

Bylaw 21399

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 Council has amended the Alces Neighbourhood Structure Plan through the passage of Bylaw 20730; 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 sentences 4 and 5 of paragraph 13 (Historical Resources) under Section 2.3 - Site Context and replacing with:

“A historical barn in the east portion of the neighbourhood was previously identified as a historical resource but due to its derelict status has been slated to be demolished. Policy that had been included to support the protection of this resource has been removed.”;

- b. deleting paragraph 4 of Section 5.1 - Residential and replace with the following:

“Medium Density Residential will be developed as low-rise/medium density residential units such as, project-oriented row housing and multi-unit housing at an average density of 125 units per net residential ha. Areas designated as Medium Density Residential may accommodate the development of seniors housing.”;

- c. delete sentence 2 of paragraph 6 of Section 5.1 - Residential;

- d. deleting paragraph 2 of Section 5.3 - Commercial and replacing with the following:

“Community Commercial sites are located on the northeast corner of Ellerslie Road and 17th Street and in the north portion of the neighbourhood along the west side of 17th Street. These sites are intended to accommodate the commercial retail needs of Alces residents as well as other neighbourhoods in Decoteau. The location of these commercial sites provides for high visibility and convenient access for local residents of the neighbourhood and neighbouring communities.”;

- e. deleting Section 5.2 Mixed Use;

- f. deleting sentence 2 of paragraph 4 (Community Parks) of Section 6.2 and replacing with the following:

“This park will accommodate active and passive recreational opportunities for the Alces residents.”;

- g. deleting Policy 32.3 from Section 6.4 Historical Resources;

- h. adding the following text under Section 8.1 Roadway Network, Objective 40:

“Policy 40.6: The northbound to westbound left turn at the Alces Drive/17 Street intersection will be permitted on an interim basis. The northbound left turn movement will be relocated to the 17 Street Jughandle Access when 17 Street is upgraded to six lanes or when merited by deficient levels of service at the intersection that could be improved by the relocation of the left turn, at the discretion of Transportation Services.”;

- i. Adding the following paragraph under Section 8.3 Active Transportation:

“Active Modes Priority Crossings should consider both pedestrians and bicycles in the intersection design. The implementation of traffic calming measures, such as curb extensions or raised crosswalks, may also be considered as per City of Edmonton’s Complete Streets Design and Construction Standards in place at the time of roadway design in consultation with Transportation Services.”;

- j. deleting the map “Bylaw 20730 Alces Neighbourhood Structure Plan” from the plan;
- k. deleting the table “Alces NSP Land Use Concept and Population Statistics – Bylaw 20730” and replacing it with “Appendix 1 - Land Use and Population Statistics, Alces NSP Land Use Concept and Population Statistics – Bylaw 21399” attached hereto as Schedule “A”, and forming part of this bylaw;
- l. deleting the map “Figure 5 Land Use Concept Alces Neighbourhood Structure Plan” and replacing it with “Figure 5 Land Use Concept Alces Neighbourhood Structure Plan” attached hereto as Schedule “B”, and deleting the “amendment area” indicator and forming part of this bylaw;
- m. deleting the map “Figure 6 Ecological Network and Parks” and replacing it with “Figure 6 Ecological Network and Parks” attached hereto as Schedule “C”, and forming part of this bylaw;
- n. deleting the map “Figure 7 Transportation” and replacing it with “Figure 7 Transportation” attached hereto as Schedule “D”, and forming part of this bylaw;
- o. deleting the map “Figure 8 Sanitary Servicing” and replacing it with “Figure 8 Sanitary Servicing” attached hereto as Schedule “E”, and forming part of this bylaw;
- p. deleting the map “Figure 9 Storm Servicing” and replacing it with “Figure 9 Storm Servicing” attached hereto as Schedule “F”, and forming part of this bylaw;
- q. deleting the map “Figure 10 Water Servicing” and replacing it with “Figure 10 Water Servicing” attached hereto as Schedule “G”, and forming part of this bylaw; and

- r. deleting the map “Figure 11 Staging” and replacing it with “Figure 11 Staging” attached hereto as Schedule “H”, and forming part of this bylaw.

