

Bylaw 20688

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, 20220, and 20555; 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 20555 Decoteau Area Structure Plan” and replacing it with the Map entitled “Bylaw 20688 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 20555” and replacing it with the table entitled “Decoteau Area Structure Plan - Land Use and Population Statistics - Bylaw 20688” 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;

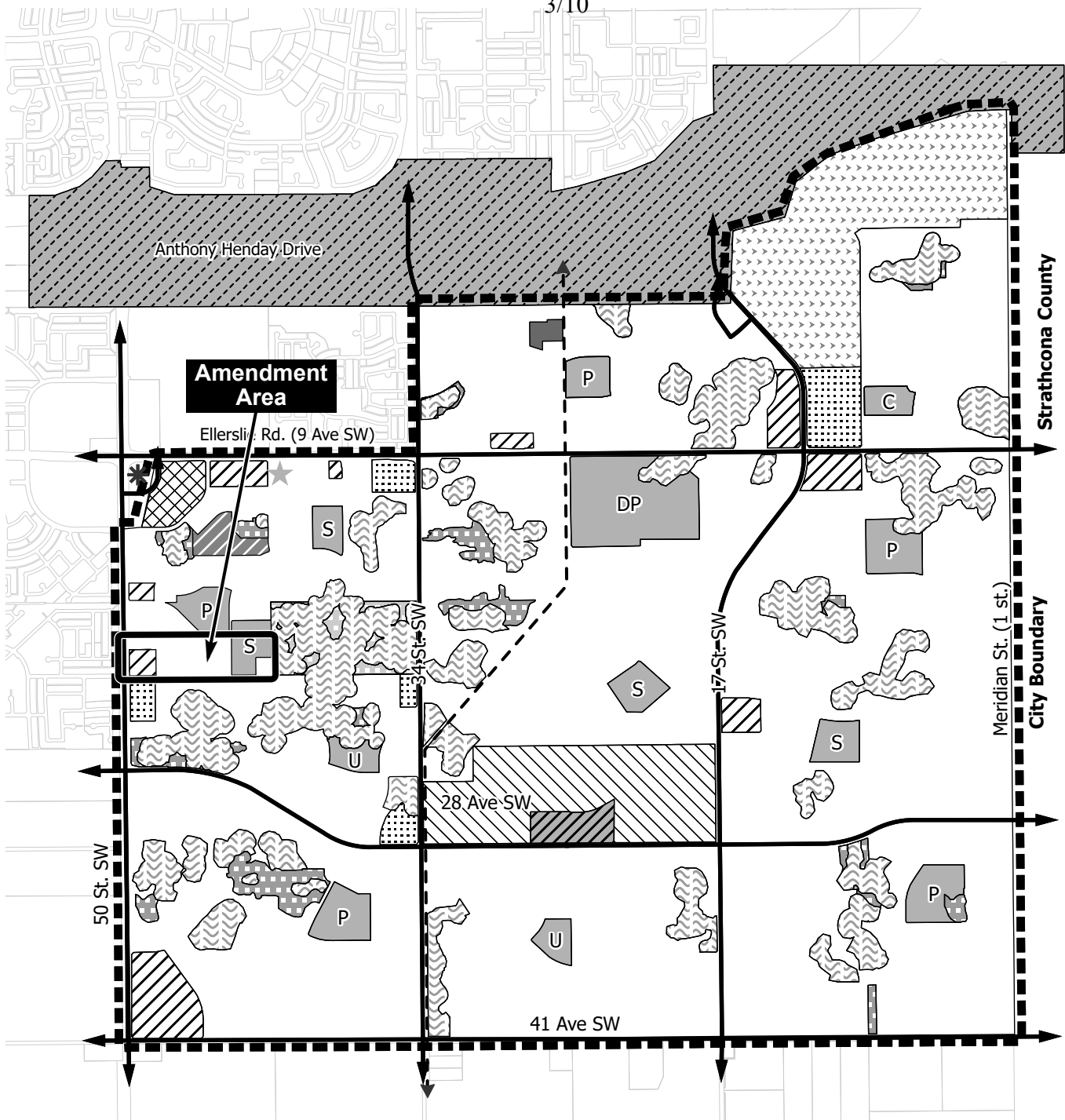
- d. deleting the map “Figure 7 - Ecological Connectivity” and replacing it with the map “Figure 7 - Ecological Connectivity” attached hereto as Schedule “D”, and forming part of this Bylaw;
- e. deleting the map “Figure 8 - Parkland, Recreation and Schools” and replacing it with the map “Figure 8 - 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 it with the map “Figure 10 – Active Transportation Network” attached hereto as Schedule “G”, and forming part of this Bylaw; and
- h. deleting the map “Figure 13 – Water Servicing” and replacing it with the map “Figure 13 – Water Servicing” attached hereto as Schedule “H”, 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

