

Bylaw 20730

A Bylaw to amend Bylaw 18540, as amended,  
being the Alces Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, the Municipal Council of the City of Edmonton, passed Bylaw 18540, being the Decoteau North Neighbourhood Structure Plan; and

WHEREAS on August 30, 2022 Council has amended the Decoteau North Neighbourhood Structure Plan through the passage of Bylaw 20221 by renaming the plan as Alces Neighbourhood Structure Plan; and

WHEREAS an application was received by Administration to amend the Alces Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Alces Neighbourhood 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 18540, as amended, being the Alces Neighbourhood Structure Plan is hereby amended by:
  - a. deleting the wording of Policy 43.4 and replacing with the following:

“Walkway connections between blocks to collector and arterial roadways shall be provided to ensure pedestrian accessibility to transit routes.”
  - b. deleting the second paragraph of “Section 8.2 Transit Integration” and replacing it with the following:

“The City of Edmonton recently approved a new Transit Strategy to ensure the long term success of transit in Edmonton. The strategy sets a guiding vision that will influence the delivery of transit service and investments in the transit system over the next decade, and

has informed the implementation of Edmonton’s current bus network which launched in 2021.”

- c. deleting first paragraph under Objective 8 - “Implementation”, and replacing it with:  
“Edmonton Transit Service will determine the routing for public transit along the arterial and collector roadways which have been identified as future transit routes. Participating landowners and Edmonton Transit Service may explore innovative approaches to funding and operating transit service as the neighbourhood develops.”
- d. deleting the map entitled “Bylaw 20221 Alces Neighbourhood Structure Plan” and replacing it with “Bylaw 20730 Amendment to Alces Neighbourhood Structure Plan” attached hereto as Schedule “A”, and forming part of this bylaw;
- e. deleting the table entitled “Alces NSP Land Use Concept and Population Statistics – Bylaw 20221” and replacing it with “Alces NSP Land Use Concept and Population Statistics – Bylaw 20730” attached hereto as Schedule “B”, and forming part of this bylaw;
- f. deleting the map entitled “Figure 5 Land Use Concept” and replacing it with “Figure 5 Land Use Concept” attached hereto as Schedule “C”, and forming part of this bylaw;
- g. deleting the map entitled “Figure 6 Ecological Network and Parks” and replacing it with “Figure 6 Ecological Network and Parks” attached hereto as Schedule “D”, and forming part of this bylaw;
- h. deleting the map entitled “Figure 7 Transportation” and replacing it with “Figure 7 Transportation” attached hereto as Schedule “E”, and forming part of this bylaw;
- i. deleting the map entitled “Figure 8 Sanitary Servicing” and replacing it with “Figure 8 Sanitary Servicing” attached hereto as Schedule “F”, and forming part of this bylaw;
- j. deleting the map entitled “Figure 9 Storm Servicing” and replacing it with “Figure 9 Storm Servicing” attached hereto as Schedule “G”, and forming part of this bylaw;
- k. deleting the map entitled “Figure 10 Water Servicing” and replacing it with “Figure 10 Water Servicing” attached hereto as Schedule “H”, and forming part of this bylaw; and

1. deleting the map entitled “Figure 11 Staging” and replacing it with “Figure 11 Staging” attached hereto as Schedule “I”, and forming part of this bylaw.

