

103 - 17 Street SW, 2404 - Ellerslie Road SW, and 2050 - Ellerslie Road SW

Position of Administration: Support



Summary

Bylaw 21400 proposes a rezoning from the Agriculture Zone (AG) and Natural Area Zone (NA) to the Small Scale Flex Residential Zone (RSF) and General Commercial Zone (CG) to allow for a range of small scale housing and a range of commercial and community uses with limited opportunities for residential uses.

Bylaw 21398 proposes an amendment to the Decoteau Area Structure Plan (ASP), and Bylaw 21399 proposes an amendment to the Alces Neighbourhood Structure Plan (NSP) to facilitate the proposed rezoning.

Charter Bylaw 21428 proposes an administrative amendment to the Ellerslie District Plan that was identified during the review of the proposed amendment.

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 future growth for an additional one million people within Edmonton's existing boundaries.
- Conforms with the District Policy and the Ellerslie District Plan by facilitating anticipated development.
- Is compatible with existing and planned surrounding land uses.

Application Details

This application was submitted by Stantec Consulting Ltd on behalf of Cantiro.

Rezoning

The proposed Small Scale Flex Residential Zone (RSF) and General Commercial Zone (CG) would allow development with the following key characteristics:

- RSF Zone:
 - Small scale residential development including detached, attached, and multi-unit residential housing
 - Maximum height of 12.0 metres (approximately 3 storeys)
- CG Zone:
 - A variety of commercial and community uses ranging from low impact uses to larger shopping centers.
 - Limited opportunities for residential uses above ground floor.
 - A maximum height of 4 storeys (16 m; 30 m for hotels).
 - A maximum floor area ratio of 3.5.

Plan Amendments

This application proposes to amend the Alces Neighbourhood Structure Plan (NSP) to:

- Redesignate the Commercial/Residential Mixed Use site to Community Commercial and Medium Density Residential land Use and update text to remove Section 5.2 Mixed Use;
- Reconfigure and shift to the east the Community/Urban Village Park;
- Reconfigure and shift to the west a Stormwater Management Facility located north of Ellerslie Road SW and west of 17 Street SW;
- Reconfigure Low Density Residential, Low Density Residential (Street-Oriented), Medium Density Residential and Community Commercial land uses;

- Update Figures 5 through 11 and the land use and population statistics to reflect the proposed amendments.
- Additional Text amendments are included to:
 - update references to Community Commercial Sites;
 - update the average density of Medium Density Residential to 125 units;
 - include a definition for Active Modes Priority Crossings;
 - new policy for the road network; and.
 - remove any reference to the derelict Barn located in the Community/Urban Village Park.

This application also proposes to amend the Decoteau Area Structure Plan (ASP) to ensure the above referenced changes to the NSP are also reflected in the ASP.

The application also includes an administrative amendment to the Ellerslie District Plan to update Map 1: Heritage and Culture to remove the reference to the House and Barn (Inventory of Historic Resources in Edmonton) located in the Alces Neighborhood as they are considered derelict and not salvageable.

Site and Surrounding Area

The proposed amendment and rezoning area is mostly located in the western portion of the Alces neighbourhood north of Ellerslie Road SW, south of Anthony Henday Drive along 17 Street SW. There is also a small site to be rezoned located further west of the main amendment area west of the large Natural Area (ER) and north of Ellerslie Road SW. Another small site included in the ASP portion of amendment is located in the future Kettle Lakes neighbourhood north of 28 Avenue SW and east of 17 Street SW. The amendment areas consist of agricultural land, farmsteads, country residential uses, and natural areas.

	Existing Zoning	Current Development
Subject Rezoning Sites	Agriculture Zone (AG)	<ul style="list-style-type: none"> ● Undeveloped agriculture land & wetlands
North	Agriculture Zone (AG) Small Scale Flex Residential (RSF)	<ul style="list-style-type: none"> ● Undeveloped land and agriculture land
East	Agriculture Zone (AG) Small Scale Flex Residential (RSF)	<ul style="list-style-type: none"> ● Undeveloped land and agriculture land

	Small-Medium Scale Transition Residential Zone (RSM h12)	
South	Agriculture Zone (AG) General Commercial (CG) Natural Area (NA)	<ul style="list-style-type: none"> • Acreages • Undeveloped agriculture land • Water Body
West	Agriculture Zone (AG) Small Scale Flex Residential (RSF)	<ul style="list-style-type: none"> • Undeveloped agriculture land



Google Street View - June 2025 - south view of proposed Rezoning area at 103 17 Street SW



Google Street View - Apr 2021 - south view of proposed Rezoning area at 2404 - Ellerslie Road SW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the land uses are compatible and no responses were received from the initial mailed notice.

