



## WHAT WE HEARD REPORT

### New NSP in Decoteau Northwest (Meltwater) LDA17-0668

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**PROJECT ADDRESS:** The Decoteau Northwest neighbourhood is located south of south of Ellerslie Road SW, west of 34 Street SW, east of 50 Street SW and north of 25 Avenue SW to the eastern boundary of the City of Edmonton.

**PROJECT DESCRIPTION:** A proposal for a new Neighbourhood Structure Plan (NSP) for the northwest neighbourhood under the Decoteau Area Structure Plan (ASP) in Southeast Edmonton. The NSP will provide a framework for development of over 311 hectares of land.

**EVENT TYPE:** Virtual Open House, hosted on Engaged Edmonton website

**MEETING DATE:** August 11 - 28, 2020

**Number of Visits:** 268

**Number of Responses:** 9

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#### ABOUT THIS REPORT

The information in this report includes feedback gathered during the virtual open house. This report was shared on the Remote Open House Webpage. This summary was also shared with the applicant and the Ward Councillor. If/when the proposed NSP advances to Public Hearing comments will be summarized in the Report to Council and this report will be attached.

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#### MEETING FORMAT:

Because of public health issues, the City did not host an in-person Public Engagement Event to share information and collect feedback. As such, a proxy for the meeting was held using remote technology on the Engaged Edmonton Web page. Information about the new neighbourhood plan was presented on the website through a series of videos and links to relevant resources and materials. Interested citizens could watch the videos, review the information, and post comments or ask questions. The website was open for nearly three weeks (from August 11 - 28, 2020).

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## **THE APPLICATION**

An application to amend the Decoteau Area Structure Plan and adopt a new Neighbourhood Structure Plan (NSP) was received by the City of Edmonton on January 3, 2018. This neighbourhood is located in southeast Edmonton, east of 50 Street and south of Ellerslie Road. Neighbourhood Structure Plans (NSP) provide the official framework for the development of a new residential neighbourhood.

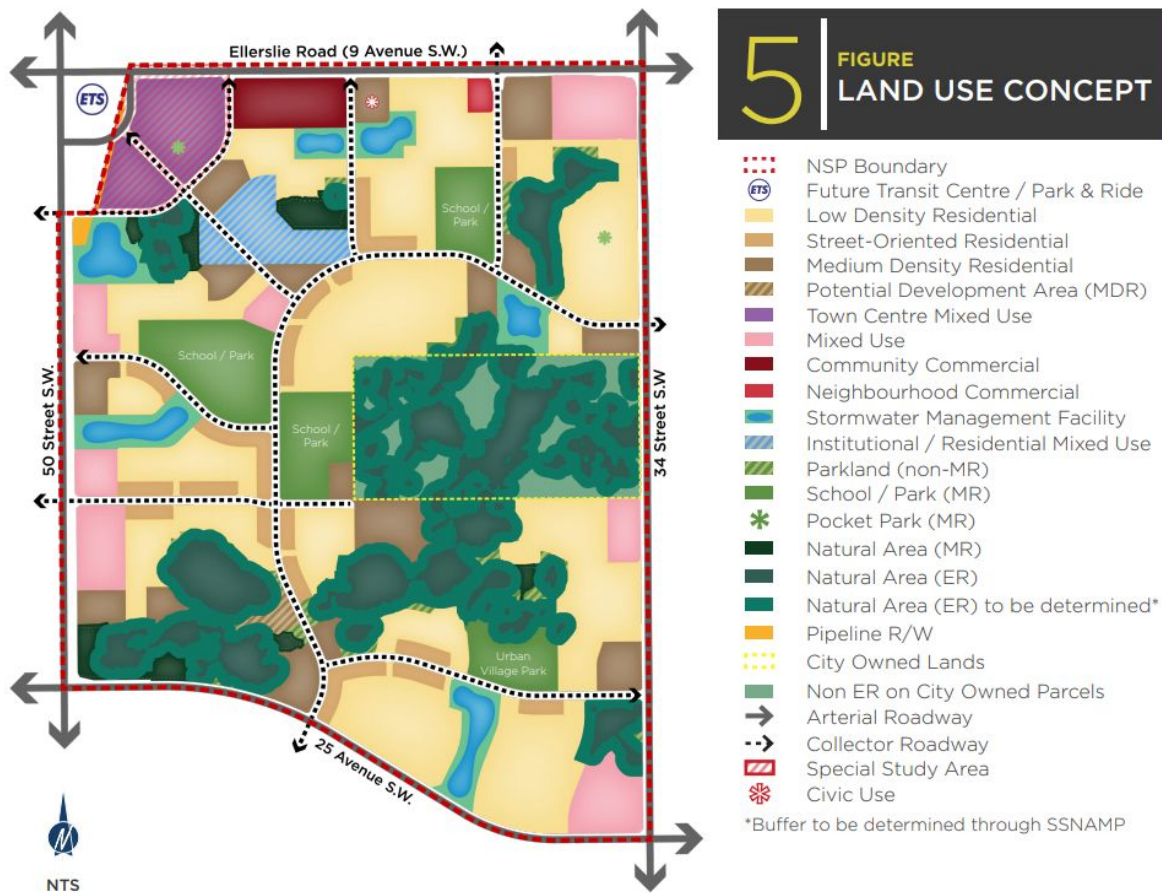
The policies of the NSP guide the next stages of development, including zoning, subdivision, and infrastructure design.