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

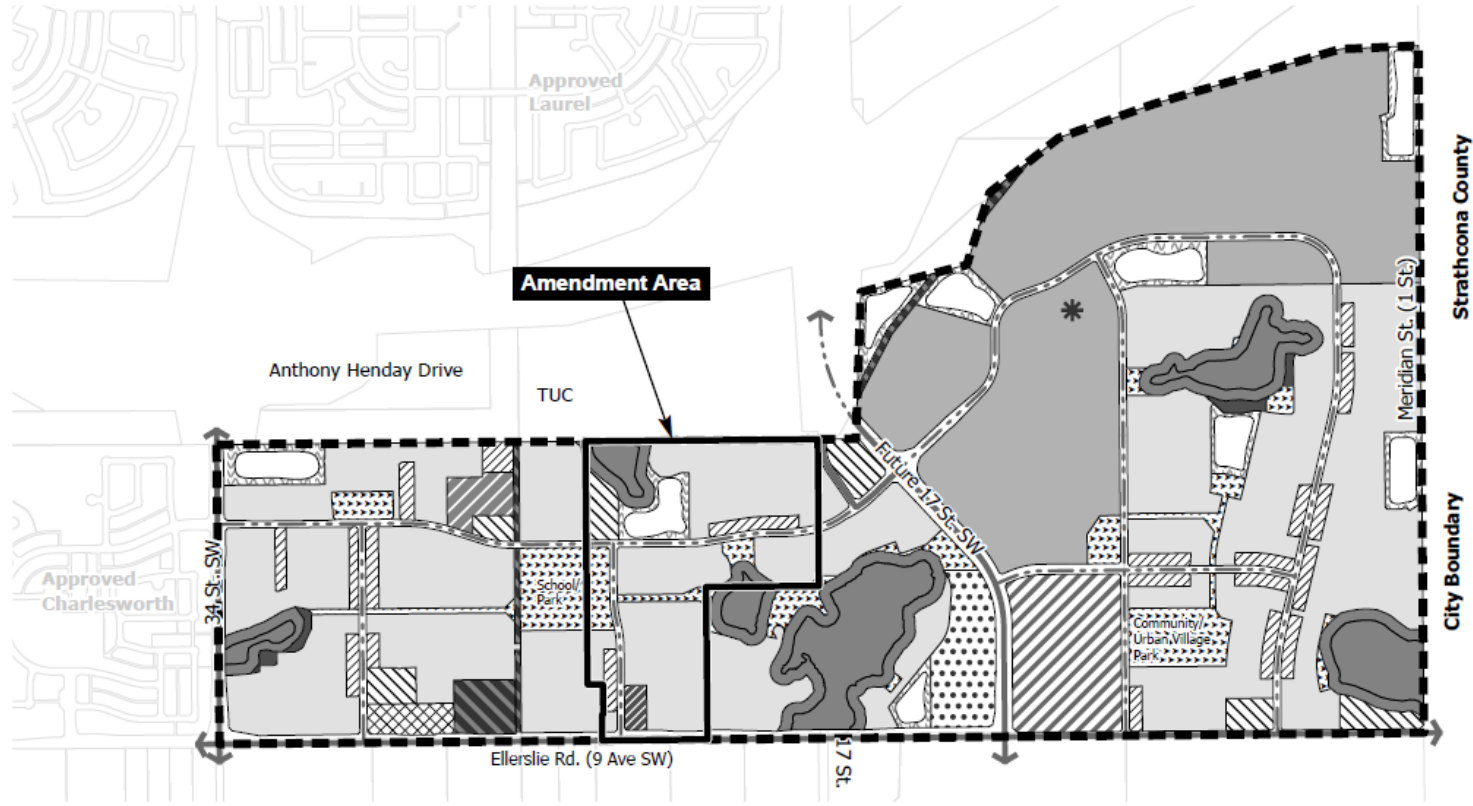
THE CITY OF EDMONTON

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MAYOR

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CITY CLERK



**BYLAW 20730  
AMENDMENT TO  
ALCES  
Neighbourhood Structure Plan**



- |   |                                |                              |
|---|--------------------------------|------------------------------|
| Low Density Residential                   | Neighbourhood Commercial       | Public Utility               |
| Low Density Residential (Street-Oriented) | Business Employment            | Arterial Roadway             |
| Medium Density Residential                | Institutional                  | Collector Roadway            |
| High Density Residential                  | Park / Linear Park             | NSP Boundary                 |
| Commercial/Residential Mixed Use          | Natural Area (ER)              | Potential Future High School |
| Community Commercial                      | Natural Area (MR)              | Amendment Area               |
|   | Stormwater Management Facility |                              |

**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.

# Appendix 1 – Approved Land Use and Population Statistics

## Alces NSP Land Use Concept and Population Statistics - Bylaw 20730

	Area (ha)	% of GA
<b>GROSS AREA</b>	386.0	100%
Wetland	33.9	8.8%
Arterial Roadway	13.3	3.4%
Public Utility Lot	4.8	1.2%
	<b>Area (ha)</b>	<b>% of GDA</b>
<b>GROSS DEVELOPABLE AREA</b>	334.03	100%
Commercial / Residential Mixed Use	8.3	2%
Commercial	8.1	2%
Business Employment	94.7	28%
Institutional	2.3	1%
Parkland, Recreation, School (Municipal Reserve)	20.1	6%
<i>School / Park</i>	5.4	2%
<i>Community Park</i>	4.2	1%
<i>Park / Linear Park</i>	9.3	3%
<i>Natural Area (MR)</i>	1.2	0%
Transportation - Circulation (20% GDA)	66.8	20%
Stormwater Management Facility	21.4	6%
<b>Total Non-Residential Area</b>	221.7	66%
Net Residential Area	112.3	34%

### RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units / ha	Units	People / Unit	Population	% of NRA
Low Density Residential	87.8	25	2194	2.8	6144	78.1%
Low Density Residential (Street-Oriented)	11.9	45	536	2.8	1499	10.6%
Medium Density Residential	10.4	90	932	1.8	1677	9.2%
High Density Residential	2.2	225	502	1.5	753	2.0%
<b>Total Residential</b>	<b>112.3</b>		<b>4163</b>		<b>10073</b>	<b>100%</b>

### SUSTAINABILITY MEASURES

Population Per Net Hectare p/nha)	90
Dwelling Units Per Net Residential Hectare (du/nrha)	37
Population (%) within 500m of Parkland	100%
Population (%) within 600m of Transit Service	100%
Population (%) within 600m of Commercial Service	
Presence / Loss of Natural Area	
Protected as Environmental Reserve (ha)	34
Conserved as Naturalized Municipal Reserve (ha)	1.3
Protected through other means (ha)	4.7
Loss to Development (ha)	19.2

### STUDENT GENERATION

<b>Public School Board</b>	
Elementary	672
Junior High	336
Senior High (10-12)	336
<b>Separate School Board</b>	
Elementary	336
Junior High	168
Senior High (10-12)	168
<b>Total Student Population</b>	<b>2016</b>

