

# *Dechene Neighbourhood Structure Plan*

---

Office Consolidation December 2006

---

*Prepared by:*

*Planning and Policy Services Branch  
Planning and Development Department  
City of Edmonton*

**Bylaw 5768 was adopted by Council in September 1979. In December 2006, this document was consolidated by virtue of the incorporation of the following bylaws:**

- Bylaw 5768*     September 24, 1979 (to adopt the Dechene NSP)  
*Bylaw 8456*     Approved July 14, 1987 (to delete the text and maps associated with Bylaw 5768)  
*Bylaw 8792*     Approved March 8, 1988 (to delete the text and maps associated with Bylaw 8456)  
*Bylaw 11684*    Approved March 9, 1998 (to redesignate 1.12 ha of land from Row Housing to Single Family; amend the boundaries of the Neighbourhood/Community Commercial site and a second Row Housing site)  
*Bylaw 14442*    Approved December 12, 2006 (to accommodate row house development for first time homebuyers on a vacant surplus school building envelope located on a school/park site)

Editor's Note:

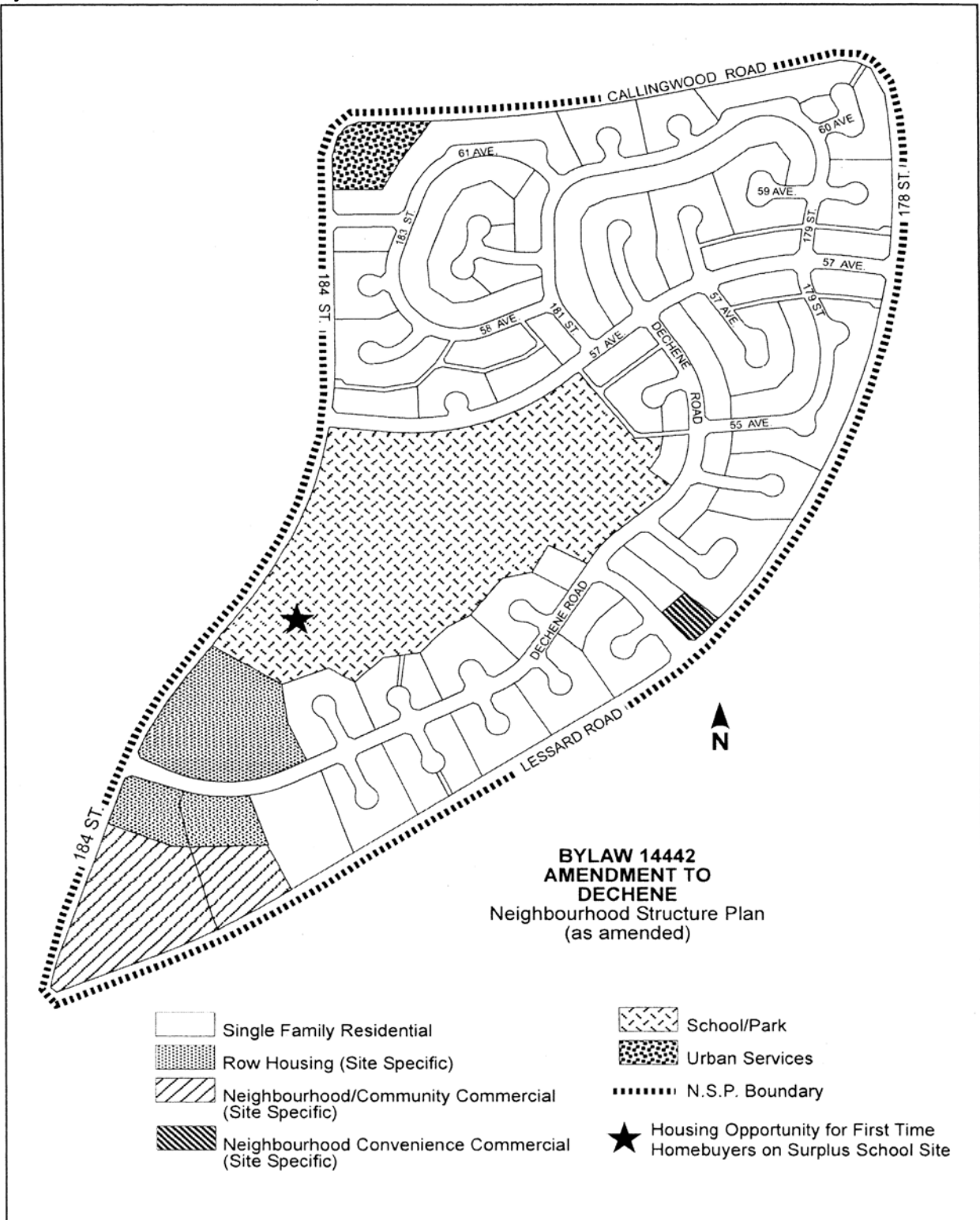
This is an office consolidation edition of the Dechene Neighbourhood Structure Plan, Bylaw 5768, as approved by City Council on September 24, 1979. This edition contains all amendments and additions to Bylaw 5768.

