

Bylaw 20729

A Bylaw to amend Bylaw 17011, as amended,  
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, 20555, and 20688; 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 table entitled “Decoteau Area Structure Plan - Land Use and Population Statistics - Bylaw 20688” and replacing it with the table entitled “Decoteau Area Structure Plan - Land Use and Population Statistics - Bylaw 20729” attached hereto as Schedule “A” and forming part of this Bylaw.

READ a first time this	20th day of February	, A. D. 2024;
READ a second time this	20th day of February	, A. D. 2024;
READ a third time this	20th day of February	, A. D. 2024;
SIGNED and PASSED this	20th day of February	, A. D. 2024.

THE CITY OF EDMONTON

  
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MAYOR

  
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A/ CITY CLERK

**DECOTEAU AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS**

Bylaw 20729

	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
		<b>%GDA</b>					
Town Centre Mixed Use <sup>1</sup>	2.6	0.2%	-	2.6	-	-	-
Commercial/Residential Mixed Use <sup>2</sup>	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 <sup>3</sup>	3.5	0.2%	2.3	1.2	-	-	-
Institutional / Residential Mixed Use <sup>4</sup>	3.4	0.2%	-	3.4	-	-	-
Parkland, Recreation, School (Municipal Reserve)	154.8	9.9%	20.1	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 &amp; Greenway (MR)</i>	30.3	1.9%	9.3	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
<b>Total Non-Residential Area</b>	724.4	46.5%	221.7	112.6	112.2	150.7	127.4
<b>Net Residential Area</b>	832.4	53.5%	112.3	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)	625.8	87.8	57.8	110.4	228.2	140.8
25 du/nrha	Units	15,645	2,194	1,446	2,761	5,706	3,521
2.8 p/du	Population	43,808	6,144	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)	109.6	11.9	10.4	20.0	41.0	27.0
45 du/nrha	Units	4,930	536	467	900	1,845	1,215
2.8 p/du	Population	13,805	1,499	1,308	2,520	5,166	3,402
Low-rise/Medium Density Housing	Area (ha)	78.3	10.4	28.0	9.0	18.5	12.5
90 du/nrha	Units	7,050	932	2,518	810	1,665	1,125
1.8 p/du	Population	12,689	1,677	4,532	1,458	2,997	2,025
Medium to High Rise Housing	Area (ha)	7.0	2.2	-	1.2	2.4	1.2
225 du/nrha	Units	1,584	502	-	270	540	270
1.5 p/du	Population	2,372	753	-	405	810	405
<b>Total Residential</b>	Area (ha)	832.4	112.3	107.8	140.6	290.1	181.5
	Units	29,627	4,163	4,836	4,741	9,756	6,131
	Population	73,849	10,073	11,023	12,114	24,950	15,689

**SUSTAINABILITY MEASURES**

Population Per Net Hectare (p/nha)	88.7	89.7	102.3	86.1	86.0	86.4
Dwelling Units Per Net Residential Hectare (du/nrha)	35.6	37.1	44.9	33.7	33.6	33.8
Population (%) within 500m of Parkland <sup>5</sup>	86%					
Population (%) within 600m of Transit Service	100%					
Population (%) within 600m of Commercial Service <sup>6</sup>	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) <sup>7</sup>	7.4					
Lost to Development (ha) <sup>8</sup>	36.9					

**STUDENT GENERATION COUNT**

<b>Public School Board</b>						
Elementary School	3,130	672.0	455.0	505.6	881.6	617.8
Junior High	1,566	336.0	228.0	252.8	440.8	308.9
Senior High	1,566	336.0	228.0	252.8	440.8	308.9
<b>Separate School Board<sup>9</sup></b>						
Elementary School	1,817	336.0	478.0	252.8	440.8	308.9
Junior High	908	168.0	239.0	126.4	220.4	154.5
Senior High	908	168.0	239.0	126.4	220.4	154.5
<b>Total Student Population</b>	<b>9,898</b>	<b>2,016.0</b>	<b>1,867.0</b>	<b>1,516.8</b>	<b>2,644.8</b>	<b>1,853.5</b>

<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 Alces, and 60:40 respectively in Meltwater.

<sup>3</sup> 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.

<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 in Meltwater