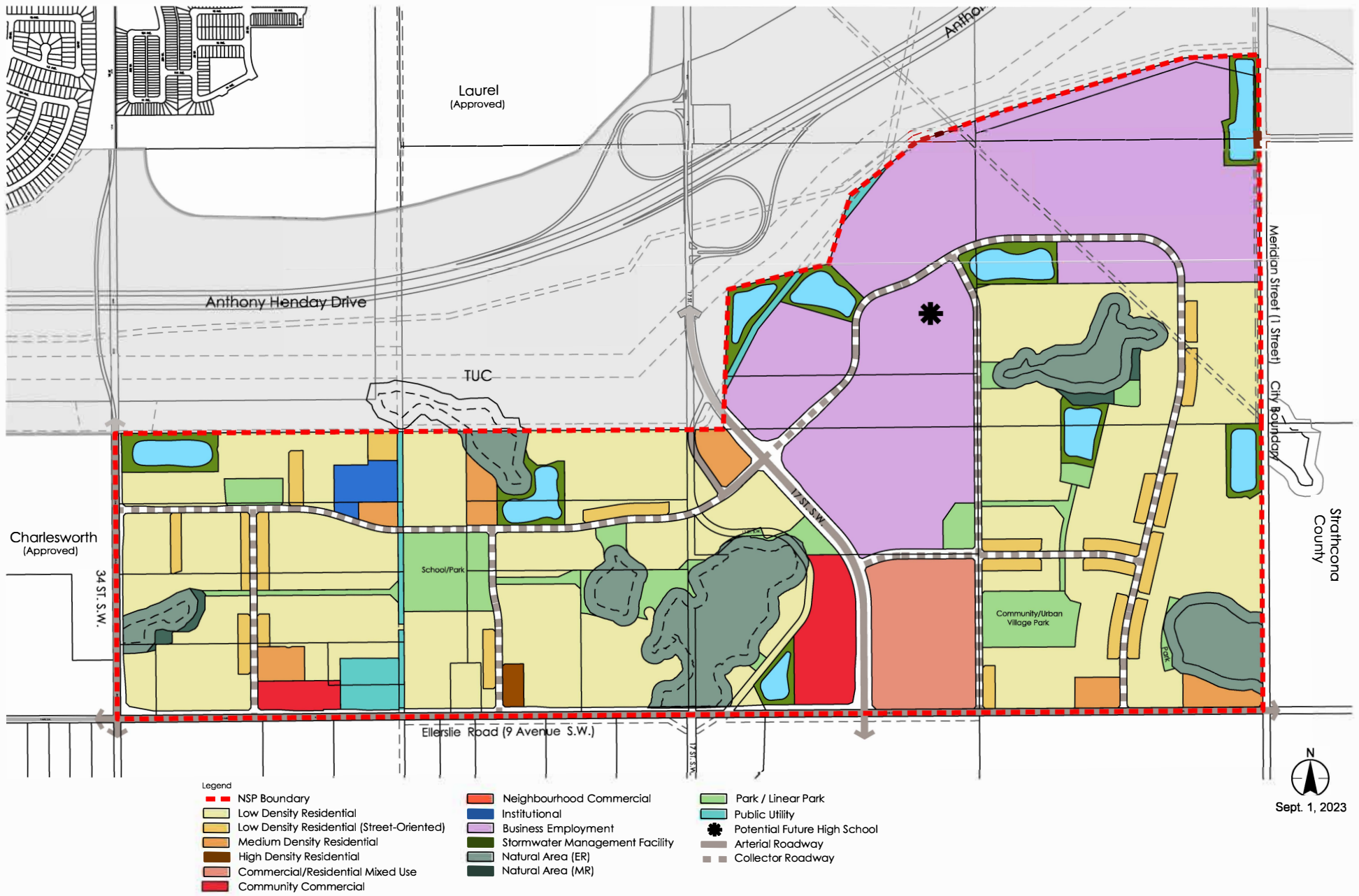


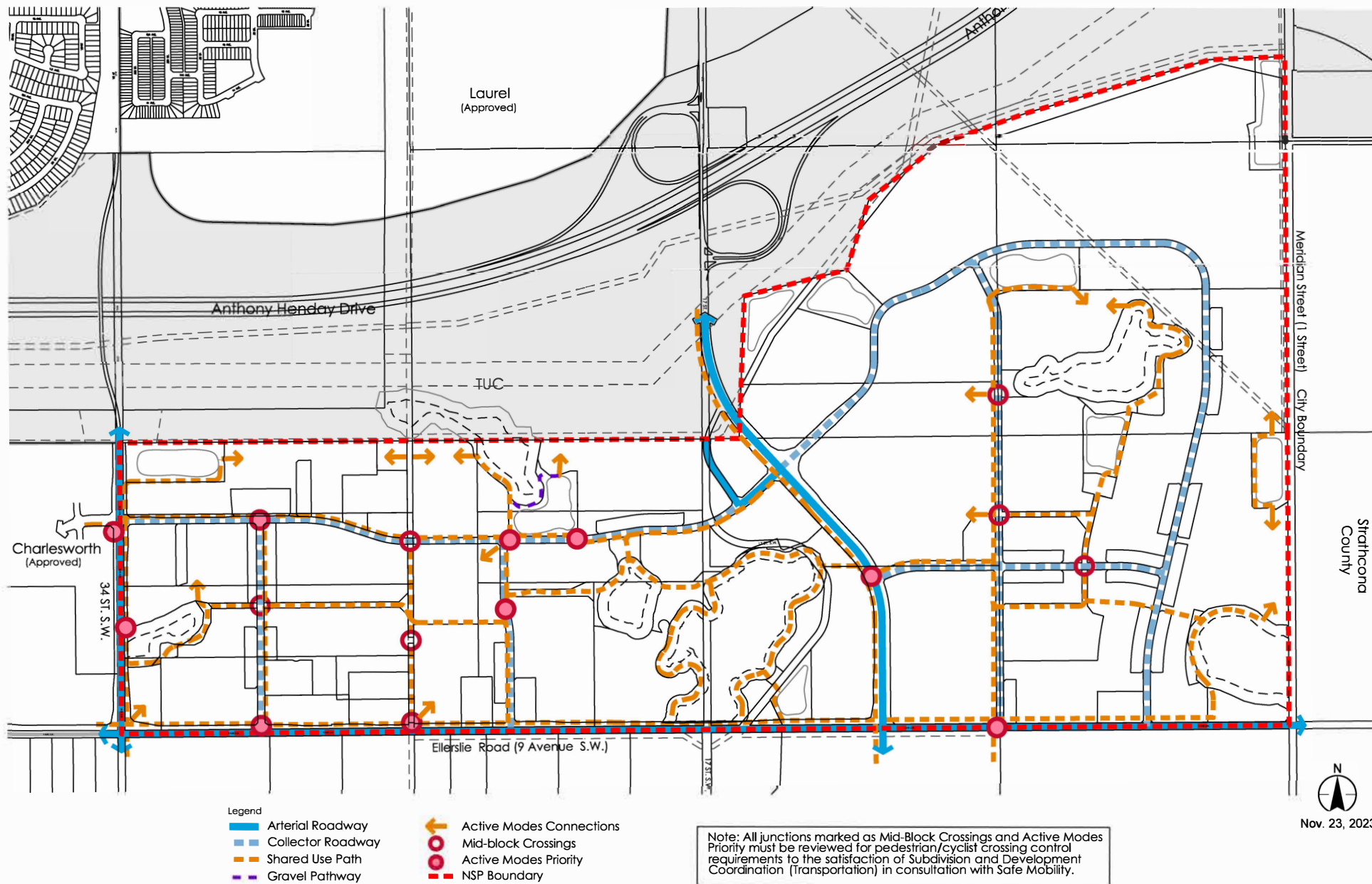
Figure 5  
Land Use Concept



- Legend
- Natural Area (ER)
  - Natural Area (MR)
  - Park / Linear Park
  - Public Utility