Mailed Notice, May 29, 2025

- Notification radius: 60 metres
- Recipients: 422
- Responses: 0

Site Signage, June 17, 2025

- Two rezoning information signs were placed on the properties so as to be visible from Ellerslie Road SW And 17 Street SW.

Webpage

- edmonton.ca/rezoningapplications

Optional Email Notifications

- my.edmonton.ca

Application Analysis



Site analysis context

The City Plan

The subject site is located within the developing area as identified in The City Plan, and is expected to contribute to Edmonton's growth between the 1 and 1.25 million population markers. This proposal aligns with the goals and policies of The City Plan by accommodating growth through the development of new neighbourhoods, including all future growth for an additional 1 million people within Edmonton's existing boundaries.

Ellerslie District Plan

Within the Ellerslie District Plan (EDP) the subject site is designated as Urban Mix. Urban Mix allows for a mix of housing types close to commercial services that meet the daily needs of residents. The proposed amendments align with the intent of the Urban Mix land use concept. For further planning direction the EDP refers to the Alces Neighbourhood Structure Plan and the Decoteau Area Structure Plan.

The proposed amendment to the EDP is minor and is to remove the reference to a historical barn/house on Map 1 which is now derelict and not salvageable.

Decoteau Area Structure Plan

The proposed ASP amendment adheres to the Decoteau ASP's principles by contributing to regional density targets and supporting housing diversity, strategically locating and orienting

commercial sites for high visibility and convenient neighbourhood access, and maximizing access to parks and natural areas to increase recreational opportunities for residents.

Alces Neighbourhood Structure Plan

The Alces neighbourhood currently features a mix of residential and commercial uses, complemented by various amenities, including linear and non-linear parks, and a community/urban village park within the application area.

The proposed amendments aim to uphold and enhance the plan's vision by fostering more efficient and integrated development opportunities. A notable modification is the elimination of the Mixed Use area, which also leads to a corresponding decrease in the High-Density Residential (HDR) land use. However, this adjustment does not reduce the Neighbourhood Structure Plan's (NSP) overall residential density targets because the Medium-Density Residential (MDR) land use has been increased. Additionally, the expansion of the Community Commercial land use designation will enable the creation of community-scaled commercial nodes while still permitting mixed-use development.

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

Land Use and Population Statistics	Current	Proposed	Difference
Arterial Roadway	13.3 ha	14.4 ha	+1.1 ha
Commercial / Residential Mixed Use	8.3 ha	0 ha	-8.3 ha
Commercial	8.1 ha	8.0 ha	-0.1 ha
Business Employment	94.7 ha	94.5 ha	-0.2 ha
Community Park	4.2 ha	4.3 ha	+0.1 ha
Park/Linear Park	9.3 ha	8.8 ha	-0.5 ha
Natural Area (MR) - Non-Credit MR	0	0.1ha	+0.1ha
Transportation - Circulation (20% GDA)	66.8 ha	66.6 ha	-0.2 ha
Stormwater Management Facility	21.4	21.2 ha	-0.2ha
Low Density Residential	87.8 ha	95.0ha	+7.2 ha
Low Density Residential (Street-Oriented)	11.9 ha	11.3 ha	-0.6 ha
Medium Density Residential	10.4 ha	13.5 ha	+3.1 ha
High Density Residential	2.2 ha	0.7 ha	-1.5 ha
Density	37	39	+2

In addition to these land use alterations, amendments are proposed for the text, figures, and policies of the NSP. These changes are intended to align the document with the overall NSP

vision and support the creation of Active Modes Priority Crossings, as well as the effective development of the 17 Street SW intersection located just south of Anthony Henday Drive.