MAYOR

CITY CLERK



**BYLAW 20688
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 | Arterial Roadway |
| Commercial / Office / Residential Mixed Use | Community Park | Utility ROW |
| Town Centre Mixed Use | Urban Village Park | Area Structure Plan Boundary |
| Business Employment | Existing Park (MR) | Civic Use |
| Institutional | Natural Area (MR) | Transit Centre |
| 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 20688**

	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	13.9	0.9%	8.3	5.6	-	-	-
Commercial	42.1	2.7%	8.1	8.1	-	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	154.5	9.9%	20.0	24.8	45.6	35.8	28.3
<i>District Activity Park (MR)</i>	30.1	1.9%	-	-	30.1	-	-
<i>School/Park (MR)</i>	56.1	3.6%	5.4	15.7	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 & Linear Park (MR)</i>	31.9	2.0%	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	725.9	46.6%	221.6	112.4	112.2	152.4	127.4
Net Residential Area	830.9	53.4%	112.4	107.9	140.6	288.4	181.5

RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT

Land Use		ASP	Alces	Meltwater	Decoteau	Kettle Lakes	Snowberry
Single/Semi-Detached	Area (ha)	623.9	86.5	59.6	110.4	226.5	140.8
25 du/nrha	Units	15,596	2,162	1,490	2,761	5,662	3,521
2.8 p/du	Population	43,667	6,052	4,172	7,731	15,854	9,857
Street-Oriented	Area (ha)	11.9	-	11.9	-	-	-
35 du/nrha	Units	418	-	418	-	-	-
2.8 p/du	Population	1,170	-	1,170	-	-	-
Row Housing	Area (ha)	110.4	14.0	8.4	20.0	41.0	27.0
45 du/nrha	Units	4,968	630	378	900	1,845	1,215
2.8 p/du	Population	13,909	1,763	1,058	2,520	5,166	3,402
Low-rise/Medium Density Housing	Area (ha)	77.7	10.5	27.2	9.0	18.5	12.5
90 du/nrha	Units	6,989	941	2,448	810	1,665	1,125
1.8 p/du	Population	12,581	1,695	4,406	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)	830.9	112.4	107.9	140.6	288.4	181.5
	Units	29,566	4,070	4,912	4,741	9,712	6,131
	Population	73,688	10,016	11,041	12,114	24,827	15,689

SUSTAINABILITY MEASURES

Population Per Net Hectare (p/nha)	90.0	89.1	102.3	86.1	86.1	86.4
Dwelling Units Per Net Residential Hectare (du/nrha)	36.6	36.2	45.5	33.7	33.7	33.8
Population (%) within 500m of Parkland ⁵	86%					
Population (%) within 600m of Transit	100%					
Population (%) within 600m of Commercial ⁶	34%					
Presence/Loss of Natural Area						
Protected as ER	198.3					
Conserved as NMR	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	3,127	668.1	454.0	505.6	881.6	617.8
Junior High	1,564	334.0	227.0	252.8	440.8	308.9
Senior High	1,564	334.0	227.0	252.8	440.8	308.9
Separate School Board⁹						
Elementary School	1,814	334.0	477.0	252.8	440.8	308.9
Junior High	906	167.0	238.0	126.4	220.4	154.5
Senior High	906	167.0	238.0	126.4	220.4	154.5
Total Student Population	9,880	2,004.1	1,861.0	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 27.73 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. 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.

