

Bylaw 19537

Amendment to Bylaw 17011, 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 Bylaw 18539; 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 “Bylaw 17011 – Decoteau Area Structure Plan” is hereby amended by:
 - a. deleting the last sentence under Section 1.2 Authority and replacing it with: “In the MDP, the City identified the Northeast (Horse Hill), Southwest (Riverview), and Southeast (Decoteau) areas as Developing, Planned and Future Neighbourhoods.”
 - b. deleting the third bullet point under Section 2.1 Location and replacing it with: “41 Avenue SW (Township Road 512A) to the south; and”
 - c. deleting the second sentence under Section 2.2 Background and replacing it with: “The MDP identified the area as an Urban Growth Area and authorized the preparation of an ASP for this area.”
 - d. deleting the last sentence under Section 2.2 Background and replacing it with: “Decoteau encompasses lands within southeast Edmonton located south of Anthony Henday Drive, roughly east of 50 Street, and north of 41 Avenue (Township Road 512A).”

- e. deleting “and Leduc County to the south” from the first sentence under Section 2.4.4 County Interface.
- f. deleting the second paragraph under Section 2.4.4 County Interface.
- g. deleting the last sentence under Section 2.4.4 County Interface and replacing it with:
“Meridian Street SW/1 Street SW is intended to provide a clear boundary between Strathcona County and the City of Edmonton.”
- h. deleting the first sentence of the third paragraph under Section 3.4.3 Commercial and replacing it with: “Several Commercial/Office/Residential Mixed Use land uses are identified across the plan area.”
- i. inserting the following text after the last paragraph under Section 3.4.5 Institutional/Civic Services: “An Institutional / Residential Mixed Use site is identified south of Ellerslie Road and east of 50 Street. This land use designation is intended to accommodate a cultural centre, including institutional and residential uses horizontally integrated within the site.

A potential Civic Use (Fire Station) is identified in the Meltwater neighbourhood. If the City determines that a Fire Station is not required in this location, the land may be developed with residential uses without amending this plan.”

- j. deleting the word “eight” under Section 3.4.6 Parkland, Recreation, and Schools and replacing it with: “nine”.
- k. adding a third bullet point under Section 3.4.6 Parkland, Recreation, and Schools: “One Francophone Elementary/Junior High school park.”
- l. deleting the words “northwest NSP area” in the second sentence of the third paragraph under Section 3.4.6 (a) Implementation and replacing it with: “Meltwater NSP”.
- m. deleting the word “Public” in the second sentence of the third paragraph under Section 3.4.6 (a) Implementation and replacing it with: “Separate”.
- n. adding the following text after the last paragraph under 3.4.7 Ecology:

“City Owned Natural Areas

The City of Edmonton owns parcels in the Meltwater NSP area, which were purchased with the intention of preserving the existing wetlands and natural areas. While the ultimate function of these lands has yet to be determined, they are expected to enhance ecological connectivity within the neighbourhood. Further details will be determined by the City of Edmonton at a later date and amendments to the plan will be completed, as required.”

- o. deleting the statistics entitled “Bylaw 18539 - Land Use and Population Statistics, Decoteau Area Structure Plan” and substituting the following:

**DECOTEAU AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 19537**

	Area (ha)	%GA	Alces	Meltwater	Decoteau	Kettle Lakes	Snowberry
GROSS AREA	1,957.7	100.0%	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	86.0	4.4%	12.8	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	1,557.2	100.0%	334.4	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	39.0	2.5%	8.0	5.1	-	10.2	15.7
Business Employment	94.7	6.1%	94.7	-	-	-	-
Institutional ³	3.7	0.2%	2.5	1.2	-	-	-
Institutional/Residential Mixed Use ⁴	3.4	0.2%	-	3.4	-	-	-
Parkland, Recreation, School	154.7	9.9%	20.0	26.7	45.6	34.1	28.3
District Activity Park (MR)	30.1	1.9%	-	-	30.1	-	-
School/Park (MR)	58.0	3.7%	5.3	17.7	5.5	21.5	8.0
Urban Village Park (MR)	11.8	0.8%	4.2	3.6	-	-	4.0
Pocket Park & Linear Park (MR)	30.2	1.9%	9.2	10	20	12.0	6.0
Natural Area (MR)	24.7	1.6%	1.3	4.5	8.0	0.6	10.3
Parkland (Non-MR)	2.2	0.1%	-	2.2	-	-	-
Non CR on City Owned Parcels	5.1	0.3%	-	5.1	-	-	-
Transportation - circulation	311.4	20.0%	66.9	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	724.5	46.5%	221.8	112.6	112.2	150.7	127.4
Net Residential Area	832.7	53.5%	112.6	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)	624.6	87.2	57.8	110.4	228.2
25 du/nrha	Units	15,614	2,181	1,446	2,761	5,706
2.8 p/du	Population	43,720	6,105	4,049	7,731	15,977
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)	111.1	12.7	10.4	20.0	41.0
45 du/nrha	Units	4,998	571	467	900	1,845
2.8 p/du	Population	13,995	1,599	1,308	2,520	5,166
Low-rise/Medium Density Housing	Area (ha)	79.2	11.3	28.0	9.0	18.5
90 du/nrha	Units	7,131	1,013	2,518	810	1,665
1.8 p/du	Population	12,835	1,823	4,532	1,458	2,997
Medium to High Rise Housing	Area (ha)	6.3	1.5	-	1.2	2.4
225 du/nrha	Units	1,409	329	-	270	540
1.5 p/du	Population	2,113	493	-	405	810
Total Residential	Area (ha)	832.7	112.6	107.8	140.6	290.1
	Units	29,556	4,093	4,836	4,741	9,756
	Population	73,796	10,020	11,023	12,114	24,950

SUSTAINABILITY MEASURES						
Population Per Net Hectare (p/nha)	90.0	89.0	102.3	86.1	86.0	86.4
Dwelling Units Per Net Residential Hectare (du/nrha)	36.5	36.3	44.9	33.7	33.6	33.8
Population (%) within 500m of Parkland ⁵	86%					
Population (%) within 400m of Transit	100%					
Population (%) within 600m of Commercial ⁶	35%					
Presence/Loss of Natural Area						
Protected as ER	198.3					
Conserved as NMR	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	3,129	668.8	455.0	505.6	881.6	617.8
Junior High	1,565	334.4	228.0	252.8	440.8	308.9
Senior High	1,565	334.4	228.0	252.8	440.8	308.9
Separate School Board ⁹						
Elementary School	1,815	334.4	478.0	252.8	440.8	308.9
Junior High	908	167.2	239.0	126.4	220.4	154.5
Senior High	908	167.2	239.0	126.4	220.4	154.5
Total Student Population	9,889	2,006.4	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.

