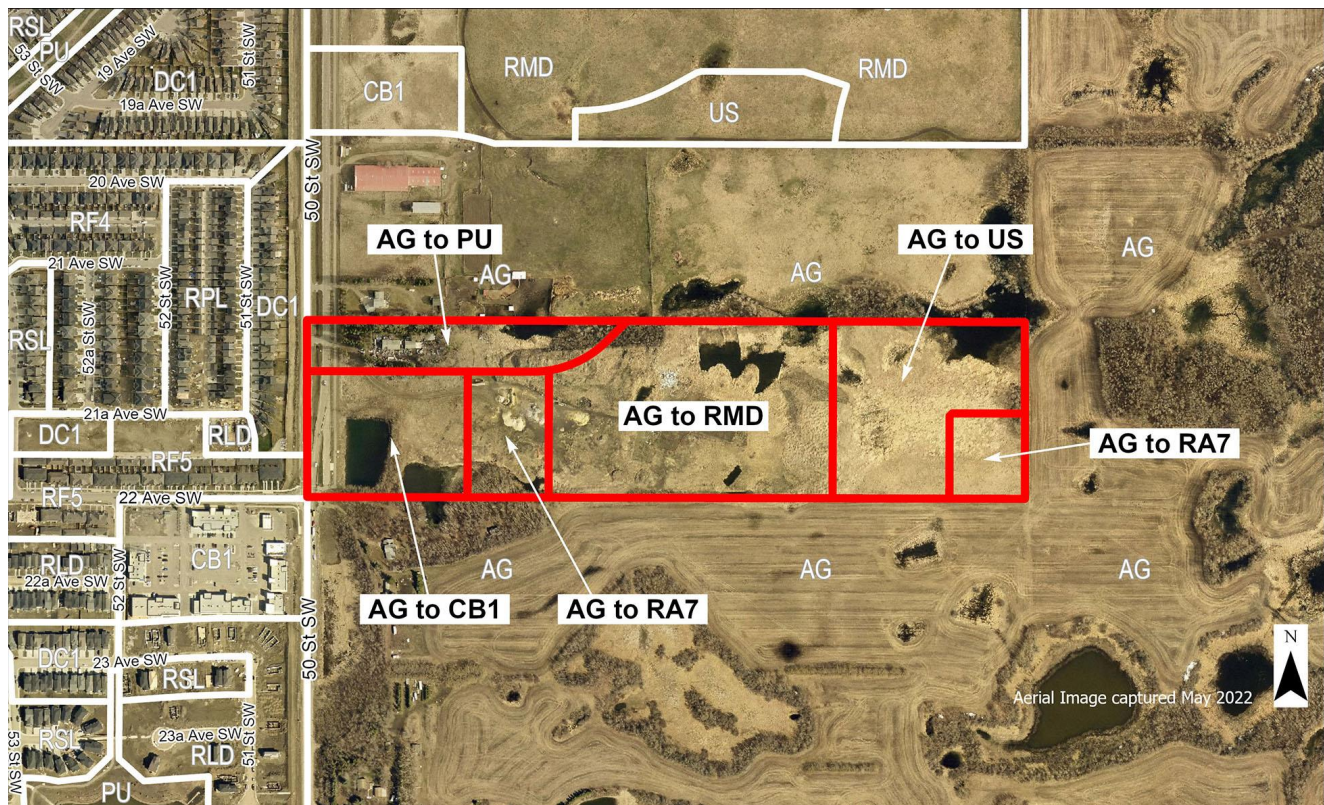


1911 - 50 Street SW

Position of Administration: Support



Summary

Charter Bylaw 20690 proposes a rezoning from the (AG) Agricultural Zone to the (RMD) Residential Mixed Dwelling Zone, (RA7) Low Rise Apartment Zone, (CB1) Low Intensity Business Zone, (US) Urban Services Zone, and the (PU) Public Utility Zone. The rezoning will allow for a variety of small scale and low rise multi-unit housing, low intensity commercial uses, a stormwater management facility, and a school site.

Bylaw 20688 proposes an amendment to the Decoteau Area Structure Plan (ASP), and Bylaw 20689 proposes an amendment to the Meltwater Neighbourhood Structure Plan (NSP) to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. No responses were received.