  - Stormwater Management Facility
  - Ecological Network
  - Wildlife Passage Mitigation
  - NSP Boundary



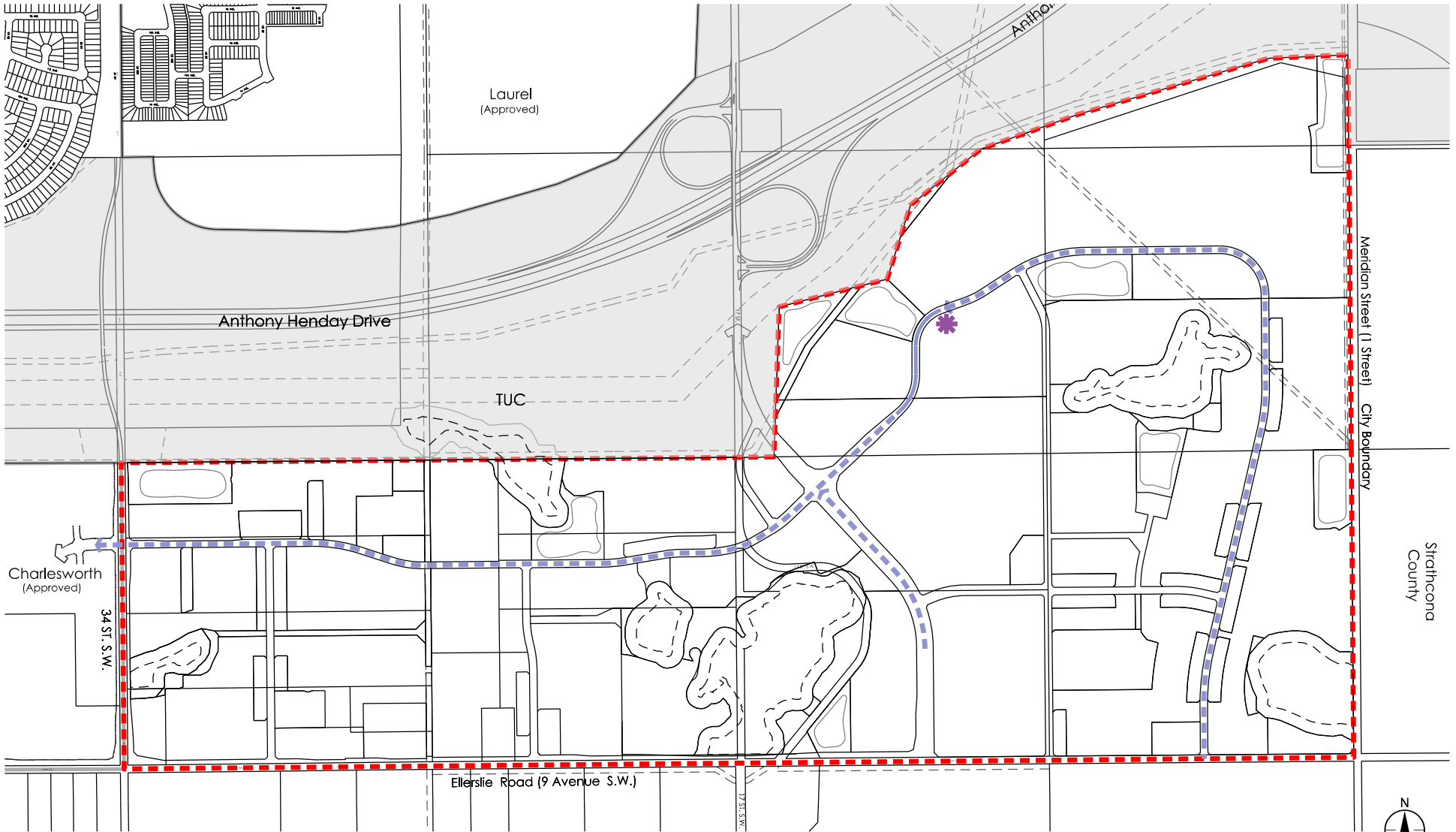
**Figure 6**  
**Ecological Network and Parks**