- p. deleting the map entitled “Bylaw 18539 – Decoteau Area Structure Plan”, and replacing with the map entitled “Bylaw 19537 - Decoteau Area Structure Plan” attached hereto as Schedule “A” and forming part of this bylaw;
- q. deleting the map entitled “Figure 1 Location” and replace with the map entitled ‘Figure 1.0 Location’ annexed hereto as Schedule “B” and forming part of this Bylaw;
- r. deleting the map entitled “Figure 5 Neighbourhood Units” and replace with the map entitled “Figure 5 Neighbourhood Units” annexed hereto as “Schedule C” and forming part of this Bylaw;
- s. deleting the map entitled “Figure 6 Land Use Concept” and replace with the map entitled “Figure 6: Land Use Concept” annexed hereto as Schedule “D” and forming part of this Bylaw;
- t. deleting the map entitled “Figure 7 Ecological Connectivity” and replace with the map entitled “Figure 7 Ecological Connectivity” annexed hereto as Schedule “E” and forming part of this Bylaw;
- u. deleting the map entitled “Figure 8 Parkland, Recreation, and Schools” and replace with the map entitled “Figure 8 Parkland, Recreation, and Schools” annexed hereto as Schedule “F” and forming part of this Bylaw;

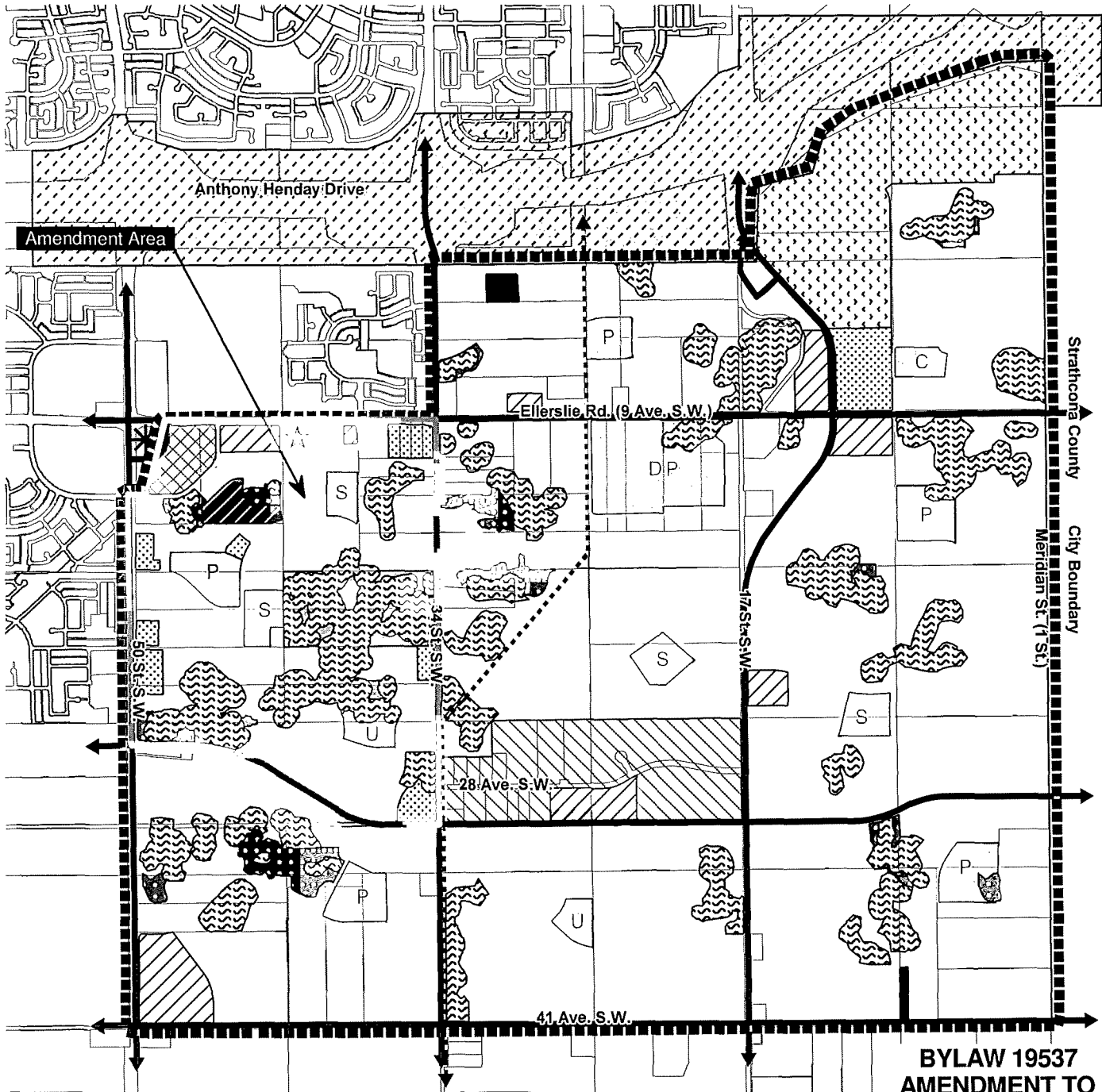
- v. deleting the map entitled "Figure 9 Transportation Network" and replace with the map entitled "Figure 9 Transportation Network" annexed hereto as Schedule "G" and forming part of this Bylaw;
- w. deleting the map entitled "Figure 10 Active Transportation Network" and replace with the map entitled "Figure 10 Active Transportation Network" annexed hereto as Schedule "H" and forming part of this Bylaw;
- x. deleting the map entitled "Figure 11 Sanitary Servicing" and replace with the map entitled "Figure 11 Sanitary Servicing" annexed hereto as Schedule "I" and forming part of this Bylaw;
- y. deleting the map entitled "Figure 12 Stormwater Servicing" and replace with the map entitled "Figure 12 Stormwater Servicing" annexed hereto as Schedule "J" and forming part of this Bylaw; and
- z. deleting the map entitled "Figure 13 Water Servicing" and replace with the map entitled "Figure 13 Water Servicing" annexed hereto as Schedule "K" and forming part of this Bylaw.

READ a first time this	23 rd	day of	February	, A. D. 2021;
READ a second time this	23 rd	day of	February	, A. D. 2021;
READ a third time this	23 rd	day of	February	, A. D. 2021;
SIGNED and PASSED this	23 rd	day of	February	, A. D. 2021.

