

Decoteau Area Structure Plan

Office Consolidation August 2023

Prepared by:

Development Services

Urban Planning and Economy

City of Edmonton

Bylaw 17011 (as amended) was adopted by Council in July, 2015. In August 2023, this document was consolidated by virtue of the incorporation of the following bylaws which were amendments to the original Bylaw 17011.

- Bylaw 17011* Approved July 7, 2015 (to adopt the Decoteau Area Structure Plan)
- Bylaw 18539* Approved September 17, 2018 (to adopt the Decoteau North Neighbourhood Structure Plan)
- Bylaw 19537* Approved February 23, 2021 (to update maps, text, and statistics to align with the proposed Meltwater Neighbourhood Structure Plan)
- Bylaw 20220 Approved August 30, 2022 (to reflect the changes to the transportation network, and locations of low and medium density residential, commercial, institutional, park, and public utility uses proposed within the Alces Neighbourhood)
- Bylaw 20555 Approved August 21, 2023 (to reconfigure residential, commercial, school and park uses within the Meltwater neighbourhood)

Editor's Note:

This is an office consolidation edition of the Decoteau Area Structure Plan, Bylaw 17011, as approved by City Council on July 7, 2015. This edition contains all amendments and additions to Bylaw 17011.

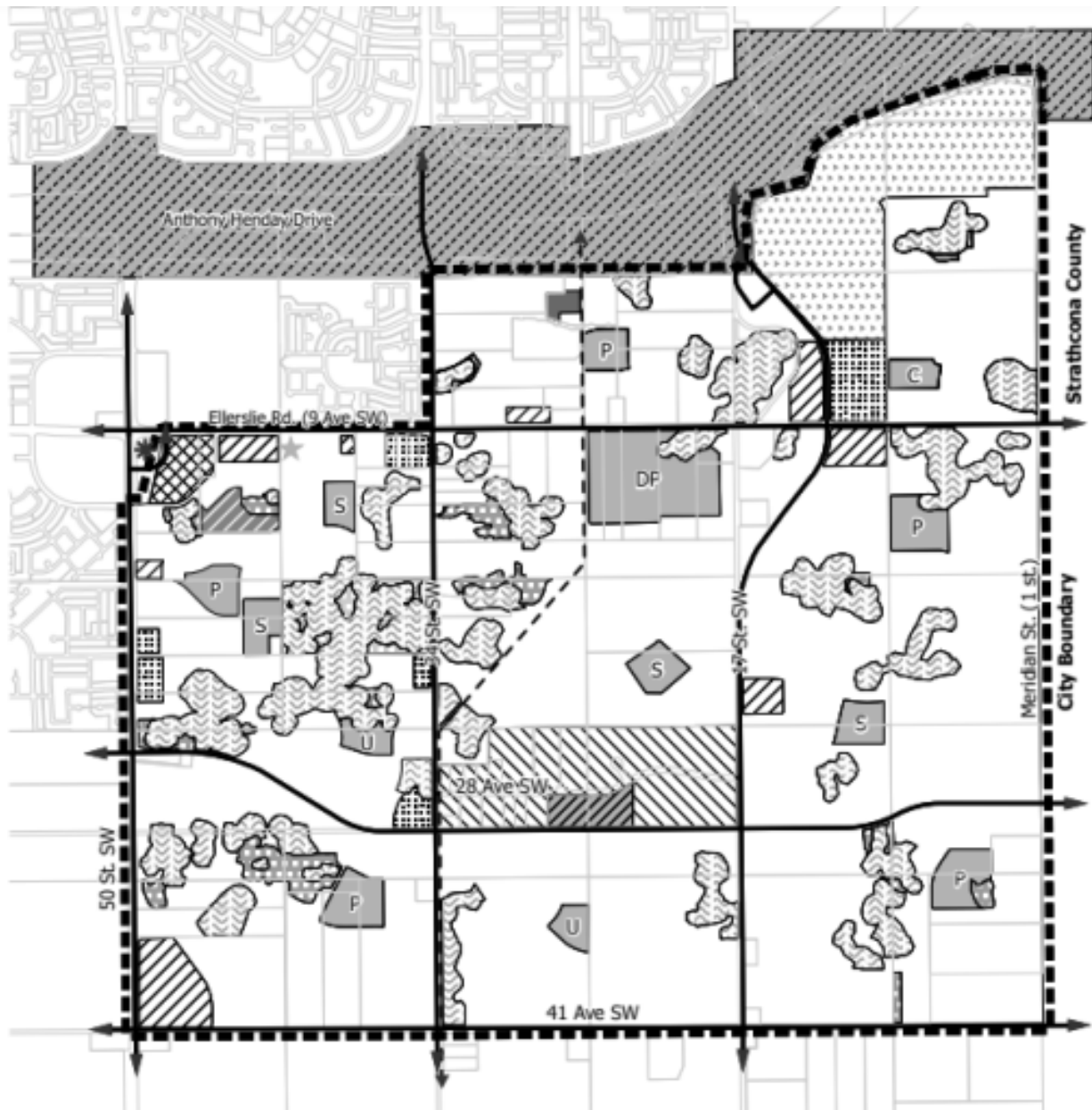
For the sake of clarity, new maps and a standardized format were utilized in this Plan. All names of City departments have been standardized to reflect their present titles. Private owners' names have been removed in accordance with the Freedom of Information and Protection of Privacy Act. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws. All text changes are noted in the right margin and are italicized where applicable.

This office consolidation is intended for convenience only. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

City of Edmonton

Urban Planning and Economy

Decoteau ASP Office Consolidation



BYLAW 20555
DECOTEAU
 Area Structure Plan
 (as amended)

	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.



Decoteau Area Structure Plan

Prepared for:

Brookfield Residential

Beaverbrook Charlesworth Ltd.

Rohit Land Development

Royal West Property Corp.

WHYMAMI Inc.

Lamba Financial

Hasco Developments

Prepared by:

Stantec Consulting Ltd.

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1 Administration

1.1 Purpose

The purpose of the Decoteau Area Structure Plan (ASP) is to further focus and refine the planning policies, objectives, and requirements of *The Way We Grow*, the City of Edmonton's Municipal Development Plan (MDP), on a more detailed, local level. To realize this purpose, this ASP establishes a land use planning framework to guide the future neighbourhood development and provision of services and amenities in Decoteau.

The Decoteau ASP describes:

- The sequence of development proposed for the area;
- The land uses proposed for the area;
- The density of population proposed for the area;
- The general location of major transportation routes and public utilities; and,
- Other matters considered necessary by City Council.

1.2 Authority

Preparation of the Decoteau ASP was authorized through the adoption of Bylaw 15100 (The Municipal Development Plan: *The Way We Grow*) on May 26, 2010. *In the MDP, the City identified the Northeast (Horse Hill), Southwest (Riverview), and Southeast (Decoteau) areas as Developing, Planned and Future Neighbourhoods.*

Bylaw 19537
February 23, 2021

1.3 Timeframe

Decoteau is expected to begin development within the next three years or earlier utilizing existing infrastructure. Once development commences, it is expected that Decoteau will be fully developed within 30 years, depending on market conditions.

1.4 Policy Framework

In 2008, the City's Strategic Plan, *The Way Ahead* was approved by Council providing a vision for Edmonton in 2040 and establishing strategic goals to provide a clear focus for the future. The Decoteau ASP advances the vision of *The Way Ahead* through the directional plans: *The Way We Grow*, *The Way We Move*, *The Way We Live* and *The Way We Green*.

Section 3.6 describes how the Decoteau ASP advances the vision and objectives of the *Capital Region Growth Plan: Growing Forward, The Way Ahead*, and all supporting municipal plans.

1.5 Interpretation

All map symbols, locations, and boundaries contained within the Decoteau ASP shall be interpreted as approximate unless otherwise specified within the plan or coincide with clearly recognizable physical features or fixed (i.e. legal) boundaries.

Each land use type (e.g. commercial) and strategy (e.g. green development) is addressed in *Section 3.4 – Policy* with a specific objective for the land use, the corresponding policy, and the implementation strategy to realize each objective. Each policy statement uses either “should” or “shall.”

A policy statement(s) containing “shall” is mandatory and must be implemented. Where a policy proves impractical or impossible, an applicant may apply to amend the plan.

A policy statement(s) containing “should” is an advisory statement and indicates the preferred objective, policy and/or implementation strategy. If the “should” statement is not followed, because it is impractical or impossible, the intent of the policy may be met through other agreed-upon means.

1.6 Amendment

Policies, text, and mapping information contained with the Decoteau ASP may be amended from time to time in order to remain current and up-to-date in response to broader or more specific issues affecting the plan area.

Any changes to policy, text, or mapping information contained within the Decoteau ASP shall be in accordance with the *Municipal Government Act* and the terms of reference for the preparation and amendment of Area Structure Plans.

2 Plan Context

2.1 Location

Decoteau is located in southeast Edmonton (Figure 1 – Location) and encompasses approximately 1,960 hectares. The plan area includes all of sections 13, 17, 18, 19, and 20-51-23-4 and portions of 24, 29, 30, and 32-51-23-4.

Decoteau is roughly defined by the following boundaries:

- Anthony Henday Drive (Transportation Utility Corridor) to the north,
- Meridian Street SW (Range Road 234) and City of Edmonton / Strathcona County boundary to the east,
- *41 Avenue SW (Township Road 512A) to the south; and*
- 50 Street SW to the west.

*Bylaw 19537
February 23, 2021*

2.2 Background

Authority to prepare the Decoteau ASP was granted by City Council on May 26, 2010 with the approval of *The Way We Grow*, City of Edmonton's Municipal Development Plan (MDP). *The MDP identified the area as an Urban Growth Area and authorizes the preparation of an ASP for this area.* Contingent upon their approval, each ASP is required to comply with the Growth Coordination Strategy, Integrated Infrastructure Management Plan, and City-Wide Food and Agriculture Strategy. In addition, each ASP is directed to incorporate the following elements:

*Bylaw 19537
February 23, 2021*

- An area vision created with area landowners and other city stakeholder groups;
- A peri-urban agricultural section in support of the City-Wide Food and Agriculture Strategy; and
- Innovative approaches to food systems, the ecological network, green infrastructure, demand reduction strategies and eco-design for future residential, commercial, industrial, business, agricultural and natural uses.

Specific to Decoteau, the ASP must:

- Create a sector within the city incorporating a mix of industrial, business and residential uses; and
- Establish economic connections with the Edmonton International Airport and area industrial uses.

Growing Forward, the Capital Region Board's growth plan, identifies the area as a Priority Growth Area for the region. Decoteau is located within priority growth areas "C_E" and "B", which prescribe target net residential densities of 25-35 units per net residential hectare (upnrha) and 30-45+ upnrha respectively.

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).

*Bylaw 19537
February 23, 2021*

2.3 Land Ownership

The Decoteau ASP was prepared on behalf of several landowners who collectively own approximately 472 hectares of land (approximately 25% of the Gross Area) within the plan area. Remaining land in the area is owned by numerous other landowners, including area residents and non-participating landowners. Current land ownership is illustrated in Figure 2 – Land Ownership.

2.4 Site Context

2.4.1 Topography

The topography of Decoteau is unique within Edmonton, as it is an outlier of the Beaverhill Uplands (Cooking Lake Moraine) to the east. The west and northwest portions of the plan area are characterized by gently rolling hills. The landscape in the southeast portion of the plan area is characterized by small but significant hummocky mounds and depressions, described as 'knob and kettle' topography, with slopes of approximately 15%.

The high point in the plan area is located in the northeast, with the lower areas predominantly located in the southwest. Across the plan area, ground elevations range from approximately 740 m in the northeast corner to 715 m in the southwest.

2.4.2 Hydrogeology

Decoteau is part of the Strawberry Watershed drainage basin. The hydrogeology of the Study Area was reviewed by accessing the Hydrogeology Map of the Southwest Segment, Edmonton Area, Alberta (Ceroici, 1978). The potential regional groundwater yield from underlying water-bearing units is expected to range from 0.1 to 0.4 litres per second and flows northwest towards Blackmud Creek and the North Saskatchewan River. Data on local groundwater were not available in the information reviewed. The natural hydrological cycle will be sustained post-development through attempts to maintain the pre-disturbance hydrological flows. Detailed onsite analysis will be required at the Phase II ENR/NSP level of reporting in order to correctly classify wetlands and onsite conditions. Further analysis will be required at the next stage of development in conjunction with the NDR.

2.4.3 Existing Land Uses

Existing land uses in Decoteau include country residential, agriculture, natural areas, public utilities, and operating and abandoned oil and gas well sites. These features are illustrated in Figure 4 – Site Features.

Existing country residential uses are located in the centre of the plan area along 28 Avenue SW between 34 Street SW and 17 Street SW. Other existing residential uses are located throughout the plan area accessory to agricultural operations. According to Statistics Canada's 2011 Census, the total population for the plan area is approximately 280.

The vast majority of land within Decoteau is zoned Agricultural (AG) with several parcels of land zoned Rural Residential (RR), Metropolitan Recreation (A), and Public Parks (AP). Of the land in agricultural production, approximately 85% is dedicated to grain and oilseeds (such as wheat,

barley, and canola) and approximately 5% is dedicated to forage crops (such as alfalfa and hay).¹

There are two operating and six abandoned oil and gas wells within the plan area. There is also a 240 kV electrical transmission utility corridor and multiple high-pressure gas pipelines, which pass through or are adjacent to the plan area. These uses are discussed in Section 2.4.7 – Pipelines, Wells, and Utility Corridors.

2.4.4 County Interface

As the area develops, an urban-rural interface will exist between the City of Edmonton and Strathcona County to the east.

*Bylaw 19537
February 23, 2021*

Deleted.

Lands located to the east of the plan area within Strathcona County are identified in the Municipal Development Plan as Agricultural Small Holdings Policy Area. The purpose of this designation is to provide a transition from higher density development in the west to a lesser density of rural and agricultural uses in the east and southeast. This area also provides for conservation of priority environmental management areas, rural small holdings and intensive agricultural operations and associated residential uses.

*Bylaw 19537
February 23, 2021*

Meridian Street SW/1 Street SW is intended to provide a clear boundary between Strathcona County and the City of Edmonton.

2.4.5 Natural Areas

Decoteau includes numerous natural areas and has a topography that lends itself to wetlands. In addition to providing key wildlife habitat and refuge, these wetlands are critical to the hydrological cycle of the surrounding area. All of the sites listed below are classified as having local significance, with the exception of Koroluk-Kozub and Southeast Corner Slough natural areas, which are considered regionally significant.

*Bylaw 19537
February 23, 2021*

The Inventory of Environmentally Sensitive and Significant Natural Areas describes the following nine sensitive natural areas in Decoteau:

SE20 Southeast Wetland Natural Area includes a significant permanent open water wetland complex with a healthy cattail fringe and provides critical breeding and nesting ground for varied waterfowl as well as a wildlife refuge and corridor to nearby sites.

¹ City of Edmonton City-Wide Food and Agriculture Strategy. 2012. Agricultural Inventory & Assessment.

SE107 *34 Street Wetland* includes a permanent water body surrounded by well-developed willow/sedge and nearby balsam poplar stand. These features provide critical habitat and nesting grounds for, raptor, waterfowl, muskrat, and ungulate species.

SE5002 *Southeast Mixedwood Natural Area* includes a significant upland complex of a mixedwood coniferous-dominated stand and varied shrub species. It is heavily used by deer and moose as well as a variety of birds, including birds of prey. It provides key linkages to nearby areas, and, as a result of its relative seclusion, a refuge for most wildlife species.

SE5004 *Southeast Natural Area* offers the best example of hummocky morainal land within the city limits, with aspen-balsam poplar groves, willow/sedge seasonal wetlands, varied vegetation and year-round wildlife habitat, providing an important wildlife corridor.

SE5007 *Koroluk-Kozub Natural Area* comprises a diverse wetland/upland complex of mature aspen and aspen balsam poplar, as well as a willow/sedge and cattail wetland area which provide excellent year-round habitat for ungulates (deer and moose). It is also a critical waterfowl breeding and nesting ground and represents the largest continuous tract of native vegetation and best wildlife habitat in south Edmonton.

SE5008 *34 Street SW and Ellerslie Road Natural Area* consists of an upland forest/wetland complex whose more than century-old poplar forest is considered one of Edmonton's best examples of old growth deciduous vegetation. It provides an important habitat for ungulates and waterfowl and a key link to other natural sites.

SE5009 Henschel Wetlands is a small permanent water body surrounded by cattails and willow/sedge complex and well protected by hummocky topography, creating an important waterfowl habitat in this local environmentally sensitive area.

SE5010 *Southeast Corner Slough Natural Area* boasts the largest body of water in south Edmonton, surrounded by extensive cattails and pondweed, with small balsam poplar and aspen groves and fairly consistent water levels. Located in SW¼ 29-51-23-4, its high habitat diversity, as well as critical waterfowl habitat and staging, means the site is considered of extreme importance by Ducks Unlimited.

SE5012 *Meridian St. - TWP Rd. 515 Natural Area* is a spring-fed pothole lake with a well-developed fringe of cattails, willows, balsam poplar and aspen. Its relative isolation makes this local environmentally sensitive area attractive for white tailed deer and red tailed hawks.

2.4.6 Environmental Overview

An environmental overview was completed for the parcels legally described as 13-51-24-4, 17-51-23-4, 18-51-23-4, 19-51-23-4, 20-51-23-4, 24-51-24-4, 29-51-23-4, S½ 30-51-23-4, and S¼ 32-51-23-4. The objective of the environmental overview is to identify areas of potential concern that may require further studies. The overview includes:

1. Review of online databases for:
 - a. Pipelines
 - b. Oil wells
 - c. Spills/releases

- d. Coal mines
 - e. Water wells
 - f. Publicly available reports/information (ESAR Database)
 - g. Reclamation certificates
2. Review of maps for background information pertaining to groundwater, soils, topography
 3. Review of current aerial photographs to identify farmyards, buildings, active oil wells, and industrial/commercial facilities
 4. Summary of the areas of potential concern including a map showing the locations of farmyards, pipelines, oil wells, and spills

All properties within Decoteau will require Phase I ESAs to be completed and signed off prior to rezoning approval.

2.4.7 Historical Resources

A Statement of Justification (SoJ) was completed in support of the Decoteau ASP for the entire plan area. The preservation, conservation, and integration of cultural, historical, and/or archaeological resources within the plan area is important to retaining local history and character that may also be of regional or provincial significance. Table 1 - Historical Resources Overview presents a summary of the parcels that were included in the study and the recommendations provided.

	Location	SoJ Completed	Recommendation
1	13-51-24 W4M	Yes	HRIA for Archaeology No further work relative to palaeontology
2	17-51-23 W4M	Yes	HRIA for Archaeology No further work relative to palaeontology
3	18-51-23 W4M	Yes	HRIA for Archaeology No further work relative to palaeontology
4	19-51-23 W4M	Yes	HRIA for Archaeology No further work relative to palaeontology
5	20-51-23 W4M	Yes	HRIA for Archaeology No further work relative to palaeontology
6	24-51-24 W4M	Yes	HRIA for Archaeology No further work relative to palaeontology
7	SE-25-51-24 W4M	Yes	HRIA for Archaeology No further work relative to palaeontology
8	29-51-23 W4M	Yes	HRIA for Archaeology No further work relative to palaeontology
9	S ½-30-51-23 W4M	Yes	HRIA for Archaeology No further work relative to palaeontology
10	1 to 3-32-51-23 W4M	Yes	HRIA for Archaeology No further work relative to palaeontology

Table 1 - Historical Resources Overview

2.4.8 Pipelines, Wells, and Utility Corridors

A search of Alberta Energy Regulator (AER) pipeline and oil well information, using the Abacus Datagraphics website (Abadata), indicates that there are eight wells, nine pipelines, one active oil battery facility, and four spills and/or complaint occurrences within the ASP boundary.

These facilities and their operational status, as well as pipeline and electrical transmission corridors, are shown in Figure 4 – Site Features. Within the pipeline and electrical transmission corridors, a number of pipelines or electrical transmissions lines may exist.

Future development surrounding the active and non-active oil/gas well sites and pipeline corridors will adhere to the policies and requirements established by the AER and the City of Edmonton.

2.5 Public Involvement

The preparation of the land use concept and policies for Decoteau incorporated extensive public consultation with the formation of the Stakeholder Advisory Group in addition to several public meetings.

2.5.1 Stakeholder Advisory Group

At the outset of the project, the project team established a Stakeholder Advisory Group (SAG). This group consisted of local residents, landowners, developers, City of Edmonton representatives, and other special interest groups. In August 2012, the SAG participated in a three-day visioning and design charrette to establish key principles and objectives to guide the development of the land use concept options. On the final day of the visioning and design charrette, participants reviewed the land use concepts and provided input about what they liked and disliked about each.