Nov. 23, 2023

Figure 7  
Transportation

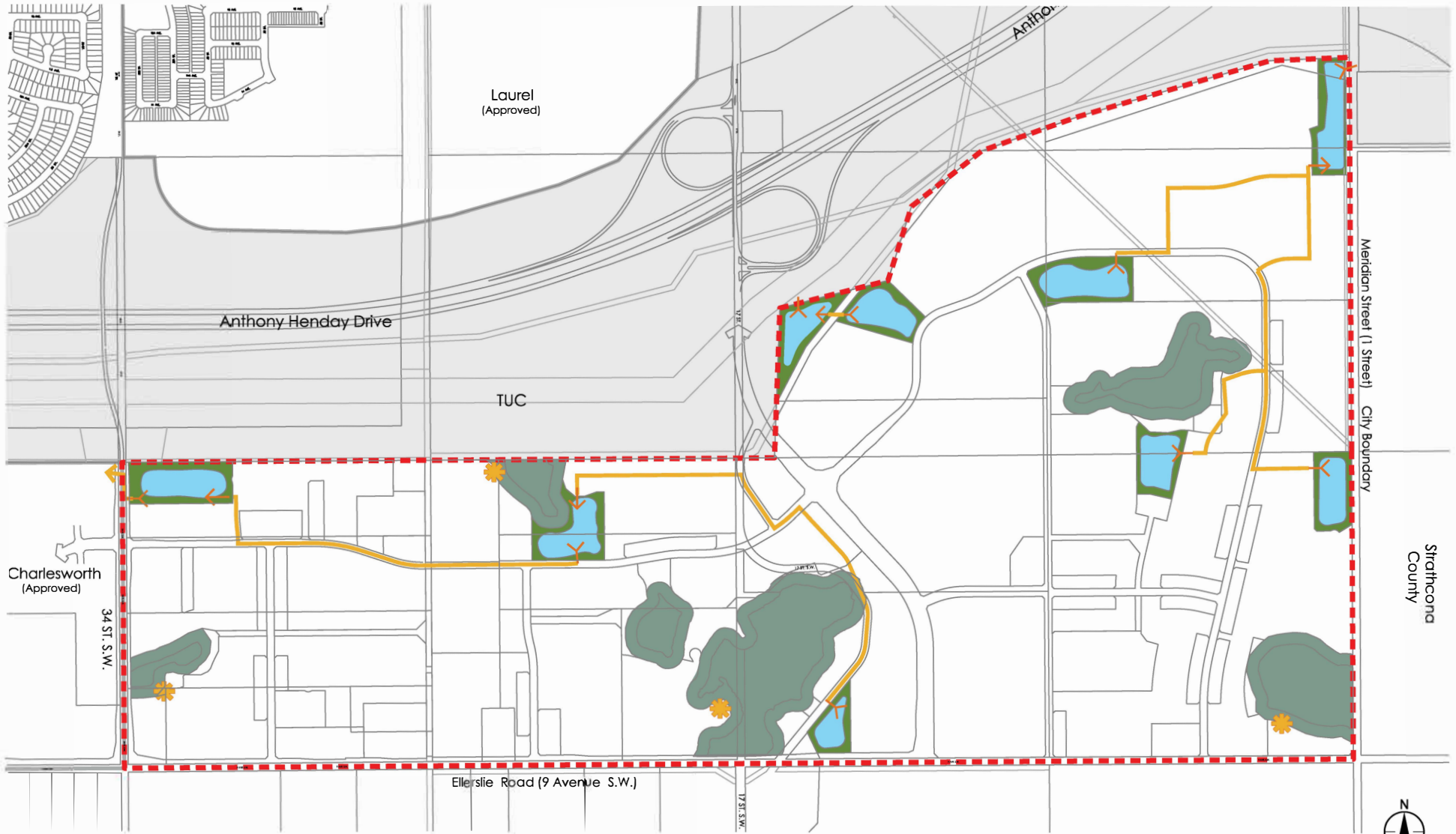




- Legend
- Sanitary Forcemain
  - - - Sanitary Trunk
  - ✱ Sanitary Pump Station
  - - - NSP Boundary

