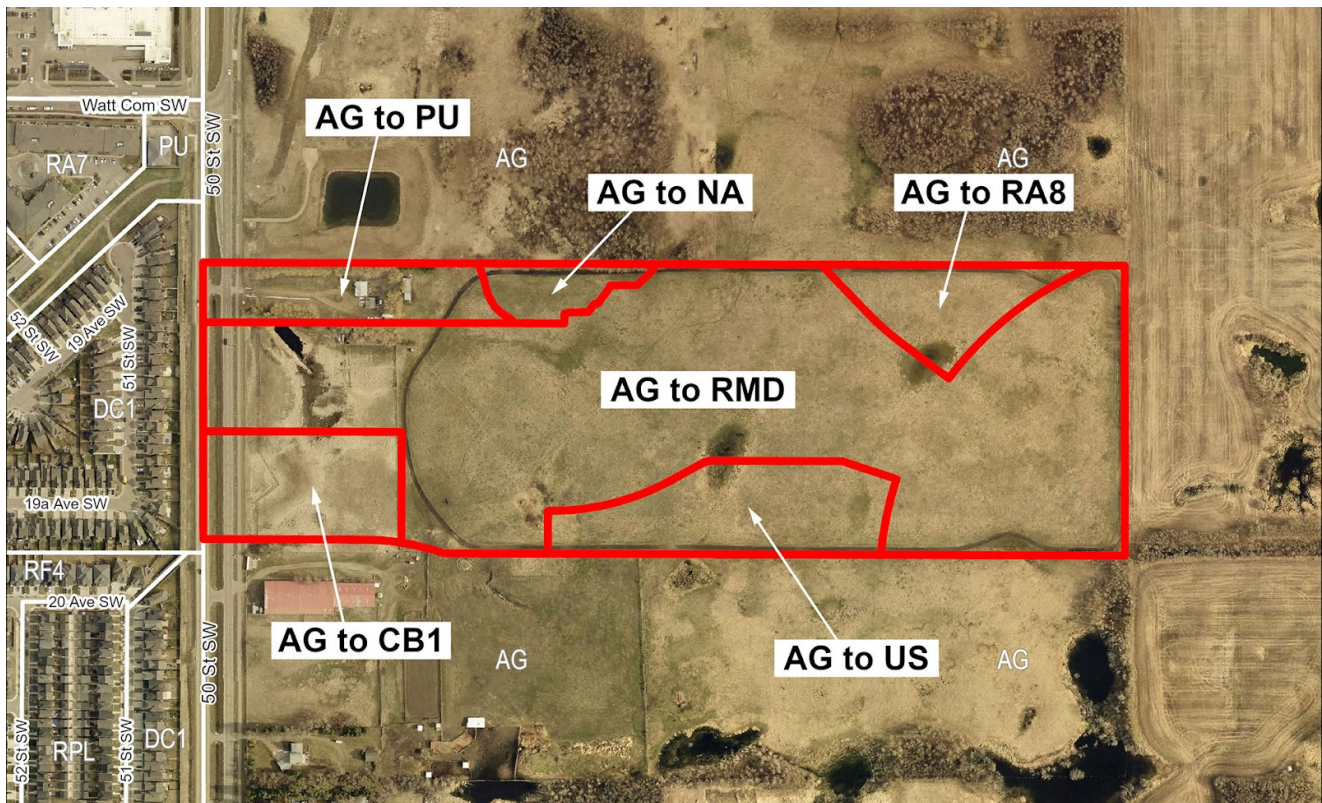


1451 - 50 Street SW

Position of Administration: Support



Summary

Charter Bylaw 20557 proposes a rezoning from the (AG) Agricultural Zone to the (RMD) Residential Mixed Dwelling Zone, (RA8) Medium Rise Apartment Zone, (CB1) Low Intensity Business Zone, (US) Urban Services Zone, (NA) Natural Area Protection Zone, and (PU) Public Utility Zone. The rezoning will allow for a variety of small scale and medium rise multi-unit housing, low intensity commercial uses as well as a natural area, future school park site and stormwater management facility. Bylaw 20555 proposes an amendment to the Decoteau Area Structure Plan, and Bylaw 20556 proposes an amendment to the Meltwater Neighbourhood Structure Plan to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Three people responded to the application, including one with concerns related to the impact on the wildlife and natural ecosystem in the area.