Administration supports this application because it:

- 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.
- Provides the opportunity to increase housing diversity and facilitates the development of a school site in the Meltwater neighbourhood.
- Is compatible with surrounding and planned land uses.

Application Details

This application was submitted by Invistec Consulting Ltd. on behalf of the landowner.

Rezoning

The proposed (RMD) Residential Mixed Dwelling Zone, (RA7) Low Rise Apartment Zone, (CB1) Low Intensity Business Zone, (US) Urban Services 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 to 55%
- RA7 Zone:
 - Low rise multi-unit housing with limited commercial uses on the ground floor
 - Maximum height of 16 metres (approximately 4 storeys)
 - Minimum density of 45 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
- PU and US Zones:
 - Stormwater management facilities, schools and parks

Administration is reviewing an associated subdivision (LDA23-0277) to create public utility and residential lots.

Plan Amendment

The proposal reconfigures the school and park site as well as commercial and residential land uses, including re-designating a site from mixed-use development to commercial and medium density residential development.

The text describing commercial sites in the Meltwater NSP (Section 3.7 Commercial Uses); Figures 5-16, and the land use and population statistics will be updated to reflect the proposed amendment. Figures 6-13 and the land use and population statistics of the Decoteau ASP are also being updated accordingly.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(AG) Agricultural Zone	Undeveloped land
North	(AG) Agricultural Zone	Ranch and undeveloped land
East	(AG) Agricultural Zone	Undeveloped land
South	(AG) Agricultural Zone	Undeveloped land
West	(RF5) Row Housing Zone	Row housing

	(DC1) Direct Development Control Provision	Single detached housing
	(CB1) Low Intensity Business Zone	Commercial including restaurants, pharmacy, and retail



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 no response was received from the mailed notice. The basic approach included:

Mailed Notice, May 11, 2023

- Notification radius: neighbourhood notification plus 120 metres
- Recipients: 84
- Responses: 0

Site Signage, 31 May, 2023

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

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Horizon Community League

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. Considering the contribution to population growth and the proposed complementary uses on a site within a 6-minute walk from the Charlesworth Node, the proposal aligns with The City Plan by :

- Accommodating all future growth for an additional 1 million people within Edmonton's existing boundaries.
- Providing the opportunity for residents to live locally and easily meet their daily needs.

Area Structure Plan

The proposed amendments to the Decoteau ASP, including the reconfiguration of the school site and redesignation of the western portion of the site from mixed use to commercial, facilitate the rezoning and conform to the vision and principles of the Decoteau ASP by:

- Providing amenities that contribute to a pedestrian-friendly urban form, enabling residents to meet their needs within the neighborhood.
- Contributing to regional density targets and supporting housing diversity in the neighbourhood.

Neighbourhood Structure Plan

School/park

Administration and the School Boards confirmed that the proposed minor reconfiguration of the school site meets the requirements for school sites. Moreover, the minor realignment of the collector road (shifting a portion of the collector road northwards from a non-participating landowner onto the subject site) facilitates the development of the school site. Additional details regarding Open Space planning are provided later in this report.

Residential Land Uses

A new medium density residential site (MDR) is proposed to replace portions of an area currently designated for low density and street-oriented residential development. The introduction of the new MDR site increases housing diversity and strengthens housing choices in the Meltwater neighbourhood.

By modestly increasing the overall density of the neighbourhood (from 44.9 to 45.5 units per residential hectare), the proposed changes contribute to achieving density targets. In addition, the increase in density on a site within walking distance of commercial services and amenities supports the NASP's objective to create a neighbourhood where residents can easily meet their needs.

Commercial

A new neighbourhood commercial site is being proposed on the western fringe of the Meltwater neighbourhood. This site is currently designated as mixed-use but will be redesignated as neighborhood commercial. The change in the land use designation is appropriate as the proposed neighbourhood commercial site is situated at the edge of the neighbourhood, specifically at the intersection of 50 Street SW and a collector road.