After collating the participant input, the project team developed a composite concept based on elements of each of the initial concepts. In November 2012, the Stakeholder Advisory Group met again to review the vision and principles that were developed during the visioning and design charrette and provide additional input on the revised concept.

Prior to submission of the Area Structure Plan, members of the Stakeholder Advisory Group met again in July 2013 to review the proposed objectives in the bylaw.

2.5.2 Public Meeting

A public meeting was held by the City of Edmonton's Sustainable Development Department on September 16, 2014 at the Ellerslie Curling Club in southeast Edmonton. Notification letters were mailed to landowners in and surrounding the Decoteau ASP boundary advising of this meeting. At the meeting, landowners were provided with further information on the application and the opportunity to provide comments. All feedback received at the public meeting was summarized in Sustainable Development's report to City Council.

2.5.3 Public Hearing

In accordance with the *Municipal Government Act*, a public hearing was held in order to hear representations made by parties affected by the proposed bylaw and to receive approval by City Council. Landowners were notified of the Public Hearing and had the opportunity to provide written comments or register to speak at Council.

2.5.4 Intermunicipal Consultation

As required within the *Municipal Government Act* and City of Edmonton Municipal Development Plan, Strathcona County, Leduc County and the Town of Beaumont were given the opportunity to review and comment on the Area Structure Plan as part of the City's advance notification process. Prior to receiving third and final reading at City Council, this ASP was reviewed and accepted by the Capital Region Board, a regional services commission created to jointly develop and oversee the Capital Region Growth Management Plan.

3 Land Use, Transportation, and Servicing

3.1 Vision and Principles

The Way We Grow, Edmonton's Municipal Development Plan, requires that the Area Structure Plan for Decoteau include an area vision created with area landowners and other city stakeholder groups. At the beginning of the planning process for the Decoteau ASP, the project team organized a Stakeholder Advisory Group composed of landowners, residents, developers, City of Edmonton administration, and special interest groups. The Stakeholder Advisory Group participated in a visioning and design charrette to develop a vision for the Decoteau lands and develop a framework for the ASP land use concept. The Vision and Planning Principles directly influenced the Objectives (Section 3.3) and Policies (Section 3.4).

3.1.1 Vision

Decoteau embraces its unique landscape to provide residents with a remarkable ecological and recreational network comprised of interconnected wetlands, parks and open spaces. It integrates residential development with commercial/office nodes, the ecological/recreational network, a significant business employment area, and a dynamic mixed use town centre to create walkable, complete communities for all seasons. The result is a group of diverse neighbourhoods that are connected to surrounding communities yet grounded in the local landscape.

3.1.2 Planning Principles

1. Provide an innovative multi-modal transportation system that connects people throughout the community

An optimal transportation system respects all modes of travel—automobiles, bicycles, pedestrians, and transit—and provides alternate routes and linkages throughout the plan area. Safe and attractive bicycle and pedestrian pathways encourage a healthy active population, while a strong transit system reduces the need for private automobile use.

2. Create a mixed use community with neighbourhood-centred development (e.g. retail, employment, etc.)

Locally integrated retail and employment centres provide destination hubs for the whole community, encouraging active modes of transportation and enabling residents to easily access a whole range of amenities without having to leave their area. Local jobs and retail allow for a better life-work balance as people spend less time on the road, thereby enjoying more time with their family and friends.

3. Provide a diversity of housing types for all ages and income groups

Welcoming residents at different stages in life and at varying economic levels enriches the fabric of the whole community. It is essential to provide housing options and densities for

many different demographics and lifestyles in order to contribute to the area's sense of energy and vitality.

4. Respect the natural systems of the area and incorporate them into the fabric of the development

Decoteau boasts many wetlands and wooded areas that are home to a variety of birds, amphibians, and other animals, and fulfill vital functions in their life cycle. Incorporating the natural areas into the plan area is crucial for preserving wildlife habitat and corridors, as well as maximizing recreational opportunities for residents in an environmentally sensitive manner.

5. Create integrated, flexible employment zones that are part of the community's neighbourhoods

Local employment opportunities that are adaptable to a changing economy enhance the community and encourage vitality and economic stability while improving the quality of life for everyone in the area.

6. Retain natural land forms / topography as much as possible

Working with the natural land forms and incorporating them into a cohesive plan contributes to a community's sense of place and a sense of attachment and belonging in its residents.

7. Provide community civic spaces and active recreation for all people

Strategically situated focal points and gathering places bring residents together and enhance a sense of civic pride as well as emotional connection and enjoyment of the area. Well-designed and accessible recreation facilities contribute to creating a healthy, active, and lively community.

8. Create complete streets that support multi-modal movement while enhancing the public realm

Streets designed with all seasons in mind—shade trees in the summer, wind breaks and solar penetration in the winter and fully operational all year long—are vital for a safe, attractive, and accessible area. Streets respect the safety and comfort of all users—pedestrians, bicycles, automobiles, and transit—while enhancing the public realm with attractive lighting, landscaping, and street furniture.

9. Incorporate appropriately-scaled peri-urban agriculture into the development and utility corridors

Endorsing community gardens, local farmers' markets, and community supported agriculture is important for both producers and consumers. Urban agriculture promotes access to locally produced food while working towards a sustainable and self-sufficient future.

10. Locate business employment land uses at the community edges near transportation corridors

Locating business employment land uses near community edges takes advantage of transportation corridors for freight and facilitates commuter access, while maintaining a separation between industrial and residential uses and providing opportunities for employment for the area residents.

11. Respect the history and culture of the area through preservation or acknowledgement of people and places

Preserving the area's historical and cultural context is key to strengthening the bonds of community, shaping a significant sense of place, and creating continuity from our past into the future.

12. Integrate parks and schools sites with the ecological network to capitalize on experiential learning opportunities.

School and park sites should be strategically located with the intent of enhancing the connectivity within an ecological network. In cases where school sites are located next to a natural area, for example a wetland, it can also provide a learning opportunity for the students by directly experiencing and learning the ecological functions of wetlands.

**DECOTEAU AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 20555**

	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	14.5	0.9%	8.3	6.2	-	-	-
Commercial	40.2	2.6%	8.1	6.2	-	10.2	15.7
Business Employment	94.7	6.1%	94.7	-	-	-	-
Institutional	3.5	0.2%	2.3	1.2	-	-	-
Institutional/Residential Mixed Use ³	3.4	0.2%	-	3.4	-	-	-
Parkland, Recreation, School	153.0	9.8%	20.0	25.0	45.6	34.1	28.3
<i>District Activity Park (MR)</i>	30.1	1.9%	-	-	30.1	-	-
<i>School/Park (MR)</i>	56.4	3.6%	5.4	16.0	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 & Linear Park (MR)</i>	30.2	1.9%	9.2	1.0	2.0	13.7	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	723.0	46.4%	221.6	111.2	112.2	150.7	127.4
Net Residential Area	832.0	53.4%	112.4	109.1	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)	624.3	86.5	60.0	110.4	226.5	140.8
25 du/nrha	Units	15,601	2,162	1,495	2,761	5,662	3,521
2.8 p/du	Population	43,681	6,052	4,186	7,731	15,854	9,857
Street-Oriented	Area (ha)	13.0	-	13.0	-	-	-
35 du/nrha	Units	455	-	455	-	-	-
2.8 p/du	Population	1,273	-	1,273	-	-	-
Row Housing	Area (ha)	111.3	14.0	9.3	20.0	41.0	27.0
45 du/nrha	Units	5,008	630	418	900	1,845	1,215
2.8 p/du	Population	14,022	1,763	1,171	2,520	5,166	3,402
Low-rise/Medium Density Housing	Area (ha)	76.5	10.5	26.0	9.0	18.5	12.5
90 du/nrha	Units	6,883	941	2,342	810	1,665	1,125
1.8 p/du	Population	12,391	1,695	4,216	1,458	2,997	2,025
Medium to High Rise Housing	Area (ha)	7.1	1.5	0.8	1.2	2.4	1.2
225 du/nrha	Units	1,597	338	179	270	540	270
1.5 p/du	Population	2,394	506	268	405	810	405
Total Residential	Area (ha)	832	112.4	109.1	140.6	288.4	181.5
	Units	29,548	4,070	4,894	4,741	9,712	6,131
	Population	73,777	10,016	11,130	12,114	24,827	15,689

SUSTAINABILITY MEASURES

Population Per Net Hectare (p/nha)	88.6	89.1	102.3	86.1	86.0	86.4
Dwelling Units Per Net Residential Hectare (du/nrha)	35.5	36.2	44.9	33.7	33.6	33.8
Population (%) within 500m of Parkland ⁴	0%					
Population (%) within 400m of Transit	100%					
Population (%) within 600m of Commercial ⁵	35%					
Presence/Loss of Natural Area						
Protected as ER	198.3					
Conserved as NMR	30.2					
Protected through other means (ha) ⁶	7.4					
Lost to Development (ha) ⁷	36.9					

STUDENT GENERATION COUNT

Public School Board						
Elementary School	3,129	668.1	456.0	505.6	881.6	617.8
Junior High	1,565	334.0	228.0	252.8	440.8	308.9
Senior High	1,565	334.0	228.0	252.8	440.8	308.9
Separate School Board						
Elementary School	1,817	334	480.0	252.8	440.8	308.9
Junior High	907	167.0	239.0	126.4	220.4	154.5
Senior High	907	167.0	239.0	126.4	220.4	154.5
Total Student Population	9,889	2004.1	1,870.0	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 Decoteau North, and 60:40 respectively in Northwest Decoteau. The residential portion of this designation is accounted for in Low-rise/Medium Density Residential.

³ Includes the 1.22 ha Civic Site in Meltwater that is identified 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.

3.3 Objectives

In order to develop a sustainable, walkable, and complete community, and provide direction for the preparation of future NSPs, the following goals and objectives were established. These goals and objectives align with the City of Edmonton's strategic plans and are based on the Planning Principles discussed in the previous section:

Urban Design

- To develop pedestrian-friendly neighbourhoods with a sense of place.
- To create a distinct Town Centre with a mix of land uses to support the development of a complete community.
- To ensure a compact urban form that uses land responsibly and efficiently.
- To encourage an active interface between the built form and public spaces.
- To provide a range of transportation options.
- To respect the natural topography of the area and integrate the natural features into new developments.
- To incorporate urban design elements which maximize the benefits of winter.
- To develop a high-quality, pedestrian-friendly Commercial/Office/Residential Mixed-Use area.

Residential

- To meet the residential density targets mandated by the Capital Region Board.
- To provide a diversity of housing options.
- To accommodate the continued use of existing country residential within the plan area, until such time as the owners choose to develop those lands in accordance with the plan.
- To encourage mixed use development in appropriate locations.

Commercial

- To provide the opportunity for high-quality commercial office uses and supportive commercial retail in the Town Centre.
- To provide opportunity for integration of commercial, residential, civic, and office uses.
- To locate and orient commercial sites to ensure high visibility and convenient access opportunities.

Business Employment

- To provide employment opportunities within the plan area.
- To ensure a high degree of access and visibility of business employment sites.
- To encourage innovative and sustainable business employment uses.

Institutional / Civic Service

- To accommodate future development of institutional and civic service land uses as key components of a complete community.

Parkland, Recreation Facilities, and Schools

- To design a connected and integrated open space system that encourages active transportation and provides ecological connectivity.
- To develop parks and open spaces that can be used and enjoyed year round.
- To encourage naturalized landscaping and low impact development principles in public spaces, parks, and open spaces.
- To accommodate the City of Edmonton's requirements for school sites, parks sites, and recreation facilities within the plan area.

Ecology

- To develop an interconnected open space system through the conservation of natural areas, dedication of park space, and provision of naturalized stormwater management facilities.
- To have regard for the natural land form in land use planning and development.
- To conserve natural areas and support their long-term sustainability.
- To retain key ecological connections within Decoteau and outside the plan area.

Green Development & Innovation

- To incorporate sustainable development principles in the planning and design of the ASP.
- To explore opportunities for alternative energy in Decoteau.
- To encourage xeriscaping and natural landscaping using native or adapted plant species.
- To utilize low impact development principles for the design of the stormwater management system, including such things as bioswales and naturalized wetlands.
- To employ sustainable planning principles in the design of the neighbourhoods.
- To enhance the quality and quantity of soils in urban areas.
- To conserve and incorporate wetlands into the fabric of the development.

Urban Agriculture

- To allow for retention of land for urban agriculture, where declared by the private landowners.
- To promote urban agriculture.
- To support the development of local food infrastructure.
- To promote community supported urban agriculture opportunities.

Environment and Energy Infrastructure

- To ensure that the environmental status of the lands within the plan area is suitable for development.
- To minimize oil and gas well sites' potential environmental hazards and disruption of future development.
- Maintain the integrity and safe operation of the existing high-pressure oil and gas transmission pipelines while planning for safety, urban growth, and development.

Historical Resources

- To ensure historical, archeological, and paleontological resources are identified and, where applicable, conserved.
- To incorporate heritage resources into the fabric of development.

Transportation

- To design a multi-modal transportation network with a high degree of connectivity while using infrastructure wisely.
- To create a pedestrian- and cyclist-friendly environment.
- To minimize the impact of arterial and collector roadways on significant ecological corridors.
- To ensure that the cost of arterial roadways is shared throughout the Decoteau catchment area.
- To encourage innovation in transportation systems design.
- To plan for transit oriented development around the transit centre.
- To encourage transit and active modes as alternatives to single occupant vehicle travel.
- To emphasize pedestrian-friendly environments in key locations.
- To encourage the implementation of best practices for snow removal and storage.

Infrastructure, Servicing, and Staging

- To ensure that Decoteau is serviced to a full urban standard.
- To explore opportunities for innovative and alternative servicing strategies where possible.
- To encourage low impact development principles for stormwater management.

3.4 Policy

The following section outlines the policies that will guide the preparation of future Neighbourhood Structure Plans within Decoteau. This section is organized by land use type (e.g. Residential, Commercial) and strategy (e.g. Infrastructure, Urban Design), and provides the objectives for each land use type or strategy, a policy statement to help achieve each objective, and implementation statement to guide the policy.

3.4.1 Urban Design

Urban design is the practice of creating great communities through the thoughtful orientation and layout of parks, open spaces, streets, walkways, and public spaces, and integration of land uses. Urban design operates at various levels—from the city-level scale to the site-level with street furniture and materials. Urban design at the ASP level is concerned with the overall urban structure of the plan area, integration with surrounding communities, and providing a framework for the future development of urban design elements. Together, these elements should instill a sense of place and community identity, and promote the development of a healthy and walkable community. Decoteau provides a high-level framework for the development of distinct, walkable communities.

Through consultation with the Stakeholder Advisory Group, a vision for the future development of a walkable, mixed-use community with an integrated park and natural area network was developed. The section provides policy direction for future NSPs to refine the framework to realize these goals.

Objective	ASP Policy	Implementation
3.4.1 (a)		
To develop pedestrian-friendly neighbourhoods with a sense of place.	(i) Neighbourhoods shall include a mix of uses such as residential, commercial, institutional, parks, and open spaces.	Neighbourhoods within Decoteau should include a mix of land uses such as residential, commercial, institutional, parks, natural areas, and stormwater management facilities within walking distances of each other. Figure 5 – Neighbourhood Units identifies the neighbourhoods in the ASP. Figure 6 – Land Use Concept illustrates the distribution of land uses across the plan area.
	(ii) Neighbourhood commercial, institutional, and recreational uses should be integrated into residential areas.	
	(iii) Multi-family residential development should be located near commercial uses, recreation facilities, park areas, or transit facilities.	
	(iv) Focal points and amenity areas shall be connected with the pedestrian network.	

Objective	ASP Policy	Implementation
	(v) The transportation network shall support active modes of transportation such as walking, cycling, and, where possible, cross-country skiing.	Figure 10 – Active Transportation indicates the general alignment/connections of the shared use path network through Decoteau. Specific alignment of the shared use path network will be determined at the NSP stage.
3.4.1 (b)		
To create a distinct Town Centre with a mix of land uses to support the development of a complete community.	(i) The Town Centre Mixed Use shall be developed as a distinct, pedestrian and transit friendly area with primarily higher-density commercial office and residential land uses with supportive commercial retail uses.	Figure 6 – Land Use Concept illustrates the location of the Town Centre within 400 m of the Walker transit centre. LRT transit service may be provided at the Walker transit centre at some point in the future. The NSP which includes the Town Centre will provide urban design guidelines for the Town Centre area to facilitate a pedestrian and transit friendly development. Design direction for an urban standard pocket park will be developed at the NSP stage. Design features may include: strong relationship to the street; high-quality architecture and landscape; establishing a strong sense of place; high-quality benches and seating.
	(ii) Retail should be provided in a street-oriented form.	
	(iii) On-street parking should be encouraged where street-oriented retail is developed.	
	(iv) Smaller front setbacks, street orientation, and active frontages shall be required for buildings within the Town Centre Mixed Use area to encourage the development of a pedestrian-friendly environment.	
	(v) Urban-standard pocket parks shall be incorporated into the Town Centre Mixed Use area.	
	(vi) Complete Streets principles shall be incorporated into the design of roads within the Town Centre Mixed Use area.	

Objective	ASP Policy	Implementation
3.4.1 (c)		
To ensure a compact urban form that uses land responsibly and efficiently.	Subsequent NSPs should provide a mix of residential land uses that meets the Capital Region Board’s target residential density range.	Table 2 – Land Use and Population Statistics illustrates the planned overall density for the ASP. The proposed residential density is within the range prescribed for Priority Growth Areas “B” and “C _E ” of the Capital Region Growth Plan.
3.4.1 (d)		
To encourage an active interface between the built form and public spaces.	(i) Smaller setbacks, street orientation, and active frontages should be encouraged along collector roadways to create a pedestrian-friendly built form.	The type and location of street oriented uses will be determined at the NSP stage. Figure 8 – Parkland, Recreation and Schools illustrates the location of the future District Park site and additional school sites. The ASP identifies park sites for the location of schools, recreation centres, and community leagues. Other civic buildings such as libraries and non-profit groups, if required, shall be identified at the NSP stage.
	(ii) Where appropriate, locate and orient civic facilities and commercial buildings such that they define and reinforce public spaces, such as parks and amenity areas.	
	(iii) Buildings within the District Park and other park sites shall be located in prominent locations, close to and oriented along public roadways.	
3.4.1 (e)		
To provide a range of transportation options.	(i) Create a network of streets, sidewalks, and shared use paths that allow for multiple route options.	(i) Figure 9 – Transportation Network illustrates the arterial and collector roadways within the ASP.
	(ii) Design appropriate streets for multiple modes of transport including cyclists, pedestrians, transit users, and vehicles.	(ii) Streets will be in accordance with City design standards, including Complete Streets Principles and Design Guidelines.

Objective	ASP Policy	Implementation
	(iii) Pedestrian connections shall be provided to connect major focal points within the plan area.	(iii) Figure 10 illustrates the approximate location of trails and greenways. Network details will be refined at the NSP stage.
	(iv) Trails and shared use paths should accommodate both winter and summer modes of transport.	(iv) At the detailed design stage, shared use paths and trails will be designed to allow cross-country skiing and snowshoeing in winter in addition to biking, walking, and inline skating in the summer.
3.4.1 (f)		
To respect the natural topography of the area and integrate the natural features into new developments.	High priority wetlands and natural areas identified for conservation in the plan shall be conserved.	Figure 4 – Site Features identifies the natural areas within the Decoteau ASP. Figure 6 – Land Use Concept identifies the wetlands and tree stands that will be conserved within the plan area through Environmental Reserve and Municipal Reserve dedication or other means. At the NSP stage, further study may be required to conform any additional wetlands to be retained.
3.4.1 (g)		
To incorporate urban design elements which maximize the benefits of winter.	(i) Residential blocks and public spaces may be oriented to maximize passive solar heating, where possible.	An urban design framework that supports the City of Edmonton Winter City Strategy will be included at the NSP level to guide the implementation of winter design elements. Landscape design for public land will be developed in conjunction with relevant City departments, such as Transportation Services and Sustainable Development.
	(ii) Shared use paths should be designed to accommodate winter activities in addition to summer activities.	
	(iii) Encourage engaging lighting, vibrant colours, and “warm” materials in the Town Centre and public spaces.	

Objective	ASP Policy	Implementation
	(iv) Encourage the strategic use of lighting to enliven amenity areas while minimizing light pollution.	
3.4.1 (h)		
To develop a high-quality, pedestrian-friendly Commercial/Office/Residential Mixed-Use area.	<p>Provide a high quality, mixed use, pedestrian friendly Town Centre in proximity to the Transit Centre and Potential Future LRT station.</p> <p>This area will integrate office and higher intensity residential uses, supported by ancillary retail uses.</p>	The NSP for the Town Centre area will provide urban design guidelines to implement the Town Centre Mixed Use designation.