READ a first time this	day of	, A. D. 2026;
READ a second time this	day of	, A. D. 2026;
READ a third time this	day of	, A. D. 2026;
SIGNED and PASSED this	day of	, A. D. 2026.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

Appendix 1 – Land Use and Population Statistics

Alces NSP Land Use Concept and Population Statistics Bylaw 21399

	Area (ha)	% of GDA
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%
School / Park	5.4	1.6%
Community Park	4.3	1.3%
Park / Linear Park	8.8	2.6%
Natural Area (MR)	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

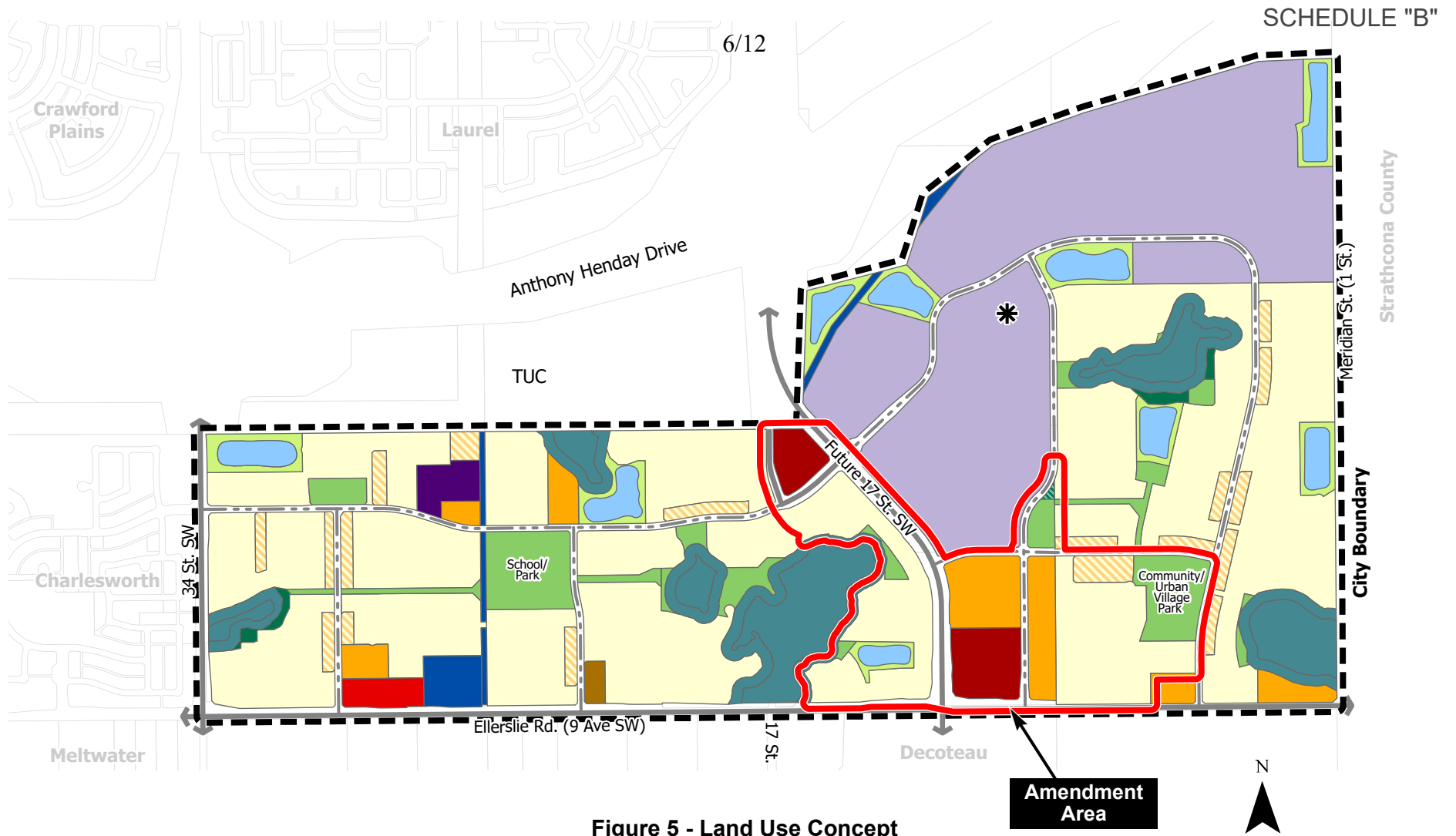
Land Use	Area (ha)	Units / ha	Units	People / Unit	Population	% of NRA
Low Density Residential	95.0	25	2375	2.8	6650	78.9%
Low Density Residential (Street-Oriented)	11.3	45	507	2.8	1419	9.4%
Medium Density Residential	13.5	125	1681	1.8	3026	11.2%
High Density Residential	0.7	225	162	1.5	243	0.6%
Total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