THE CITY OF EDMONTON


MAYOR


A/ CITY CLERK



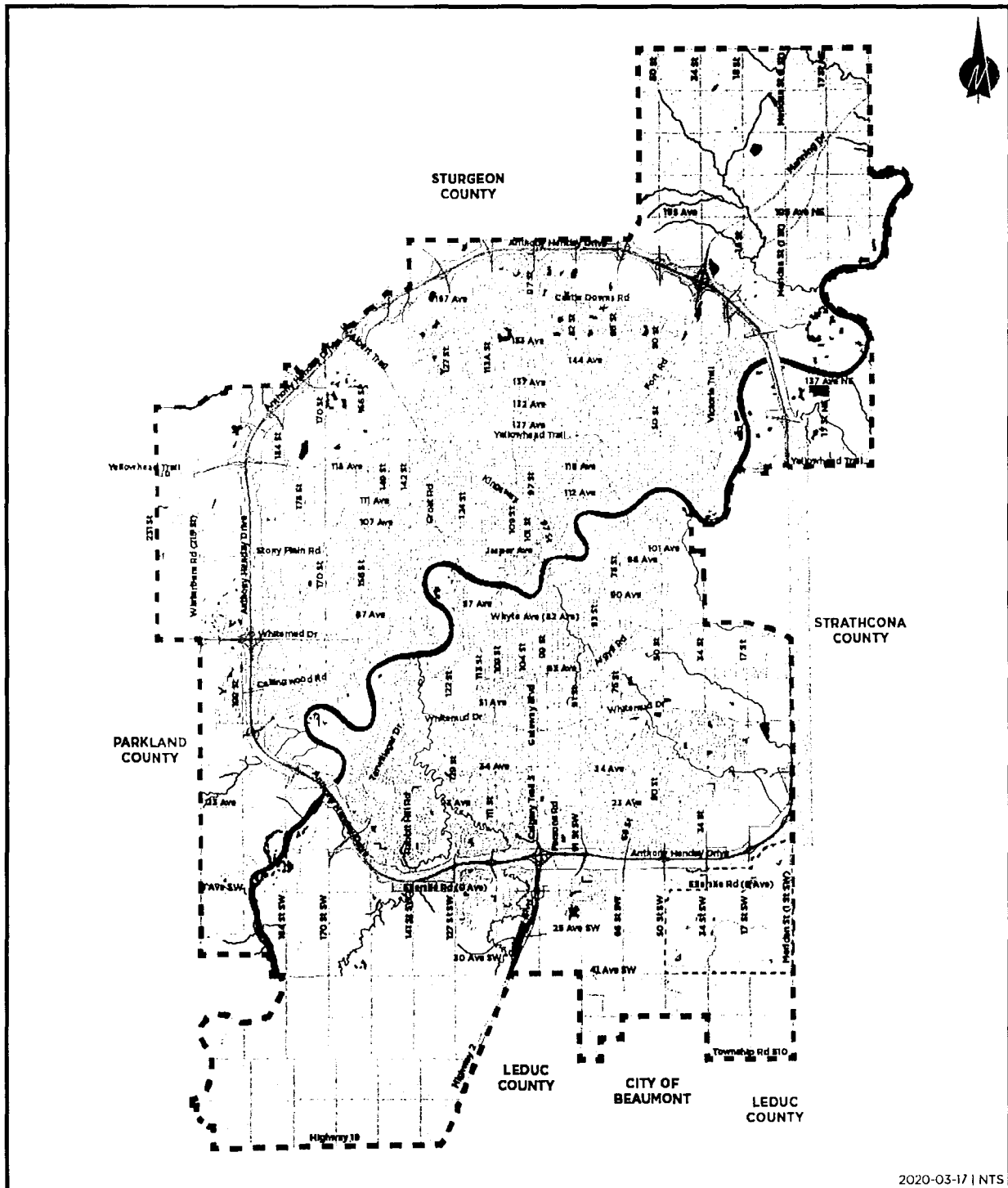
- Residential
- Existing Country Residential
- Commercial / Office
- Commercial / Office / Residential Mixed Use
- Town Centre Mixed Use
- Business Employment
- Institutional
- Institutional / Residential Mixed Use
- Public School / Park

- Separate School/Park
- District Activity Park
- Community Park
- Urban Village Park
- Existing Park (MR)
- Natural Area (MR)
- Wetland (ER)
- Non ER on City Owned Parcels
- Anthony Henday Drive (TUC)
- Utility ROW

BYLAW 19537 AMENDMENT TO DECOTEAU Area Structure Plan (as amended)

- Transit Centre/Park & Ride/Potential Future LRT Station
- Civic Use
- Arterial Roadway
- ASP Boundary
- Amendment Area

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.