Administration supports this application because it:

- Facilitates the first phase of development in Meltwater.
- Provides the opportunity to increase housing diversity in the neighbourhood.
- Aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries.

Application Details

This application was submitted by Invistec Consulting Ltd. on behalf of Agam Developments Ltd.

Rezoning

The proposed (RMD) Residential Mixed Dwelling Zone, (RA8) Medium Rise Apartment Zone, (CB1) Low Intensity Business Zone, (US) Urban Services Zone, (NA) Natural Area Protection Zone, and (PU) Public Utility Zone would allow development with the following key characteristics:

- RMD Zone:
 - A variety of small scale housing, including single detached, semi-detached, and row housing
 - Maximum height of 10 metres (12 metres for row housing)
 - Maximum site coverage between 45-55 per cent
- RA8 Zone:
 - Medium rise multi-unit housing with limited commercial uses on the ground floor
 - Maximum height of 23 metres (approximately 6 stories)
 - Minimum density of 75 dwellings/hectare
- CB1 Zone:
 - Commercial, office, and service uses, with limited residential opportunities above the ground floor
 - Maximum height of 12 metres
 - Maximum floor area ratio of 2.0
- US, NA, and PU Zones:
 - Schools and parks, preservation of natural areas, and stormwater management facilities

Plan Amendment

The proposed amendments will reconfigure residential land uses and a school and park site, and introduce a high density residential and a commercial site to the plan area. Figures 5-16, Meltwater Neighbourhood Structure Plan concept map, and land use and population statistics in the Meltwater NSP are being amended to reconfigure these land uses. Figures 6-8 and 10, Decoteau Area Structure Plan concept map, and land use and population statistics in the Decoteau ASP are also being amended to reflect this proposal.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(AG) Agricultural Zone	Undeveloped land
North	(AG) Agricultural Zone	Undeveloped land
East	(AG) Agricultural Zone	Undeveloped agricultural land
South	(AG) Agricultural Zone	Equine centre and undeveloped land
West	(DC1) Direct Development Control Provision	Single detached housing



View of the site looking east from 50 Street SW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application facilitates anticipated development for the area, and little response was received from the mailed notice. The basic approach included:

Mailed Notice, February 3, 2023

- Notification radius: neighbourhood notification plus 60 metres
- Recipients: 368
- Responses: 3
 - In support: 0 (0%)
 - In opposition: 1 (33%)
 - Mixed/Questions only: 2 (67%)

Site Signage, February 17, 2023

- One rezoning information sign was placed on the property facing 50 Street SW

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Ellerslie Community League Association
- Horizon Community League

Common comments heard:

- The rezoning will have a negative impact on the wildlife and natural ecosystem in the area
- Questions about the planned drainage infrastructure

Application Analysis



Site analysis context

The City Plan

The subject site, located within the Ellerslie District of The City Plan, is identified as Residential within a Developing Area and is expected to contribute to Edmonton's population growth from 1 to 1.25 million. This proposal contributes to the ability to live locally, with access to diverse housing options in communities that support their daily needs. It also meets regional density targets, provides safe, comfortable and direct active transportation connections, and accommodates all future growth for an additional 1 million people within Edmonton's existing boundaries.

Decoteau Area Structure Plan

This application conforms to the vision and principles of the Decoteau ASP, including the following:

- Provides a diversity of housing types for all ages and income groups

- Respects the natural systems of the area and incorporates them into the fabric of development
- Creates complete streets that support multi-modal movement

Meltwater Neighbourhood Structure Plan

Residential Land Uses

A new high density residential (HDR) site is proposed to replace a site that is currently designated as medium density residential. The introduction of this HDR site increases housing diversity and strengthens housing choices in the Meltwater neighbourhood. The overall density of the neighbourhood remains unchanged at 44.9 units per residential hectare.

Commercial

This application proposes to re-designate one mixed use site for residential uses, and a second mixed use site for commercial uses. The new commercial site is located at the entrance of the neighbourhood, and allows residents to access commercial amenities locally. Mixed use opportunities are still available on this site, as residential development is permitted above the ground floor in the proposed CB1 zone.