**Figure 5 - Land Use Concept
ALCES**
Neighbourhood Structure Plan

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

Alces NSP

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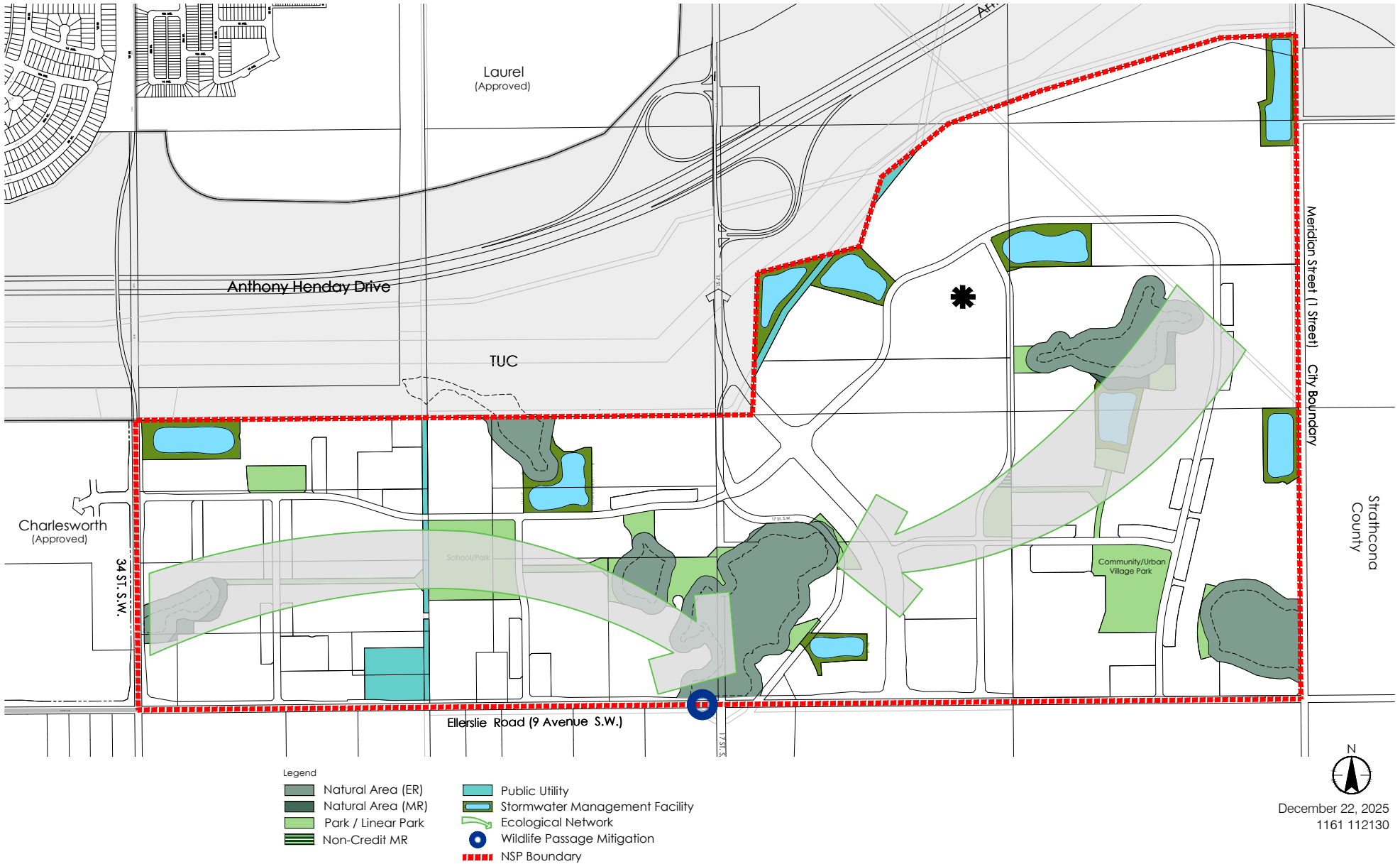
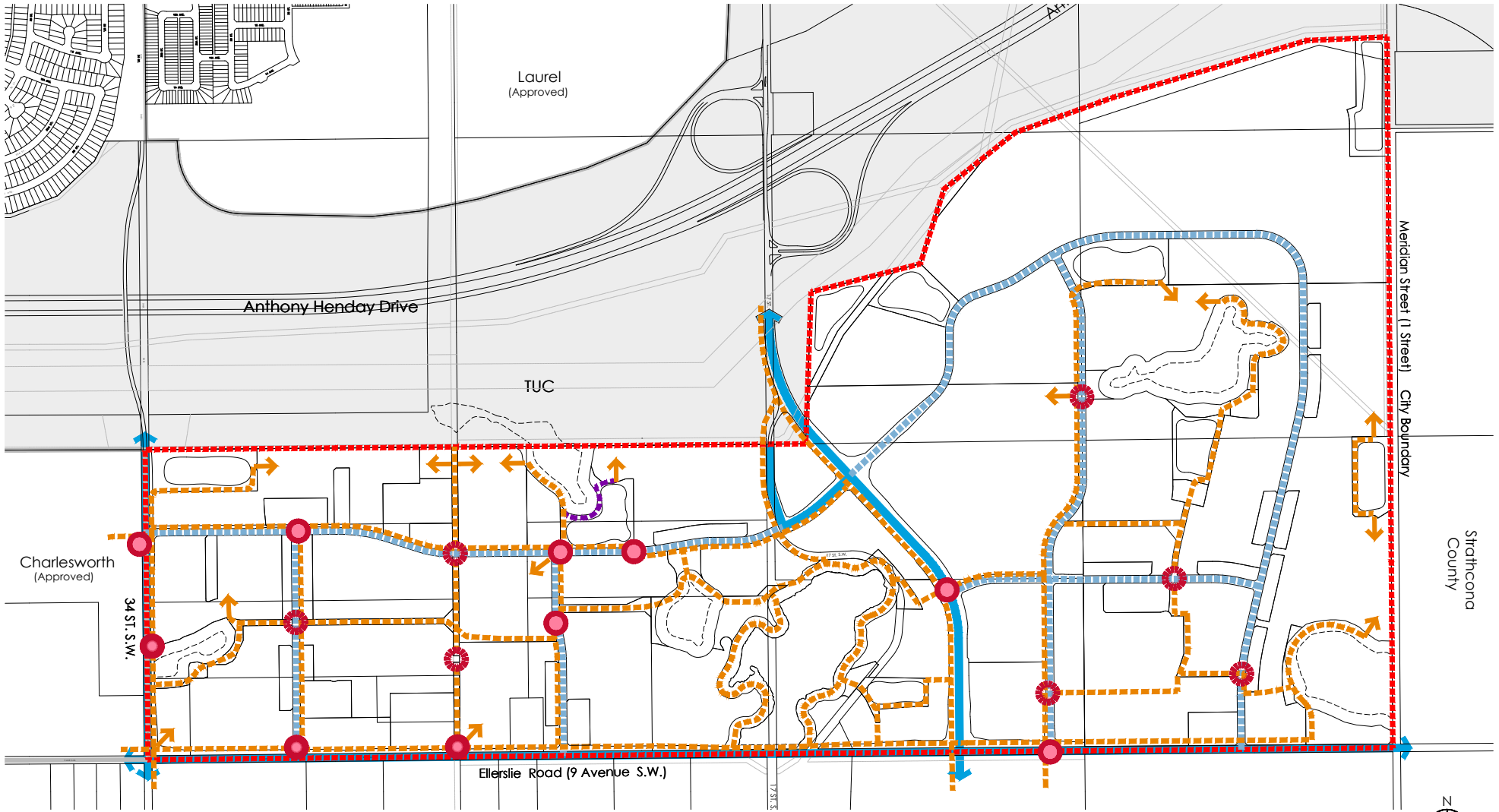