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

Land Use and Population Statistics	Current	Proposed	Difference
Mixed Use Commercial	6.2 ha	5.6 ha	- 0.6 ha
Neighbourhood Commercial	1.8 ha	3.7	+ 1.9 ha
School / Park (MR)	16.0 ha	15.7 ha	- 0.3ha
Low Density Residential	60.0 ha (1500 dwellings)	59.6 ha (1490 dwellings)	- 0.4 ha (- 10 dwellings)
Street-Oriented Residential	13.0 ha (455 dwellings)	11.9 ha (418 dwellings)	- 1.1 ha (- 37 dwellings)
Medium Density Residential	19.9 ha (1793 dwellings)	21.1 ha (1903 dwellings)	+ 1.2 (+ 110 dwellings)
Unit Density	44.9 upnrha	45.5 upnrha	0.6 upnrha

Impact of Zoning Bylaw Renewal

At the time of writing of this report, Zoning Bylaw 20001 has been approved but is not yet in effect. As a result, if proposed Charter Bylaw 20688 is approved, the (RMD) Residential Mixed Dwelling Zone, (RA7) Low Rise Apartment Zone, (CB1) Low Intensity Business Zone, (US) Urban Services Zone, and (PU) Public Utility Zone would be effective until December 31, 2023; while the (RSF) Small Scale Flex Residential Zone, (RM h16.0) Medium Scale Residential Zone, (CN) Neighbourhood Commercial Zone, (PS) Parks and Services Zone, and the new (PU) Public Utility Zone would become effective January 1, 2024.

Land Use Compatibility

The proposed zones are complementary to and compatible with the existing and planned land uses. The RMD zone allows a variety of small scale housing, including single detached and row housing, adjacent to the school and park site. The CB1 zone is appropriately located along an arterial roadway (50 Street SW) at the edge of the neighbourhood. The low intensity commercial uses allowed in the CB1 Zone will provide opportunities to meet the daily needs of residents. Regulations of the CB1 Zone, including screening and setbacks, will ensure that any development is sensitive to adjacent land uses.

The regulations of the RA7 Zone (including a maximum height of 14.5 metres) are compatible with the 12 metre maximum height allowed in the adjacent RMD zoned site and the 10 metre maximum height allowed in the proposed US zoned site. Other regulations of the RA7 zone, such as setbacks and screening have been put in place to ensure that any development on the RA7 site is compatible with surrounding land uses.

The undeveloped farmland south of the subject site is designated in the Meltwater NSP for a variety of uses, including residential, natural area and mixed use (residential/commercial). Southwest of the subject site is a commercial parcel developed with restaurants, massage therapy and other commercial uses that serve area residents.

	RMD Zone (Proposed)	RSF Zone (ZBR Equivalent)
Typical Uses	Single and Semi-detached housing Row housing	Detached and attached housing ^z
Maximum Height	10.0 m 12.0 m (row housing only)	12.0 m

Minimum Front Setback	3.0 m - 4.5 m 5.5 m (for attached garages)	3.0 - 4.5 m
Minimum Interior Side Setback	1.2 m - 4.5 m ^y	1.2 m ^y
Minimum Flanking Side Setback	2.4 m	2.0 m
Minimum Rear Setback	7.5 m (4.5 for corner sites)	6.0 m
Maximum Site Coverage	45 to 55%	55%
Minimum Site Depth	30.0 m	N/A ^x
Minimum Site Width	5.0 m to 7.6 m	7.0m to 7.5 m
Minimum Site Area	150 - 247 square meters	N/A

^yZero lot line development is permitted within this zone which would allow for an interior side setback of 0.0 m.

^x Minimum site depth has been removed to allow opportunity for shallow lots.

^zIncludes a range of housing types such as single and semi-detached housing, duplexes, row housing and multi-unit housing.

	CB1 Proposed	CN Proposed ZBR Equivalent
Typical Uses	Convenience retail stores General retail stores Health services Child care	Indoor sales and service Food and drink service Health service Child care

Maximum Height	12.0 m	12.0 m
Minimum Setback	3.0 m (abutting a roadway; or side or rear abuts residential)	3.0 m ^x
Maximum Site Coverage	N/A	N/A
Maximum Floor Area Ratio	2.0	2.0