Land Use Compatibility

The zones proposed align with the objectives of the NSP and are compatible with both existing and proposed surrounding land uses. The RSF is specifically intended to be utilized in new neighbourhoods and includes opportunities for the development of a diverse housing profile. The CG zone will allow for a variety of commercial businesses to meet the daily needs of the neighbourhood and includes limited opportunities for Residential Uses which still allows for the mixed use development.

Heritage

A barn located within the Community/Urban Village park which is listed on the inventory of historical resources is proposed to be removed as it is derelict and not salvageable. Administration has no concerns with this removal. To facilitate this removal amendments to the Alces NSP and Ellerslie District Plan are proposed to remove references to this barn.

Mobility

A Transportation Impact Assessment (TIA) was completed to review mobility impacts and opportunities within the surrounding network with this plan amendment and rezoning. The TIA concluded that the adjacent roadway network can accommodate the redistribution in traffic associated with the development at acceptable levels of service. As a condition of a future development permit application the owner will likely be required to construct the following as the neighbourhood develops:

- Ellerslie Road SW to an urban arterial roadway standard, from east of Charlesworth Way SW to the future 17 Street SW alignment.
- 17 Street SW from Ellerslie Road SW to the Transportation/Utility Corridor. Land is required from the TUC to construct the jug handle at future 1 Avenue SW.
- Collector roadways within the subject lands.
- Active modes facilities, connections, active modes priority crossings, and mid-block crossings.

The site will be well-connected to multiple transportation options. There will be a district connector bike route along 17 Street SW, and neighbourhood bike routes per the NSP. There is currently no conventional bus service operating in Alces. ETS intends to provide service in the future, but implementation depends on demand, neighbourhood build-out and available funding for transit.

Open Space

A revised Parkland Impact Assessment (PIA) was prepared as part of this application to support the proposed changes to three pocket parks, one linear park, and the community/urban village park. The proposed reconfiguration of two pocket parks abutting the wetland (Natural Area SE5010) improves public access and safety while maintaining an ecological buffer. The central

pocket park has been reconfigured, though its area has remained unchanged. Minor adjustments have been made to the linear park in order to accommodate changes to the adjoining park spaces. The community/urban village park has been reconfigured and increased in size by 0.09 ha, with improved collector road frontage. Overall, municipal reserve (MR) area has decreased by 0.3 ha, but the same MR percentage (6%) of the gross developable area (GDA) has been maintained.

Utilities

The proposed rezoning area conforms to the approved Alces Neighbourhood Design Reports (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available by connecting to the existing system located within Alces Drive SW. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

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

Appendices

1. Current ASP Land Use and Population Statistics
2. Proposed ASP Land Use and Population Statistics
3. Current NSP Land Use and Population Statistics
4. Proposed NSP Land Use and Population Statistics
5. ASP Land Use Concept Map Comparison
6. NSP Land Use Concept Map Comparison

Written By: Kailey Lamont

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Current ASP Land Use and Population Statistics - Bylaw 20729

DECOTEAU AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS February 20, 2024

	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)	154.8	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 & 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
Total Non-Residential Area	724.4	46.5%	221.7	112.6	112.2	150.7	127.4
Net Residential Area	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
<i>25 du/nrha</i>	Units	15,645	2,194	1,446	2,761	5,706	3,521
<i>2.8 p/du</i>	Population	43,808	6,144	4,049	7,731	15,977	9,857
Street-Oriented Residential	Area (ha)	11.6	-	11.6	-	-	-
<i>35 du/nrha</i>	Units	405	-	405	-	-	-
<i>2.8 p/du</i>	Population	1,134	-	1,134	-	-	-
Row Housing	Area (ha)	109.6	11.9	10.4	20.0	41.0	27.0
<i>45 du/nrha</i>	Units	4,930	536	467	900	1,845	1,215
<i>2.8 p/du</i>	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
<i>90 du/nrha</i>	Units	7,050	932	2,518	810	1,665	1,125
<i>1.8 p/du</i>	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
<i>225 du/nrha</i>	Units	1,584	502	-	270	540	270
<i>1.5 p/du</i>	Population	2,372	753	-	405	810	405
Total Residential	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 ⁵	86%					
Population (%) within 600m 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	3,130	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
Separate School Board⁹						
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
Total Student Population	9,898	2,016.0	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 ASP Land Use and Population Statistics Bylaw 21398