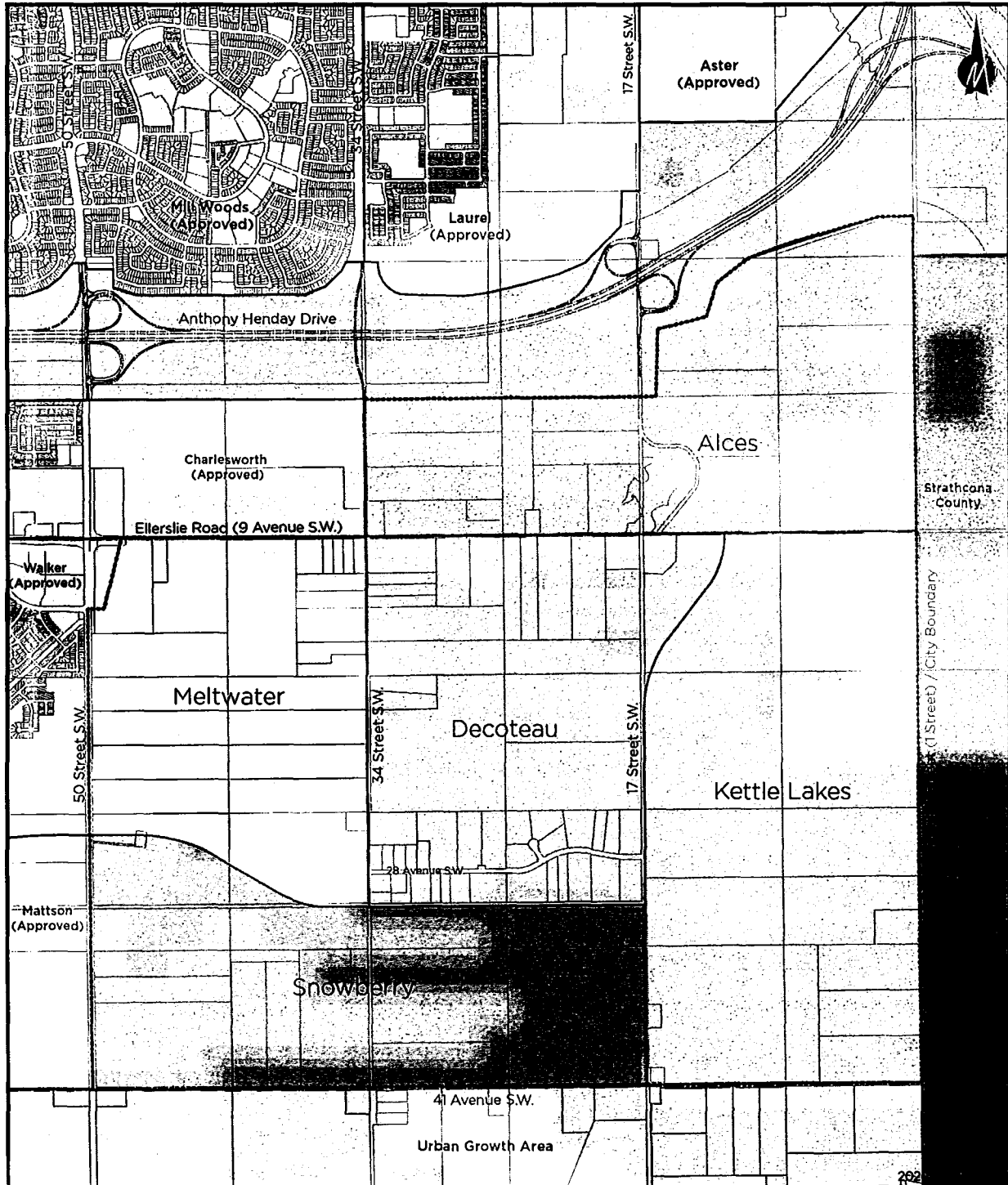
Decoteau Area Structure Plan

Figure 1 Location

Legend

 Decoteau ASP





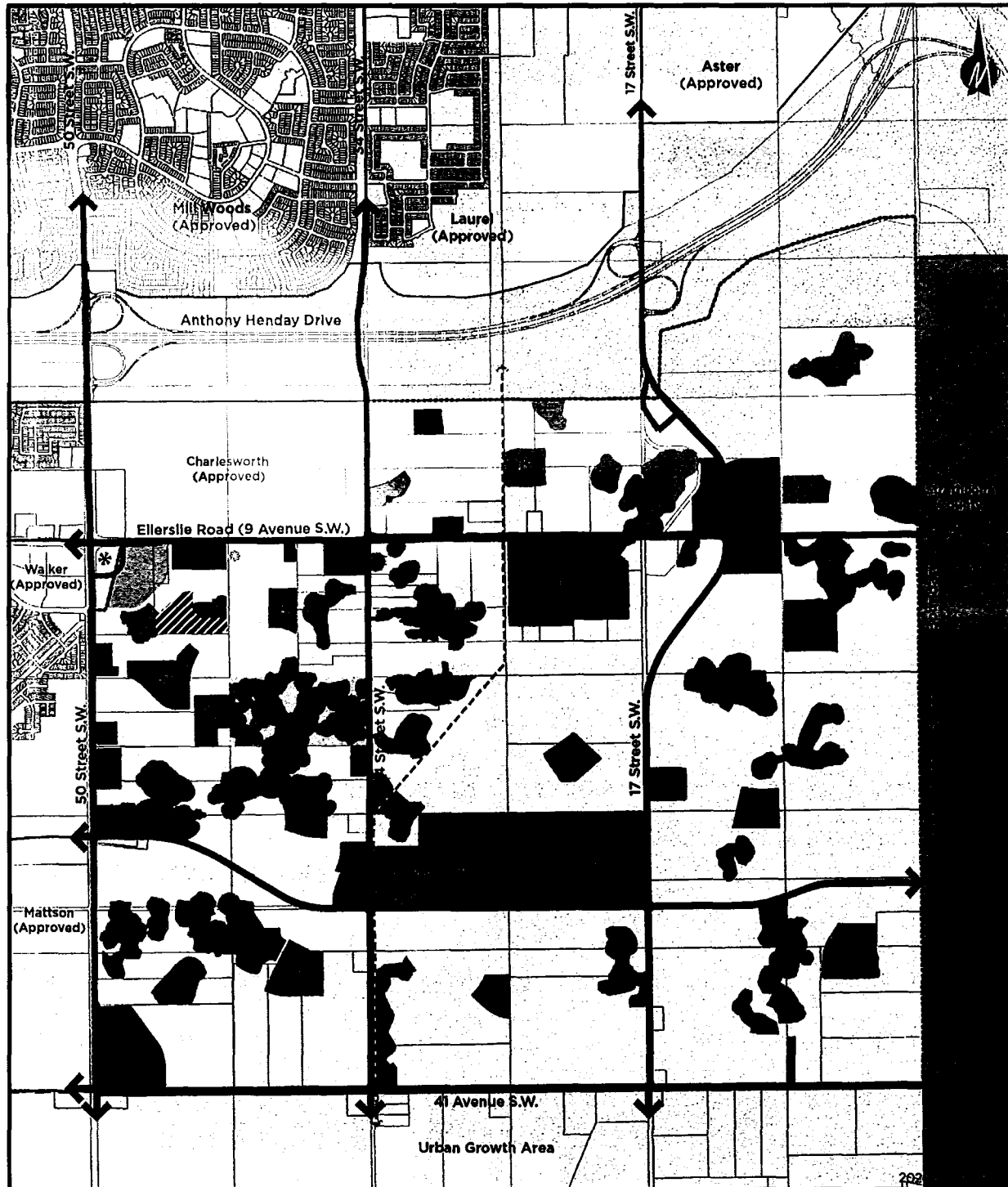
Decoteau Area Structure Plan

Figure 5 Neighbourhood Units

Legend

- ▬ Neighbourhood Boundary
- ASP Boundary





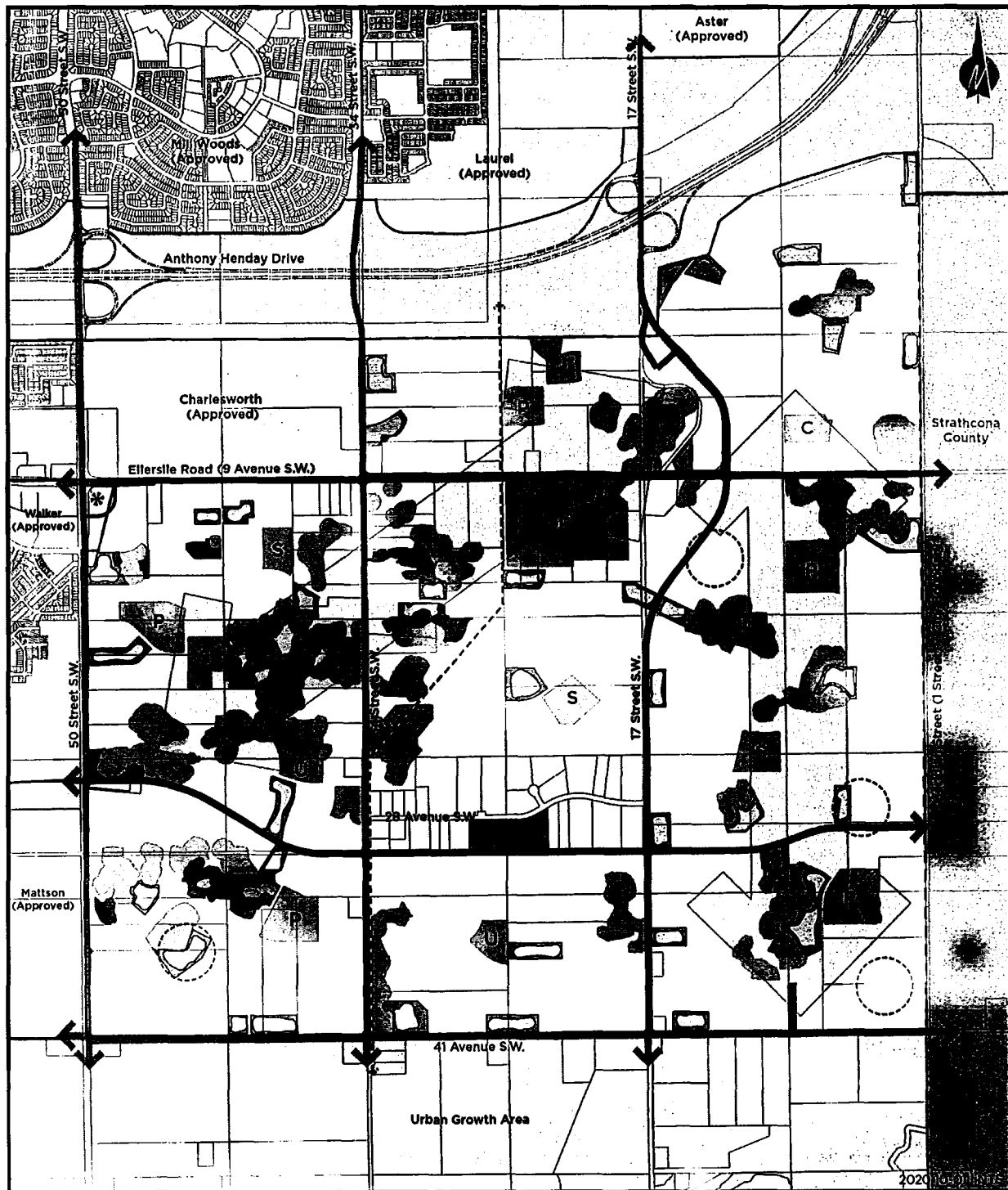
Decoteau Area Structure Plan

Figure 6 Land Use Concept

Legend

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

*Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.



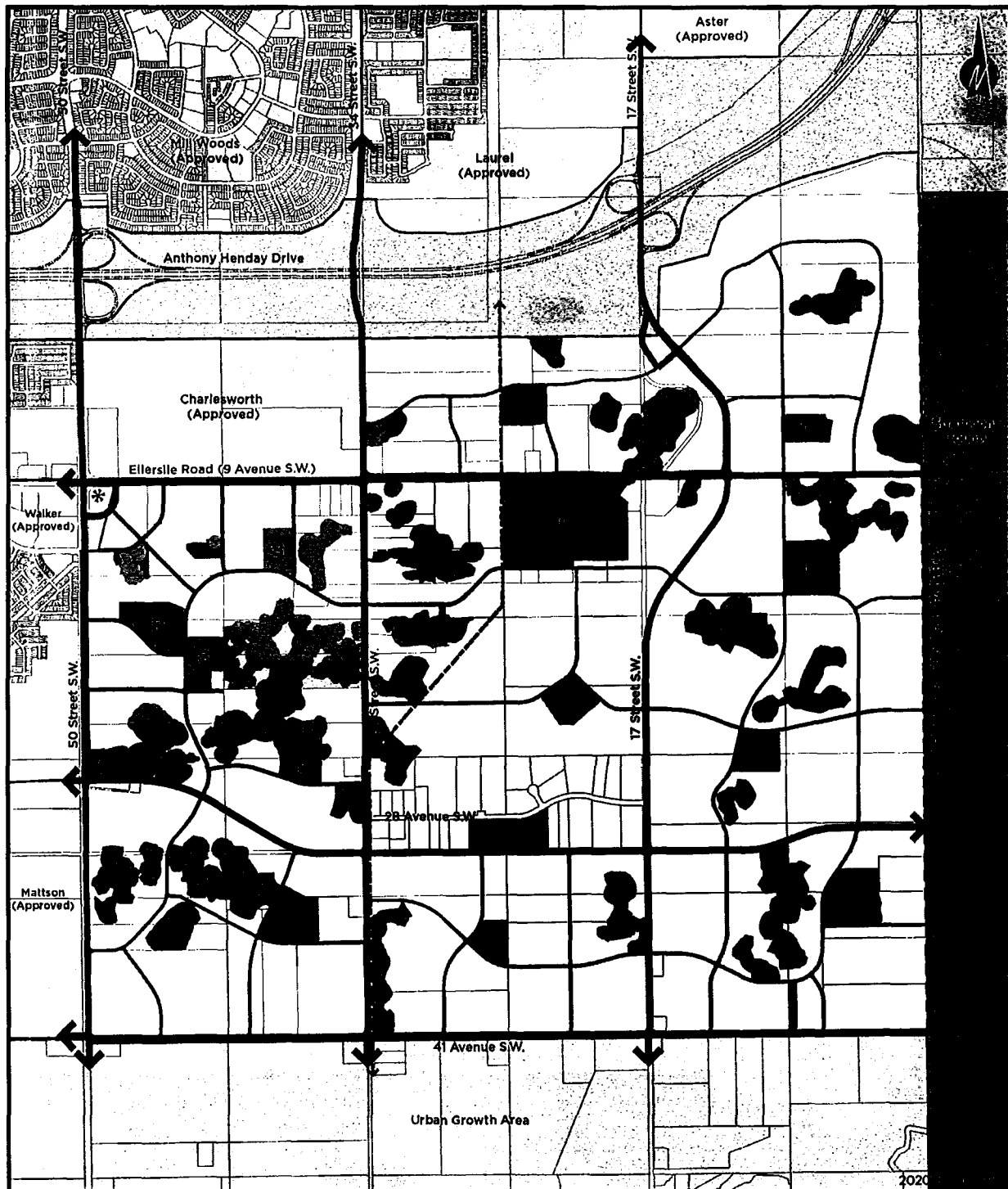
Decoteau Area Structure Plan

Figure 7 Ecological Connectivity

Legend

- | | |
|--------------------------------|----------------------------|
| Parkland (MR) | Potential Opportunity Site |
| Natural Area (MR) | Utility ROW |
| Wetland With Buffer (ER) | Arterial Roadway |
| Non-ER on City Owned Parcels | ASP Boundary |
| Stormwater Management Facility | |
| Ecological Link | |