Sept. 1, 2023

**Figure 8**  
**Sanitary Servicing**

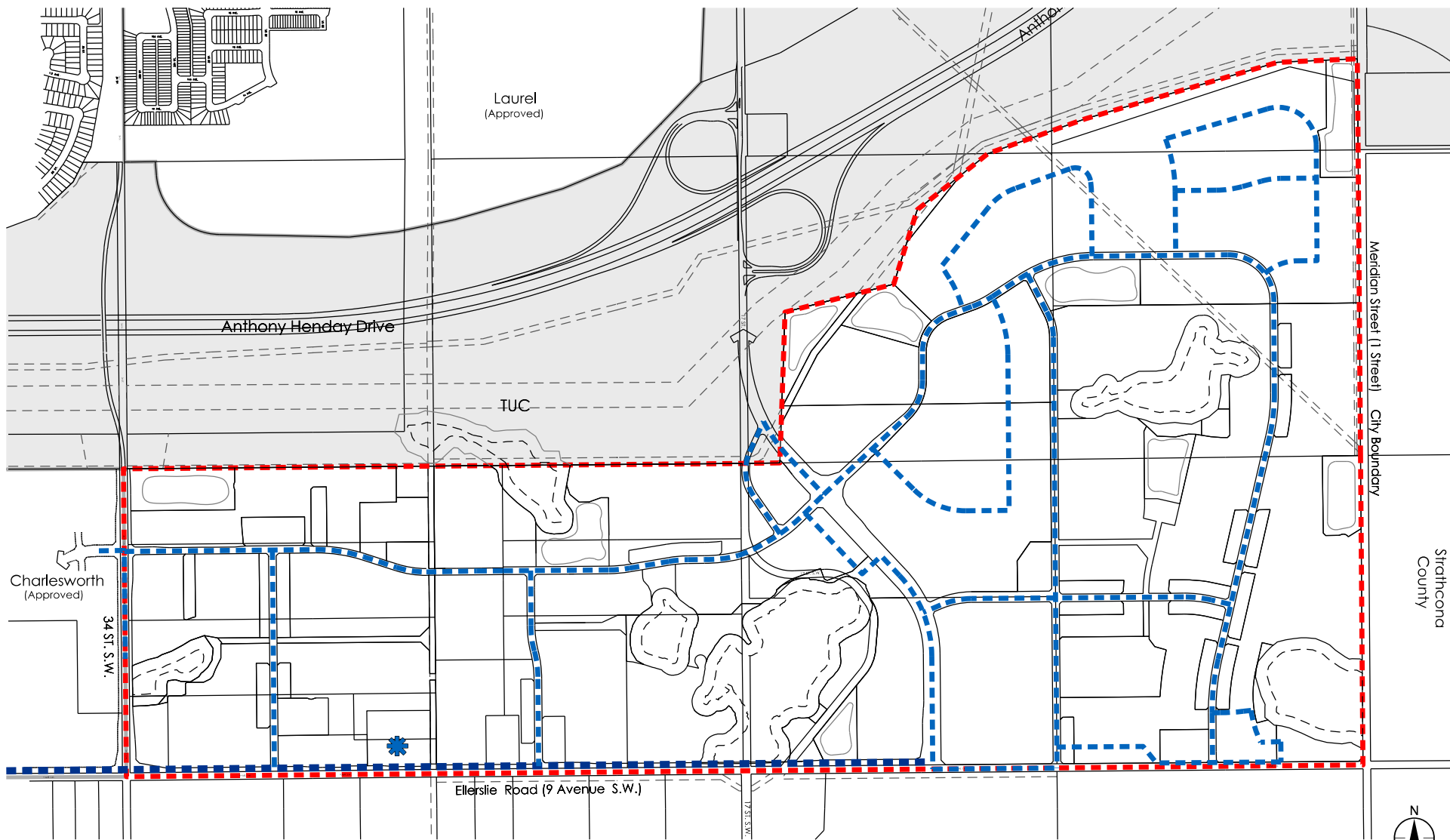


- Legend
-  Interconnecting Pipe
  -  Outlet
  -  Inlet
  -  Forebay
  -  NSP Boundary