^x 0 m when abutting a commercial or mixed use zoned site

	RA7 Proposed	RM h16.0 Proposed Equivalent ZBR
Typical Uses	Multi-unit housing, supportive housing, child care services, specialty food services	Residential, home based business, child care service, food and drink service
Minimum Density	45 dwellings/ha	45 dwellings/ha
Maximum Height	16.0 m	16.0 m
Maximum Floor Area Ratio	2.3-2.5	2.3-3.0
Front Setback	4.5 m	3.0 m
Minimum Interior Side Setback	3.0 m	3.0 m

Minimum Flanking Side Setback	3.0 m	3.0 m
Minimum Rear Setback	7.5 m	3.0 m

	US Proposed	PS Proposed ZBR Equivalent
Typical Uses	Public Parks, Public and Private Education Services, Community Services	Park, School, Outdoor Recreation Service,
Maximum Height	10.0 m	16.0 m
Minimum Front Setback	6.0 m	6.0 m
Minimum Side Setback	4.5 m	4.5 m
Minimum Rear Setback	7.5 m	4.5 m (from an alley)

^x18.0 m is the maximum building height on sites 0.7 ha in size or greater

Mobility

The proposed plan amendment has minimal impact on the transportation network which includes a slight shift of one collector roadway segment, locating the roadway within participating land ownership. This change allows the roadway to be built and supports access to the future school site, where planning for this school site is currently underway.

Upon development of the subject lands, the owner will be required to construct an extension of the 50 Street divided urbanized cross section, including a shared pathway, to the south of this development. With this extension, the owner will also be required to upgrade the 22 Avenue intersection with 50 Street, including full signalization and turn bays. As the Meltwater neighbourhood develops, the transportation and active network will develop and provide a strong network to support a healthy and thriving community.

ETS operates bus service on 50 Street SW and 22 Avenue SW, with plans to expand service into the Meltwater neighbourhood in the future. The western edge of the subject site is within 100-250 metres walking distance to the nearest bus stops, located on 50 Street SW and 22 Avenue SW. With future stages of neighbourhood development, all residents within the subject lands will be within 600 metres walking distance of transit service. Additionally, a mass transit bus route is anticipated to operate on 50 Street SW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

Open Space

The proposed amendment shifts 10m of the south collector road from a non-participating land owner to the participating land owner to facilitate the development of the Medium Density Residential and School site. Open Space Planning and the School Board are in favour of the realignment to avoid delays in the development of the school site. The reconfiguration of the school site and the MDR site has resulted in the reduction of road frontage for the school site. The proposed perimeter road frontage for the school site meets the minimum required as per Urban Parks Management Plan. The reduction of the school park site by 0.257ha will not impact the program requirements of the school board.

Utilities

As part of the application, an amendment to the Meltwater Neighbourhood Design Report (NDR) was submitted to the Administration. The NDR amendment examined the impacts that the proposed rezoning would have on existing and planned sewer systems in the neighbourhood. Through this review, it was identified that sufficient capacity is available in these systems to accommodate the development under the proposed rezoning.

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

Water service to the site will be from a connection to the existing water main on 50 Street SW. The applicant/owner will be responsible for all costs associated with providing the required water supply, including any changes to the existing water infrastructure required by the proposed zoning.

Appendices

1. Current Decoteau ASP Land Use and Population Statistics
2. Proposed Decoteau ASP Land Use and Population Statistics
3. Decoteau ASP Land Use Concept Map Comparison
4. Current Meltwater NSP Land Use and Population Statistics
5. Proposed Meltwater NSP Land Use and Population Statistics
6. Meltwater NSP Land Use Concept Map Comparison
7. Proposed Text Amendment to the Meltwater NSP

Written By: Gilbert Quashie-Sam

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Current ASP 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
District Activity Park (MR)	30.1	1.9%	-	-	30.1	-	-
School/Park (MR)	56.4	3.6%	5.4	16.0	5.5	21.5	8.0
Urban Village Park (MR)	11.8	0.8%	4.2	3.6	-	-	4.0
Pocket Park & Linear Park (MR)	30.2	1.9%	9.2	1.0	2.0	13.7	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	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.

Proposed ASP 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
District Activity Park (MR)	30.1	1.9%	-	-	30.1	-	-
School/Park (MR)	56.1	3.6%	5.4	15.7	5.5	21.5	8.0
Urban Village Park (MR)	11.8	0.8%	4.2	3.6	-	-	4.0
Pocket Park & Linear Park (MR)	31.9	2.0%	9.2	1.0	2.0	13.7	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	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/nr/ha	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/nr/ha	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/nr/ha	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/nr/ha	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/nr/ha	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 122 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.