	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)	223.6	11.4%	34.0	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	87.6	4.5%	14.4	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	1,555.6	100.0%	332.8	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	6.9	0.4%	0.0	6.9	-	-	-
Commercial	40.0	2.6%	8.0	5.1	-	11.2	15.7
Business Employment	94.5	6.1%	94.5	-	-	-	-
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)	154.5	9.9%	19.8	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>	11.9	0.8%	4.3	3.6	-	-	4.0
<i>Pocket Park & Greenway (MR)</i>	29.8	1.9%	8.8	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
<i>Non-Credit MR</i>			0.1				
Parkland (Non-MR)	2.2	0.1%	-	2.2	-	-	-
Non ER on City Owned Parcels	5.1	0.3%	-	5.1	-	-	-
Transportation - circulation	311.2	20.0%	66.6	44.1	50.6	88.2	61.8
Stormwater Management Facility	92.2	5.9%	21.2	15.2	16.0	18.2	21.6
Total Non-Residential Area	716.2	46.0%	212.4	112.6	112.2	151.7	127.4
Net Residential Area	839.5	54.0%	120.4	107.8	140.6	289.1	181.5

RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT

Land Use		ASP	Alces	Meltwater	Decoteau	Kettle Lakes	Snowberry
Single/Semi-detached	Area (ha)	631.2	95.0	57.8	110.4	227.2	140.8
25 du/nrha	Units	15,809	2,375	1,446	2,761	5,706	3,521
2.8 p/du	Population	44,263	6,650	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)	109.7	11.3	10.4	20.0	41.0	27.0
45 du/nrha	Units	4,930	507	467	900	1,845	1,215
2.8 p/du	Population	13,805	1,419	1,308	2,520	5,166	3,402
Low-rise/Medium Density Housing	Area (ha)	81.5	13.5	28.0	9.0	18.5	12.5
90 du/nrha	Units	6,118	-	2,518	810	1,665	1,125
125 du/nrha	Units	1,681	1,681	-	-	-	-
1.8 p/du	Population	14,038	3,026	4,532	1,458	2,997	2,025
Medium to High Rise Housing	Area (ha)	5.5	0.7	-	1.2	2.4	1.2
225 du/nrha	Units	1,242	162	-	270	540	270
1.5 p/du	Population	1,863	243	-	405	810	405
Total Residential	Area (ha)	839.5	120.4	107.8	140.6	289.1	181.5
	Units	30,189	4,725	4,836	4,741	9,756	6,131
	Population	75,113	11,338	11,023	12,114	24,950	15,689

SUSTAINABILITY MEASURES

Population Per Net Hectare (p/nha)	89.5	94.0	102.3	86.1	86.3	86.4
Dwelling Units Per Net Residential Hectare (du/nrha)	36.0	39	44.9	33.7	33.7	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	3,158	698.0	455.0	505.6	881.6	617.8
Junior High	1,580	349.0	228.0	252.8	440.8	308.9
Senior High	1,580	349.0	228.0	252.8	440.8	308.9
Separate School Board⁹						
Elementary School	1,830	349.0	478.0	252.8	440.8	308.9
Junior High	914	174.0	239.0	126.4	220.4	154.5
Senior High	914	174.0	239.0	126.4	220.4	154.5
Total Student Population	9,975	2,093	1,867.0	1,516.8	2,644.8	1,853.4

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

Current NSP Land Use and Population Statistics – Bylaw 20730

Alces NSP Land Use Concept and Population Statistics Bylaw 20730 February 20, 2024

	Area (ha)	% of GA
GROSS AREA	386.0	100%
Wetland	33.9	8.8%
Arterial Roadway	13.3	3.4%
Public Utility Lot	4.8	1.2%

	Area (ha)	% of GDA
GROSS DEVELOPABLE AREA	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%
Total Non-Residential Area	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%
Total Residential	112.3		4163		10073	100%