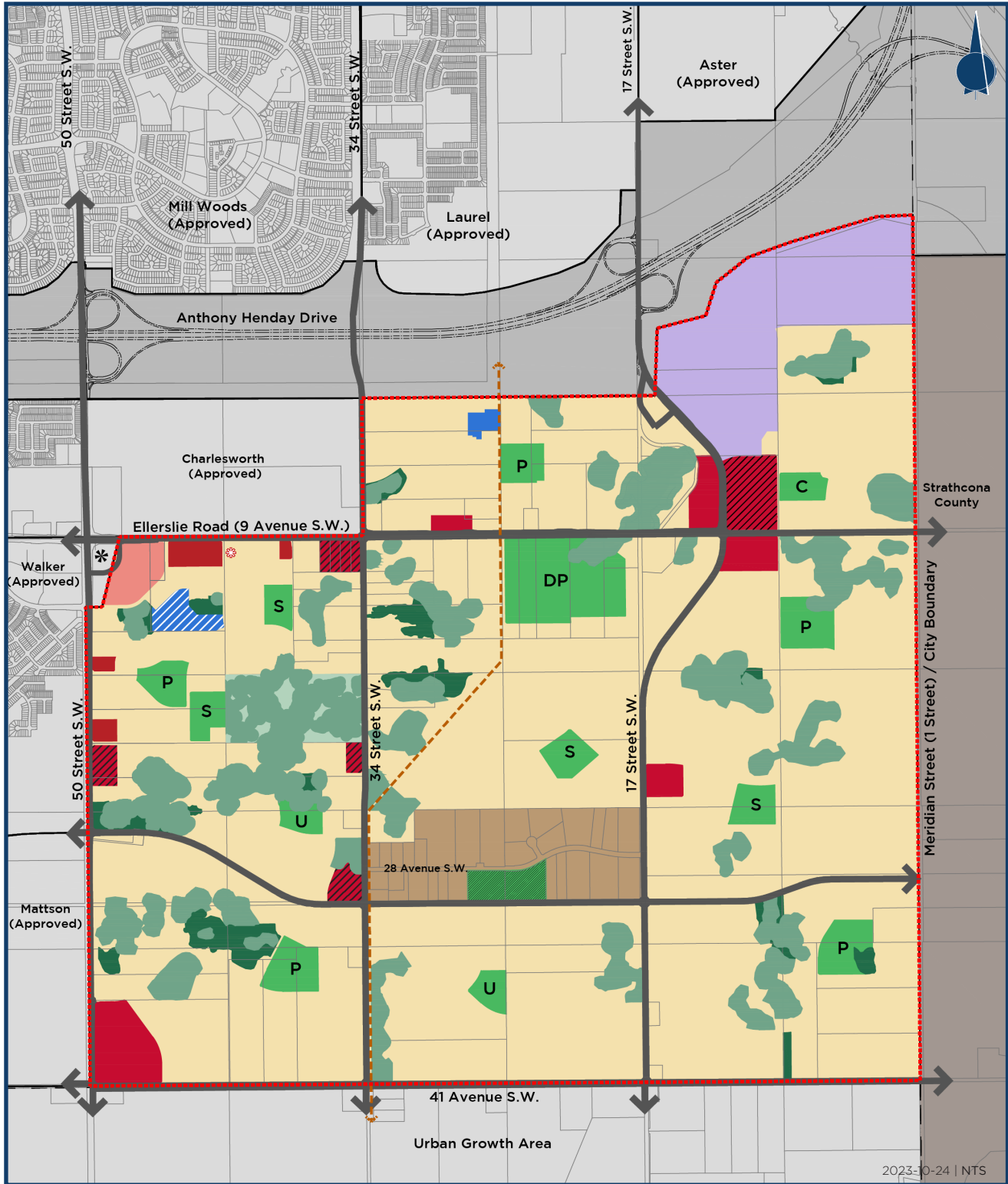
⁵ Does not include population within 500m of Pocket Parks, which will be identified in future Neighbourhood Structure Plans.

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.