3.4.2 Residential

The Decoteau ASP will provide opportunities for a range of residential densities, housing types, alternative site designs and unique building sites that contribute to a sustainable residential land use pattern and form. The variety in housing types will contribute to the health of the community by providing housing for different income levels, household composition and life stages.

Approximately half of the Plan area is designated for residential land uses. Residential densities within the Decoteau ASP range from 25 units per net residential hectare (upnrh) to 225 upnrh. The lower range of 25 upnrh will be developed as single/semi-detached housing. The higher range of 225 upnrh will be developed as high density residential, also referred to as medium to high rise units. Within this range, there is also the opportunity for row housing and low rise apartment housing, providing a variety of choices in the housing mix of the area. The distribution and location of the different residential densities will be determined at the NSP stage with consideration for proximity to transit, services and amenities.

Low Density Residential (LDR)

Low density residential housing forms will be predominantly single and semi-detached housing in a variety of sizes to accommodate different types of households and income levels. Low Density Residential land uses are proposed to be developed at an average net residential density of approximately 25 units per net residential hectare (upnrha). Larger residential lots may be provided in areas adjacent to the existing Country Residential lots as a transitional land use or next to amenities.

Medium Density Residential (MDR)

Medium density housing forms include rowhousing, stacked rowhousing, and low rise apartments. Although these uses are not identified on the land use concept, they should be located such that they have appropriate access to support the higher residential densities. Medium density housing also serves as an appropriate transition between low density and high density residential developments.

Medium to High Rise Housing

Medium to High Rise housing should be located in proximity to arterial or collector roads, transit nodes/facilities, community focal points and/or employment areas with excellent accessibility and visibility.

Mixed Use

Mixed Use sites promote compact, walkable areas which also promote independence of movement, especially for the young and elderly who have convenient access to transit or can easily walk or cycle to the various amenities nearby. Mixed use sites also often include higher densities as well as assisted living opportunities which allow individuals to remain in the same neighbourhood as they age.

Country Residential

The land use concept for Decoteau maintains the existing country residential development in the central portion of the plan area. The existing Country Residential land uses may remain in perpetuity unless it is the desire of the landowners to redevelop. Should any existing residential area be redeveloped in the future, an amendment to the Decoteau ASP will be required and will need to meet the Capital Region Board's density targets.

The land use concept identifies Low-Density Residential and Medium Density Residential land uses use as Residential. The distribution and location of the different residential uses will be determined at the NSP stage with consideration for proximity to transit, services and amenities.

Providing a variety of housing types promotes the creation of a well-balanced neighbourhood, one which can accommodate a range of income groups and market segments, various types and sizes of households and also allows residents to remain within the same community throughout their life-cycle.

Objective	ASP Policy	Implementation
3.4.2 (a)		
To meet the residential density targets mandated by the Capital Region Board.	Each neighbourhood shall establish a density target of 30 dwelling units per net residential hectare, in accordance with the Capital Region Growth Plan.	<p>(i) Appropriate residential land use allocation at the NSP level shall be used to achieve the density target.</p> <p>Decoteau falls within areas “B” and “C_E” within the Capital Regional Growth Plan. The overall land use concept for Decoteau meeting the Capital Region Board’s target residential density for area.</p>
3.4.2 (b)		
To provide a diversity of housing options.	(i) The ASP will provide the opportunity for various housing types, including: single/semi-detached, row housing, low rise/medium density housing, and medium to high rise housing.	<p>(i) & (ii) Figure 6 - Land Use Concept illustrates the general location of residential land uses in the Decoteau ASP.</p> <p>NSPs will specify the location, area and anticipated density of each type of residential use (e.g. single/semi-detached housing, and low-rise/medium density housing).</p> <p>Mixed residential development may be implemented through the Residential Mixed Dwelling (RMD) or similar zone.</p>
	(ii) Different housing types will be developed in a manner compatible in scale and density to adjacent land uses.	
	(iii) Alternative/innovative housing forms should be encouraged.	(iii) Alternative housing forms to be considered as development proceeds.
	(iv) Large, isolated clusters of multi-family residential shall be discouraged, unless integrated within a mixed use area.	(iv) The range of densities and location of multi-family residential uses will be determined at the NSP and stage.

Objective	ASP Policy	Implementation
	(v) A variety of housing types with a range of price points will be provided.	Figure 6 – Land Use Concept illustrates the general location of residential land use designations in the Decoteau ASP.
	(vi) Construction of secondary suites, garage suites, and garden suites should be considered in areas determined to be compatible and appropriate.	NSPs shall determine the location of various residential land uses. The range of densities and housing forms will be applied at the NSP and rezoning stages. Secondary suites, garden suites, and garage suites may be implemented through the Edmonton Zoning Bylaw.
3.4.2 (c)		
To accommodate the continued use of existing country residential within the plan area, until such time as the owners choose to develop the affected lands through a plan amendment.	(i) Provide appropriate buffers or compatible uses adjacent to the existing country residential parcels.	Figure 6 – Land Use Concept illustrates the location of existing Country Residential uses.
	(ii) Extend municipal water and sanitary sewer services to the boundary of existing country residential areas, providing country residential residents with the opportunity to connect to these services.	Buffering (if required) and/or compatible land uses will be applied at the NSP and rezoning stages. Existing country residential uses will be allowed to intensify in the future depending on provision of urban services. Intensification would be within CRB density targets. An amendment to the Decoteau ASP shall be required should existing residential parcels be redeveloped.
3.4.2 (d)		
To encourage mixed use development in appropriate locations.	Mixed use developments and residential densities will be refined at the NSP level and integrated with the Town Centre, Transit Centre, and along arterial and collector roadways.	Location of mixed use developments and distribution of residential densities will be further identified at the NSP stage.

3.4.3 Commercial

The Decoteau land use concept identifies three types of retail / commercial uses within the plan area: Town Centre Mixed Use; Commercial/Office/Residential Mixed Use; and Commercial/Office. These sites contribute to the health of the community by supporting the local employment base and providing retail services within the plan area.

Through consultation with the Stakeholder Advisory Group, there was a strong desire by the group to include a higher density node of the commercial employment and mixed use development in proximity to the proposed transit centre. This area is envisioned to be developed as a high-quality, street-oriented and pedestrian-friendly urban employment node that benefits from accessibility to transit. This area is also envisioned to accommodate civic services (such as a library, emergency services, and other determined to be an appropriate land use). Future NSPs will specify urban design guidelines for this designation.

Several Commercial/Office/Residential Mixed Use land uses are identified across the plan area. This land use is intended to accommodate the development of residential, commercial and office uses either horizontally or vertically integrated within the site.

*Bylaw 19537
February 23, 2021*

Several Commercial/Office sites are identified across the plan area. These sites will accommodate the development of larger-scale commercial uses and provide essential retail services for residents in Decoteau. These sites have been located to provide opportunities for access from arterial and/or collector roadways, minimizing traffic shortcutting through residential areas, and maintaining appropriate traffic patterns and volumes within the neighbourhood core.

Technical Summary

A Commercial Needs Assessment has been completed for Decoteau to determine the location and scale of commercial services appropriate for the plan area in the context of existing and planned commercial developments in the area.

Objective	ASP Policy	Implementation
3.4.3 (a)		
To provide opportunity for high-quality commercial office uses and supportive commercial retail in the Town Centre.	Office commercial, retail commercial, and mixed use areas in the town centre shall be developed as high-quality, pedestrian-friendly development in consideration of their prominent location in the ASP.	Figure 6 – Land Use Concept illustrates the location of the Town Centre. Land Use Concepts of future NSPs will illustrate the location of convenience commercial uses. The NSP for the Town Centre area shall provide urban design guidelines to implement the Town Centre Mixed Use designation.

Objective	ASP Policy	Implementation
3.4.3 (b)		
To provide opportunity for integration of commercial, residential, civic, and office uses.	(i) The Town Centre Mixed Use designation shall allow for development of office, civic, residential, and retail uses.	Figure 6 – Land Use Concept indicates the location of Town Centre Mixed Use and Commercial/Office/Residential Mixed Use sites.
	(ii) The Commercial/Office/Residential Mixed Use designation shall allow for a mix of commercial/office/retail and residential uses.	Urban design guidelines for these land uses will be prepared at the NSP stage.
	iii) The Commercial/Office designation shall accommodate office commercial uses in addition to or mixed with retail commercial uses.	
3.4.3 (c)		
To locate and orient commercial sites to ensure high visibility and convenient access opportunities.	(i) Commercial sites shall be located along arterial and/or collector roadways and be accessible by multiple modes of transport (i.e. car, transit, and walking).	Figure 6 – Land Use Concept illustrates the location of Town Centre Mixed Use, Commercial/Office and Commercial/Office/Residential Mixed Use sites. Additional neighbourhood convenience sites will be identified at the NSP stage.
	(ii) Commercial sites shall be located in such a way as to facilitate pedestrian access from adjacent neighbourhoods	

3.4.4 Business Employment

The land use concept identifies Business Employment land uses within the northeast portion of the plan area. This area will benefit from high visibility from Anthony Henday Drive and take its primary access from 17 Street SW.

The Business Employment area is intended to provide employment opportunities for residents within the ASP (and beyond) and broaden the overall economic base of the area. Local employment opportunities would improve residents' quality of life by reducing traffic levels and the environmental costs associated with commuting long distances.

This designation is intended primarily for light and medium industrial, high quality industrial business uses and ancillary office uses. These uses may form around a business-park environment or develop as larger, stand-alone entities as dictated by market demands.

Technical Summary

An Employment Lands Needs Assessment has been completed for Decoteau to determine the location and scale of employment land uses. This assessment took into consideration existing and planned industrial and office development in surrounding neighbourhoods.

Objective	ASP Policy	Implementation
3.4.4 (a)		
To provide employment opportunities within the plan area.	i) Employment opportunities shall be provided within areas designated Town Centre Mixed Use, Commercial/Office, Commercial/Office/Residential Mixed Use, and Business Employment.	Figure 6 – Land Use Concept illustrates the location of Town Centre Mixed Use, Commercial/Office, Commercial/Office/Residential Mixed Use and Business Employment areas.
	ii) The Business Employment designation shall primarily accommodate light and medium industrial uses. High quality business industrial uses shall be ancillary to the light and medium industrial uses.	
3.4.4 (b)		
To ensure a high degree of access and visibility of business employment sites.	Business Employment shall be located in an appropriate location served by arterial road and accessible by other modes of transportation such as walking, cycling and transit.	Figure 6 – Land Use Concept illustrates the location of Business Employment designation. The location of business employment uses is highly visible from Anthony Henday Drive and 17 Street SW.
3.4.4 (c)		
To encourage innovative and sustainable business employment.	The NSPs should encourage innovative and sustainable business employment uses.	NSPs will provide additional policies that provide guidance for the development of business employment land uses.

3.4.5 Institutional/Civic Services

Institutional land uses are an essential component of a complete community. Institutional sites provide opportunities for a variety of functions including but not limited to: places of worship, care centres, health services, and emergency services. Institutional land uses will be identified at the NSP stage to provide additional amenities to the residents within the plan area and the

surrounding communities. These uses are anticipated to be located at prominent locations in the community to ensure appropriate accessibility.

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.

Bylaw 19537
February 23, 2021

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.

Objective	ASP Policy	Implementation
3.4.5 (a)		
To accommodate future development of institutional and civic service land uses as key components of a complete community.	<p>(i) The ASP shall allow for the development of institutional, civic, and urban services uses based on assessed requirements.</p> <p>(ii) Institutional uses shall provide appropriate transition from surrounding residential areas.</p>	<p>(i) Requirements for, and locations of, institutional/civic service land uses will be determined at the NSP stage.</p> <p>(ii) The potential sites for future institutional or civic service uses may be located along arterial or major collector roadways.</p> <p>(iii) The location of emergency services will be determined through consultation with Edmonton Fire Rescue Services.</p>

3.4.6 Parkland, Recreation, and Schools

Decoteau identifies a network of parks, school sites, and open spaces distributed across the plan area. The land use concept strategically locates the parks (District Park, School/Park and Urban Village Park) to reinforce the existing ecological network across the plan area. In addition, the size of parks and school sites has been reduced from the standards identified in the Urban Parks Management Plan to conserve additional natural areas through Municipal Reserve dedication and further strengthen the ecological network across the plan area. Pocket parks and greenways will be identified at the NSP stage and will be located to strengthen the ecological network.

District Activity Park

The ASP includes a District Activity Park, which is intended to include several structures such as a multi-purpose recreation centre (which may include, but is not limited to, swimming pools, arenas, gymnasiums, indoor soccer and fitness training area) a Public High School, a Catholic High School, sports fields and associated parking.

School and Community Parks

A total of nine School and Community Park sites are provided within the plan area as follows:

- *Five Public Elementary/Junior High school parks with associated Community Leagues*

Bylaw 19537
February 23, 2021

Bylaw 18539
September 17, 2018

- *Three Separate Elementary/Junior High school parks*
- *One Francophone Elementary/Junior High school park*

*Bylaw 19537
February 23, 2021*

All school sites are generally located centrally within the catchment areas and adjacent to collector roadways.

Urban Village Parks

The ASP provides four Urban Village parks to serve the areas further away from the School and Community Parks and provide an appropriate distribution of park spaces within the plan area. One of the Urban Village parks may accommodate a school building and associated facilities for the Francophone School Board.

Objective	ASP Policy	Implementation
3.4.6 (a)		
To design a connected and integrated open space system that encourages active transportation, provides ecological connectivity, and creates opportunities for ecological learning.	<p>(i) Future NSPs for Decoteau shall incorporate a system of such features as greenways, shared use paths, and walkways that connect park spaces, natural areas and naturalized stormwater management facilities.</p> <p>(ii) School sites within the ASP should be integrated with the ecological network to provide opportunities for ecological learning.</p>	<p>Figure 6 – Land Use Concept, Figure 8 – Parkland, Recreation, and Schools will guide the application of neighbourhood parks and open spaces.</p> <p>NSPs shall identify connections between parks and open spaces in the form of greenways, shared use paths, and walkways.</p> <p>Future NSPs shall explore opportunities to locate neighbourhood parks next to ecological features, in consultation with Urban Planning and Environment and the School Boards. Figure 6.0 Land Development Concept identifies such an opportunity site in the <i>Meltwater</i> NSP to integrate a <i>Separate</i> School/Park Site with the Koroluk-Kozub Natural Area (SE 5007), which has been identified as a biodiversity core area in the City of Edmonton's Inventory of Environmentally Sensitive and Significant Natural Areas. Park functionality, access and programmability shall be considered when integrating neighbourhood parks with ecological features.</p>

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Objective	ASP Policy	Implementation
3.4.6 (b)		
To develop parks and open spaces that can be used and enjoyed year round.	(i) Parks and other public spaces should incorporate landscape design elements that create comfortable microclimates by sheltering users from the wind and maximizing solar access in the winter and providing shade in the summer.	An urban design framework that supports the City of Edmonton Winter City Strategy will be included at the NSP level to guide the implementation of winter design elements. Landscape design for public land will be developed in conjunction with relevant City departments, such as Transportation Services and Sustainable Development.
	(ii) Schools and community facilities in parks and public spaces should be designed and oriented to maximize passive solar heating and minimize shadows across public spaces.	
	(iii) Programming for parks and public plazas should provide opportunity for the incorporation of fire pits, including servicing for portable gas fire pits, to provide warmth to park users during the winter.	
	(ii) Native or adapted tree species, which are salt tolerant should be provided within parks medians and boulevards.	
3.4.6 (c)		
To encourage naturalized landscaping in public spaces, parks, and open spaces.	(i) Landscaping of parks and open spaces should incorporate native / adapted plant species where appropriate.	(i) Specific species for landscaping on public properties will be determined between the developer and City Administration at the time of review of landscaping plans and as part of the engineering drawing review.
3.4.6 (d)		
To accommodate City of Edmonton's requirements for school, parks sites, and recreation facilities within the plan area.	(i) The ASP shall provide appropriate parks spaces and conserve natural areas as per the Urban Parks Management Plan (UPMP) or more current relevant	(i) Figure 6 – Land Use Concept and Figure 8 – Parkland, Recreation, and Schools illustrate the general location and configuration of the District Activity Park, School and Community Parks, Urban Village Parks, and

Objective	ASP Policy	Implementation
	<p>City plan, while considering the natural characteristics of the area.</p>	<p>Natural Areas within the ASP boundary.</p> <p>At the NSP stage, configuration of park spaces may be adjusted to allow for proper access/egress, site programming, and building offsets to ensure safe and optimal operations and alleviate traffic concerns associated with school development. If the reconfigured sites are in the same general location, an amendment to the ASP shall not be required.</p> <p><u>Urban Village Parks:</u></p> <p>Urban Village parks may accommodate the development of Community League facilities as they become necessary.</p> <p>At the NSP stage, the needs of the Francophone School Board will be evaluated and potential school sites will identified at that time.</p> <p><u>Pocket Parks and Greenways:</u></p> <p>Pocket parks and greenways will be identified at the NSP stage. In consultation with Parks + Biodiversity, pocket parks may be accommodated within the Business Employment area to provide recreational opportunities for employees.</p> <p>The need for a Special Facility site shall be determined at the NSP stage, including the location, size and configuration of the site.</p>
	<p>(ii) Municipal Reserves shall be provided as land, cash-in-lieu, or a combination thereof, in accordance with the <i>Municipal Government Act</i>.</p>	<p>(ii) The Subdivision Authority, in consultation with Parks Planning, shall determine the Municipal Reserves owing for the ASP area, which shall be dedicated in full as the dedication of land, cash-in-lieu, or an acceptable combination thereof, at the time of subdivision.</p>

Objective	ASP Policy	Implementation
	(iii) All parkland and public open space (parks, walkways, boulevards, PULs, etc.) within the plan area shall be universally accessible.	(iii) Design and development of future parks, open spaces, stormwater management facilities, and walkways shall consider the mobility and safety needs of the community and be implemented based on requirements of Parks Planning, Urban Planning and Environment Branch, and Sustainable Development.
	(iv) Parks, open spaces, and Stormwater Management Facilities shall have frontage along public roadways to ensure sightlines, natural surveillance, and adequate lighting. Landscaping and design of parks, open spaces, and SWMFs shall take into consideration basic Crime Prevention Through Environmental Design (CPTED) principles and design principles included in the Design Guide for a Safer City and UPMP.	(iv) Frontages along parks, open spaces, and Stormwater Management Facilities will be determined at the NSP stage, in accordance with relevant City policy.

3.4.7 Ecology

A Phase I Ecologic Network Report (ENR) was prepared in support of the ASP. This report provided recommendations for key natural areas to be conserved and integrated within the ASP to ensure a strong ecological network is maintained. Further studies shall be required at the NSP stage to determine the natural areas that will be retained or integrated and how these sites will be sustained in an urban context. A Phase II ENR will be submitted with the associated NSP(s). The Phase II ENR builds on the findings of the Phase I study, further describing and assessing the structure, function and integrity of the ecological network within the plan area. Additional Environmental Reserve sites may be identified at the NSP stage for wetland protection/preservation within the ASP area.

Site-specific information shall be collected for natural areas within the plan area to ensure the long-term sustainability and functionality. Habitat connectivity, buffers, restoration areas, ecological impacts, mitigation measures and ecological design shall be examined. Requirements for Natural Area Management Plans shall be determined at the NSP stage for each natural area to be retained.

The ecological objective of the ASP is to conserve natural areas through the location and design of an interconnected system of open spaces, the preservation of upland natural areas, and retention of existing wetlands. All Crown-claimed wetlands shall be conserved in their natural state. Additional wetlands recommended in the Ecological Network Report will be conserved through a combination of purchase and dedication of land and/or using Environmental Reserves, where appropriate. Size and sustainability of conserved wetlands and other natural areas shall be determined at the NSP stage.

City Owned Natural Areas

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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.

Objective	ASP Policy	Implementation
3.4.7 (a)		
To develop an interconnected open space system through the conservation of natural areas, dedication of park space, and provision of naturalized stormwater management facilities.	(i) A range of habitat will be provided in the plan area through the retention of natural areas, dedication of park spaces, provision of constructed wetlands, and the use of naturalized landscaping.	(i) A Phase II Ecological Network Report (ENR) ENR shall be submitted with associated NSP(s). The Phase II ENR will build on the findings and recommendations of the Phase I ENR further describing and assessing the structure, function and integrity of the ecological network within the plan area. Site-specific information shall be collected for natural areas within the plan area to ensure the long term sustainability and functionality. Habitat connectivity, buffers, restoration, ecological impacts, mitigation measures and ecological design shall be examined. At the NSP stage, further study may be required to confirm any additional wetlands to be retained.