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

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

Proposed NSP Land Use and Population Statistics Bylaw 21399

GROSS AREA		
	386.0	100%
Wetland	34.0	8.8%
Arterial Roadway	14.4	3.7%
Public Utility Lot	4.8	1.2%
	Area (ha)	% of GDA
GROSS DEVELOPABLE AREA		
	332.8	100%
Commercial	8.0	2.4%
Business Employment	94.5	28.4%
Institutional	2.3	0.7%
Parkland, Recreation, School (Municipal Reserve)	19.8	6.0%
<i>School / Park</i>	5.4	1.6%
<i>Community Park</i>	4.3	1.3%
<i>Park / Linear Park</i>	8.8	2.6%
<i>Natural Area (MR)</i>	1.2	0.4%
Non-Credit MR	0.1	0.0%
Transportation - Circulation (20% GDA)	66.6	20.0%
Stormwater Management Facility	21.2	6.4%
Total Non-Residential Area	212.4	63.8%
Net Residential Area	120.4	36.2%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units / ha	Units	People / Unit	Population	% of NRA
Low Density Residential	95.0	25	2375	2.8	6650	78.9%
Low Density Residential (Street-Oriented)	11.3	45	507	2.8	1419	9.4%
Medium Density Residential	13.5	125	1681	1.8	3026	11.2%
High Density Residential	0.7	225	162	1.5	243	0.6%
Total Residential	120.5		4,725		11,338	100.0%

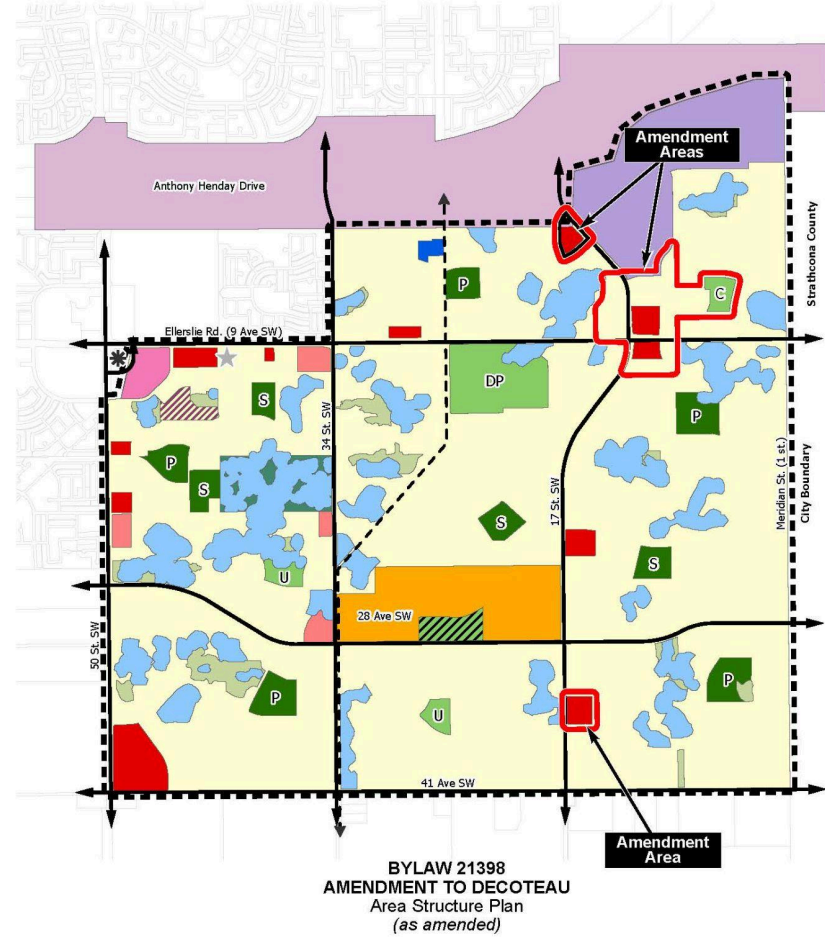
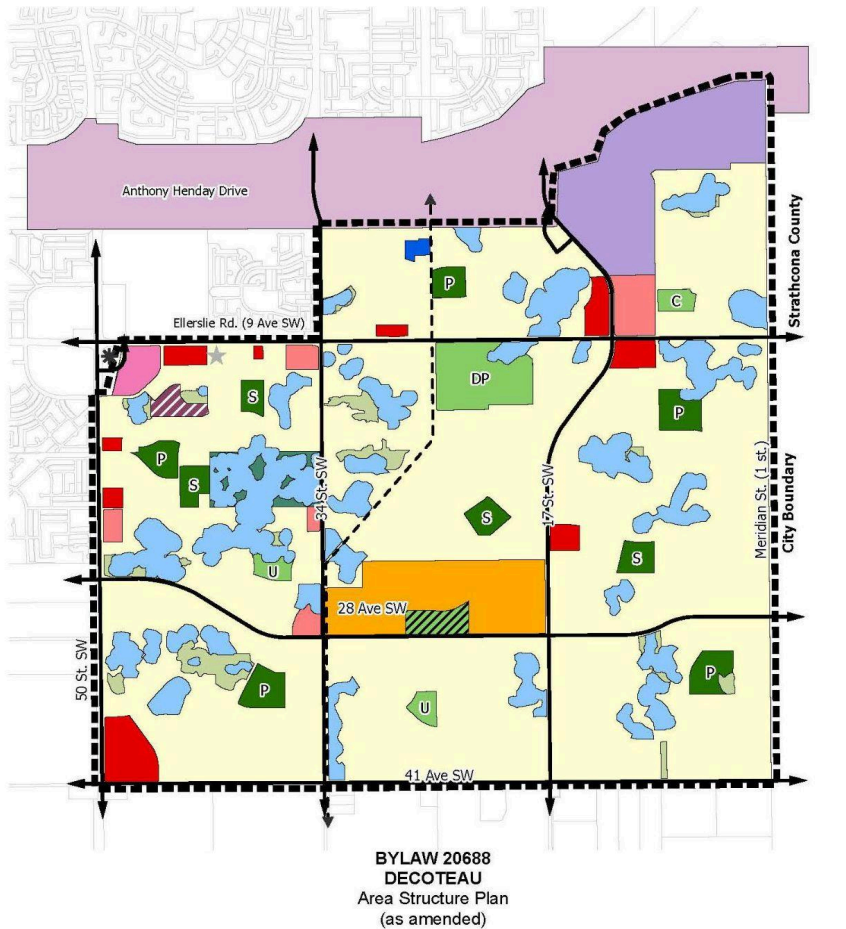
SUSTAINABILITY MEASURES