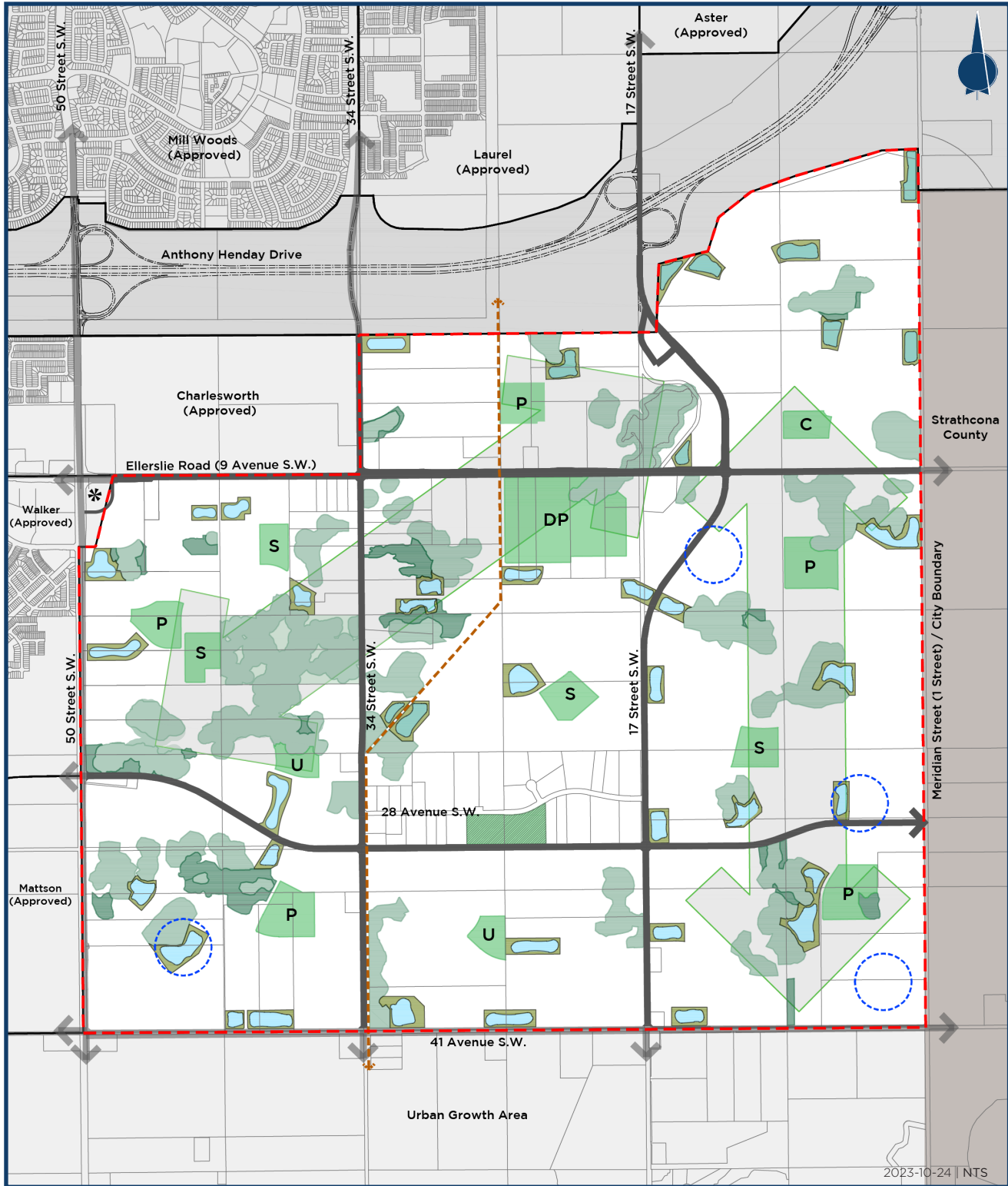
Decoteau Area Structure Plan

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.