Objective	ASP Policy	Implementation
	(ii) Future NSPs shall reinforce the network of parks and natural areas (identified in Figure 6 – Land Use Concept) through the identification of pocket parks in appropriate locations within the broad ecological network (identified in Figure 7 – Ecological Connectivity) to fill small gaps in habitat.	(ii) Pocket parks and other wetlands (not evaluated at the ASP stage) will be identified at the NSP stage. A portion of these sites will be integrated with the ecological network and fill in the gaps between habitat. An evaluation will be conducted at the NSP stage to determine the appropriate use of municipal reserve to assist in the ecological connectivity through discussions with Urban Planning and Environment.
3.4.7 (b)		
To have regard for the natural land form in land use planning and development.	Where practical, the natural land forms and topography should be conserved within natural areas and parks.	Further site planning details will be determined at the NSP stage.

Objective	ASP Policy	Implementation
3.4.7 (c)		
To conserve natural areas and support their long-term sustainability.	<p>(i) Natural areas shall be retained through a combination of purchase and dedication of land, using Environmental Reserve and Municipal Reserve, where appropriate and in accordance with the <i>MGA</i>, Policy C531 and the Provincial Wetland Strategy.</p> <p>(ii) Wetlands that qualify as ER, in accordance with the provisions of the <i>MGA</i> and the City of Edmonton's <i>The Way We Green</i>, shall be dedicated as ER through the subdivision process.</p>	<p>(i) Figure 6 – Land Use Concept identifies the natural areas (wetlands and upland areas) that form the core of the ecological network.</p> <p>At the NSP stage, the Phase II ENR shall build on the Phase I ENR and may identify alternative or additional natural areas to refine and strengthen the ecological network.</p> <p>Based on site verification, the Phase II ENR may also determine that some of the natural areas retained in the ASP are not viable for retention. Such changes will be appropriately reflected within the NSPs.</p> <p>Section 15.0 of the Phase I ENR provides direction for the Phase II ENR on potential options to strengthen the ecological network through conservation of additional wetlands and upland areas.</p> <p>Potential opportunity sites are represented as dashed circles on Figure 7 – Ecological Connectivity. These options shall be explored at the NSP stage through discussions with City of Edmonton Administration.</p>

Objective	ASP Policy	Implementation
	(iii) Provide appropriate buffer areas around retained wetlands to ensure ecological function and proper integration with the surrounding development.	(ii) A buffer has been applied to all conserved wetlands within the ASP. However, these buffers will be reviewed and potentially adjusted on a case-by-case basis at the NSP stage in accordance with the City of Edmonton's Natural Area Systems policies (Policy C-531) and the City's Guidelines for Determining Environmental Reserve.
	(iv) Explore opportunities for the retention of wetlands through a variety of mechanisms including retention, compensation, or incorporation within the plan area as constructed wetlands or conventional stormwater management facilities.	(iii) Wetlands to be retained are identified in Figure 6 – Land Use Concept and will be confirmed at the NSP stage, following additional study and assessment. Opportunities for compensation for wetlands not retained within the plan area shall be explored at the NSP stage.
	(v) The design of the stormwater drainage system should ensure that natural, pre-development hydrological flows to natural areas are maintained to ensure sustainability.	(iv) Land use and servicing plans dealing with stormwater at the NSP level will identify strategies to sustain conserved natural areas and ensure pre-development hydrological flows to conserved wetlands are maintained. Pre-treatment and naturalized drainage strategies will be determined at the NSP stage.
3.4.7 (d)		
To retain key ecological connections within Decoteau and outside the plan area.	(i) The Decoteau ASP encourages the integration and linkage of land use components (i.e. natural areas, SWMFs, bioswales, parks and greenways, wetland connections) to provide habitat and maintain ecological connectivity.	(i) Figure 6 – Land Use Concept guides the development of subsequent NSPs within Decoteau. Figure 7 – Ecological Connectivity identifies potential connections between the natural areas. The ecological network components and connectivity requirements shall be confirmed at future NSP

Objective	ASP Policy	Implementation
		<p>stages.</p> <p>A Phase II ENR shall be submitted with associated NSP(s).</p> <p>Natural areas will be retained through application of any or all of the following methods:</p> <ul style="list-style-type: none"> • Dedication of Municipal or Environmental Reserve • Purchase/compensation by City • Other mutually agreeable methods <p>Requirements for Natural Area Management Plans shall be determined at the NSP stage for each natural area to be retained.</p>
	(ii) Create a system of ecological connectivity between the natural areas within Decoteau that supports continued connectivity to Cawes Lake and Irvine Creek outside the plan area.	(ii) Figure 7 – Ecological Connectivity identifies the parks, open spaces, and natural areas which form the ecological network through the plan area. Details of the ecological connectivity between adjacent communities will be addressed at the NSP stage.

3.4.8 Green Development & Innovation

The Decoteau ASP provides high-level policy direction for the development of a community that includes residential, employment, and an integrated system of natural areas and parks. The area is expected to be built out over the course of the next 30 years. Over that period, significant advancements in technology, building methods, and servicing strategies will introduce a range of new opportunities for neighbourhood development.

This section provides broad policy direction to the set the stage for the implementation of green development strategies in Decoteau.

Objective	ASP Policy	Implementation
3.4.8 (a)		
To incorporate sustainable development principles in the planning and design of the ASP.	(i) Where practical, future development in Decoteau should explore low impact development (LID) principles such as stormwater infiltration, and reduction and detention of stormwater runoff.	At the NSP stage, appropriate LID and other principles will be researched and applied where practical.
3.4.8 (b)		
To explore opportunities for alternative energy and energy efficient uses in Decoteau.	(i) Where higher intensity/density land uses (e.g. transit-oriented developments, employment hubs, or education campuses) are proposed, consider alternative energy options, such as district heating, combined heat and power systems, geothermal or solar power, where possible or practical.	(i) & (ii) Consider strategies to adopt alternative energy options such as district heating (in areas of appropriate density), combined heat and power systems, geothermal or solar power at the NSP level.
	(ii) Consider opportunities for developing an alternative energy demonstration project.	
	(iii) Explore opportunities for an energy efficient (e.g. LED) streetlighting system in the neighbourhood.	(iii) Work with City of Edmonton to implement an energy efficient pedestrian and street lighting system which supports dark sky initiatives and reduces light pollution into natural areas.
3.4.8 (c)		
To encourage xeriscaping and natural landscaping using native or adapted tree and plant species.	(i) Parks, open spaces, and boulevards should incorporate tree and plant species native to central Alberta. Where practical, ecotypes from the immediate area should be used in the landscape design of parks and open spaces.	Selection of species shall take place at the detailed design and/or subdivision stage. Landscape design for public land shall be developed in conjunction with relevant City departments, such as Transportation Services and Sustainable Development.

Objective	ASP Policy	Implementation
	(ii) Edible landscaping (such as chokecherry and apples trees and wild raspberry and saskatoon bushes) should be incorporated into public parks and boulevards, where appropriate.	Xeriscaping and natural landscaping in natural areas and natural area buffers will follow direction provided in approved NAMPs.
3.4.8 (d)		
To utilize low impact development principles for the design of the stormwater management system, including bioswales and naturalized wetlands.	(i) Where appropriate, NSPs should incorporate low impact development principles that promote stormwater infiltration, filtering, storage, evaporating, in addition to the detention of runoff close to its source.	Land use and servicing plans dealing with stormwater at the NSP level should employ the City of Edmonton's Low Impact Development Guidelines, or best development practices.
	(ii) Ensure pre-development hydrological flow rates to wetlands are maintained post-development and ensure stormwater is pre-treated to an appropriate level prior to discharge to conserved wetlands.	Strategies to maintain flow rates and ensure appropriate pre-treatment of stormwater will be explored at the NSP stage.
3.4.8 (e)		
To employ sustainable planning principles in the design of the neighbourhoods.	Each NSP should explore LID or other comparable measurable sustainable development standards.	Details of LID principles will be described at the NSP stage. Future NSPs should support incremental change in incorporating innovative development practices.
3.4.8 (f)		
To enhance the quality and quantity of soils in urban areas.	Developers and homebuilders are encouraged to explore innovative topsoil reuse within the ASP.	<p>The City and developers should explore the possibility of reuse of topsoil within the Decoteau ASP or the city.</p> <p>Opportunities for replacing topsoil in greater depths than regularly specified may be explored at the NSP stage.</p>

Objective	ASP Policy	Implementation
3.4.8 (g)		
To conserve and incorporate wetlands into the fabric of the development.	(i) Buffer areas for retained wetlands should provide connections to the shared use path network through Decoteau.	(i) Details of the shared use paths will be outlined in NAMPs at the NSP stage. Opportunities for alternate surface treatments, such as permeable pavements or gravel trails, may be explored.
	(ii) Retained wetland areas should serve some interpretive value.	(ii) Details of educational and interpretive programming in the area around conserved wetlands should be determined in consultation with the Urban Planning and Environment Branch through NAMPs.

3.4.9 Urban Agriculture and Food

Decoteau supports *fresh*, the City of Edmonton's Food and Urban Agriculture Strategy, and proposes a number of land uses, policies and approaches to support local food production and sustainable food practices in the area and to grow the local food market. This section provides policy direction to support future NSPs.

Objective	ASP Policy	Implementation
3.4.9 (a)		
To allow for retention of land for urban agriculture, where declared by the private landowners.	i) Land may be retained for urban agricultural use.	Landowners of privately owned farmland who wish to retain urban agricultural uses may designate their land for permanent agricultural use.
	(ii) Where lands are designated urban agriculture through future amendment of this ASP, high impact industrial agricultural operations, such as intensive livestock farms, shall not be permitted.	

Objective	ASP Policy	Implementation
3.4.9 (b)		
To promote urban agriculture.	(i) Opportunities for community gardens are encouraged where appropriate.	(i) The location, number, and size of community gardens should be further developed at the NSP level. The land requirements for public community gardens should be reviewed and determined at the NSP stage.
	(ii) Explore opportunities to use harvested rainwater for irrigation of parks and community gardens.	(ii) Specific implementation strategies pertaining to sustainable practices will be determined at the NSP stage, and in conjunction with the appropriate City Departments.
	(iii) Landscaping of green spaces should consider planting of edible fruit and vegetable plants where appropriate.	(iii) Opportunities for edible landscaping strategies will be considered at the detailed design of green spaces.
	(iv) Investigate urban agriculture opportunities on utility rights-of-way.	(iv) City Administration and partners should investigate the feasibility of using utility corridors (e.g. electrical transmission lines or transportation corridors) for urban agriculture.
	(v) Explore opportunities to secure and integrate land for agriculture into development.	(v) The City and partners may explore opportunities to identify and secure new urban agricultural lands. Examples include using an Agricultural Land Reserve (ALR), Transfer of Development Credit (TDC), Land Trust, Conservation Covenant, Land Swap, Community Investment, Cluster Development, zoning, and land use designations.
3.4.9 (c)		
To support the development of local food infrastructure.	(i) The Town Centre Mixed Use area should include public space for food related infrastructure which could	(i) Planning at the NSP level shall provide guidance for the development of the Town Centre Mixed Use area, including the

Objective	ASP Policy	Implementation
	include a community farmers' market, pocket park, street vendor sites, or sidewalk patios.	public space.
	(ii) Support the development of pocket markets, mobile markets, and mobile food vendors.	(ii) Public and quasi-public spaces (plazas, recreation centres, shopping centre parking lots, or streets) can accommodate small scale food retailers. Policies supporting these and other food system assets should be provided at the NSP stage. Local food infrastructure may be implemented when warranted by population numbers.
	(iii) Support the development of food hubs in the Decoteau ASP.	(iii) Food hubs vary in type, scale, and model, but all opportunities and partnerships to establish food hubs should be encouraged. If applicable, additional policies supporting food hub uses should be provided at the NSP stage.
3.4.9 (d)		
To promote community-supported urban agriculture opportunities	(i) The Town Centre Mixed Use area should incorporate a public plaza, which may accommodate a community farmers market.	Strategies pertaining to urban agricultural activities will be developed and implemented as part of and in accordance with <i>fresh</i> —Edmonton's City-wide Food and Agriculture Strategy at the NSP

3.4.10 Environment and Energy Infrastructure

Lands within the Decoteau ASP will be suitable for urban development and their environmental status will be confirmed prior to rezoning. Those lands identified as contaminated must undergo remediation according to Federal, Provincial, and Municipal standards.

Technical Summary

An Environmental Overview report has been completed for Decoteau to confirm that the Plan area will be suitable for development. Environmental site assessments will be completed at the NSP stage.

Objective	ASP Policy	Implementation
3.4.10 (a)		
To ensure that the environmental status of the lands within the plan area are suitable for development.	(i) The likelihood, types, and location of any environmental concerns present on the lands will be determined prior to rezoning.	(i) An Environmental Overview report has been completed in support of the ASP.
		(ii) Phase I Environmental Site Assessments (ESA) shall be required in accordance with City Policy and procedure at time of development
	(ii) Where necessary, contaminated material shall be removed and disposed of in an environmentally sensitive manner, in accordance with Federal, Provincial, and Municipal regulations.	(ii) Site remediation, where necessary, shall be conducted prior to rezoning approval. An ESA report verifying the remediation shall be submitted for approval by the City Administration prior to the rezoning approval of the subject lands.
3.4.10 (b)		
To minimize oil and gas well sites' potential environmental hazards and disruption of future development.	(i) The Decoteau ASP and future NSPs shall be designed to comply with relevant Alberta Energy Regulator regulations, and relevant City of Edmonton policies.	<p>Figure 4 – Site Features identifies the approximate location of operating and abandoned oil and gas well sites within the plan area.</p> <p>For the NSPs containing any of these wells, information on the exact well locations (i.e., surveyed locations) shall be provided as part of the NSP submission. Such information is to be provided in the context of the Land Use Concept, Transportation Network, and Parkland, Recreational Facilities, and School locations. Setback requirements shall be confirmed at time of subdivision approval. Subdivision planning must adhere to all relevant AER regulations, City of Edmonton policies and plans.</p> <p>An assessment of risk and nuisance may be required at the NSP or rezoning stages.</p>
	(ii) The Decoteau ASP, NSPs, as well as rezoning, and subdivision designs shall minimize future disruption to residents during abandoned well servicing or re-abandonment operations.	

Objective	ASP Policy	Implementation
3.4.10 (c)		
Maintain the integrity and safe operation of the existing high-pressure oil and gas pipelines while planning for safety, urban growth, and development.	A Risk Assessment shall be prepared at the NSP stage for the areas adjacent to the existing high-pressure oil and gas pipelines.	The NSPs, Rezoning and Subdivision will be prepared to reflect the findings of the Risk Assessment and all applicable pipeline regulations/policies to mitigate risk.

3.4.11 Historical Resources

Development within Decoteau will have regard for the preservation of historical, archaeological and paleontological resources. Pursuant to Section 31 of the *Historical Resources Act*, development proponents and/or their representatives are required to report the discovery of any archaeological, historic period or paleontological resources, which may be encountered during construction.

Technical Summary

A Statement of Justification for Historical Resources Act has been submitted to Alberta Culture.

Objective	ASP Policy	Implementation
3.4.11 (a)		
To ensure historical, archeological, and paleontological resources are identified and, where applicable, conserved.	(i) Proponents of the Decoteau ASP shall submit a Statement of Justification for <i>Historical Resources Act</i> Requirements and, if necessary, a Historical Resources Impact Assessment (HRIA).	(i) A Statement of Justification has been completed for the plan area and approved by Alberta Culture. The Statement of Justification recommends that an HRIA for archaeology be completed for the area. Where required, Historical Resources Impact Assessments (HRIA) shall be approved at the NSP stage. Those lands which have not received clearance on shall be required to submit and receive approval prior to rezoning.
	(ii) All historical, archaeological, and palaeontological discoveries made during construction shall be reported.	(ii) Section 31 of the <i>Historical Resources Act</i> requires all historical, archaeological, and palaeontological discoveries made during the course of an excavation to be reported to

Objective	ASP Policy	Implementation
		Alberta Culture. Those discoveries that are notable or deemed significant enough, should be incorporated or interpreted within the development scheme/proposal in a manner that ensures its historical significance is appropriately interpreted and/or displayed. Proposals should be submitted to the City's heritage planners in consultation with Alberta Culture.
3.4.11 (b)		
To incorporate heritage resources into the fabric of development.	Opportunities to restore the heritage trails and incorporate them into the shared use path network should be explored.	Alignment of the shared use path network will be explored at the NSP stage.

3.4.12 Transportation

Through consultation with the Stakeholder Advisory Group there was a desire to develop a well-connected, multi-modal transportation network—automobiles, bicycles, pedestrians, and transit—to provide safe and efficient connections across the plan area. This goal is conceptually illustrated in Figure 9 – Transportation Network and Figure 10 – Active Transportation Network, which identify the roadway network and active transportation which together accommodate the movement of transit, bicycles and pedestrians within the neighbourhood and connects to the natural areas and adjacent communities.

Collector roadways, which provide internal/external accesses, are spaced at appropriate intervals to facilitate traffic progression (if traffic signals are required) and to ensure that sufficient distance is available to allow for right and left turn-bay development. The collector roadway network provides efficient and convenient access to residential areas, reinforces a local 'sense of place' among residential sub-areas, and establishes a pedestrian-oriented streetscape through provision of separate sidewalks.

Meridian Street / 1st Street (Range Road 234) is located entirely within Strathcona County's jurisdiction. As development within Decoteau progresses, Strathcona County will be involved in discussions regarding upgrades and improvements.

Figure 10 – Active Transportation Network identifies a conceptual active transportation network to provide pedestrian and bicycle connections across the plan area and will be implemented through the arterial and collector road networks. Detailed alignment of the active transportation network and additional greenways will be determined at the NSP stage.

Technical Summary

A Transportation Impact Assessment (TIA) has been submitted under separate cover for review and approval by Transportation Services.

Objective	ASP Policy	Implementation
3.4.12 (a)		
To design a multi-modal transportation network with a high degree of connectivity while using infrastructure wisely.	(i) The design of roadways should be informed by the City of Edmonton Complete Streets Guidelines.	(i) & (ii) Figure 9 – Transportation Network and Figure 10 – Active Transportation Network illustrate the multiple modes of transportation provided within the ASP. NSPs will provide a network of roadways, shared use paths and walkways.
	(ii) An active multi-modal transportation network shall be provided within each neighbourhood.	
3.4.12 (b)		
To create a pedestrian- and cyclist-friendly environment.	(i) Roadways should safely accommodate pedestrians and cyclists in all seasons. Trails, paths and walkways should supplement, not replace shared use roadway facilities.	(i) NSPs will provide a network of roadways, shared use paths and walkways.
	(ii) NSP transportation concepts shall include a system of greenways/shared-use paths and walkways to facilitate pedestrian movement across the neighbourhoods and parks and open spaces.	(ii) & (iii) Neighbourhood design at the NSP level will have regard for pedestrian movement and connections.
	(iii) The stormwater management facilities shall accommodate shared use paths.	
	(iv) Front drive access for ground-oriented residential units along arterial roadways shall not be permitted.	(iv) & (v) Conformance with this policy will be reviewed at the subdivision stage.
	(v) Front drive access for ground-oriented residential units along collector roadways should be minimized.	

Objective	ASP Policy	Implementation
3.4.12 (c)		
To minimize the impact of arterial and collector roadways on significant ecological corridors.	Roadways passing through key ecological connections shall be designed in accordance with the Wildlife Passage Engineering Design Guidelines to mitigate impacts, or shall explore reduced and alternative roadway cross sections.	<p>Potential wildlife passages will be investigated at the NSP / Phase II ENR level once onsite data is available.</p> <p>Transportation Services, in conjunction with Urban Ecology, will review the design of wildlife passages and roadway cross sections at the concept plan stage for arterials, and at subdivision for other roadways.</p> <p>Design of the roadway network will aim to avoid wetland disturbance as an initial step and mitigate through the use of the Wildlife Passage Engineering Guidelines as an alternative after other options have been explored.</p>
3.4.12 (d)		
To ensure that the cost of arterial roadways is shared throughout the Decoteau catchment area.	Lands within the Decoteau ASP shall be subject to an Arterial Road Assessment (ARA) to cost-share the roadway facilities needed to service the area.	<p>City Administration will prepare an Arterial Road Assessment Bylaw amendment for the Decoteau ASP area.</p> <p>It is proposed that the east portion of the Charlesworth neighbourhood be incorporated into the future bylaw.</p>
3.4.12 (e)		
To encourage innovation in transportation systems design.	(i) New and innovative roadway cross-sections should be explored to improve cost-effectiveness, minimize energy inputs, and ensure that form follows intended function.	Where required, alternate roadway cross sections will be prepared for review and approval by Transportation Services, prior to subdivision approval.