Sept. 1, 2023

**Figure 9  
Storm Servicing**

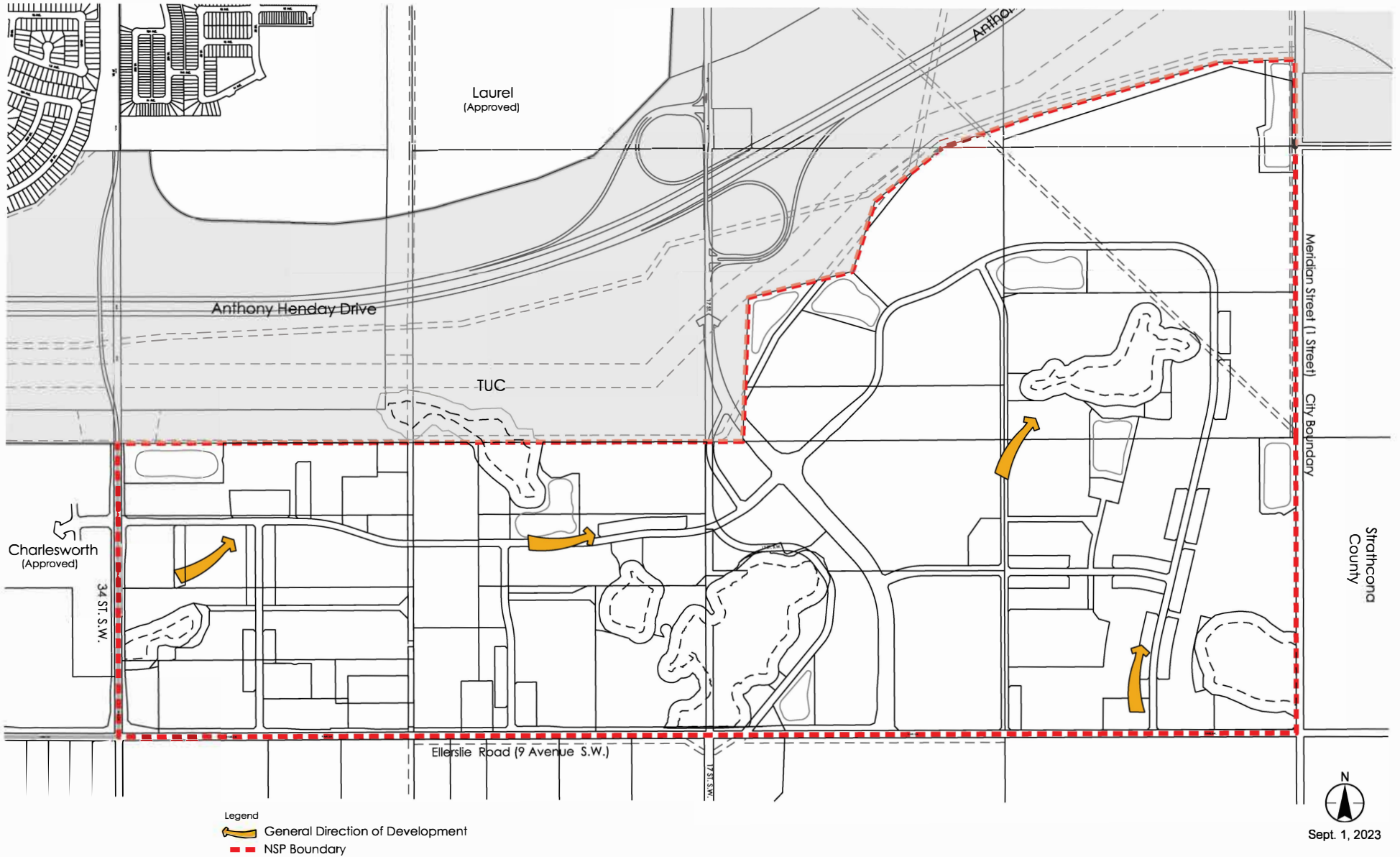


- Legend
- Water Main
  - |- Transmission Main
  - \* EPCOR Reservoir & Pump House
  - |- NSP Boundary



Sept. 1, 2023

**Figure 10**  
**Water Servicing**



**Figure 11**  
**Staging**