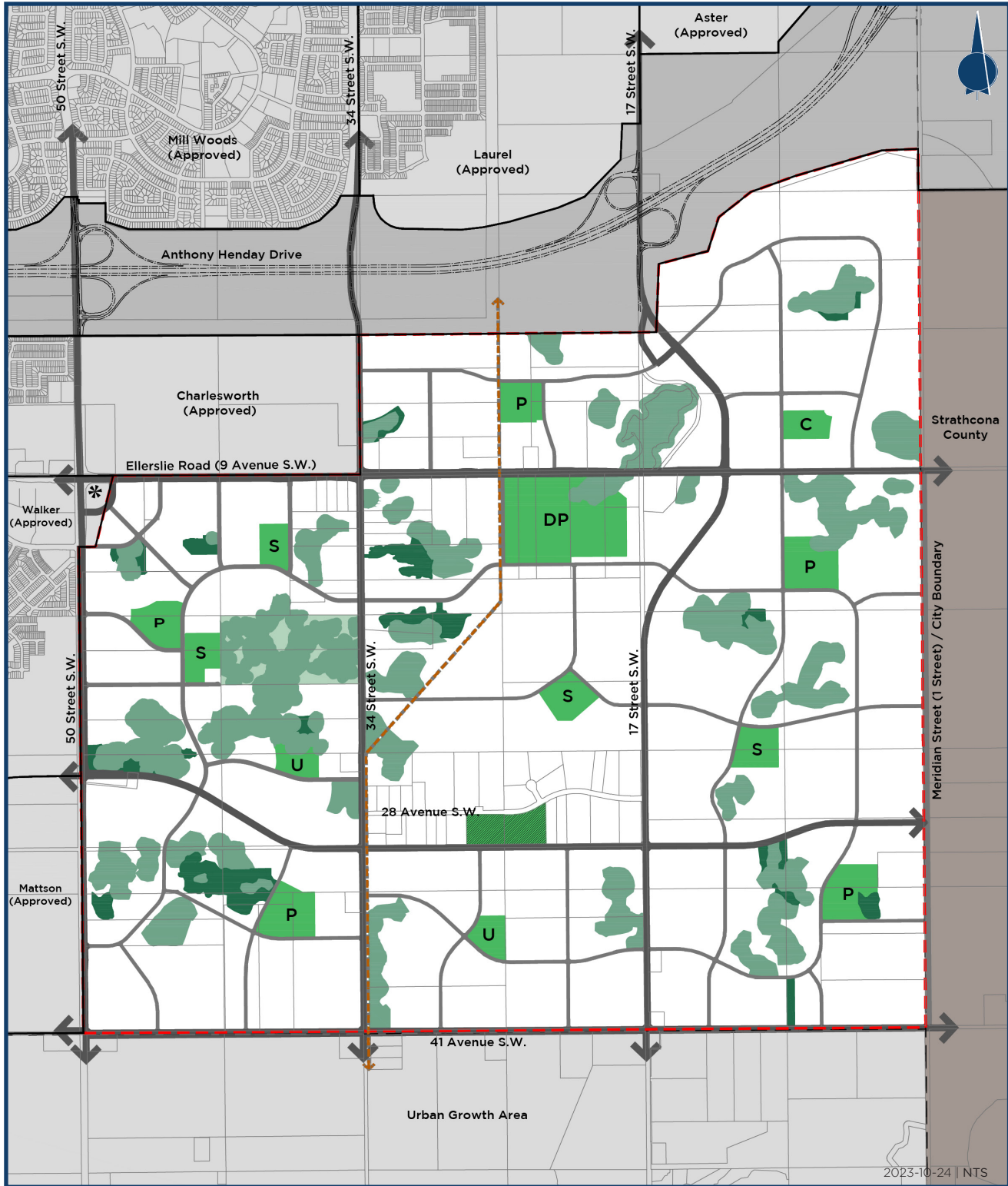
Decoteau Area Structure Plan

Figure 7 Ecological Connectivity

Legend

- 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

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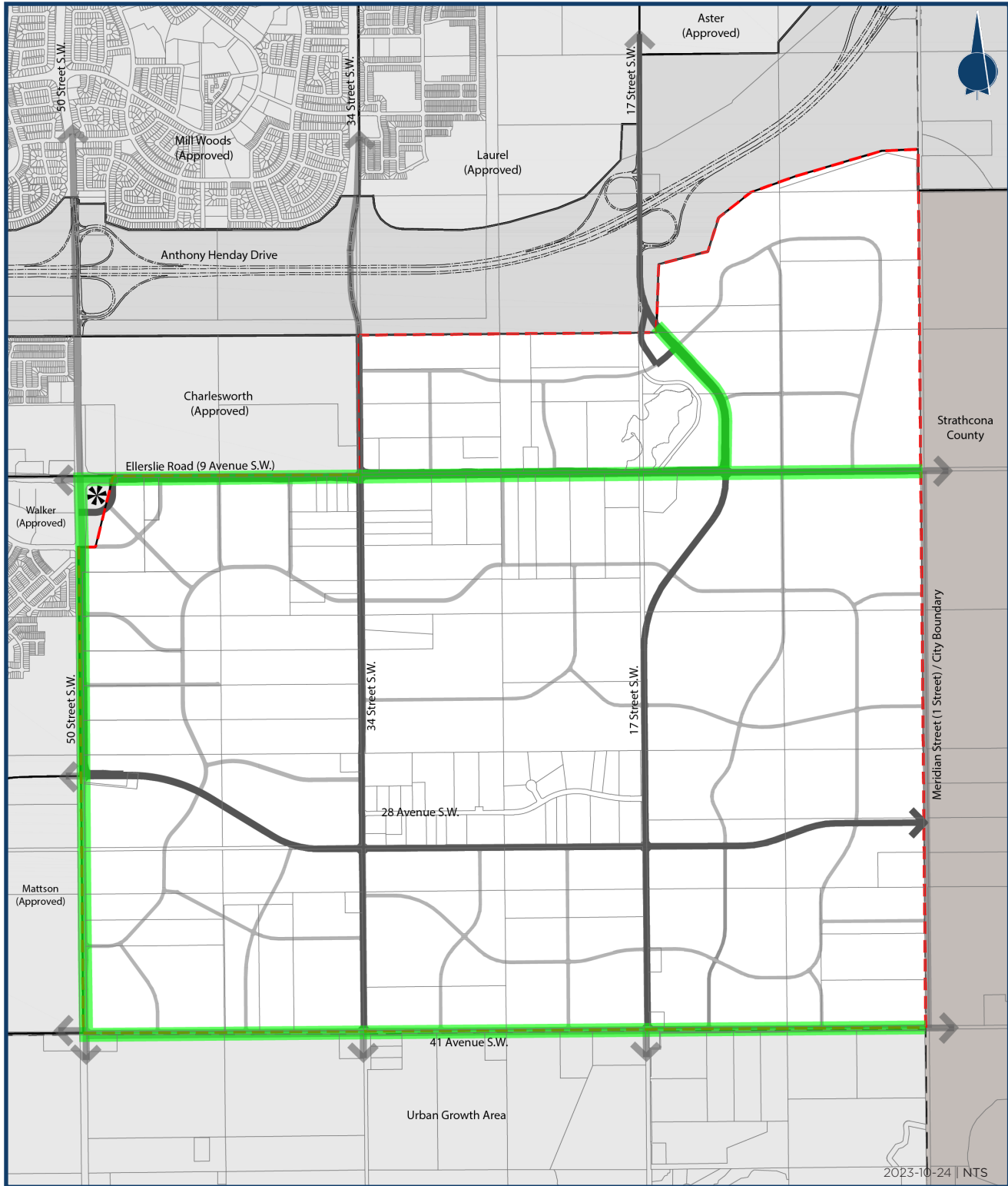
Decoteau Area Structure Plan

Figure 8 Parkland, Recreation, and Schools

Legend

- P School & Community Park (Public)
- S School & Community Park (Separate)
- DP District Activity Park
- U Urban Village Park
- C 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
- - - 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.*