Objective	ASP Policy	Implementation
	(ii) Roadways should provide flexibility to incorporate innovative and progressive design features and adapt to changing community needs.	
3.4.12 (f)		
To plan for transit oriented development around the transit centre.	Development within 400 m of the transit centre shall be developed in accordance with the City's Transit Oriented Development Guidelines.	<p>NSPs shall plan for transit oriented development in areas within 400 m of the transit centre having regard for oil and gas well sites, high-pressure oil and gas pipelines and applicable ERCB and City of Edmonton policies and regulations.</p> <p>Future planning, design and development of LRT and transit infrastructure shall have regard for oil and gas well sites, high-pressure oil and gas pipelines and applicable ERCB and City of Edmonton policies and regulations.</p>
3.4.12 (g)		
To encourage transit and active modes as alternatives to single occupant vehicle travel.	Encourage alternative modes of travel by exploring incentive programs to increase transit ridership, transportation demand management programs, as well as opportunities for premium transit, in addition to ensuring that the appropriate infrastructure is provided within the roadway network to allow for active modes of transportation.	At the NSP stage, Developers shall work with City Administration to develop a transportation strategy including infrastructure and programming needs, timing, cost sharing or funding.
3.4.12 (h)		
To emphasize pedestrian-friendly environments in key locations.	Streets within the Town Centre Mixed Use area shall be designed as pedestrian and transit friendly streets and are encouraged to incorporate elements/techniques such as human-scale design, traffic	Transportation Services, in conjunction with Sustainable Development, shall review proposed roadway designs.

Objective	ASP Policy	Implementation
	calming measures, weather protection, trees and boulevards, wide sidewalks, lighting, pedestrian-oriented furnishings, etc.	
3.4.12 (i)		
To encourage the implementation of best practices for snow removal and storage.	Wherever feasible, incorporate boulevards or other areas capable of accommodating snow storage (such as bioswales) into the design of roadways.	Detailed roadway cross sections may be developed at the subdivision stage where required.

3.4.13 Infrastructure, Servicing, and Staging

The Decoteau ASP will be designed in accordance with City of Edmonton servicing standards. Development staging and extension of infrastructure will be contiguous, efficient, and economical while mitigating potential environmental and ecological impacts. Opportunities for research and innovation should be supported in order to discover efficient, low cost or low environmental impact servicing options.

Stormwater Management Network

The proposed stormwater management concept has been developed to retain the natural ecology of the existing wetlands and to apply best management practices (BMPs) in the post development conditions. Existing natural wetlands will be able to store storm runoff and will be maintained within their natural hydrological variations during post development conditions. A susceptibility analysis was used to inform strategies to maintain the wetlands adapted from the State of Minnesota Storm Water Advisory Group.

There are many different wetland community types, as determined by their hydrology, vegetation and soils. The wetlands have been divided into four susceptibility categories: Highly, Moderately, Slightly, and Least to provide protection strategies to maintain the existing integrity of the wetlands. Each wetland susceptibility category has different requirements for the water fluctuation and duration of water fluctuation within the wetland.

These protection requirements were utilized when determining how much storage was allocated for each wetland in the stormwater system layout of the study area. The purpose of this was to maintain the ecological integrity of the basin while maximizing its functions for floodwater storage. Figure 6 – Land Use Concept identifies the existing wetlands that will be retained and which may receive stormwater to maintain pre-development hydrology (see Ellerslie Southeast AMP and Phase II ENR for more information).

The stormwater management facilities may be designed as constructed wetlands to enhance water treatment prior to release to the outfall or discharge to existing wetlands. Low Impact Development principles related to stormwater management will be implemented wherever feasible to increase infiltration of stormwater, improve cleansing, and help manage runoff rates. Additional details about the design of the stormwater facilities, the interface with existing

wetlands, and proposed Low Impact Development strategies will be further expanded at the NSP stage with the preparation of NDRs and Phase II ENRs.

Sanitary Servicing

The proposed ASP will be serviced using a conventional sanitary gravity sewer in accordance with the approved overall sanitary concept of the Ellerslie Southeast Area Master Plan (Stantec 2000). The proposed ASP area has been divided into north and south sanitary basins according to the natural division through the plan area. The sanitary servicing concept and the natural drainage divide are illustrated in Figure 11 – Sanitary Servicing.

The north sanitary basin will be serviced through the proposed sanitary trunk alignment along the south boundary of the Anthony Henday Drive. The existing sanitary trunk is available at the intersection of 66 Street SW and Anthony Henday Corridor. Therefore, the proposed trunk along the Anthony Henday Drive needs to be constructed to the west, up to the existing sanitary trunk at 66 Street SW.

The south sanitary basin will be serviced through the proposed sanitary trunks along 41 Avenue SW. Servicing of the south basin will require the extension of South Edmonton Sanitary Sewer (SESS) trunk from the intersection of 30 Avenue SW/88 Street SW south along 88 Street SW and then east along 41 Avenue SW up to the 50 Street SW right at southwest corner of the proposed ASP. The sanitary servicing network concept is identified on Figure 11 – Sanitary Servicing.

Water Servicing

The Decoteau ASP will be serviced by a quaternary pressure zone. Initially the quaternary pressure zone will be serviced by the proposed Walker booster station. Under ultimate development condition, the ASP will be serviced by both the proposed Walker booster station and a proposed reservoir east of 34 Street north of Ellerslie Road. Both the reservoir and booster stations will be fed from the tertiary pressure zone, i.e. area west of 50 Street. Prior to any development being completed in the Quaternary Pressure Zone the construction and commissioning of the Walker Booster Station must be completed.

In order to establish operating pressures for the proposed reservoir and booster station, hydraulic network analyses using various operating pressures were completed. Findings of these analyses were provided to EPCOR for their review. Upon review of these initial findings, EPCOR has selected an operating HGL of 775 m for both the proposed reservoir and the booster station. The operating pressure results in some deficient service area (ground elevations greater than 746 m) that will need to be addressed in subsequent planning and design studies.

A 600mm water transmission main will be extended from the Walker Booster Station north on 50 Street to Ellerslie Road, then east on Ellerslie Road to the future Reservoir location east of 34 Street. This main will temporarily service the Quaternary Zone pressures until the future Reservoir east of 34 Street is constructed.

Technical Summary

An Area Master Plan (AMP) and Hydraulic Network Analysis (HNA) have been prepared in support of the ASP.

Objective	ASP Policy	Implementation
3.4.13 (a)		
To ensure that Decoteau is serviced to a full urban standard.	(i) Sanitary and stormwater servicing will be provided in accordance with the approved AMP.	(i) NDRs will be completed in support of future NSP(s). Utility Rights of Way should be acquired early in the process to ensure infrastructure can be developed when required.
	(ii) Water servicing to Decoteau will be provided in accordance with an approved HNA.	(ii) Approval of engineering drawings and servicing agreements will be required prior to installation of water servicing.
	(iii) Shallow utilities will be extended into the plan area as required.	(iii) Installation of shallow utilities will be executed through servicing agreements.
	(iv) Accommodate the development of a water reservoir in Decoteau to achieve appropriate water pressure within the quaternary pressure zone.	(iv) The location of the future reservoir is identified as "Utility" on Figure 2 – Land Ownership. The timeline for construction of the reservoir will be determined through consultation with EPCOR.
3.4.13 (b)		
To explore opportunities for innovative and alternative servicing strategies where possible.	Future NSPs should explore opportunities for innovative and alternative servicing strategies.	Opportunities for innovative and alternative servicing options will be explored at the NSP stage. The City of Edmonton will consider supporting projects which meet all identified requirements.

Objective	ASP Policy	Implementation
3.4.13 (c)		
To encourage low impact development principles for stormwater management.	Where feasible, bioswales and naturalized SWMFs shall be used to promote stormwater infiltration, filtering, storage and evaporation in addition to detention.	The location of any bioswales or low impact development strategies will be determined at the NSP stage and supported with the preparation of the NDR.

3.5 Implementation

It is anticipated that the development in Decoteau will begin within the next three years and will develop over a period of approximately thirty years. Within this time period, it is important to provide guidance that will ensure that development occurs in a way that maximizes efficiency while minimizing disturbance to surrounding communities.

3.5.1 General Staging

Decoteau will be developed in five neighbourhoods as shown on Figure 5 – Neighbourhood Units. Development is expected to commence in the north portion, northwest portion, and the southwest portion of the plan area, and extend to the south and east. The numbering of neighbourhoods as shown in Figure 5 – Neighbourhood Units may not reflect the actual sequence of NSP submissions or development. Plan proponents may seek authorization from Council to prepare an NSP at their discretion.

As further studies are completed to service the area, the order of neighbourhood development may change. Further details regarding the ultimate staging of each of the neighbourhoods will be provided at the neighbourhood structure plan stage through detailed review and modification of the preliminary conceptual plan design in consideration of contemporary market demand. Staging of development will also consider the special requirements of retained natural areas.

The extension of services and the upgrade of roadways in the existing Country Residential area, should it be desired will occur at the expense of the existing residents (i.e. through a local improvement process levy).

3.5.2 Staging Infrastructure and Servicing

Each development phase will include stormwater management facilities in addition to necessary off-site water and sewer mains appropriately located within and adjacent to Decoteau.

Extending existing utilities from the north or west will provide shallow utility servicing including electric, telephone, cable television, and gas.

3.5.3 Rezoning and Subdivision

Existing zoning within Decoteau includes, but is not limited to, lands zoned Agricultural (AG) and existing residential subdivisions zoned Rural Residential (RR). Rezoning and subdivision of lands are to conform to the land uses designated in the ASP and subsequent NSPs.

3.6 Statutory Plan and Policy Context

In 2008, the City's Strategic Plan, *The Way Ahead*, was approved by Council providing a vision for Edmonton in 2040 and establishing strategic goals to provide a clear focus for the future. The ASP advances the vision of *The Way Ahead* through the directional plans; *The Way We Grow*, *The Way We Move*, *The Way We Live* and *The Way We Green* as well as the four principles which guide the development and implementation of *The Way Ahead*.

This section outlines the various plans and policies which are applicable to the Area Structure Plan including the City of Edmonton's Municipal Development Plan (*The Way We Grow*), People Plan (*The Way We Live*), Environmental Plan (*The Way We Green*), and the Transportation Master Plan (*The Way We Move*). Future NSPs for Decoteau will comply with this Area Structure Plan and all higher level policy documents. Applicants seeking amendments to the bylaw or applying for rezoning, subdivisions, or development permits are required to consult the actual documents for specific guidance on detailed requirements as they apply to particular properties.

3.6.1 Capital Region Growth Plan: Growing Forward

The primary purpose of the Capital Region Growth Plan is to manage sustainable growth in a manner that protects the region's environment and resources, minimizes the regional development footprint, strengthens communities, increases transportation choices and supports economic development. The Capital Region Growth Plan, *Growing Forward*, was approved by the Government of Alberta on March 11, 2010.

Capital Region Land Use Plan		Decoteau ASP
I. Protect the Environment and Resources		
A. Preserve and Protect the Environment		
Policy (i) – Any development which may cause detrimental effects such as erosion or pollution to lakes, rivers, water bodies and shorelines shall be prohibited unless appropriate mitigation measures are implemented.	The land use concept for the ASP identifies numerous wetlands across the plan area that will be conserved as Environmental Reserve. Policies in the ASP ensure that stormwater directed to wetlands will be clean and free of pollutants.	
Policy (ii) – Any development which fragments contiguous natural features, functions and habitat, such as water systems, moraines, forests, wetlands and	The ASP land use concept identifies a number of natural areas designated as either Environmental Reserve or Municipal Reserve.	

Capital Region Land Use Plan	Decoteau ASP
wildlife habitat and corridors shall be discouraged.	Roadways that interrupt significant wildlife corridors will be reviewed and opportunities for reduced/alternative cross sections will be explored in consultation with the City of Edmonton Transportation Services Department.
Policy (v) – Support innovative design, construction and operational technologies and strategies which reduce emissions.	The ASP provides opportunities for the application of renewable energy sources, green building technology, low impact development, and innovative servicing strategies. These strategies will be discussed and reviewed with City Administration at the appropriate stage.
Policy (vi) – Manage land use distribution patterns to reduce reliance on automobiles.	<p>The ASP promotes a complete and walkable community by encouraging neighbourhood commercial services integrated with residential development and by locating higher density residential uses in proximity to transit centres and bus routes.</p> <p>The Town Centre Mixed Use area will be developed to maximize the benefit of the Walker transit centre.</p>
II. Minimize Regional Footprint	
A. Identify, Protect and Prioritize Lands for Regional Infrastructure	
Policy (i) – Ensure that lands identified for regional infrastructure such as energy transmission, highways, municipal infrastructure, transit and related facilities are protected from incompatible development.	The ASP requires compatible development in the vicinity of the Anthony Henday Drive transportation corridor, or an appropriate buffer area between incompatible uses.
Policy (v) – Encourage and support sustainable development within the region.	The ASP promotes sustainable and compact development. The future NSPs will continue to support sustainable and compact development based on intermunicipal cooperation.
B. Concentrate New Growth Within Priority Growth Areas	
Policy (i) – Most new growth shall occur within priority growth areas.	Decoteau is located in the Capital Region Board’s Priority Growth Areas “C _E ” and “B”. These areas require a minimum net residential density target of 30 units per net residential hectare. The ASP exceeds this density target.
Policy (v) – Priority growth areas shall incorporate intensive forms of development that significantly exceed existing development patterns.	The ASP promotes the development of a variety of higher-density residential forms and exceeds the Capital Region Board’s target density for the area.

Capital Region Land Use Plan		Decoteau ASP
Policy (ix) – Development on or near municipal boundaries shall be compatible and consistent with the policies of the Plan and shall not impede the sustainable delivery of infrastructure.	The ASP provides appropriate transitions to adjacent municipalities’ land uses.	
D. Support Expansion of Medium and Higher Density Residential Housing Forms		
Policy (i) – New residential development shall provide a greater proportion of higher density residential units.	The ASP supports the development of new and alternative residential forms and promotes the integration of higher-density residential development.	
Policy (ii) – Support innovative housing designs and / or built forms within new and existing residential neighbourhoods.		
Policy (iii) – Greenfield developments shall make provision for a mixture of uses including a diversity of housing forms, community services, local retail and employment opportunities.	The ASP supports the development of pedestrian-friendly neighbourhoods with a variety of essential services.	
Policy (iv) – Transit accessibility must be included in the design of all new developments.	The land use concept includes a transit centre integrated in the town centre area. Pedestrian connections will be provided to ensure accessibility to the transit centre. More detailed planning for transit accessibility will be addressed at the NSP level, to ensure new developments are accessible to public transportation. Development will adhere to relevant City Policy and Guidelines pertaining to transit accessibility.	
III. Strengthen Communities		
A. Create Inclusive Communities		
Policy (i) – Encourage and support the establishment of social infrastructure throughout the region.	The ASP promotes the development of civic, recreational, and public service facilities within the area.	
Policy (ii) – Support initiatives to improve the livability of communities.	The ASP conserves key natural areas in the plan area and promotes the integration of these features with the neighbourhood fabric.	
Policy (iii) – Integrate uses with adjacent developments to improve connectivity and accessibility to local parks, open space, commercial, and community services.	The transportation concept aligns with the access points to Anthony Henday Drive as well as the Charlesworth, Walker, and Mattson neighbourhoods. The ecological network connects with the key natural areas in the Mattson neighbourhood which, in turn, provide connections to Cawes	

Capital Region Land Use Plan	Decoteau ASP
	Lake in the southwest portion of the plan area. The Town Centre Mixed Use area is located adjacent to the Walker transit centre. The NSP will provide additional details to guide the integration of the Walker transit centre and Town Centre Mixed Use area.
Policy (iv) – Encourage co-location and/or shared use of compatible public service infrastructure, such as education facilities, parks and civic uses.	The ASP supports the co-location of public and separate education facilities; civic and education facilities; and, employment and residential land uses.
B. Support Healthy Communities	
Policy (i) - Support the implementation of present and future initiatives to create and enhance parks, trails and natural areas for public use.	The ASP supports the development of a hierarchy of parks, open spaces, and natural areas across the plan area.
Policy (ii) – Improve accessibility to community services by providing sidewalks and bicycle trails to encourage walking and cycling and locate these services within proximity to transit, where possible.	The active transportation network will provide opportunities for multi-modal personal transportation. The active transportation network will connect focal point and natural areas across the plan area and into adjacent communities.
Policy (iv) - Encourage and support innovative and green design solutions for neighbourhoods and buildings.	The ASP promotes low impact development practices and green development principles.
C. Support Public Transit	
Policy (i) – Provide a mix of higher intensity land uses along transit corridors, at nodes, and employment centres.	The ASP encourages medium and high density residential development in close proximity to the transit centre, town centre, and along bus routes.
Policy (iii) – New developments shall be designed for connectivity and accessibility to transit facilities.	
D. Support Innovative and Affordable Housing Options	
Policy (i) - Municipalities shall provide for a diversity of housing needs for the entire population of the region.	The ASP promotes the development of a variety of housing types where appropriate.
Policy (ii) – All residential developments shall provide a greater variety of housing types.	The ASP encourages a range of housing types, including single- and semi-detached, street-oriented row housing, and low-rise medium density housing.
Policy (iii) - Encourage intensification opportunities within existing residential neighbourhoods.	The ASP provides policies for the future servicing and redevelopment of the existing Country Residential.

Capital Region Land Use Plan		Decoteau ASP
IV. Increase Transportation Choice		
A. Integrate Transportation Systems with Land Use		
Policy (ii) – Ensure the integration of public transportation infrastructure and land use development	The Town Centre Mixed Use area is located adjacent to the Walker transit centre to maximize the benefits of the transit facility.	
Policy (iii) – Design transportation infrastructure to support multiple modes of transport.	The ASP promotes the development of an active transportation network to support multi-modal transportation across the plan area.	
Policy (iv) – Support development of inclusive communities to reduce the need for travel.	The land use concept identifies several commercial uses and promotes pedestrian access to these uses.	
B. Support the Expansion of Transit Service in Various Forms		
Policy (i) – Expand and extend the level, quality and range of public transportation options available to serve the Region.	The ASP encourages multiple modes of transportation. Detailed design of the transportation network at the NSP level will accommodate multiple modes of transportation, including personal vehicle, bicycle, and public transportation.	
Policy (iv) – Support multi-modal transportation options by providing multi-use streets sufficient to accommodate bicyclists, motorists and pedestrians.		
Capital Region Growth Plan Addendum		Decoteau ASP
II. Land Use		
2.3 Land Use Policies Density Targets – Priority Growth Area “C _w ”: 30 – 40 dwelling units per net residential hectare	The ASP proposes a residential density that exceeds the minimum growth target mandated by the Capital Region Board.	

3.6.3 Municipal Development Plan: The Way We Grow

The Municipal Development Plan (MDP), *The Way We Grow*, approved in May 2010, is the City's strategic growth and development plan. Through its MDP, the City of Edmonton will shape the city's urban form and direct the development and implementation of more detailed plans. The plan is closely integrated with the Transportation Master Plan (TMP), *The Way We Move*, to achieve more coordinated decision making. The plan also includes a regional component which addresses the coordination of future land use, growth patterns and transportation systems with Edmonton's neighbouring municipalities.