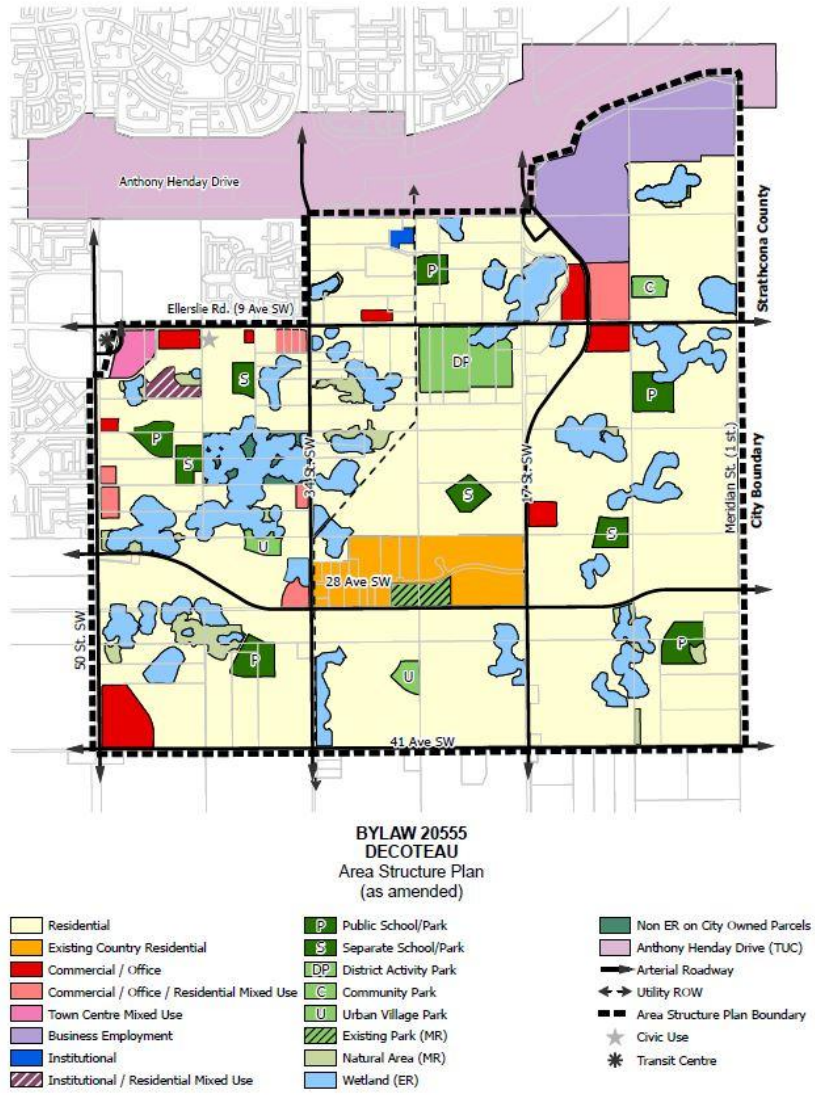
⁶ Does not include population within 600m of convenience commercial sites, which will be identified in future Neighbourhood Structure Plans.

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.