School/park

The size of the school park site is proposed to be reduced by 1.7 hectares. This reduction has been assessed by the Edmonton Public School board, which confirmed that this change would not adversely affect their programming needs. Additional details regarding Open Space planning are provided later in this report.

Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Mixed Use Commercial	6.9 ha	6.2 ha	- 0.7 ha
Neighbourhood Commercial	0.7 ha	1.8 ha	+ 1.1 ha
School / Park (MR)	17.7 ha	16.0 ha	- 1.7 ha
Low Density Residential	57.8 ha (1,446 dwellings)	60 ha (1,500 dwellings)	+ 2.2 ha (+ 54 dwellings)
Street-Oriented Residential	11.6 ha (405 dwellings)	13.0 ha (455 dwellings)	+ 1.4 ha (+ 50 dwellings)
Medium Density Residential	21.8 ha (1,963 dwellings)	19.9 ha (1,793 dwellings)	- 1.9 ha (- 170 dwellings)
Mixed Use Residential	10.4 ha	9.3 ha	- 1.1 ha

	(467 dwellings)	(418 dwellings)	(- 49 dwellings)
High Density Residential	0 ha (0 dwellings)	0.8 ha (179 dwellings)	+ 0.8 ha (+ 179 dwellings)
Unit Density	44.9 upnrha	44.9 upnrha	0 upnrha

Land Use Compatibility

The proposed zones are compatible with each other as well as existing surrounding planned land uses. The CB1 zone is appropriate at this location, as it is on the edge of a residential neighbourhood, and along an arterial roadway (50 Street SW). The RMD zone accommodates a mix of small scale housing, including row housing adjacent to the school and park site. The new high density residential site (RA8) is buffered by two collector roadways and a planned institutional/residential mixed use site and is within a 9-minute walk of a future transit centre.

Mobility

The applicant has submitted a Transportation Impact Assessment (TIA) that has been reviewed and accepted by Development Services for the purpose of supporting the plan amendment and rezoning application. The plan amendment incorporates a shared pathway along the northern edge of the rezoning area to provide better connectivity to 50 Street SW to access the broader active mode network and transit service along 50 Street SW. Upon development of the subject rezoning lands, the applicant will be required to construct the east-west collector and a new intersection at the collector roadway intersection with 50 Street SW, including shared pathways and walkway connections.

Edmonton Transit Service currently operates conventional bus service on 50 Street SW. With future development of the neighbourhood and future transit service, the rezoning area will be within 600m walking distance to transit. As part of the future Mass Transit Network associated with the 1.25 million population horizon of the Edmonton City Plan, two mass transit bus routes are anticipated to operate on 50 Street SW.

Open Space

The application proposes to reconfigure and reduce the school park site and rezone a natural area. As part of the Open Space review, a Parkland Impact Assessment, a Community Knowledge Campus Needs Assessment, and a Fit Study were submitted to assess the proposed changes to the school park site. The Edmonton Public School Board has confirmed that the proposed reduction will not impact school program requirements. With this amendment, the Community League location has been confirmed for the urban village park located in the southeast, which will also act as a staging area for the “emerald crescent” open space network.

Overall, parkland dedication within the Decoteau ASP remains the same. However, this amendment will decrease the amount in Meltwater and increase the amount in the future Kettle Lakes neighbourhood. Open Space supports this change, as the Meltwater parkland was deemed surplus to the school site needs, and because the Meltwater NSP has a relatively high amount of parkland for the planned population. Comparatively, Kettle Lakes is currently planned at the lowest amount per population, and the transfer will support additional parkland and greenway acquisition as that neighbourhood is planned and developed.

This amendment also rezones a future natural area, known as SE73. The natural area is a mix of upland forest and a seasonal wetland. A Site Specific Natural Area Management Plan was submitted and reviewed as part of the application. This report will be used to identify future planning, design, and operational activities that continue to preserve and protect the health and viability of this feature.