Figure 6

Ecological Network and Parks

Alces NSP

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Legend

- Arterial Roadway
- - - Collector Roadway
- - - Shared Use Path
- - - Gravel Pathway
- ↔ Active Modes Connections
- ⊗ Mid-block Crossings
- ⊙ Active Modes Priority
- - - NSP Boundary

Note: All junctions marked as Mid-Block Crossings and Active Modes Priority must be reviewed for pedestrian/cyclist crossing control requirements to the satisfaction of Subdivision and Development Coordination (Transportation) in consultation with Safe Mobility.

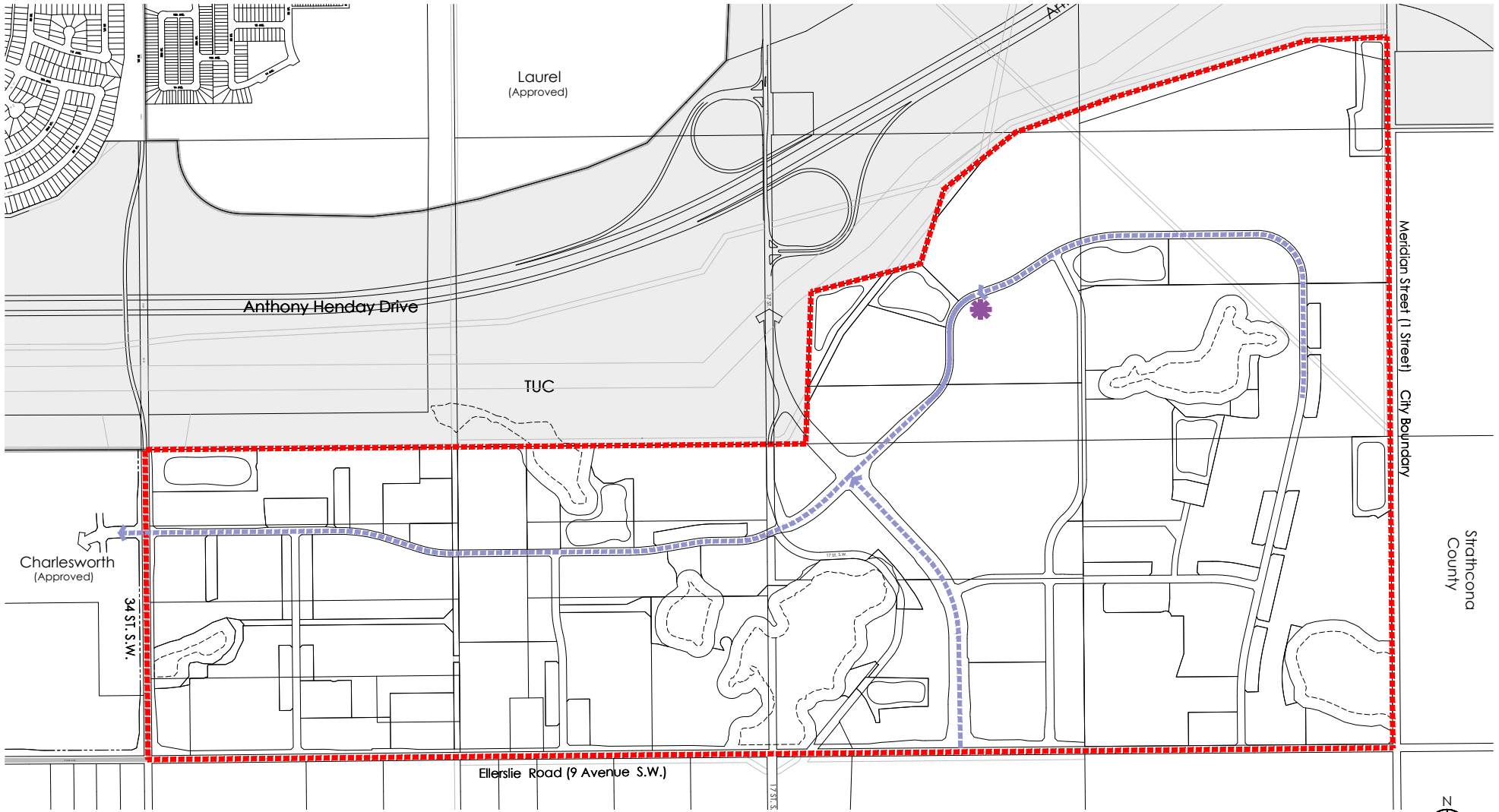


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Figure 7

Alces NSP

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



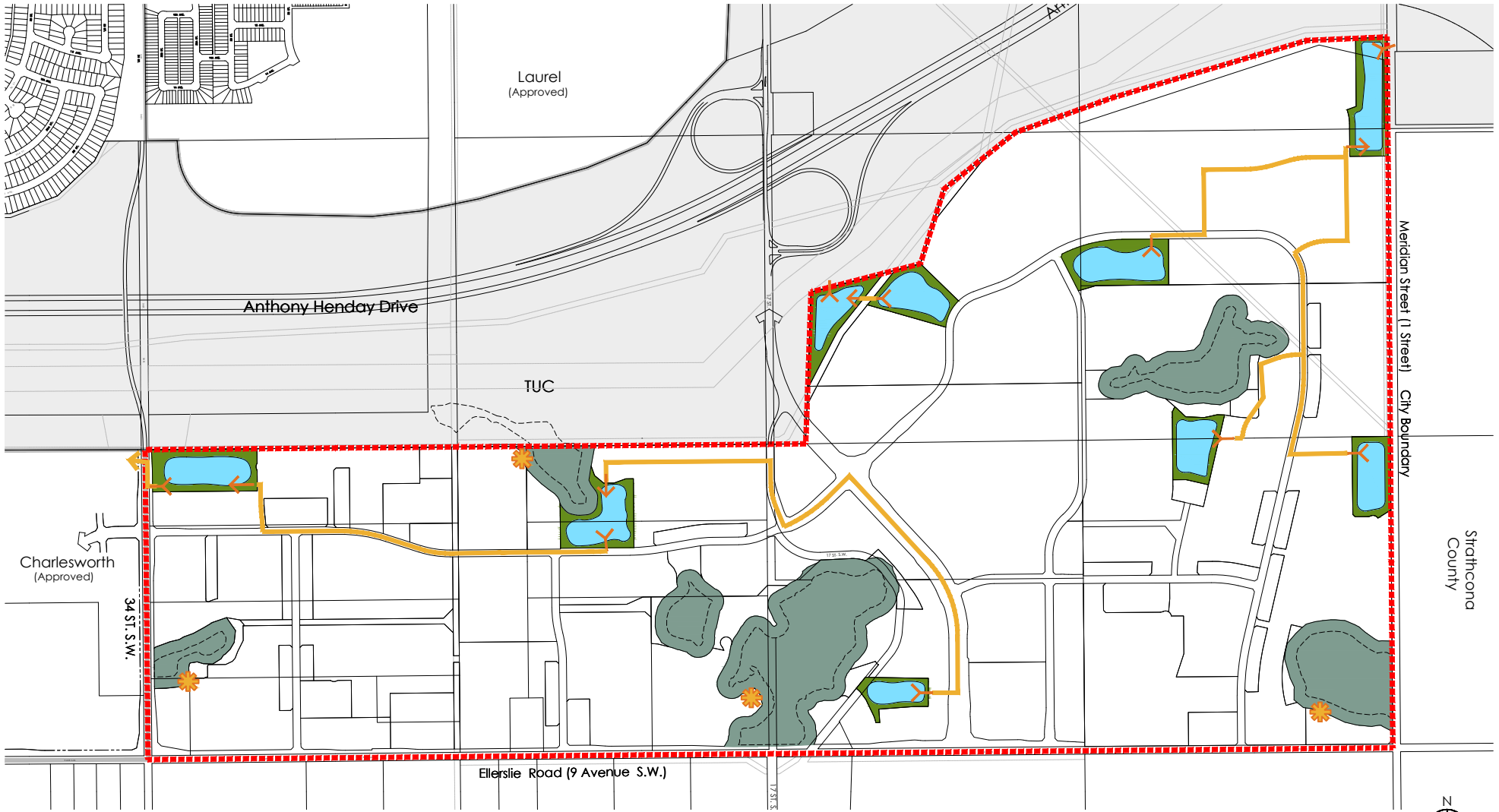
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Figure 8