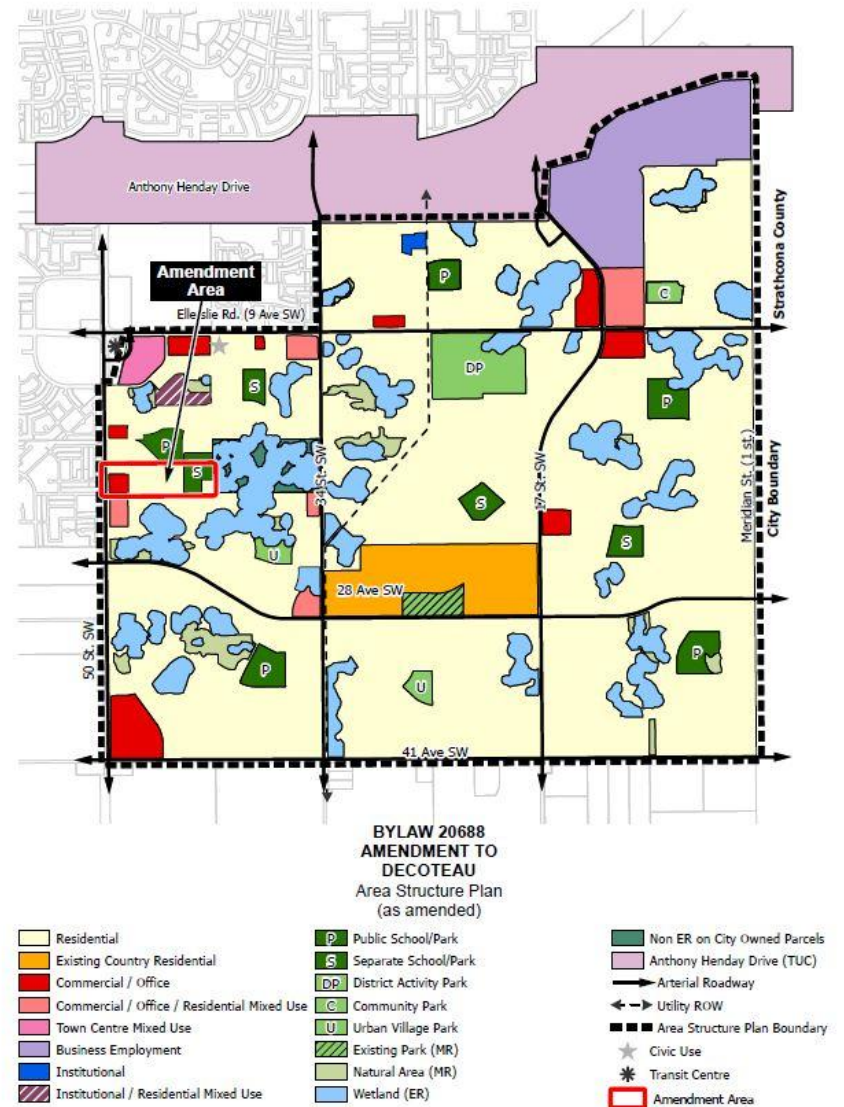
⁸ Includes areas recommended for retention as per the ENR II.

⁹ Includes Catholic and Francophone student generation.

Decoteau ASP Land Use Concept Map Comparison



Current Land Use Concept Map



Proposed Land Use Concept Map

Current NSP Land Use and Population Statistics – Bylaw 20556

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%				
School / Park (MR)	16.0					
Pocket Park (MR) ³	1.0					
Urban Village Park (MR)	3.6					
Natural Area (MR)	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 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.

Proposed NSP Land Use and Population Statistics – Bylaw 20689

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	100.00%				
Town Centre Mixed Use ¹	2.6	1.2%				
Mixed Use Commercial ²	5.6	2.5%				
Community Commercial	4.4	2.0%				
Neighbourhood Commercial	3.7	1.7%				
Parkland, Recreation, School (Municipal Reserve)	24.8	11.3%				
School / Park (MR)	15.7					
Pocket Park (MR) ³	1.0					
Urban Village Park (MR)	3.6					
Natural Area (MR)	4.5					
Parkland (Non-MR) ⁴	2.2	1.0%				
Institutional / Residential Mixed Use ⁵	3.4	1.5%				
Civic Use ⁶	1.2	0.5%				
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	112.4	51.0%				
Net Residential Area (NRA)	107.9	49.0%				
RESIDENTIAL LAND USE AREA, UNIT, AND POPULATION COUNT						
Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential	59.6	25	1490	2.8	4173	54.3%
Street-Oriented Residential	11.9	35	418	2.8	1170	12.0%
Medium Density Residential	21.1	90	1903	1.8	3425	19.6%
Potential Development Area (MDR)	0.7	90	63	1.8	113	0.6%
Mixed Use Residential ²	8.4	45	376	2.8	1053	7.7%
Town Centre Mixed Use Residential ^{1,7}	5.4	90	486	1.8	875	5.0%
High Density Residential	0.8	225	179	1.5	268	0.7%
Total Residential	107.9		4915		11077	100%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnrha)	102.6
Units Per Net Residential Hectare (upnrha)	45.5
Units Ratio (Low Density Residential and Street-Oriented Residential / Medium Density Residential, High Density Residential, Mixed Use Residential, and Town Centre Mixed Use Residential)	38.8% / 61.2%
Population (%) within 500m of Parkland	100.0%
Population (%) within 600m of Transit Service	100.0%
Population (%) within 600m of Commercial Service	100.0%

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	454	227	250	931
Junior High School	227	113	125	466
Senior High School	227	113	125	466
Total	908	454	500	1861

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 13.92 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).