Utilities

The proposed rezoning area conforms to the Meltwater (Decoteau Northwest) Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Significant off-site sanitary and storm sewer construction will be required. Sanitary sewer servicing will require the construction of a sanitary trunk along 50 Street, and storm sewer servicing will include the construction of a stormwater management facility (SWMF) as per the accepted NDR. The SWMF will be designed to store the excess run-off from major rainfall events and release it to the existing storm sewer system at a controlled rate.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

Appendices

1. Decoteau ASP Land Use and Population Statistics Comparison
2. Meltwater NSP Land Use and Population Statistics Comparison
3. Decoteau ASP Land Use Concept Map Comparison
4. Meltwater NSP Land Use Concept Map Comparison

Written By: Andrea Wadsworth

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Decoteau ASP Land Use and Population Statistics Comparison

APPROVED
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
<i>District Activity Park</i>	30.1	1.9%	-	-	30.1	-	-
<i>School/Park (MR)</i>	58.1	3.7%	5.4	17.7	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 & Greenway (MR)</i>	30.2	1.9%	9.2	1.0	2.0	12.0	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	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

**PROPOSED
DECOTEAU AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 20555**

	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	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 ³	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 & 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	140.8
25 du/nrha	Units	15,601	2,162	1,495	2,761	5,662	3,521
2.8 p/du	Population	43,681	6,052	4,186	7,731	15,854	9,857
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	27.0
45 du/nrha	Units	5,008	630	418	900	1,845	1,215
2.8 p/du	Population	14,022	1,763	1,171	2,520	5,166	3,402
Low-rise/Medium Density Housing	Area (ha)	76.5	10.5	26.0	9.0	18.5	12.5
90 du/nrha	Units	6,883	941	2,342	810	1,665	1,125
1.8 p/du	Population	12,391	1,695	4,216	1,458	2,997	2,025
Medium to High Rise Housing	Area (ha)	7.1	1.5	0.8	1.2	2.4	1.2
225 du/nrha	Units	1,597	338	179	270	540	270
1.5 p/du	Population	2,394	506	268	405	810	405
Total Residential	Area (ha)	832	112.4	109.1	140.6	288.4	181.5
	Units	29,548	4,070	4,894	4,741	9,712	6,131
	Population	73,777	10,016	11,130	12,114	24,827	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 ⁴	0%					
Population (%) within 400m of Transit	100%					
Population (%) within 600m of Commercial ⁵	35%					
Presence/Loss of Natural Area						
Protected as ER	198.3					
Conserved as NMR	30.2					
Protected through other means (ha) ⁶	7.4					
Lost to Development (ha) ⁷	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

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

³ Includes the 1.22 ha Civic Site in Meltwater that is identified 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.

Meltwater NSP Land Use and Population Statistics Comparison

APPROVED CHARTER BYLAW 19538
MELTWATER NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS

TABLE 5: LAND USE STATISTICS

	Area (ha)	% of GA				
GROSS AREA	311.4	100.0%				
Arterial Roadway	18.5					
Natural Area (ER)	26.4					
Natural Area Buffer (ER) to be determined	45.6					
Pipeline R/W	0.6					
GROSS DEVELOPABLE AREA	220.3	100.0%				
Town Centre Mixed Use ¹	2.6	1.2%				
Mixed Use Commercial ²	6.9	3.1%				
Community Commercial	4.4	2.0%				
Neighbourhood Commercial	0.7	0.3%				
Parkland, Recreation, School (Municipal Reserve)	26.7	12.1%				
<i>School / Park (MR)</i>	17.7					
<i>Pocket Park (MR)</i> ³	1.0					
<i>Urban Village Park (MR)</i>	3.6					
<i>Natural Area (MR)</i>	4.5					
Parkland (Non-MR) ⁴	2.2	1.0%				
Institutional / Residential Mixed Use ⁵	3.4	1.5%				
Civic Use ⁶	1.2	0.6%				
90% of Non ER on City Owned Parcels ⁴	5.11	2.32%				
Transportation @ 20%	44.1	20.0%				
Stormwater Management Facilities	15.2	6.9%				
TOTAL Non-Residential Area	112.6	51.1%				
Net Residential Area (NRA)	107.8	48.9%				
RESIDENTIAL LAND USE AREA, UNIT, AND POPULATION COUNT						
Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential	57.8	25	1,446	2.8	4,049	53.7%
Street-Oriented Residential	11.6	35	405	2.8	1,134	10.7%
Medium Density Residential	21.8	90	1,963	1.8	3,533	20.2%
Potential Development Area (MDR)	0.7	90	66	1.8	118	0.7%
Mixed Use Residential ²	10.4	45	467	2.8	1,308	9.6%
Town Centre Mixed Use Residential ^{1 7}	5.4	90	490	1.8	881	5.1%
Total Residential	107.8		4,836		11,023	100%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnrha)	102.3
Units Per Net Residential Hectare (upnrha)	44.9
Units Ratio (Low Density Residential and Street-Oriented Residential / Medium Density Residential, Mixed Use Residential, and Town Centre Mixed Use Residential)	39.7% / 60.3%
Population (%) within 500m of Parkland	100.0%
Population (%) within 400m of Transit Service	100.0%
Population (%) within 600m of Commercial Service	97%