Sanitary Servicing

Alces NSP

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



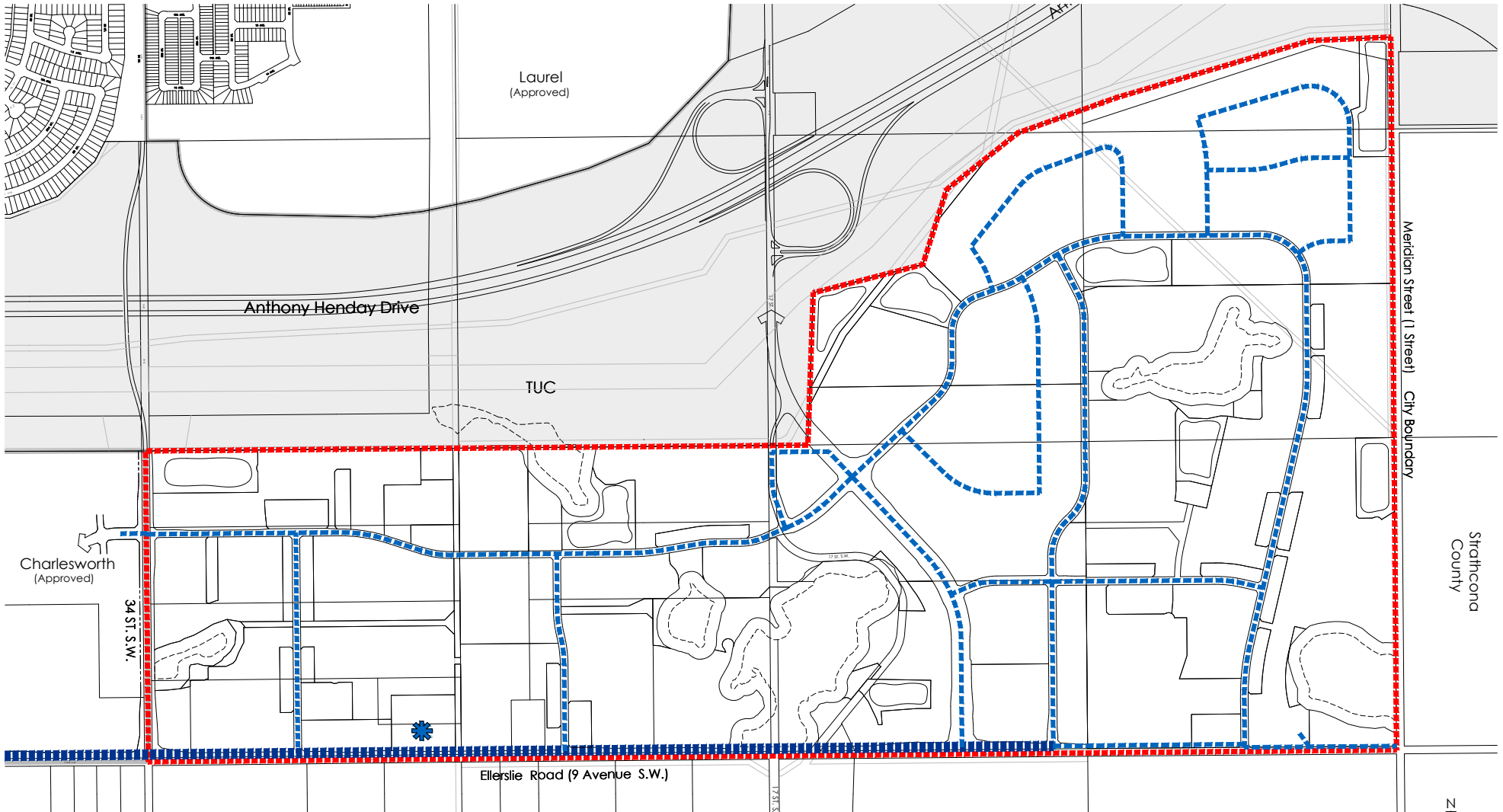
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Figure 9