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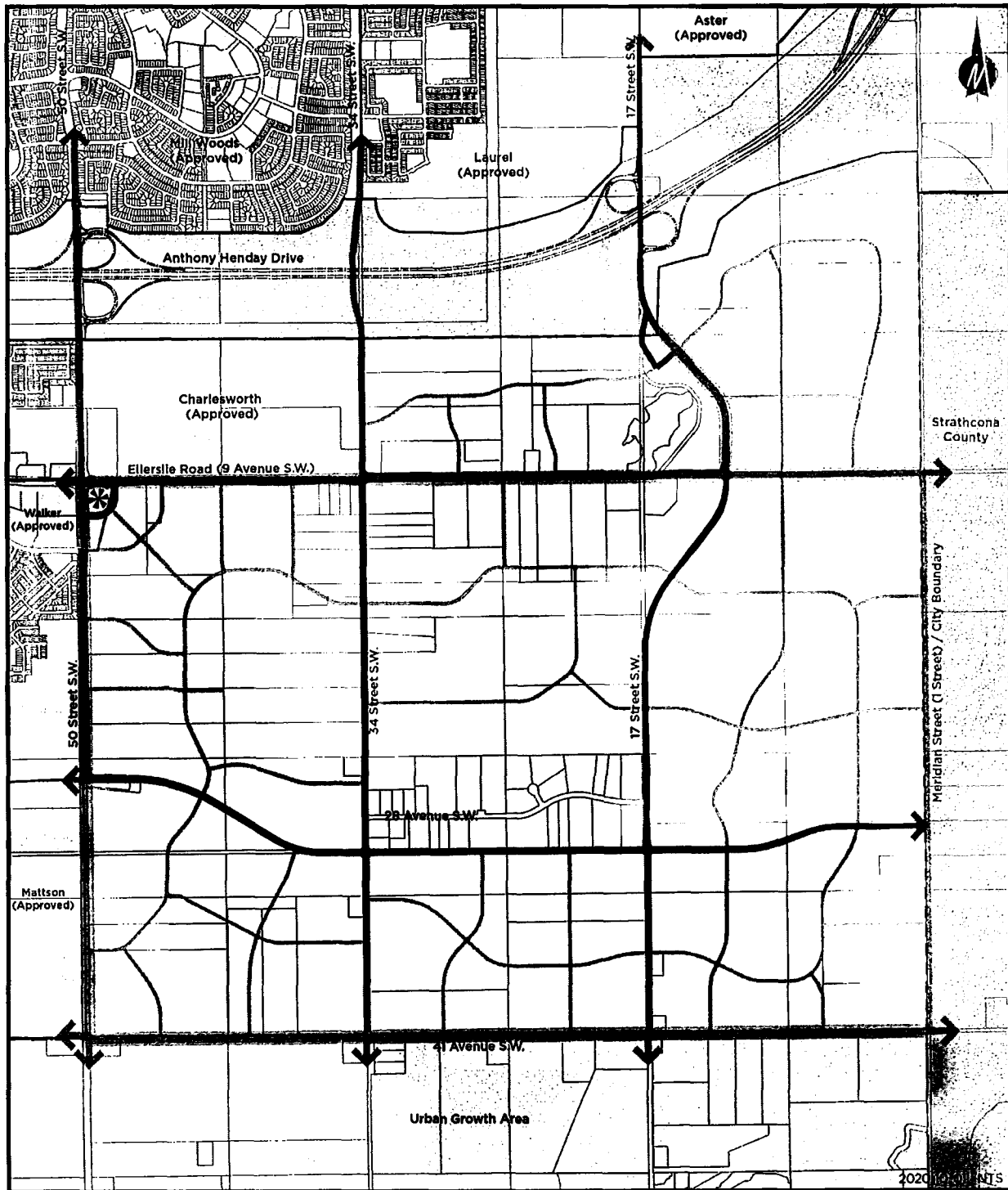
Decoteau Area Structure Plan

Figure 8 Parkland, Recreation, and Schools

Legend

- | | | |
|------------------------------------|---|--------------|
| School & Community Park (Public) | Wetland With Buffer (ER) | ASP Boundary |
| School & Community Park (Separate) | Non-ER on City Owned Parcels | |
| District Activity Park | Anthony Henday Drive (TUC) | |
| Urban Village Park | Arterial Roadway | |
| Community Park | Utility ROW | |
| Existing Park (MR) | Transit Centre / Park & Ride/
Potential Future LRT Station | |
| Natural Area (MR) | | |

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Decoteau Area Structure Plan

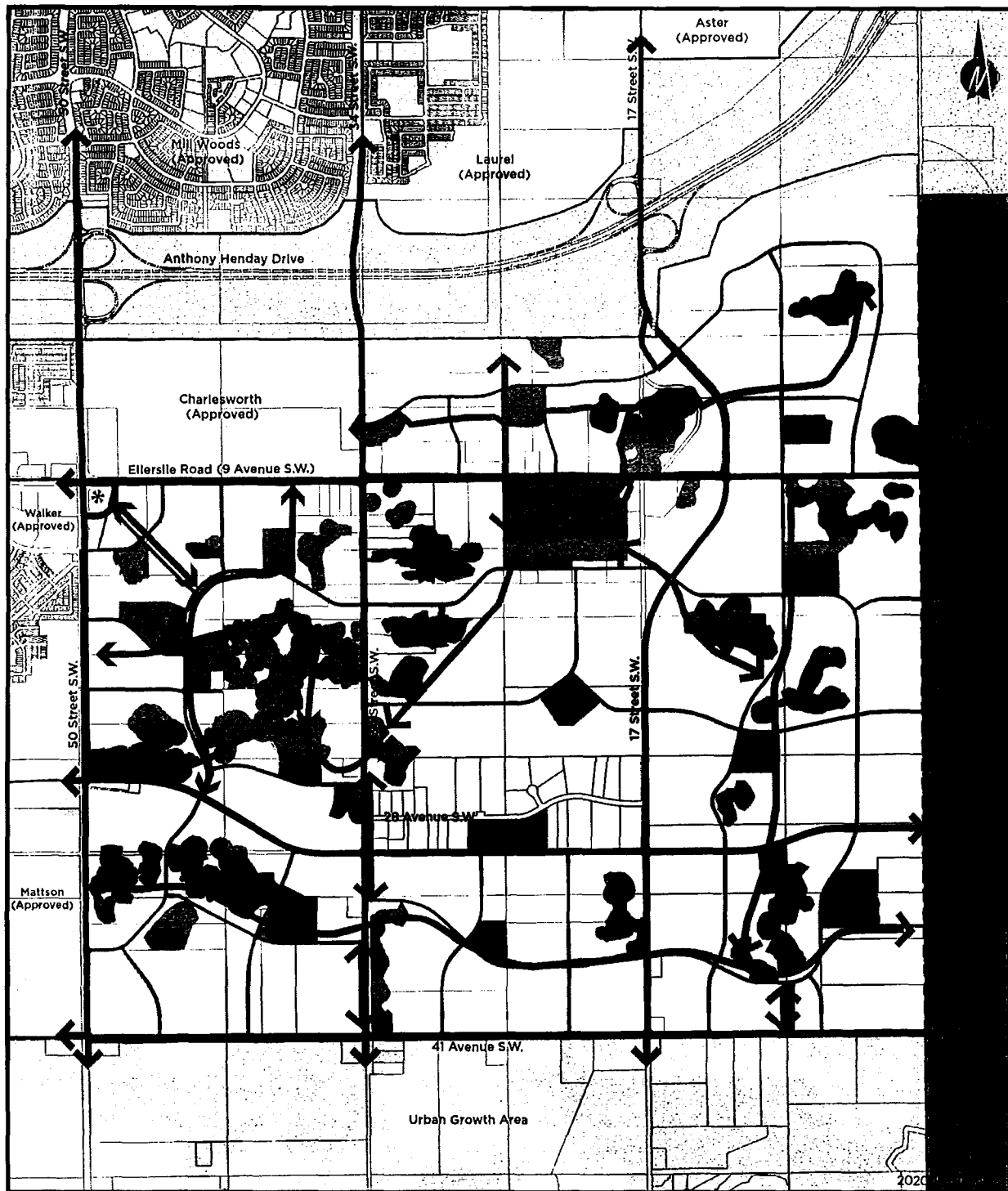
Figure 9 Transportation Network

Legend

- Anthony Henday Drive (TUC)
- ➔ Arterial Roadway
- Collector Roadway
- * Transit Centre / Park & Ride/
Potential Future LRT Station
- ▨ Proposed 24-Hour Truck Route
- ASP Boundary

*Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.