Municipal Development Plan: The Way We Grow	Decoteau ASP
<p>3.1.1.8 – Proponents for a new Neighbourhood Structure Plan will seek Council's authority to prepare the plan. The information supplied by the applicant and administration will allow Council to provide direction and permission in accordance with Council's Vision.</p>	<p>When requesting Council's authorization to prepare a NSP, proponents and Administration shall provide the required information to inform Council's decision.</p>
<p>3.2.1.1 – Ensure a combination of single family and multi-family housing development potential is available for the next 30 years.</p>	<p>The land use concept provides a range of residential uses which are expected to build out over the course of the next 30 years.</p>
<p>3.2.1.3 – Achieve a balance between residential, industrial, commercial, institutional, natural and recreational land uses in the city through land development policies and decisions.</p>	<p>The Decoteau land use concept includes a mix of residential, commercial, institutional, business employment, and recreational uses, and, where feasible, integrates these uses with one another to promote a complete, walkable community.</p>
<p>3.2.1.7 – Preparation of Area Structure Plans is authorized for the Northeast, Southeast and Southwest Urban Growth Areas, and shall only be approved following Council acceptance of, and adherence with the:</p> <ul style="list-style-type: none"> • Growth Coordination Strategy; • Integrated Infrastructure Management Plan; and • Citywide Food and Agriculture Strategy. 	<p>The ASP complies with the policies of the Growth Coordination Strategy, Integrated Infrastructure Management Plan; and the City-Wide Food and Agriculture Strategy.</p>
<p>3.2.1.8 – Area Structure Plans for the Northeast, Southeast and Southwest Urban Growth Areas shall include the following:</p> <ul style="list-style-type: none"> • An area vision created with area landowners and other city stakeholder 	<p>The vision and principles for Decoteau were developed with the Stakeholder Advisory Group, which consisted of city administration, area landowners and other city stakeholder groups.</p> <p>The Stakeholder Advisory Group reviewed the land use concept and provided their input at</p>

Municipal Development Plan: The Way We Grow	Decoteau ASP
<p>groups;</p> <ul style="list-style-type: none"> • A urban agricultural section in support of the City-Wide Food and Agricultural Strategy; and <p>Innovative approaches to food systems, ecological networks, green infrastructure provision, demand reduction strategies and eco-design for future residential, commercial, industrial, business agriculture and natural uses.</p>	<p>several stages throughout the plan preparation.</p> <p>Policies directing urban agriculture and innovative servicing have been included in the Area Structure Plan.</p>
<p>3.2.1.11 – Neighbourhood Structure Plans within the Northeast, Southeast or Southwest Urban Growth Areas shall require Council authorization and comply with the Growth Coordination Strategy, the Integrated Infrastructure Management Plan, and the City-Wide Food and Agriculture Strategy.</p>	<p>Council authorization will be requested at the time of NSP preparation. All NSPs will also be in compliance with the Growth Coordination Strategy, the Integrated Infrastructure Management Plan, and the City-Wide Food and Agriculture Strategy.</p>
<p>3.2.2.3 – Ensure City departments and agencies collaborate to identify all municipal land needs within an Area Structure Plan, Neighbourhood Structure Plan or Area Redevelopment Plan boundary prior to plan approval.</p>	<p>All City of Edmonton departments have been consulted through the circulation of the Area Structure Plan for Decoteau. All future NSPs will also require consultation prior to Council approval.</p>
<p>3.2.2.4 – Ensure all City departments identify facility development and service delivery needs prior to the approval of new plans and work collaboratively to prepare a comprehensive facility concept that will assist with budget planning.</p>	<p>All City of Edmonton departments have been consulted through the circulation of the Area Structure Plan for Decoteau.</p>
<p>3.6.1.6 – Support contiguous development and infrastructure in order to accommodate growth in an orderly and economical fashion.</p>	<p>The pattern of development for Decoteau will follow an orderly and economical pattern.</p>
<p>4.3.1.1 – The City of Edmonton will take municipal reserve, school reserve or municipal and school reserve, or cash-in-lieu in accordance with the Municipal Government Act and will use the land or money for purposes as defined by the Municipal Government Act.</p>	<p>The land use concept outlines the area allocated for Municipal Reserve in the plan area.</p>
<p>4.3.1.5 – Time the development of parks as closely as possible with the</p>	<p>The design and development of parks and open spaces in Decoteau will be explored at the NSP</p>

Municipal Development Plan: The Way We Grow	Decoteau ASP
development they are intended to serve.	level and, subject to City capital budget, developed to coincide with residential development in each neighbourhood.
4.4.1.1 – Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods.	The ASP encourages a variety of residential typologies to ensure there is a range of sizes and price points to support a variety of family sizes and types.
4.5.1.1 – Work proactively and in partnership with others to meet a wide range of affordable housing needs in all areas of the city with a focus on LRT stations and transit centres.	The ASP encourages higher-density residential uses in the area surrounding the transit centre.
4.5.1.2 – Encourage new development and infill redevelopment to incorporate affordable housing that is visually indistinguishable from market housing.	The ASP encourages a variety of residential typologies to ensure there is affordable and high quality housing options.
4.6.1.3 – Ensure active transportation opportunities are included in plans and redevelopment proposals.	The active transportation network will provide opportunities for walking, cycling, in-line skating, and, where possible, cross-country skiing and snowshoeing. The active transportation network will connect focal point and natural areas across the plan area and into adjacent communities.
5.5.1.2 – Incorporate sustainable neighbourhood design principles, low impact development and ecological design approaches when planning and building new neighbourhoods.	The land use concept identifies numerous natural areas protected as either Environmental Reserve or Municipal Reserve. Detailed design at the NSP and subdivision level will incorporate Low Impact Design strategies and other sustainable development principles.
5.6.1.4 – Design density, land uses and buildings to benefit from local transit service by minimizing walking distances to transit service and by providing safe and comfortable pedestrian streetscapes and high-quality transit amenities.	The ASP encourages higher-density residential and office commercial uses within 400 m of the transit centre.
5.7.1.1 – Design streets, sidewalks and boulevards to provide safe, accessible, attractive, interesting and comfortable spaces for pedestrians, cyclists, automobiles and transit and to accommodate utilities, landscaping and access requirements for emergency response services.	The ASP encourages high-quality design of parks and open spaces, streets, and other public areas.
6.1.1.3 – Include retail space as a key component of planned mixed-use centres	The ASP encourages higher-density residential and office commercial uses within 400 m of the

Municipal Development Plan: The Way We Grow	Decoteau ASP
that focus on LRT stations and transit centres.	transit centre.
7.1.1.5 – Acquire critical natural linkages and buffer zones to ensure natural areas of ecological value remain sustainable within the urban context.	The land use concept incorporates the recommendations of the ENR and maintains significant ecological corridors across the plan area and into adjacent communities.
7.1.1.7 – Public projects, new neighbourhoods and developments will protect and integrate ecological networks, as identified in the Natural Connections Strategic Plan, by adopting an ecological network approach to land use planning and design.	The land use concept conserves numerous natural areas as Environmental Reserve and Municipal Reserve. The ASP acknowledges that lands and features which meet the definition and intent of environmental reserve as per the MGA may be taken by the City.
7.1.1.10 – Utilize the full legislative entitlements of environmental reserve, in accordance with the <i>Municipal Government Act</i> , during the land development process.	
7.1.1.12 – Lands and features that meet the definition of environmental reserve, but are not claimed by the Province, should be taken by the City as environmental reserve and protected.	
7.1.2.1 – Work in cooperation with developers, land owners and conservation organizations to encourage the reintegration of native and / or semi-native vegetation into Edmonton's ecological network.	The ASP encourages habitat connectivity, buffers, restoration, ecological impacts, mitigation measures and ecological design to be examined.
7.1.2.2 – Restore degraded natural areas and ensure ongoing protection of areas that have undergone restoration, where feasible.	
7.2.1.1 – Cooperate with the Government of Alberta to actively support and complement its Wetland Policy through the following actions: <ul style="list-style-type: none"> • In partnership with the Province, the Capital Region Board and adjacent municipalities, develop a comprehensive plan for wetland conservation and the integration of 	The ASP supports the conservation and integration of wetlands into the development fabric. The land use concept conserves wetlands as environmental reserve and provides buffers in accordance with the <i>Municipal Government Act</i> . Alternative mechanisms of retention are also encouraged.

Municipal Development Plan: The Way We Grow	Decoteau ASP
<p>wetlands into the urban environment.</p> <ul style="list-style-type: none"> • Where appropriate, acquire wetlands, riparian areas and buffers according to the Municipal Government Act definition of environmental reserve. • Where privately held wetlands cannot be protected through other means, encourage their dedication through conservation easements. • Work with land owners to see that compensation required by the Province, as a result of the alteration or destruction of wetlands, is carried out within city boundaries. 	
<p>7.4.1 – Utilize parks and open spaces to complement and enhance biodiversity, linkages, habitat and the overall health of Edmonton’s ecological network.</p>	<p>The land use concept utilizes parks and stormwater management facilities to provide connections between natural areas to ensure an ecological network is established across the plan area. Greenways and pocket parks will be identified at the NSP stage and will provide additional connections.</p>
<p>7.4.1.1 – Link parks and open spaces with natural systems through development and design to strengthen the connectivity of Edmonton’s ecological network, where feasible.</p>	
<p>7.5.1.1 – Require new development to demonstrate that it has incorporated ecological design best-practices into the design of neighbourhoods and buildings to reduce stormwater run-off.</p>	<p>The ASP encourages Low Impact Development strategies for the stormwater management.</p>
<p>7.5.3.3 – Integrate indigenous vegetation, specifically low-maintenance drought tolerant species, and where feasible include edible plant species into City and private landscaping.</p>	<p>The ASP encourages the use of native, naturalized and edible plant species in both private and public spaces.</p>
<p>8.1.7.3 – Upon provincial approval of the Capital Region Plan Addendum, Edmonton’s new Area Structure and Neighbourhood Structure Plans in the Capital Region Plan’s priority growth area B, F, Cw or Ce will be required to meet or exceed the Capital Region’s minimum</p>	<p>Decoteau is located in the Capital Region Board’s Priority Growth areas “C_E” and “B,” establishing a minimum net residential density target of 30 units per net residential hectare. The land use concept exceeds this minimum residential density target.</p>

Municipal Development Plan: The Way We Grow	Decoteau ASP
density targets.	
9.2.1.1 – Apply City of Edmonton Policy C515 Oil and Gas Facilities regarding setbacks, risk management and urban development.	City Policy C515 is acknowledged in the Area Structure Plan. NSPs and subdivision plans will confirm setback requirements.
9.3.1.4 – In consultation with the Energy and Resources Conservation Board (ERCB), ensure development setbacks from oil and gas pipelines are achieved through the subdivision approval process.	Urban development in the vicinity of oil and gas pipelines will be planned in accordance with relevant City of Edmonton policies and procedures. Government agencies and industry operators were consulted in the development of this plan.

3.6.4 Transportation Master Plan: The Way We Move

The Transportation Master Plan (TMP), *The Way We Move*, is the framework that responds to the City of Edmonton's future transportation needs. The TMP directs policies and gives guidance for funding projects and programs that work towards an integrated transportation network. The TMP strives to ensure transit sustainability and increase transit ridership, improve travel options to reduce barriers between different modes of transportation, increase traffic safety and manage traffic congestion to facilitate travel through and around the city.

TMP Strategic Goal	ASP Compliance with Strategic Goal
<p><i>Transportation and Land Use Integration</i></p> <p>The transportation system and land use/urban design complement and support each other so that the use of transit and transportation infrastructure is optimized and supports best practices for land use.</p>	<p>The Decoteau ASP incorporates a variety of land uses within walking distance of transit services. The land use concept identifies a Town Centre Mixed Use area with higher-density residential and office employment uses within 400 m of the Walker transit centre.</p>
<p><i>Access and Mobility</i></p> <p>The transportation system is interconnected and integrated to allow people and goods to move efficiently throughout the city and to provide reasonable access with a variety of modes for people across demographic, geographic, socio-economic and mobility spectrums.</p>	<p>The transportation network supports the efficient flow of motorized traffic through the area and into adjacent communities. The active transportation network through the plan area supports multiple modes of alternative personal transportation, such as walking and cycling.</p>
<p><i>Transportation Mode Shift</i></p> <p>Public transportation and active transportation are the preferred choice for more people making it possible for the</p>	<p>The ASP supports the expansion of transit services into the area as well as the development of a transit centre adjacent to</p>

TMP Strategic Goal	ASP Compliance with Strategic Goal
transportation system to move more people more efficiently in fewer vehicles.	the Town Centre Mixed Use area in the northwest portion of the plan area. The active transportation network will provide connections across the plan area and between adjacent communities.
<p><i>Sustainability</i></p> <p>Transportation decisions reflect an integrated approach to environmental, financial and social impacts thereby creating sustainable, liveable communities that minimize the need for new infrastructure and increase residents' quality of life.</p>	The ASP supports increased residential densities and a walkable urban form. The land use concept identifies commercial uses across the plan area as well as a Town Centre Mixed Use area to support local employment opportunities in proximity to transit services.
<p><i>Health and Safety</i></p> <p>The transportation system supports healthy, active lifestyles, and addresses user safety and security including access for emergency response services, contributing to Edmonton's liveability.</p>	The ASP supports the development of shared use paths around natural areas to promote access throughout Decoteau.

3.6.5 Edmonton's People Plan: The Way We Live

Edmonton's People Plan, *The Way We Live*, will provide residents, community stakeholders and the City with a blue print for the coordination and delivery of people services in order to advance and support the 10-year goal of improving Edmonton's Livability. Edmonton is one of Canada's most livable cities because it is welcoming to all, safe and clean, fosters its heritage and supports its arts and multicultural communities, encourages active lifestyles through recreation opportunities and engages its citizens in the city vision and direction. The Decoteau ASP recognizes the six goals of *The Way We Live*:

Goal	Decoteau ASP
Edmonton is a Vibrant, Connected, Engaged and Welcoming Community	Decoteau promotes the development of neighbourhood focal points and gathering spaces to connect people and build vibrant, friendly communities.
Edmonton Celebrates Life	Decoteau promotes healthy lifestyles and a high quality of life. Decoteau includes conserved natural areas connected to parks and open space by a network of shared use paths.
Edmonton is a Caring, Inclusive, Affordable Community	Decoteau supports the development of a range of housing typologies to ensure there are housing options available for a variety of people, family types, and income groups.
Edmonton is a Safe City	Decoteau provides direction for the design and development

	of safe parks and open spaces according to CPTED principles.
Edmonton is an Attractive City	Decoteau conserves a variety of natural areas and provides guidance for respecting the unique natural topography. The natural areas and unique topography are connected by a shared use path network and additional open space.
Edmonton is a Sustainable City	Decoteau supports the implementation of low impact development practices to responsibly and effectively manage stormwater and ensure the long-term sustainability of natural areas. Decoteau supports green building and sustainable development practices.

3.6.6 Edmonton's Environmental Plan: The Way We Green

The Decoteau ASP recognizes the 12 goals of *The Way We Green*:

Goal	Decoteau ASP
Healthy Ecosystems – Land	The ASP supports the preservation of natural areas and the unique natural topography, and connects these areas with a network of shared use paths to encourage residents to explore these natural assets.
Healthy Ecosystems – Water	The ASP conserves high-class natural wetlands as Environmental Reserve, promotes the development of constructed wetland stormwater management facilities, and supports the implementation of low impact development strategies to effectively and sustainably manage water resources.
Healthy Ecosystems – Air	The ASP promotes public and active transportation to provide alternatives to personal automobile use.
Energy and Climate Change	The ASP encourages incorporating green building technology and renewable energy generation in the future.
Food	The ASP supports the development of community gardens in park sites and utility corridors to promote local food production.
Solid Waste	The ASP will continue promoting and adhering to the City of Edmonton Waste Management policies and regulations in reducing the amount of waste generated in the City.
Foundation for Success	The ASP seeks to develop as an example of sustainable development in the Capital Region and a showcase for the integration of natural and constructed wetlands into the urban fabric in Edmonton.