Storm Servicing

Alces NSP

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- Legend
- Water Main
 - Transmission Main
 - ★ EPCOR Reservoir & Pump House
 - NSP Boundary



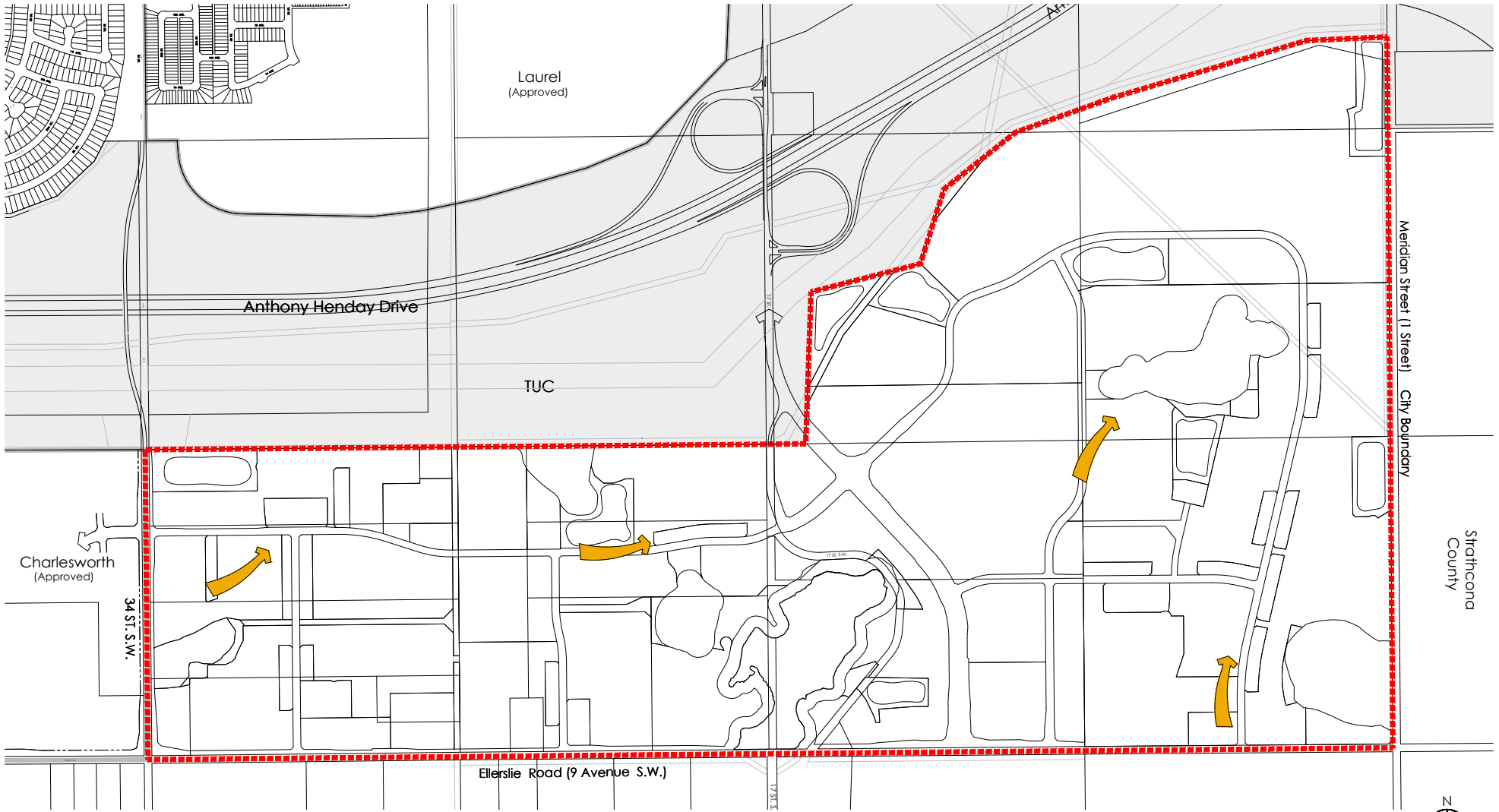
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Figure 10

Water Servicing

Alces NSP

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Legend

-  General Direction of Development
-  NSP Boundary


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Figure 11

Staging