PRESENCE/LOSS OF NATURAL FEATURES

Protected as Environmental Reserve (ha)	72.0
Conserved as Naturalized Municipal Reserve (ha)	4.5
Protected through Other Means (ha)	0.7
Lost to Development (ha)	4.3

STUDENT GENERATION STATISTICS

Level	Public	Separate	Francophone	Total
Elementary School	455	228	250	933
Junior High School	228	114	125	467
Senior High School	228	114	125	467
Total	911	456	500	1,867

¹ The total area of this designation is 8.56 ha, with 0.50 ha intended for a future Pocket Park (MR). The assumed split between residential and non-residential (retail and office) land uses is assumed as 67:33 respectively.

² The total area of this designation is 17.31 ha. The assumed split between residential and non-residential (retail and office) land uses is assumed as 60:40. Each Mixed Use site is expected to have a minimum residential density of 35 du/ha and a minimum commercial floor area ratio of 0.25. Development of these sites may happen in stages allowing for sites to reach or exceed these minimum densities over time.

³ Includes a potential pocket park up to 0.50 ha in the northeast of the Plan Area (size TBD).

⁴ Parkland (Non-MR) includes the remaining 10% of Non ER on City Owned Parcels (0.57 ha)

⁵ The total area of this designation is 5.63 ha. The assumed split between residential and institutional land uses is assumed as 40:60. The residential portion of this designation is accounted for in Medium Density Residential.

⁶ The Civic Use site (Fire Station) is identified as a Medium Density Residential site with an asterisk on the Land Use Concept.

⁷ Units/ha is an average between the 125 units/ha for development 0-200m and 63 units/ha for development 200-400m from the Transit Centre respectively.

**PROPOSED BYLAW 20556
MELTWATER NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS**

TABLE 5: LAND USE STATISTICS

	Area (ha)	% of GA				
GROSS AREA	311.4	100.0%				
Arterial Roadway	18.5					
Natural Area (ER)	26.4					
Natural Area Buffer (ER) to be determined	45.6					
Pipeline R/W	0.6					
GROSS DEVELOPABLE AREA	220.3	100.0%				
Town Centre Mixed Use ¹	2.6	1.2%				
Mixed Use Commercial ²	6.2	2.8%				
Community Commercial	4.4	2.0%				
Neighbourhood Commercial	1.8	0.8%				
Parkland, Recreation, School (Municipal Reserve)	25.0	11.3%				
<i>School / Park (MR)</i>	16.0					
<i>Pocket Park (MR)</i> ³	1.0					
<i>Urban Village Park (MR)</i>	3.6					
<i>Natural Area (MR)</i>	4.5					
Parkland (Non-MR) ⁴	2.2	1.0%				
Institutional / Residential Mixed Use ⁵	3.4	1.5%				
Civic Use ⁶	1.2	0.6%				
90% of Non ER on City Owned Parcels ⁴	5.1	2.3%				
Transportation @ 20%	44.1	20.0%				
Stormwater Management Facilities	15.2	6.9%				
TOTAL Non-Residential Area	111.2	50.5%				
Net Residential Area (NRA)	109.1	49.5%				
RESIDENTIAL LAND USE AREA, UNIT, AND POPULATION COUNT						
Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential	60.0	25	1500	2.8	4201	55.0%
Street-Oriented Residential	13.0	35	455	2.8	1273	11.9%
Medium Density Residential	19.9	90	1793	1.8	3228	18.3%
Potential Development Area (MDR)	0.7	90	63	1.8	113	0.6%
Mixed Use Residential ²	9.3	45	418	2.8	1171	8.5%
Town Centre Mixed Use Residential ^{1 7}	5.4	90	486	1.8	875	4.9%
High Density Residential	0.8	225	179	1.5	268	0.7%
Total Residential	109.1		4,894		11,130	100%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnrha)	102.3
Units Per Net Residential Hectare (upnrha)	44.9
Units Ratio (Low Density Residential and Street-Oriented Residential / Medium Density Residential, High Density Residential, Mixed Use Residential, and Town Centre Mixed Use Residential)	39.9% / 60.1%
Population (%) within 500m of Parkland	100.0%
Population (%) within 400m of Transit Service	100.0%
Population (%) within 600m of Commercial Service	97%