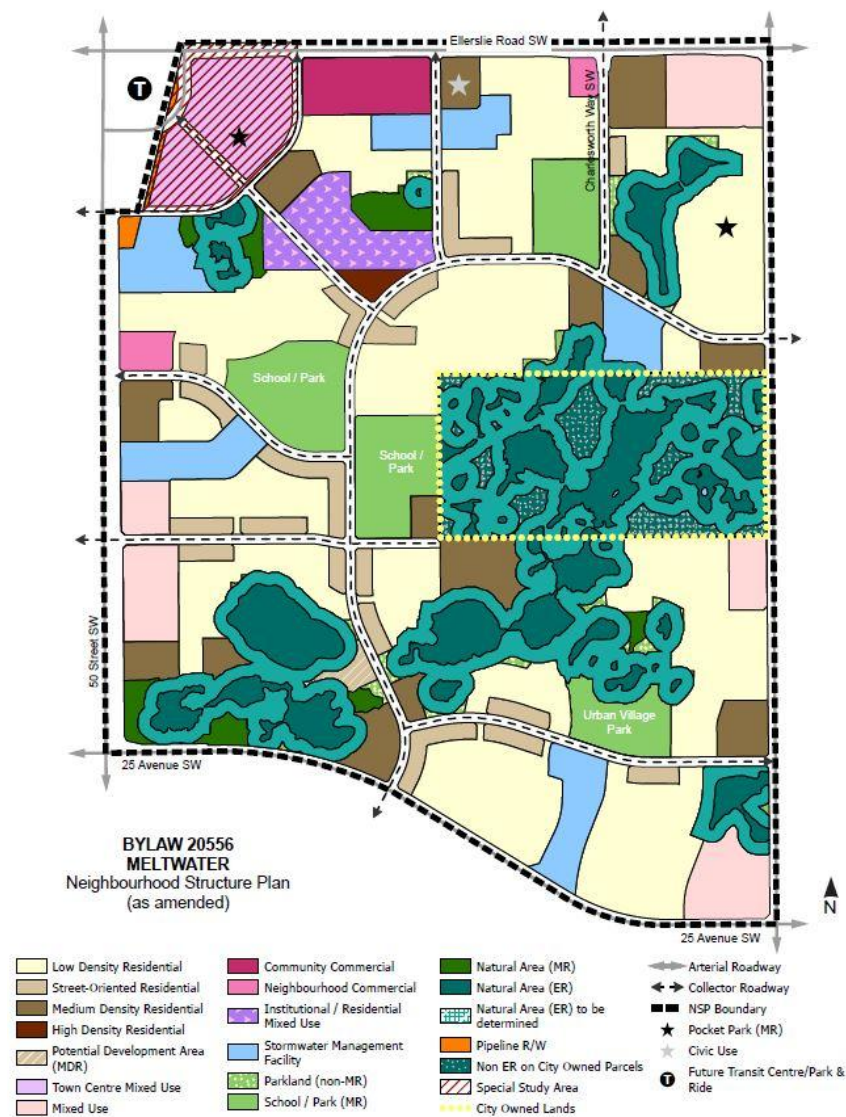
⁴ Parkland (Non-MR) includes the remaining 10% of Non ER on City Owned Parcels (0.57 ha).

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.