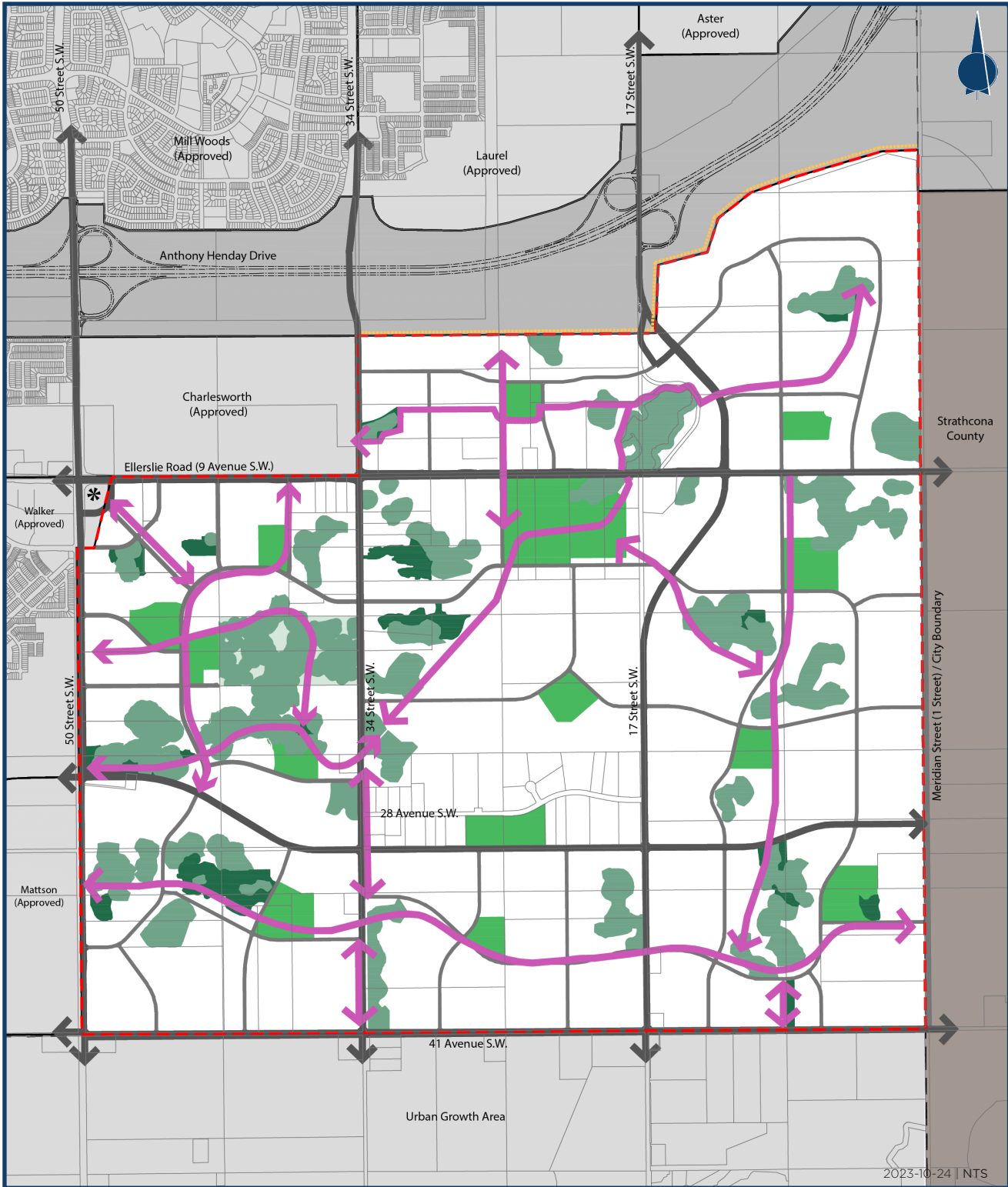
Decoteau Area Structure Plan

Figure 9 Transportation Network

Legend

- Anthony Henday Drive (TUC)
- Arterial Roadway
- Collector Roadway
- Transit Centre / Park & Ride/
Potential Future LRT Station
- Proposed 24-Hour Truck Route
- 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.*