PRESENCE/LOSS OF NATURAL FEATURES

Protected as Environmental Reserve (ha)	72.0
Conserved as Naturalized Municipal Reserve (ha)	4.5
Protected through Other Means (ha)	0.7
Lost to Development (ha)	4.3

STUDENT GENERATION STATISTICS

Level	Public	Separate	Francophone	Total
Elementary School	456	229	251	936
Junior High School	228	114	125	467
Senior High School	228	114	125	467
Total	912	457	501	1,870

¹ The total area of this designation is 8.56 ha, with 0.50 ha intended for a future Pocket Park (MR). The assumed split between residential and non-residential (retail and office) land uses is assumed as 67:33 respectively.

² The total area of this designation is 15.5 ha. The assumed split between residential and non-residential (retail and office) land uses is assumed as 60:40. Each Mixed Use site is expected to have a minimum residential density of 35 du/ha and a minimum commercial floor area ratio of 0.25. Development of these sites may happen in stages allowing for sites to reach or exceed these minimum densities over time.

³ Includes a potential pocket park up to 0.50 ha in the northeast of the Plan Area (size TBD).

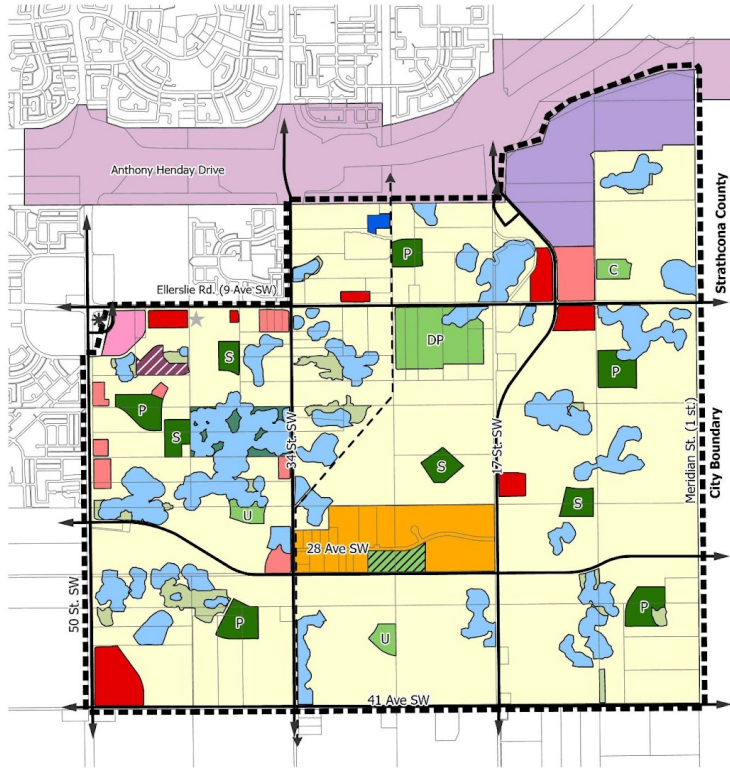
⁴ Parkland (Non-MR) includes the remaining 10% of Non ER on City Owned Parcels (0.57 ha)

⁵ The total area of this designation is 5.63 ha. The assumed split between residential and institutional land uses is assumed as 40:60. The residential portion of this designation is accounted for in Medium Density Residential.

⁶ The Civic Use site (Fire Station) is identified as a Medium Density Residential site with an asterisk on the Land Use Concept.

⁷ Units/ha is an average between the 125 units/ha for development 0-200m and 63 units/ha for development 200-400m from the Transit Centre respectively.