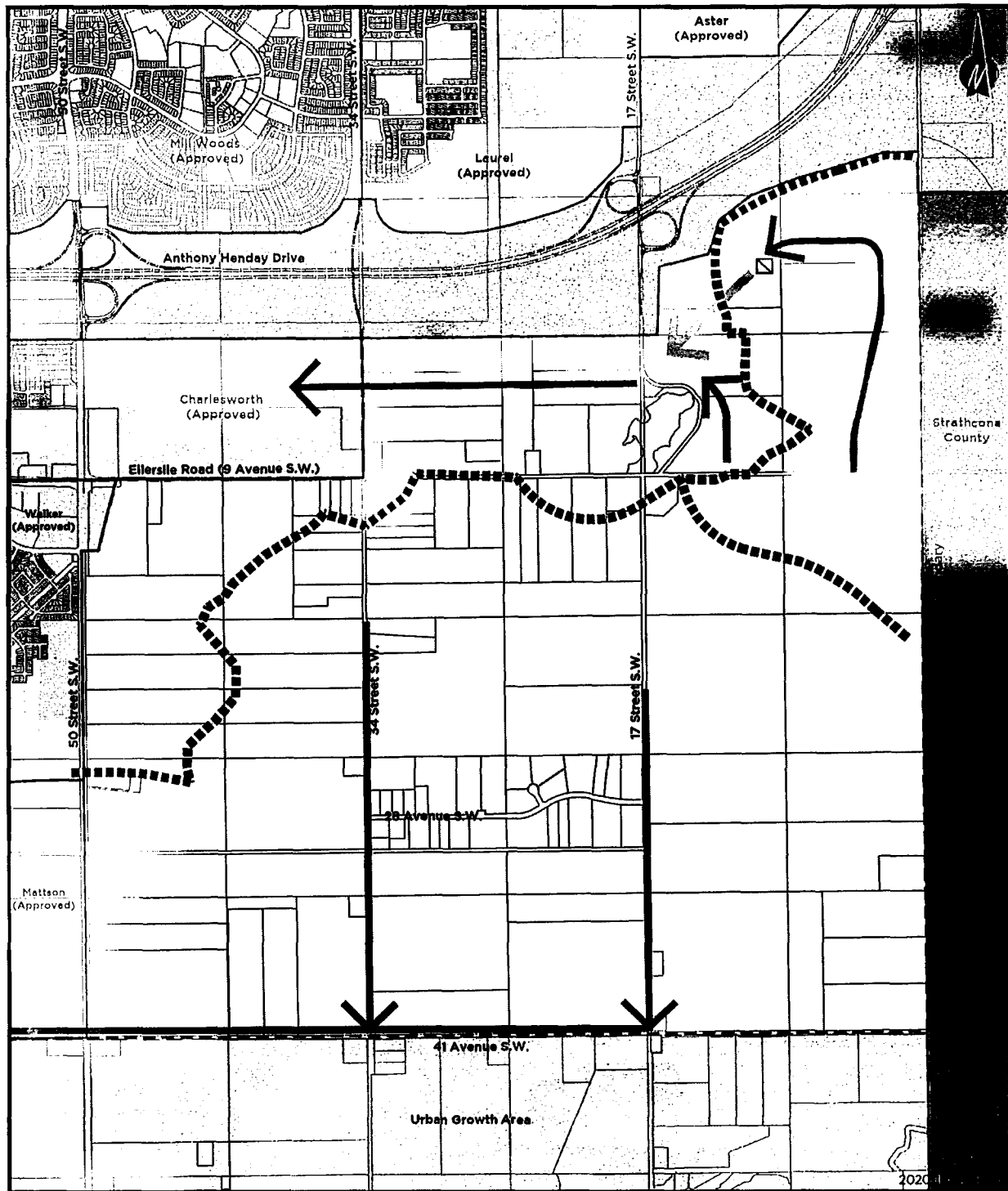
Decoteau Area Structure Plan

Figure 10 Active Transportation Network

Legend

- | | |
|---|---|
| Parkland | Anthony Henday Drive (TUC) |
| Natural Area (MR) | Sidewalk Both Sides |
| Wetland With Buffer (ER) | Conceptual Active Transportation Connectivity |
| Non-ER on City Owned Parcels | Transit Centre / Park & Ride/
Potential Future LRT Station |
| TUC Trail | ASP Boundary |
| Shared Use Path & Separate
Sidewalk with Boulevard | |