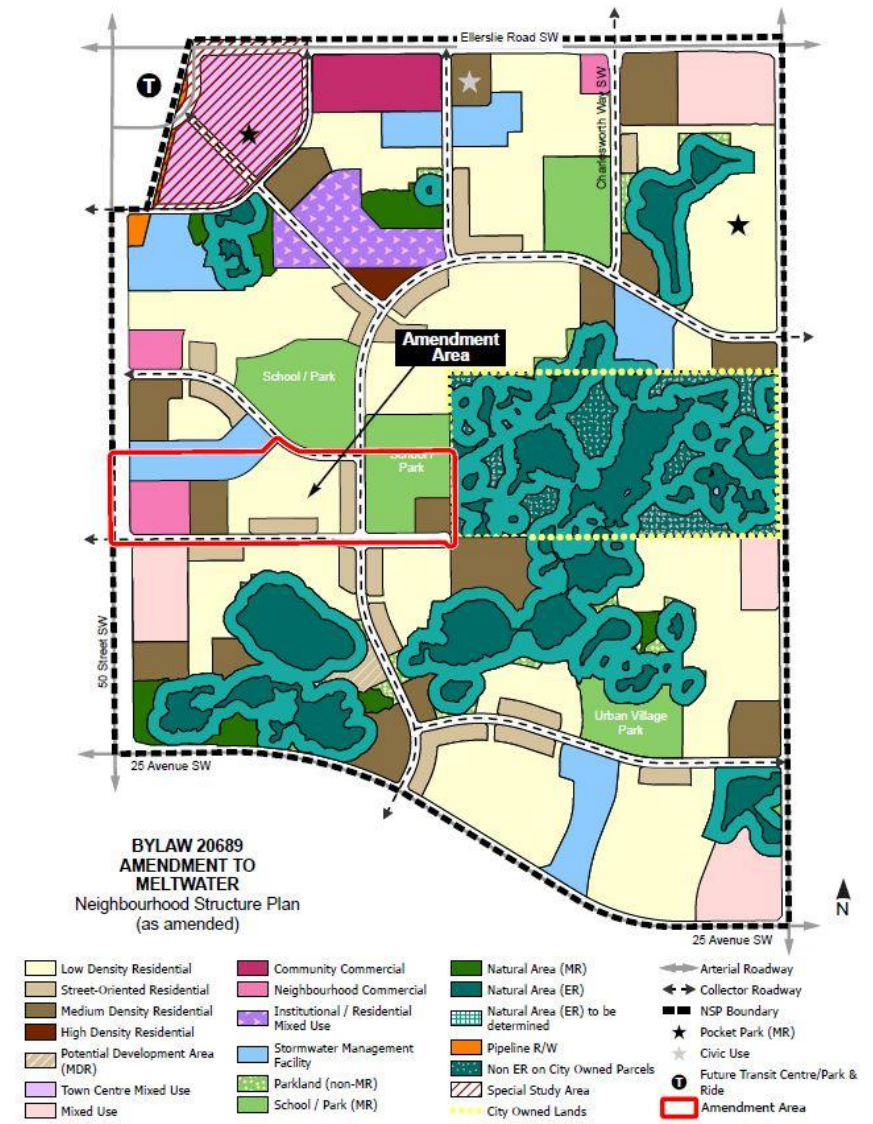
⁶ The Civic Use site (Fire Station) is identified as a Medium Density Residential site with an asterisk on the Land Use Concept.

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.

Meltwater NSP Land Use Concept Map Comparison



Current Land Use Concept Map



Proposed Land Use Concept Map

Proposed Text Amendment to the Meltwater NSP – Bylaw 20689

Red text represents Text proposed to be removed.

Red text represents Text proposed to be added.

Current	Proposed
3.7 Commercial Uses	
Neighbourhood Commercial sites are intended to be smaller in scale, meeting the daily commercial retail needs of residents in Meltwater. Future sites would be integrated into the neighbourhood, connected by active modes, and integrated with their surrounding land uses. One site is in the northeast side of the neighbourhood along Ellerslie Road, across from a Medium Density Residential site and <u>a second neighbourhood commercial site is located further south on 50th Street SW along the east edge of the neighbourhood.</u>	Neighbourhood Commercial sites are intended to be smaller in scale, meeting the daily commercial retail needs of residents in Meltwater. Future sites would be integrated into the neighbourhood, connected by active modes, and integrated with their surrounding land uses. One site is in the northeast side of the neighbourhood along Ellerslie Road, across from a Medium Density Residential site and two neighbourhood commercial sites are located further south on 50th Street SW along the west edge of the neighbourhood.