Decoteau ASP Land Use Concept Map Comparison

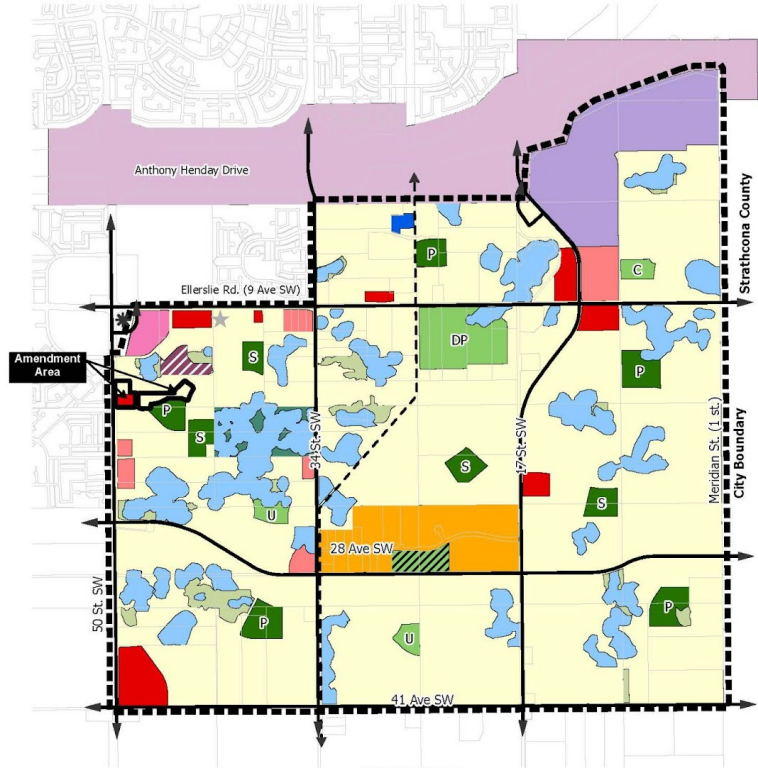


**BYLAW 20220
DECOTEAU**
Area Structure Plan



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.

Current Land Use Concept Map



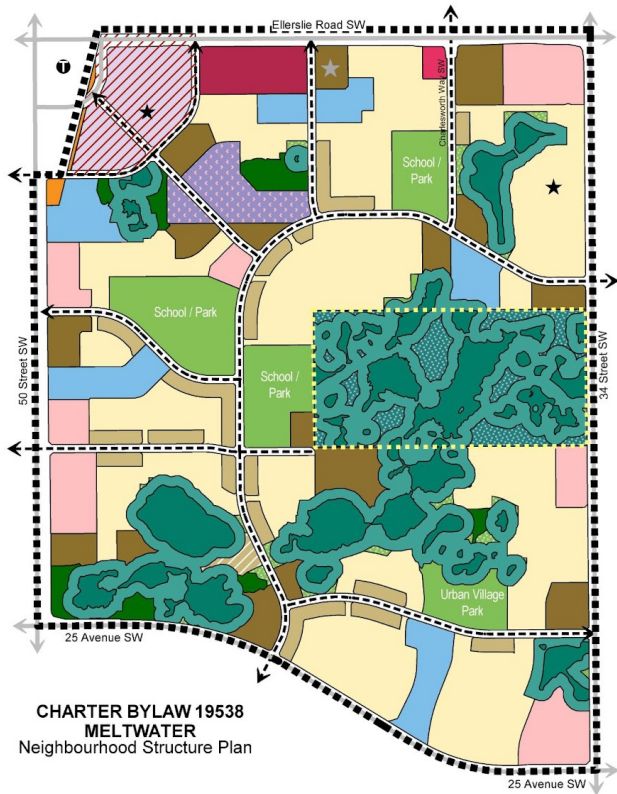
**BYLAW 20555
AMENDMENT TO
DECOTEAU**
Area Structure Plan
(as amended)



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.