The proposed Northwest Decoteau NSP outlines:

- Type and location of residential, commercial, and other land uses;
- Projected population densities;
- The location of major roads and utilities (water, storm and sanitary sewers);
- Future park space and school sites;
- Preservation of natural areas; and
- General staging pattern for development.

## **Key Features of the Plan**

- Preservation of approximately 70 hectares of wetland and tree stands;
- A Town Centre with a mix of commercial and residential development, adjacent to a future transit centre, LRT stop, and park and ride facility,;
- Three future school sites and an urban village park;
- A future population of approximately 10,900 people;
- A mix of low and medium density housing types;
- Opportunities for neighbourhood commercial development along major roadways.



## OPEN HOUSE FEEDBACK SUMMARY

The following were questions that were posted and answered during the event:

### Q. How has the public been informed of this project?

- The applicant sent letters to property owners in the Northwest Decoteau neighbourhood on May 27, 2020;
- Northwest Decoteau NSP webpage was set up the week of May 19, 2019;
- City Administration (Planning Dept) sent out advance notification letter to all property owners in the Northwest Decoteau NSP area;
- A Website was established and updated throughout the review; and
- The File planner has monitored and responded to inquiries from the public.

### Q. What technical Reports have been submitted for this application?

- Transportation Impact Analysis
- Phase II Ecological Network Report
- Hydraulic Network analysis
- Neighbourhood Design Report
- Geotechnical/Hydro-geotechnical Report
- Community Knowledge Campus Needs Assessment
- Parkland Impact Assessment
- Environmental Overview

**Q. What is the timing of full build out of the Northwest neighbourhood?**

- it is estimated that the first new housing would be constructed a year or two after the NSP is approved.
- Full build out of the neighbourhood may take many years depending on housing demand, economic factors and servicing constraints. It can commonly take a decade or two for a new neighbourhood to completely build out.

**Q. When will the area be serviced?**

- Once the NSP is approved, the City will accept rezoning and subdivision applications within the area.
- The construction of roads, water and sewer pipes, electrical and other utilities to service the new development will be required as part of the subdivision approvals.
- Once the civic infrastructure is in place, the City will accept applications for Development Permits and construction.
- This process will happen in stages as described in the NSP, and as per the logical extension of services.
- The speed at which the area will be serviced depends on market demand and the pace of development.

**Q. When will other plans in the Decoteau ASP area be completed?**

- There are a total of five neighbourhoods planned within the Decoteau ASP. So far the city has only approved one NSP within the ASP area; the Decoteau North Neighbourhood was approved on September 17, 2018.
- NSPs are initiated and submitted by landowners within a given plan area, and therefore the City does not control when plans are done.
- It can typically take the City up to a year to review an application for a new NSP, from the time that the application is submitted; and it can often take longer. This is due to the complexity of the process; there are many technical and planning considerations to consider and multiple objectives to balance, such as achieving residential density targets and protecting natural areas.

**Q. Why is there a road, wetland or stormwater management facility on my property?**

- A Neighbourhood Plan must provide all the amenities and services for a complete community, this includes access into neighbourhoods, storm ponds to manage drainage and protecting existing wetlands and natural areas.
- The location of various land uses, roads and natural features are dependent on what is existing on the land, what makes sense from a practical and technical perspective to service the area, and trying to balance landowner interests.

**Q. How was the virtual public engagement publicized?**

- Advanced notice of the application was sent by direct mail to property owners within the plan area, in the form of a letter on May 27, 2020 (42 recipients).
- A postcard to notify the public of the Virtual Public Engagement Opportunity was sent on the week of August 4, 2020.
- It was posted on the City's Public Engagement Calendar.
- It was also posted on the Northwest Decoteau webpage.

There were no questions left on the Public Engagement webpage, and nine written comments received. The comments are summarized as follows:

- Agree with the new NSP (3 responses).
- Consider design guidelines, to ensure all development meets its sustainability goals.
- Limit parking in front of development, making sure development is transitional and can support people right at the onset of development.
- Make the arterial road more comfortable for pedestrians and cyclists.
- Felt proportionately harmed by this plan and some of the burden on environmental or municipal reserves should rest with others.
- The Plan does not address compensation for landowner for such things as Environmental Reserves, Municipal Reserves and Non Environmental Reserve (only City owned property).
- Did not agree with the winding road layout, the City should design a grid network for walkability.
- The City did not engage with the landowners, the online event does not fill the duty to consult with landowners.
- The majority of the lands designated as ER are seasonal marshes that don't qualify as ER. Trees stands do not qualify for ER land.
- Not Planned according to the Municipal Government Act (MGA), will be asking for a review by the MGA.
- Town Center should be at the center of the neighbourhood.
- Commercial and residential needs to be better connected and integrated. Keep streets short and narrow to deter speeding.

- Add more wider sidewalks.
- Cannot support any new greenfield development.
- Please consider main road planning for 50th street, 34 street, and Ellerslie road.
- Glad to see new schools and green areas in these plans.
- Ellerslie road needs to be doubled and 34 street needs to be properly paved and doubled.
- Don't Agree with ASP for the District activity park (DP) location and the portions of the land used. I think it should be more central and not facing major road (Ellerslie Road).  
(Editor's note: the District Park is not located within the proposed Meltwater neighbourhood)