Appendix A – Area Structure Plan Figures

Bylaw 19537, approved February 23, 2021



Figure 2 - Land Ownership

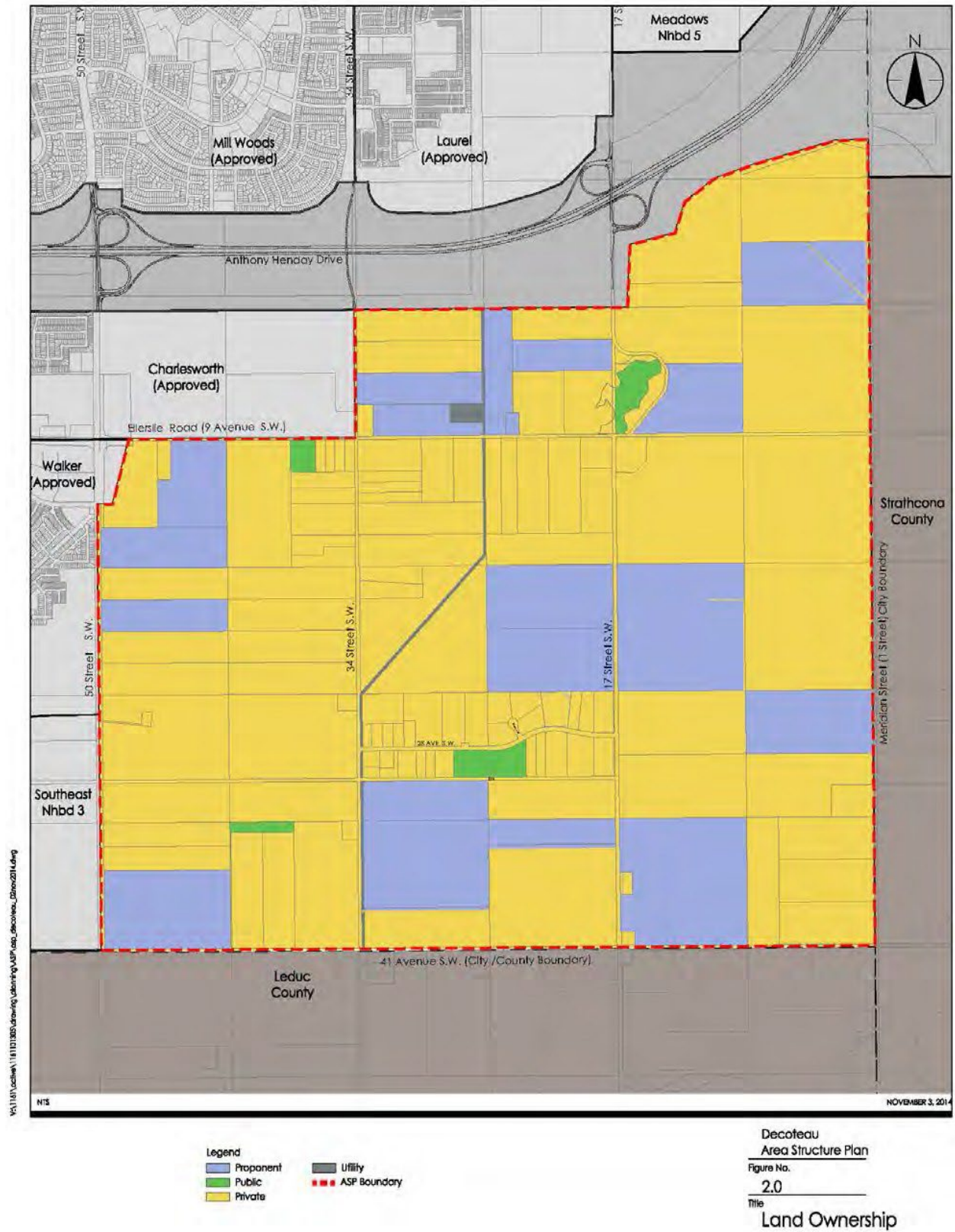


Figure 3 – Site Contours

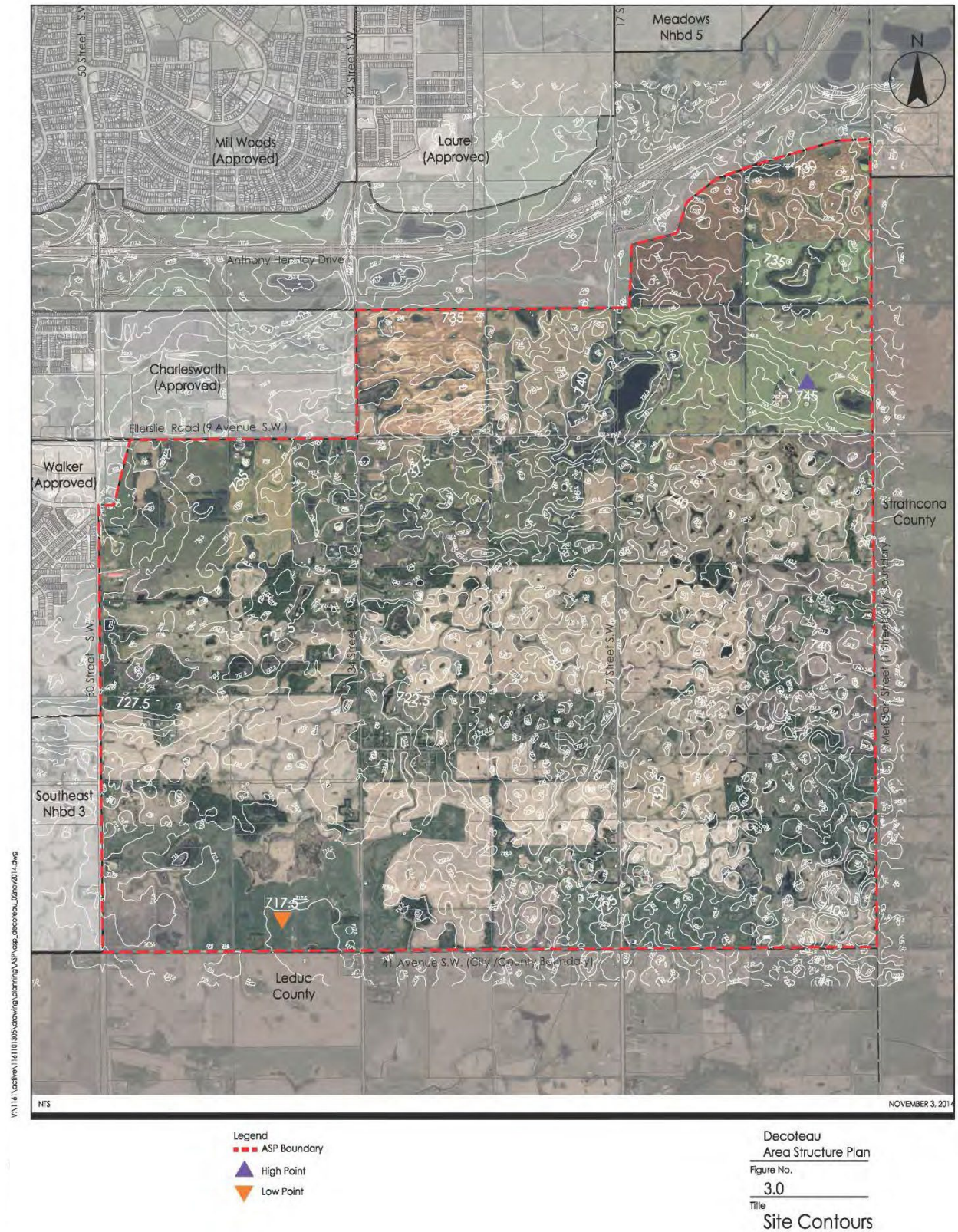


Figure 4 – Site Features

Bylaw 19537, approved February 23, 2021

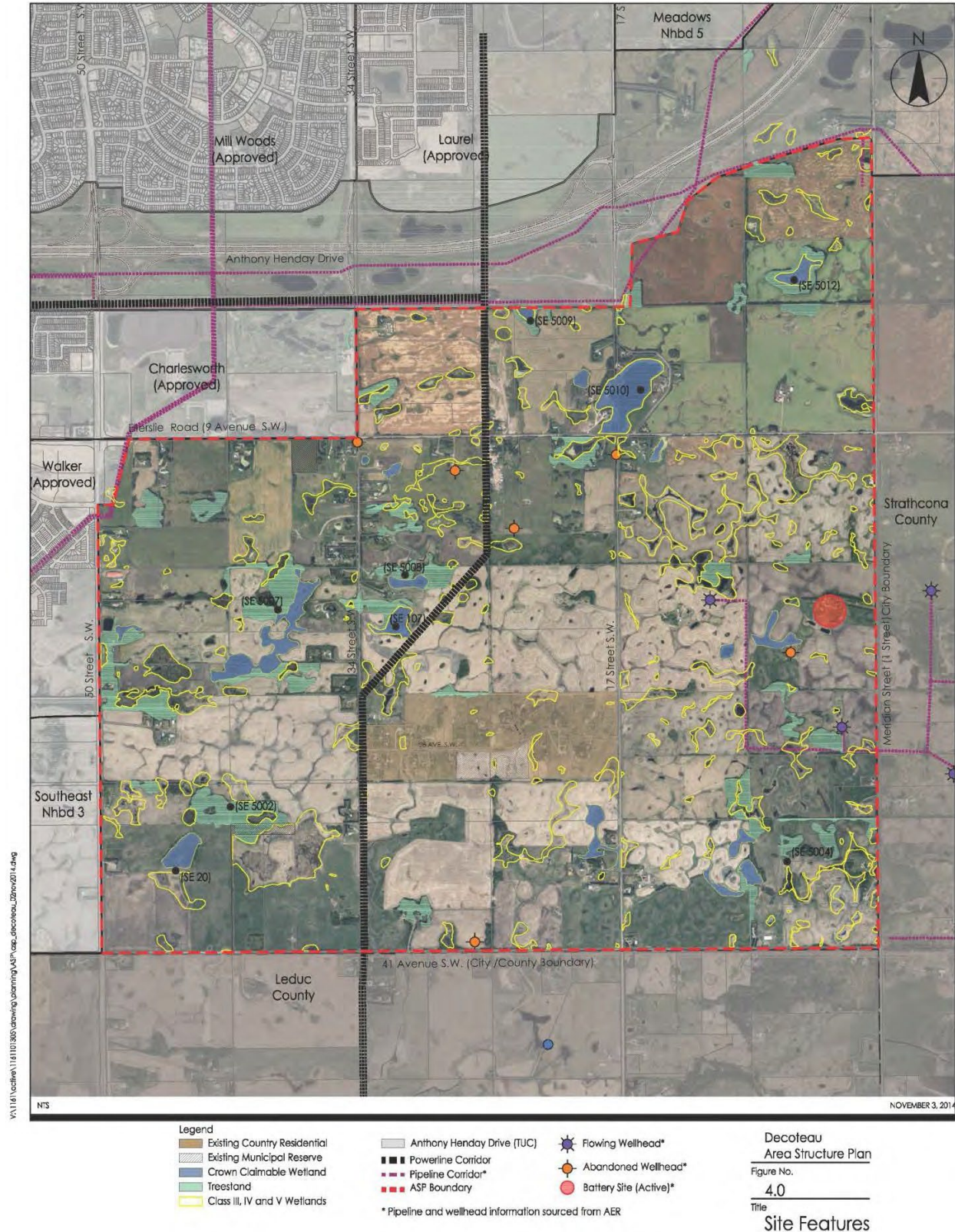
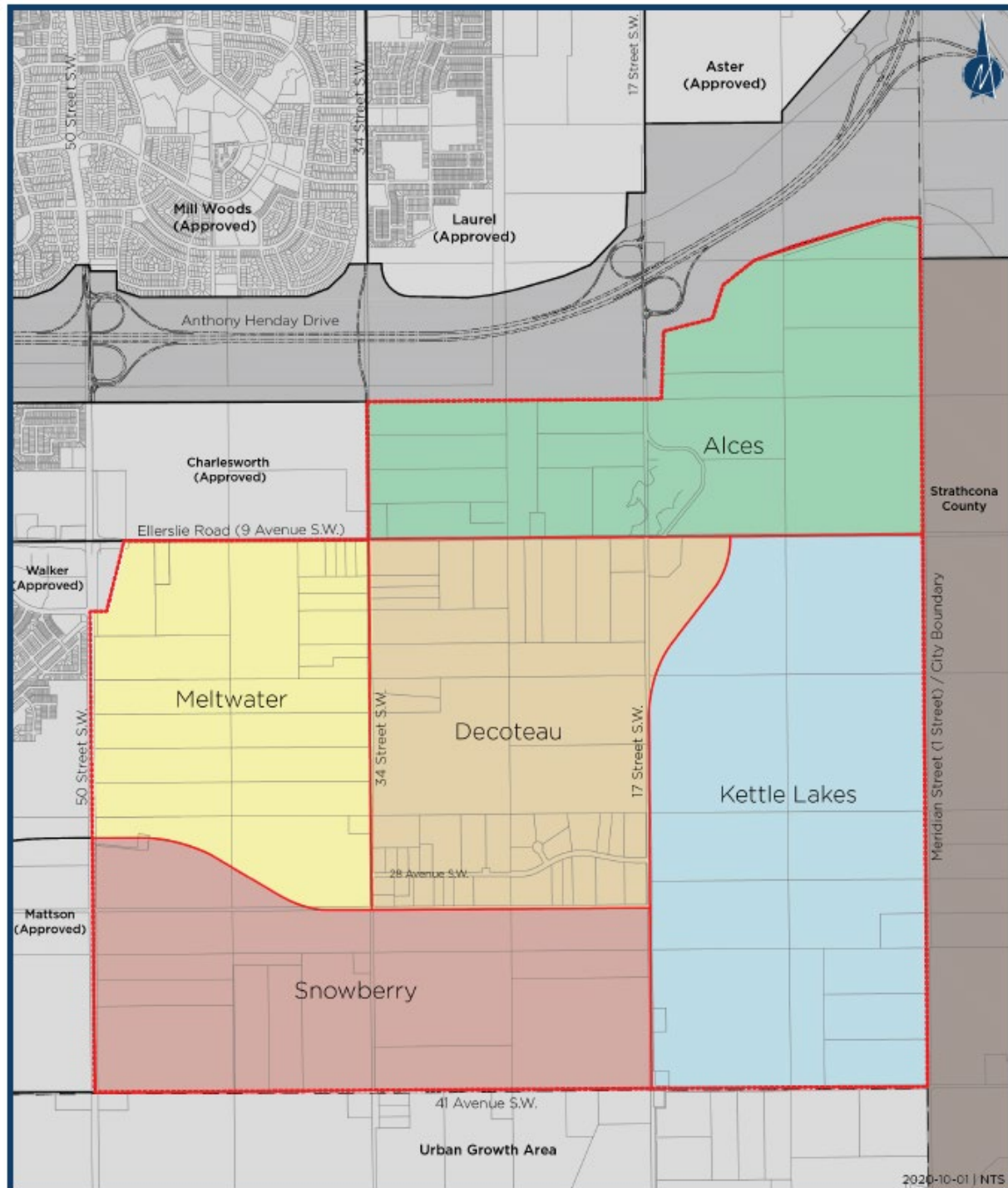


Figure 5 – Neighbourhood Units

Bylaw 19537, approved February 23, 2021



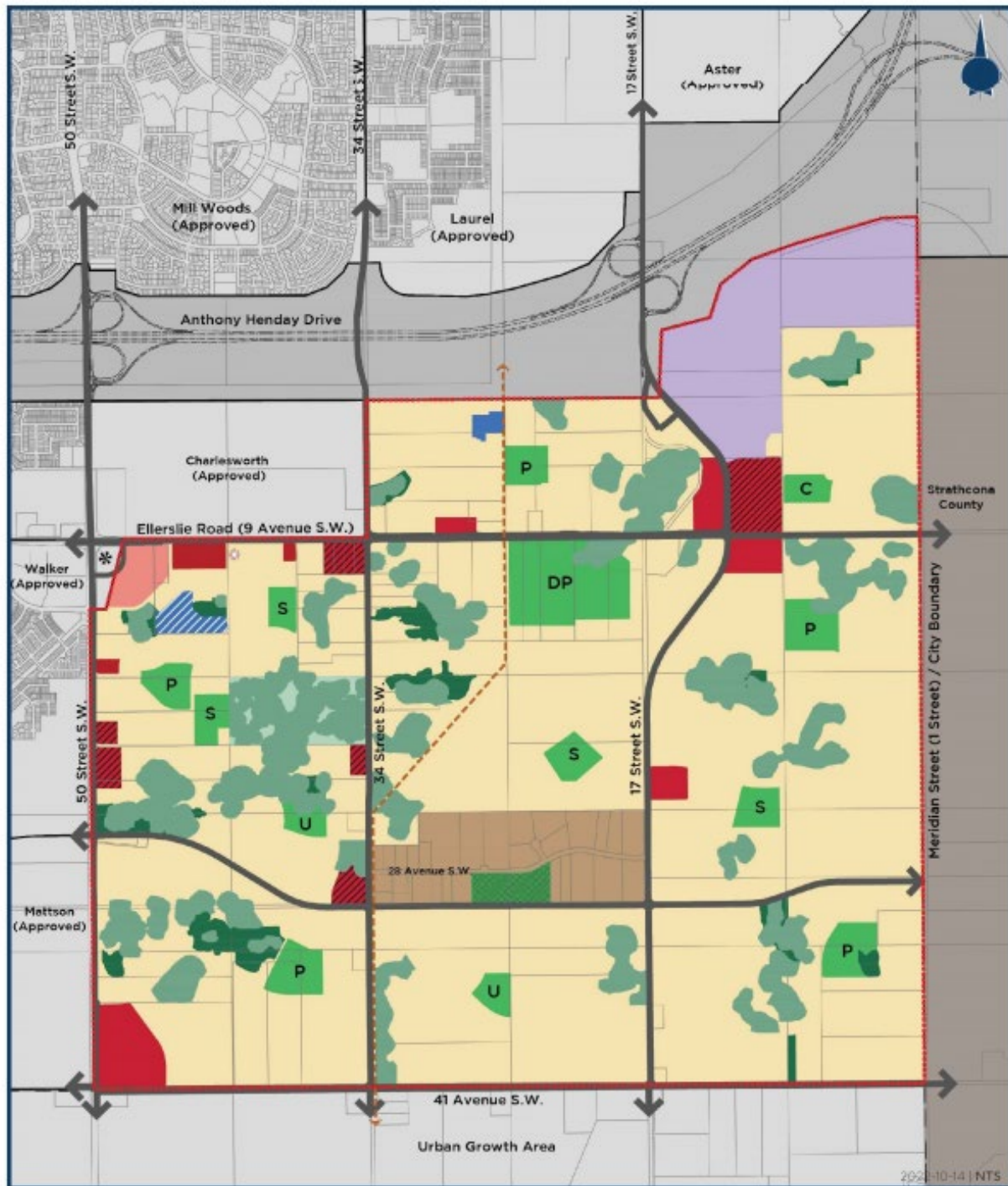
Decoteau Area Structure Plan

Figure 5 *Neighbourhood Units*

- Legend
- Neighbourhood Boundary
 - ASP Boundary

Figure 6 – Land Use Concept

Bylaw 20555, August 21, 2023



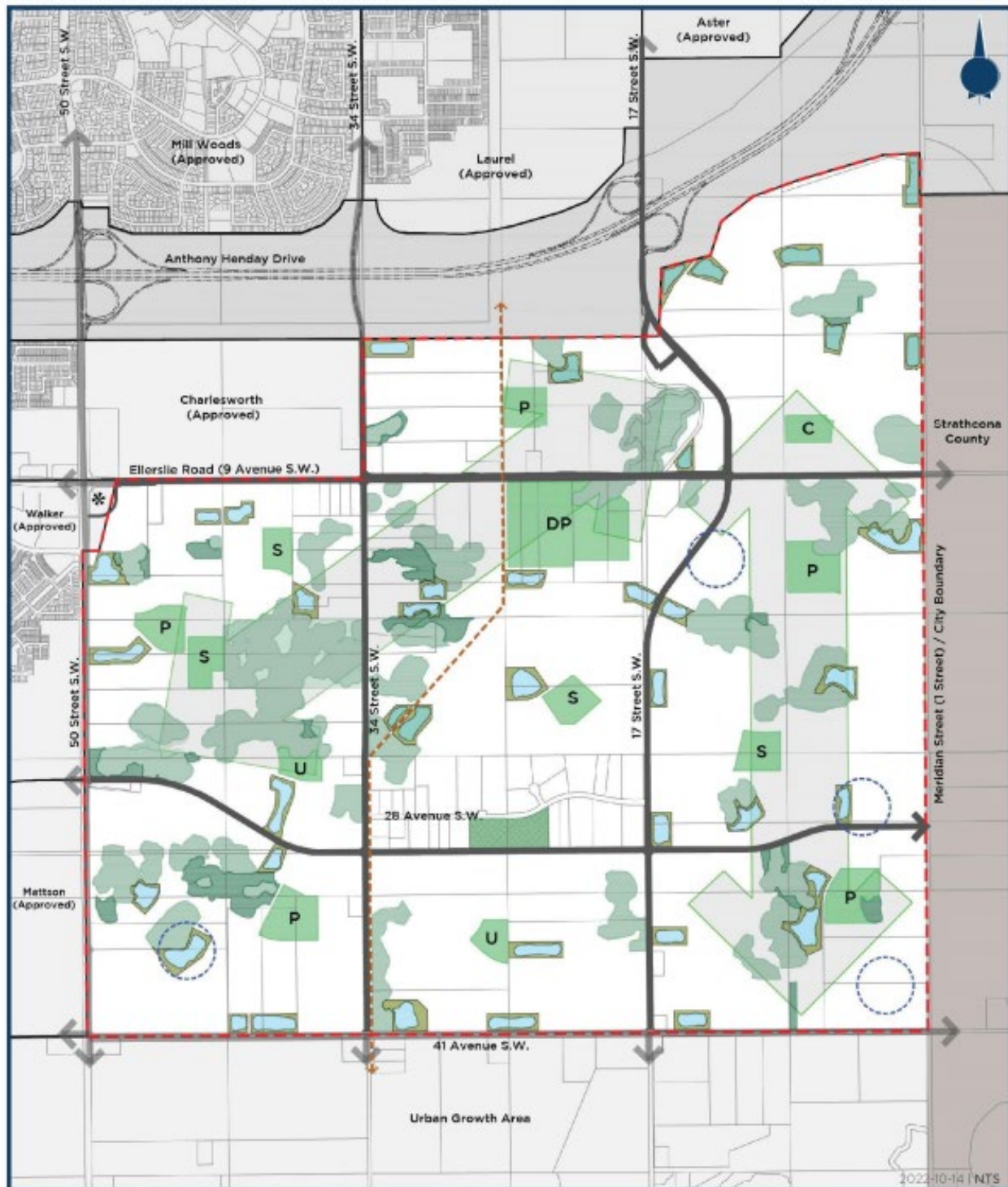
Decoteau Area Structure Plan
Figure 6 Land Use Concept



*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.