Population Per Net Hectare p/nha)	94
Dwelling Units Per Net Residential Hectare (du/nrha)	39
Population (%) within 500m of Parkland	100%
Population (%) within 500m 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 COUNT

Public School Board	
Elementary School	698
Junior High	349
Senior High	349
Separate School Board	
Elementary School	349
Junior High	174
Senior High	174
Total Student Population	2,093

Decoteau ASP Land Use Concept Map Comparison



- | | | |
|---|------------------------|------------------------------|
| 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) | |

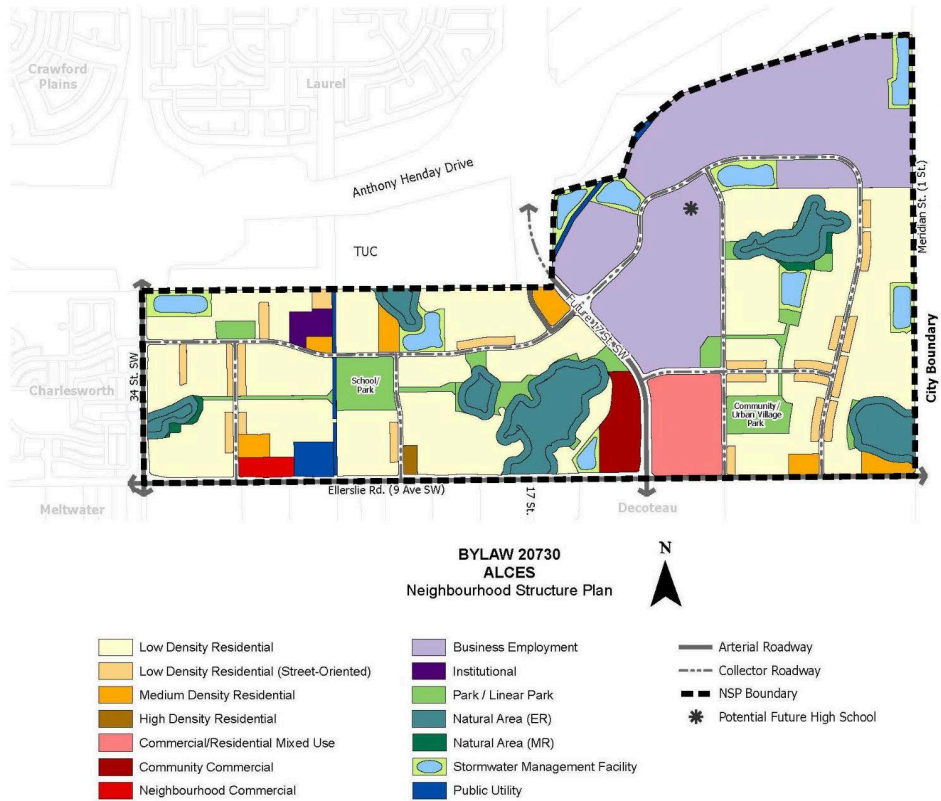
- | | | |
|---|------------------------|------------------------------|
| Residential | Public School/Park | Non ER on City Owned Parcels |
| Existing Country Residential | Separate School/Park | Anthony Henday Drive (TUC) |
| Commercial / Office | District Activity Park | Civic Use |
| Commercial / Office / Residential Mixed Use | Community Park | Transit Centre |
| Town Centre Mixed Use | Urban Village Park | Arterial Roadway |
| Business Employment | Existing Park (MR) | Utility ROW |
| Institutional | Natural Area (MR) | Area Structure Plan Boundary |
| Institutional / Residential Mixed Use | Wetland (ER) | |

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

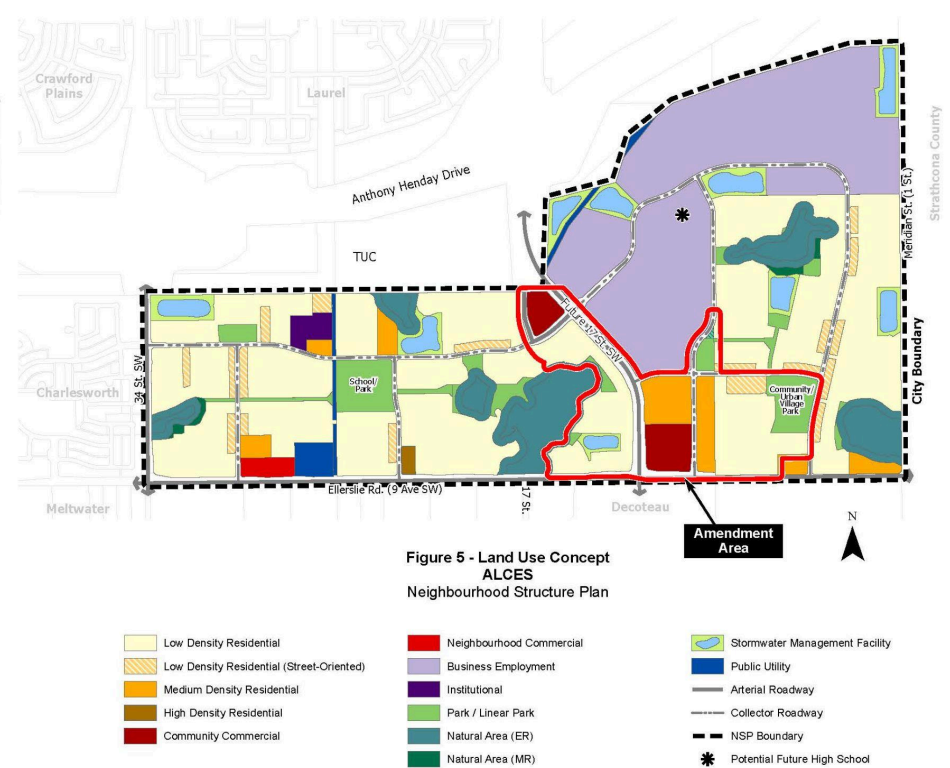
Proposed

Alces NSP Land Use Concept Map Comparison



19: 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



Proposed Land Use Concept Map