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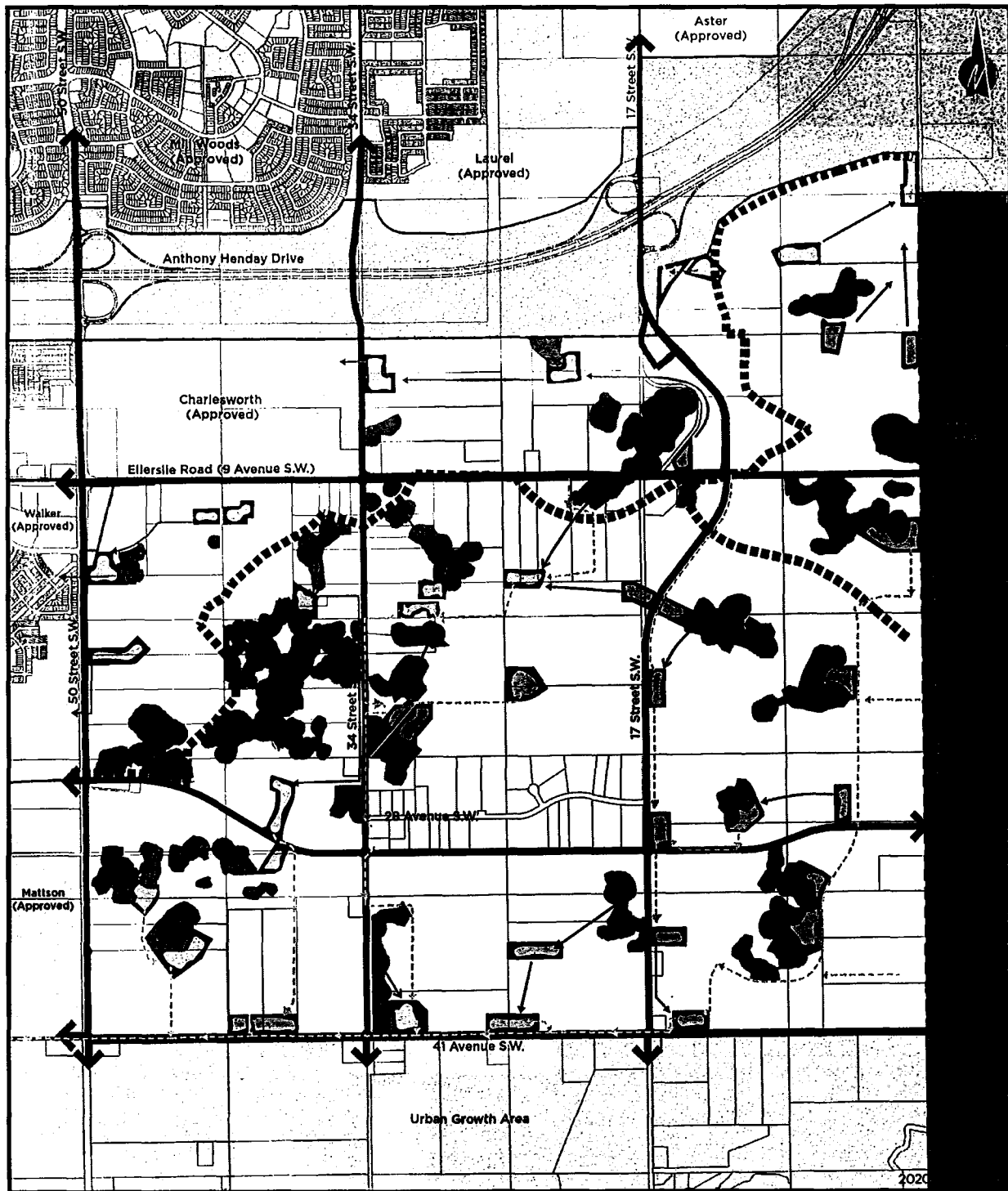
Decoteau Area Structure Plan

Figure 11 Sanitary Servicing

Legend

- Major Ridge Divide
- Force main
- Sanitary Trunk
- ⊠ Lift Station
- ASP Boundary

**Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.*



Decoteau Area Structure Plan

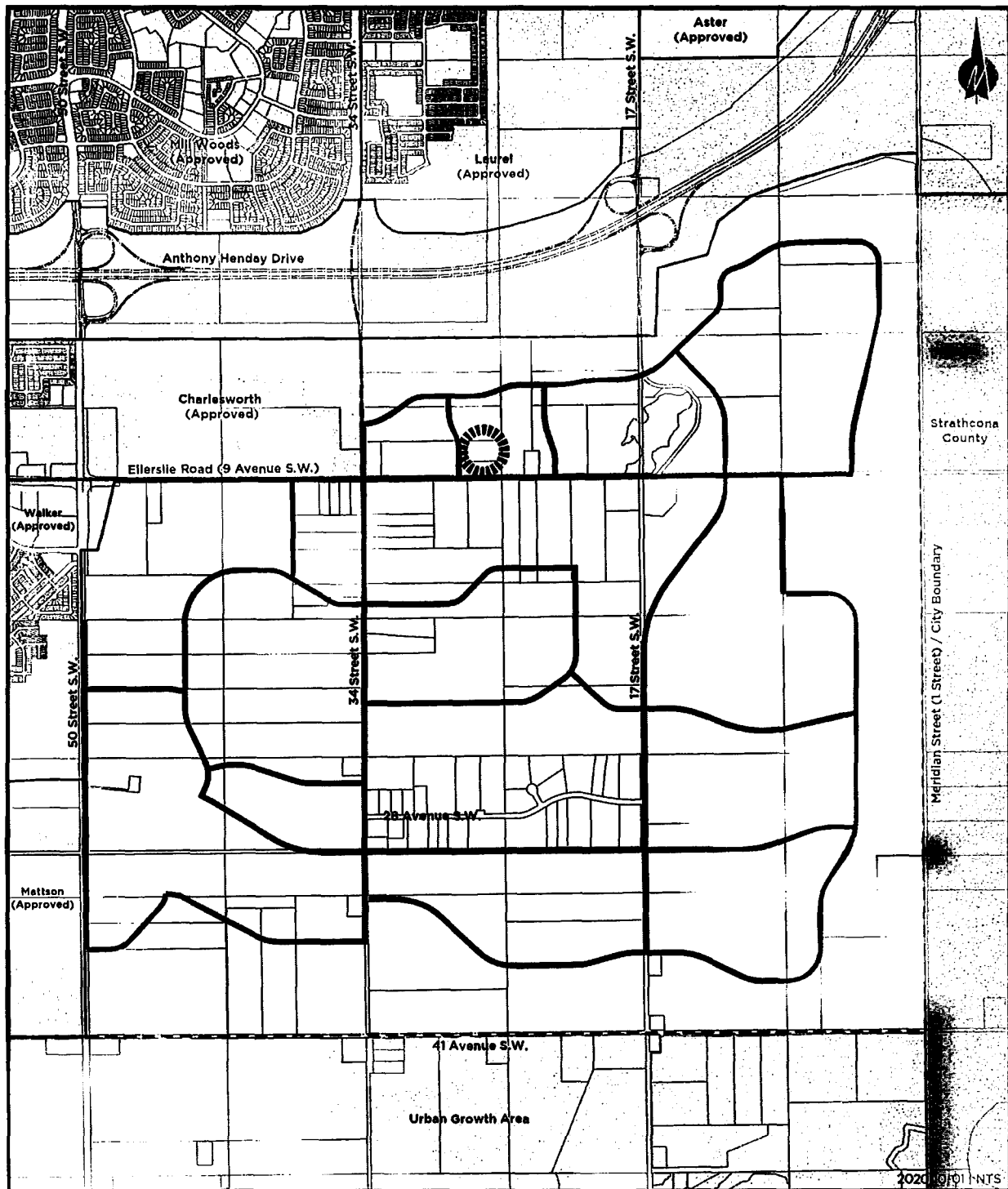
Figure 12 Stormwater Servicing

Legend

- Major Ridge Divide
- ← Natural Wetland Discharge into Pond
- ← Pond Interconnection within Basin
- ⋯ Pond Outfall
- ▭ Stormwater Management Facility
- ▭ Wetland With Buffer (ER)
- ▭ Non-ER on City Owned Parcels
- ASP Boundary

Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.








Decoteau Area Structure Plan

Figure 13 Water Servicing

Legend

-  Water Main
-  Reservoir
-  ASP Boundary

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