Figure 7 – Ecological Connectivity

Bylaw 20555, August 21, 2023



Decoteau Area Structure Plan

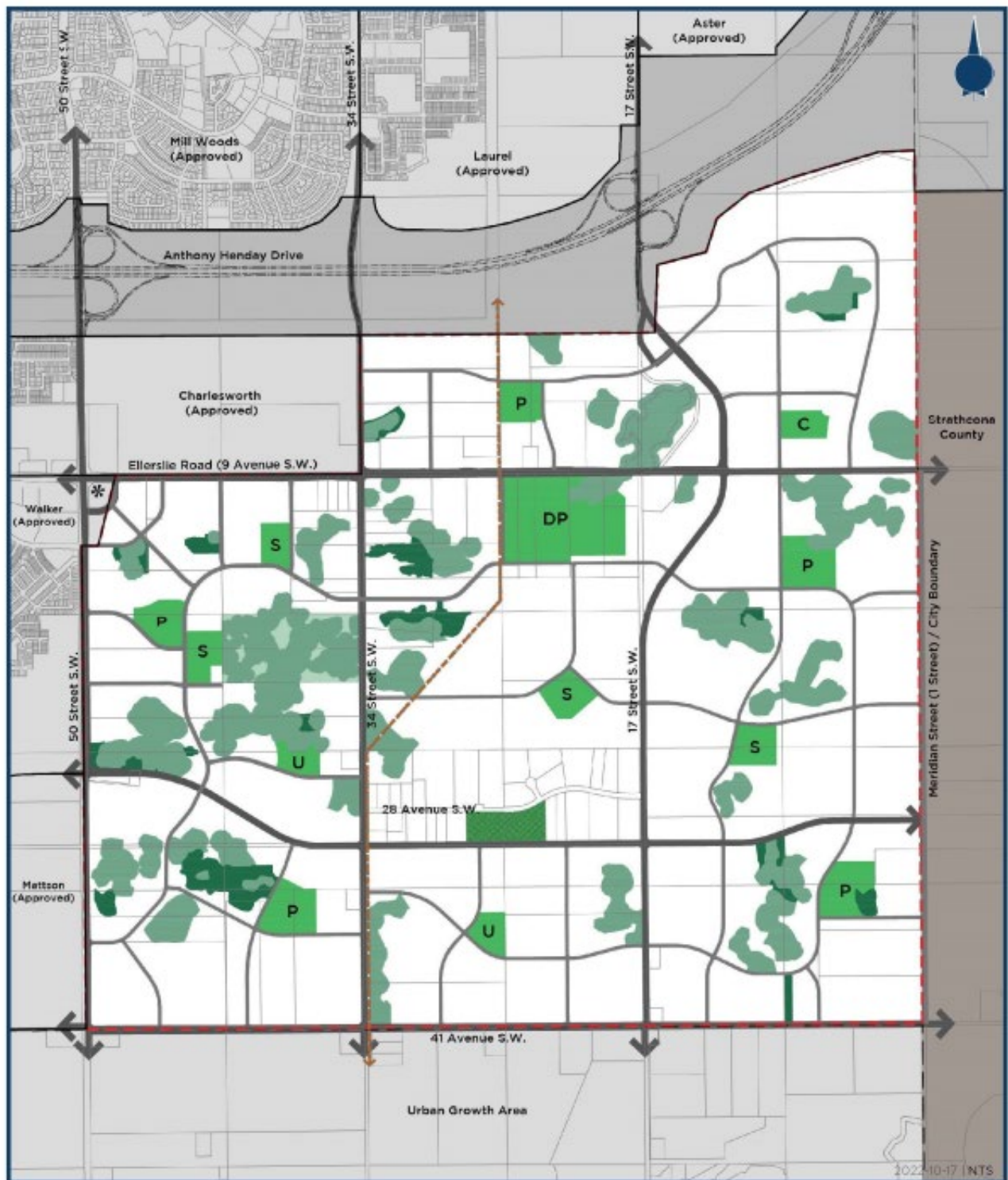
Figure 7 Ecological Connectivity

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

Figure 8 – Parkland, Recreation, and Schools

Bylaw 20555, August 21, 2023



Decoteau Area Structure Plan

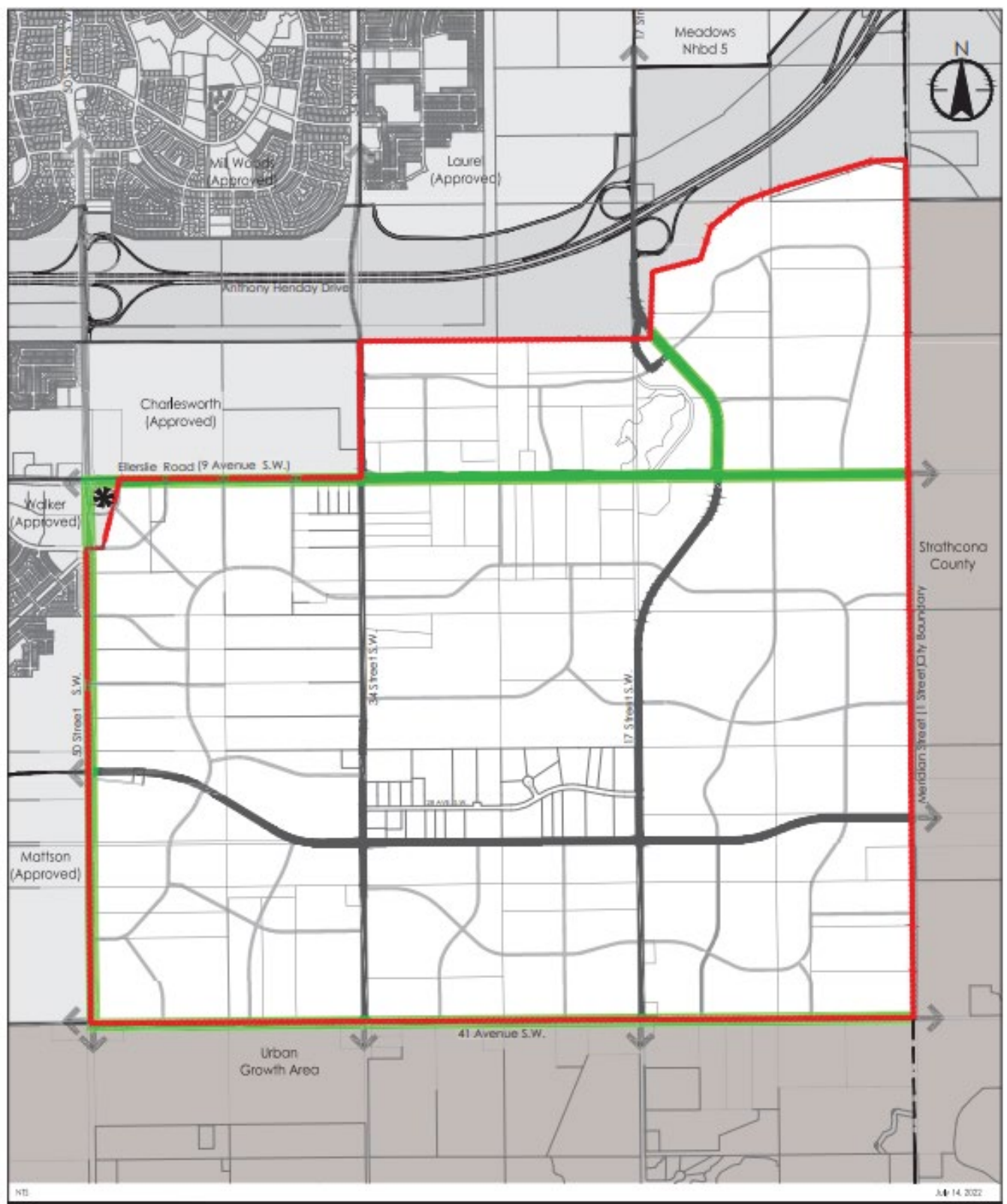
Figure 8 Parkland, Recreation, and Schools

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

**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.*

Figure 9 – Transportation Network

Bylaw 20220, August 30, 2022



Legend

- Anthony Henday Drive (TUC)
- Arterial Roadway
- Collector Roadway
- Transit Centre / Park & Ride / Potential Future URT Station

- Proposed 24-Hour Truck Route
- ASP Boundary

Decoteau
Area Structure Plan

Figure No.

9.0

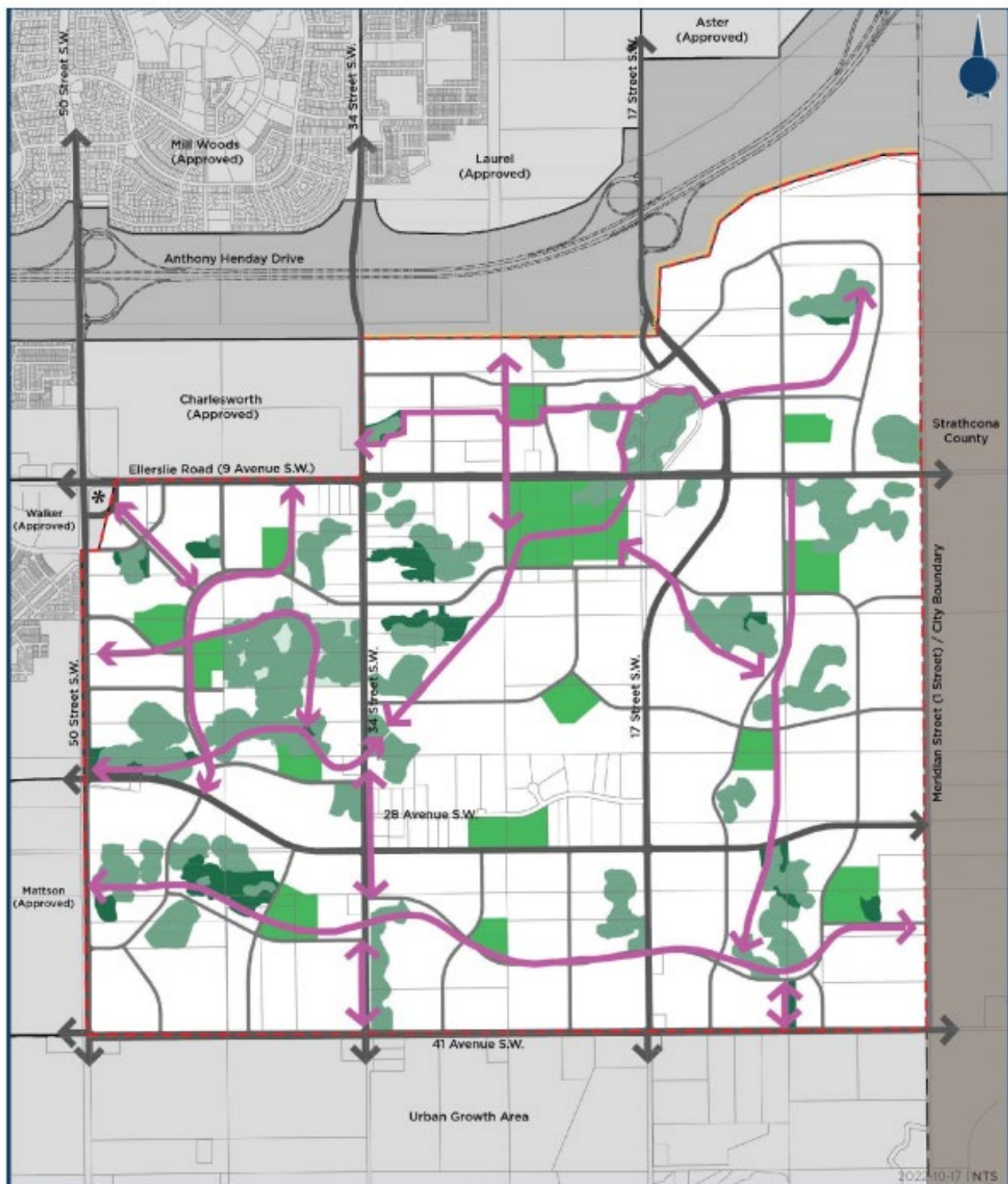
Title

Transportation Network

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

Figure 10 – Active Transportation Network

Bylaw 20555, August 21, 2023



Decoteau Area Structure Plan

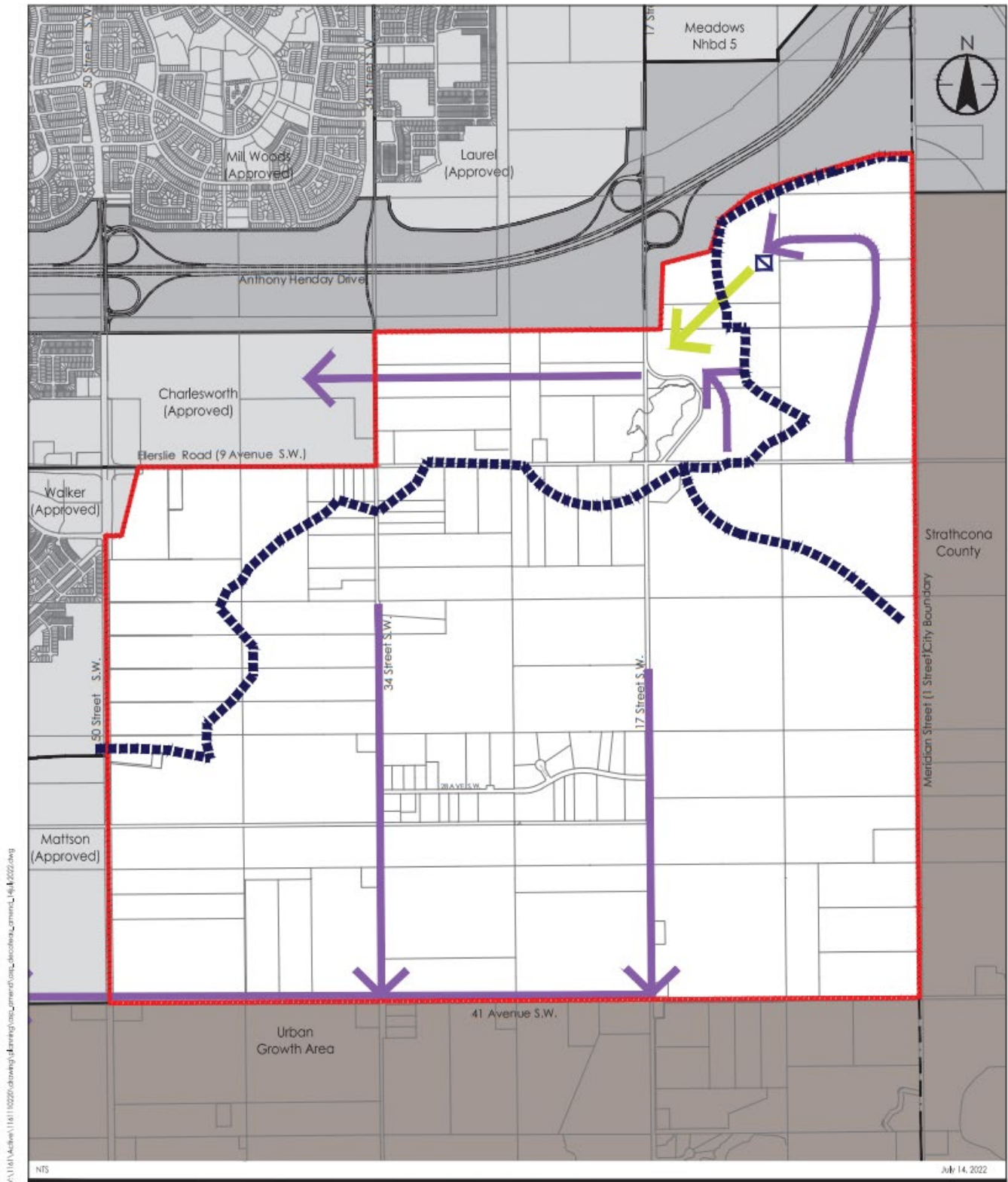
Figure 10 Active Transportation Network

- | | |
|---|--|
| 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 | |

**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.*

Figure 11 – Sanitary Servicing

Bylaw 20220, August 30, 2022



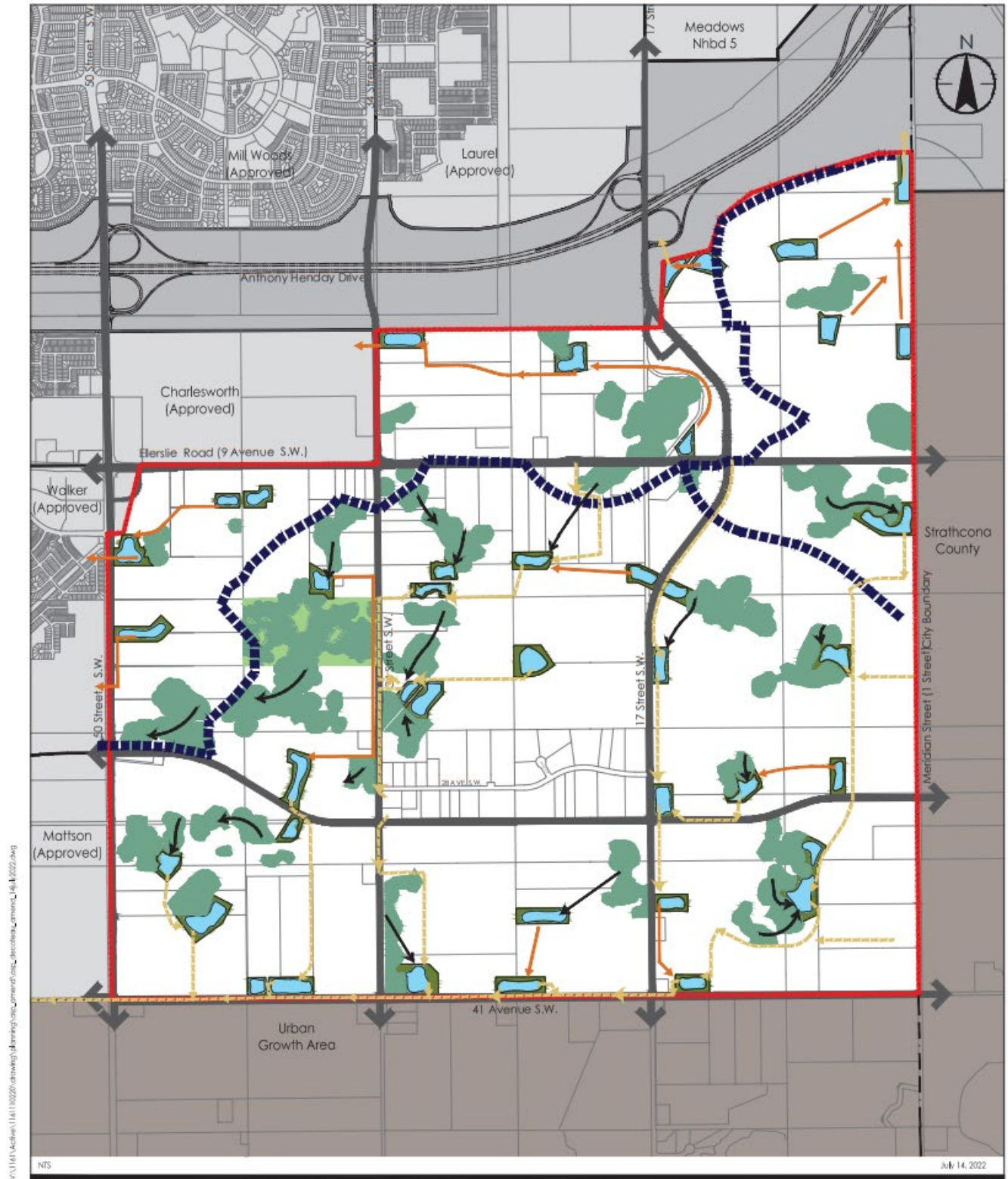
- Legend**
- Major Ridge Divide
 - Forcemain
 - Sanitary Trunk
 - Lift Station
 - ASP Boundary

* 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 No.
11.0
Title
Sanitary Servicing

Figure 12- Stormwater Servicing

Bylaw 20220, August 30, 2022



- 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

Decoleau
Area Structure Plan

Figure No.

12.0

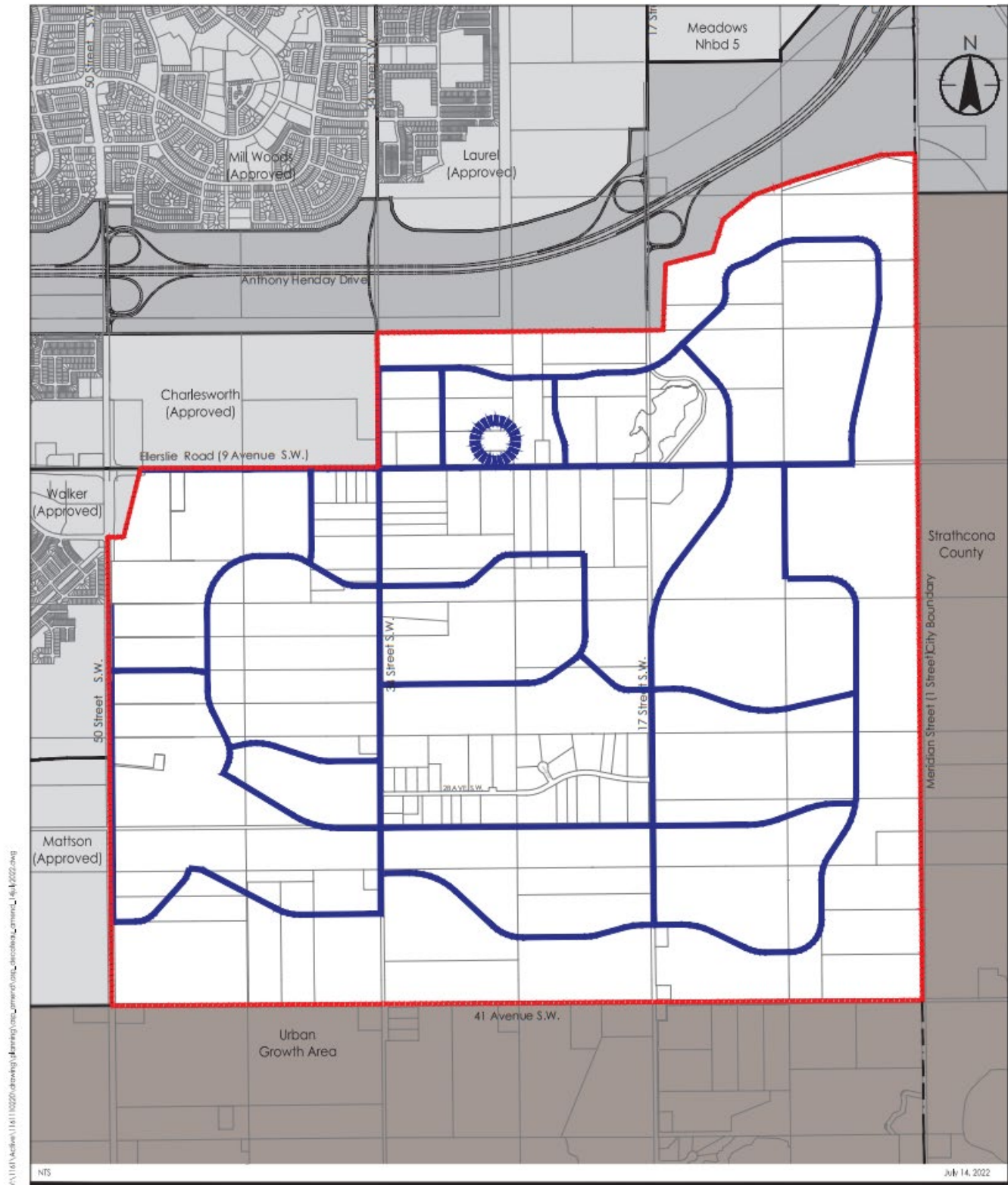
Title

Stormwater Servicing

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

Figure 13 – Water Servicing

Bylaw 20220, August 30, 2022



- Legend**
- Water Main
 - ⊙ Reservoir
 - - - ASP Boundary

Decoleau
Area Structure Plan
Figure No.
13.0
Title
Water Servicing

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

Figure 14 – Staging

