

Bylaw 19537

Amendment to the Decoteau Area Structure Plan

Purpose

To amend the Decoteau Area Structure Plan to align with Charter Bylaw 19538, the adoption of a new Neighbourhood Structure Plan.

Readings

Bylaw 19537 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Bylaw 19537 be considered for third reading.”

Referral to the Edmonton Metropolitan Region Board is not required as the Bylaw is not considered a substantive amendment under Section 4 of the Regional Evaluation Framework (Ministerial Order No. MSD:088/20).

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on February 5 and 13, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Previous Council/Committee Action

At the June 28, 2016 City Council Meeting, the following motion was passed:

That Administration prepare a Bylaw for a Neighbourhood Structure Plan within the Decoteau Area Structure Plan, as outlined in the June 21, 2016, Sustainable Development report CR_3612, and return to a future City Council Public Hearing.

Report

This application was submitted by Invistec Consulting on November 27, 2017 on behalf of the participating landowners, Hasco Development Corporation, Southview Hasco Estates General Partner Regards, Terranova Developments Ltd., 1645827 Alberta Ltd., and Lamba Financial Corporation. Bylaw 19537 proposes to amend the Decoteau Area Structure Plan to update maps, text, and statistics to align with the proposed Meltwater Neighbourhood Structure Plan. Proposed revisions to the ASP include:

- Articulation of more precise boundaries for wetlands and natural areas;
- An increase in the amount of land designated as Environmental Reserve from 46.7 hectares to 72.0 hectares;
- Addition of a third (Francophone) school site and minor adjustments to the location and shape of the existing school sites;
- Addition of commercial/residential and institutional/residential mixed use sites;
- Reconfiguration of the mixed use town centre;
- Addition of a potential civic use (fire station);
- Relocation and reconfiguration of the commercial sites;
- An increase to the proposed overall residential density of the ASP from 34.3 to 36.5 units per net residential hectare (upnrh); and
- An update to the names of the neighbourhoods in the Decoteau Area that were approved by the Naming Committee on September 29, 2020.

The application meets the target residential densities and guiding principles of the Edmonton Metropolitan Region Growth Plan and aligns with the applicable policies of City Plan by supporting growth within Edmonton's existing boundaries, concentrating development around key nodes and corridors, strengthening our natural systems, and providing a mix of uses that will allow residents to meet their daily needs within a 15 min walk, bike or transit ride from where they live.

An associated application is advancing concurrently under Charter Bylaw 19538 to adopt the Meltwater Neighborhood Structure Plan to align with this application.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Pre-application notices were sent by the applicant to property owners in the plan area in March 2016 and April 2017. Approximately eight (8) responses were received.

Advance Notice was sent to property owners in the plan area, the Summerside Community League of Edmonton, and the Meadows Community League Association on May 25, 2020. One (1) response was received.

A virtual open house was held from August 11 to 28, 2020. Nine (9) responses were received and are summarized in the attached What We Heard Report.

Attachments

1. Bylaw 19537
2. Administration Report