Proposed Land Use Concept Map

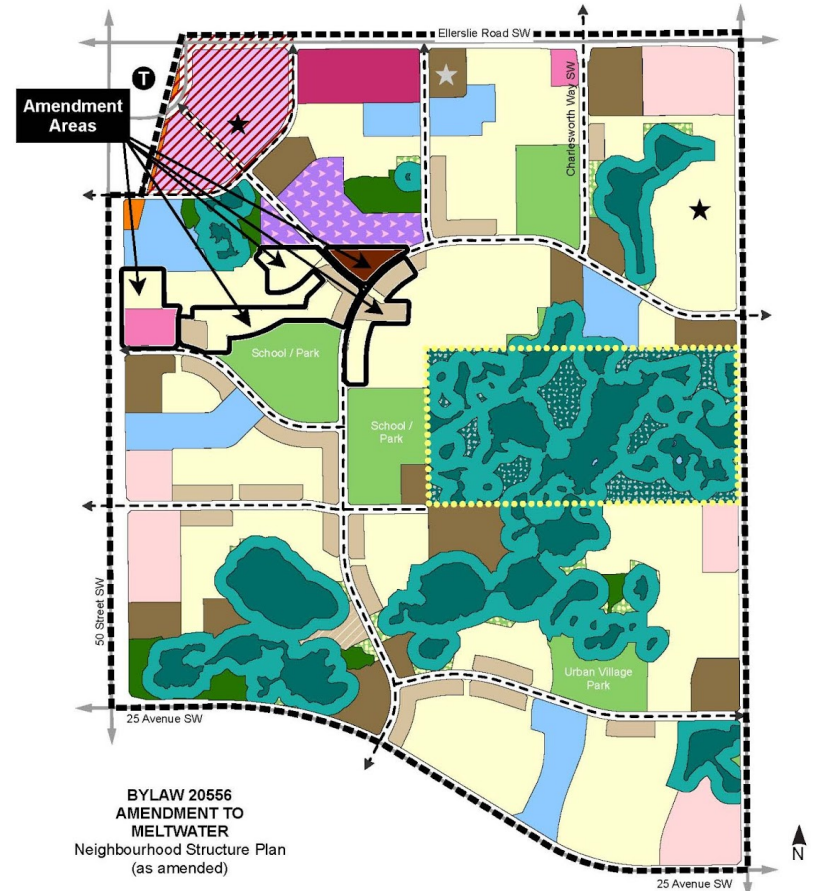
Meltwater NSP Land Use Concept Map Comparison



- | | | | | | |
|--|---------------------------------------|--|-------------------------------------|--|-----------------------------------|
| | Low Density Residential | | Stormwater Management Facility | | Pipeline R/W |
| | Street-Oriented Residential | | Parkland (non-MR) | | City Owned Lands |
| | Medium Density Residential | | School / Park (MR) | | Non ER on City Owned Parcels |
| | Potential Development Area (MDR) | | Pocket Park (MR) | | Arterial Roadway |
| | Town Centre Mixed Use | | Natural Area (MR) | | Collector Roadway |
| | Mixed Use | | Natural Area (ER) | | Future Transit Centre/Park & Ride |
| | Community Commercial | | Natural Area (ER) to be determined* | | Special Study Area |
| | Neighbourhood Commercial | | NSP Boundary | | Civic Use |
| | Institutional / Residential Mixed Use | | | | NSP Boundary |

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.
*Buffer to be determined through SSSNAMP

Current Land Use Concept Map



- | | | | | | | | |
|--|----------------------------------|--|---------------------------------------|--|------------------------------------|--|-----------------------------------|
| | Low Density Residential | | Neighbourhood Commercial | | Natural Area (ER) | | Collector Roadway |
| | Street-Oriented Residential | | Institutional / Residential Mixed Use | | Natural Area (ER) to be determined | | NSP Boundary |
| | Medium Density Residential | | Stormwater Management Facility | | Pipeline R/W | | Pocket Park (MR) |
| | Potential Development Area (MDR) | | Parkland (non-MR) | | Non ER on City Owned Parcels | | Civic Use |
| | Town Centre Mixed Use | | School / Park (MR) | | Special Study Area | | Future Transit Centre/Park & Ride |
| | Mixed Use | | Natural Area (MR) | | City Owned Lands | | High Density Residential |
| | Community Commercial | | Arterial Roadway | | 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.
*Buffer to be determined through SSSNAMP

Proposed Land Use Concept Map