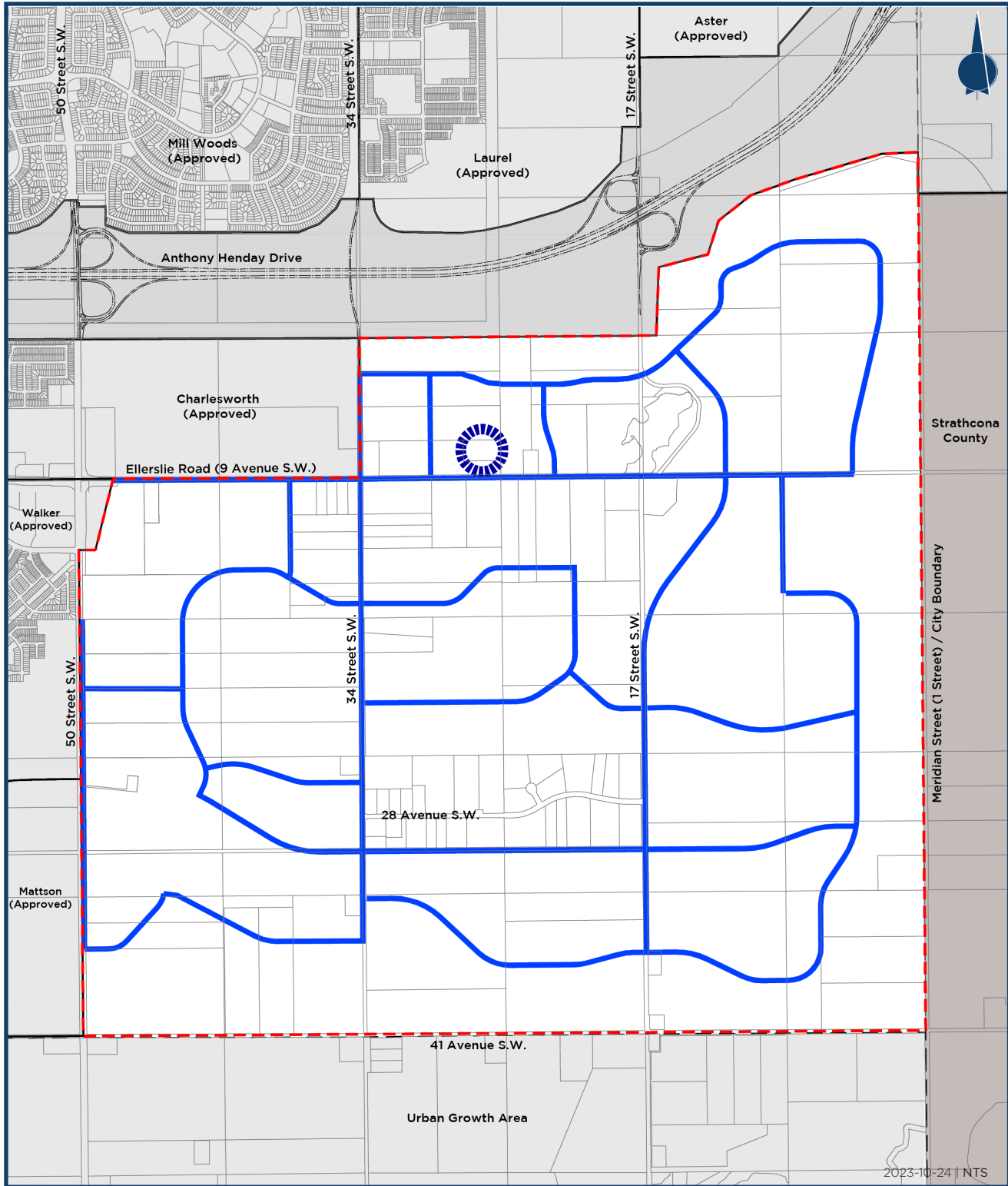


Decoteau Area Structure Plan
 Figure 10 Active Transportation Network

Legend

- Parkland
- Natural Area (MR)
- Wetland With Buffer (ER)
- Non-ER on City Owned Parcels
- TUC Trail
- Shared Use Path & Separate Sidewalk with Boulevard
- Anthony Henday Drive (TUC)
- Sidewalk Both Sides
- Conceptual Active Transportation Connectivity
- * 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 13 Water Servicing

Legend

-  Water Main
-  Reservoir
-  ASP Boundary

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