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  
Planning and Development Department

(Bylaw 14442, December 12, 2006)



**DECHENE NEIGHBOURHOOD STRUCTURE PLAN**

**JANUARY, 1988**

**(Amended by Editor)**

**(Amended by Bylaw 11684, March 9, 1998)**

*Notwithstanding any part or policy of this plan, an opportunity to develop housing for first time homebuyers exists on a vacant surplus school building envelope on the school/park site as illustrated on the approved land use plan map and as specified under the Community Services Zone. The Community Services Zone reflects the underlying, pre-existing zoning and will, in addition, allow for row housing and related accessory uses. The housing opportunity will occur on an area equal to the portion of the surplus school building envelope. The precise location of this housing within the entire School/Park site will be reviewed and determined by the City. The dwelling units and population generated by this development under the Community Zone are not included in the statistical summary.*

Bylaw 14442  
December 12, 2006

**OVERVIEW**

The northeast portion of Dechene has generally developed in accordance with the *previously approved* Dechene Neighbourhood Structure Plan (Bylaw No. 8456), a copy of which is hereby attached as Enclosure No.1.

Amended by Editor

This Neighbourhood Structure Plan will maintain the existing uses in the developed portion of Dechene and addresses the future development of the undeveloped portion of Dechene.

**INTRODUCTION**

The *previously approved* Dechene Neighbourhood Structure Plan, being Bylaw No. 8456, was adopted by City Council on July 14, 1987. The existing bylaw was an amendment to the original Neighbourhood Structure Plan that was approved by Council as Bylaw No. 5768. This report and proposed amendment to the Neighbourhood Structure Plan has been prepared on behalf of a *private corporation*, a major owner of land within the area. The objective of the plan is to provide a framework for development of the plan area which encourages attractive and economical development in a manner which is compatible and complementary to existing developments in west Edmonton. Further, the development plan is based on development objectives to achieve the highest urban residential environment standard possible consistent with market requirements. It is

Amended by Editor

the intent to pursue orderly, economical and staged development at the earliest date practicable.

### **LOCATION**

The neighbourhood amendment area forms the southwest portion of the Dechene Neighbourhood. It is bounded on the west by a proposed DC2 (commercial) site; on the east by the existing 184 Street roadway, on the south by the extension of Lessard Road; and on the north by the proposed school/park site which is dissected by the east west 1/4 section line.

Amended by Editor

Enclosure 2 attached hereto indicates the *previously approved* Amendment to the Dechene (Bylaw 8792) Neighbourhood Structure Plan and illustrates the location of the amendment area relative to the rest of Dechene.

Amended by Editor

### **AMENDMENT REQUEST**

The objective of the *previously approved* amendment (Bylaw 8792) is as follows:

Amended by Editor

- To amend the residential design as well as density previously approved in the Dechene Structure Plan Bylaw;
- conversion of an area proposed for single family residential in the *previously approved* Dechene Neighbourhood Structure Plan (Bylaw 8456) to site specific rowhousing.
- to enlarge an existing RF5 (DC2) site on land to the east previously designated for single family development.

The Neighbourhood Structure Plan is submitted in compliance with the Planning Act which provides the formulation of neighbourhood Structure Plans and their adoption by the Municipality as a bylaw. The Dechene Neighbourhood Structure Plan was *originally* adopted by City Council as Bylaw No. 8456.

Amended by Editor

### **IMPLICATIONS AND JUSTIFICATION**

Land Use:

- (a) Institutional Requirements:

Provision has been made in the Neighbourhood Structure Plan bylaw for accommodating a public elementary and junior high and separate elementary and junior high schools and associated park and community facility. The site is planned to be approximately 31 acres (12.5 ha) in size and is exactly the same size and configuration as previously approved in Bylaw 8456.

Amended by Editor

(b) Residential Mix

As indicated previously, the *Dechene NSP* provides for the creation of two rowhousing sites: one site *decreased in size by 1.12 hectares and is adjacent to the neighbourhood commercial site and single family land use*; and a rowhousing site adjacent to the school/park site similar in size and configuration as identified in the original Dechene Neighbourhood Structure Plan (Bylaw 5768), containing an area of approximately 2.19 hectares. The proposed sites are identified on Enclosure 2.

Bylaw 11684  
March 9, 1998  
Amended by Editor

The *approved* Dechene Neighbourhood Structure Plan still represents a mainly single family detached housing community. With the *previously approved* Dechene Neighbourhood Structure Plan (Bylaw 8456), there is minimal opportunity for rowhousing development and it is now perceived that there is a shortage of newly developing townhouse projects and there is limited availability of sites for this type of housing.

Amended by Editor

The *approved* Dechene Neighbourhood Structure Plan provides for site specific districting *DC2* for the proposed multiple family residential in the neighbourhood. The overall density of the two sites will not exceed 35 units/ha *and the average density shall be approximately 33 dwelling units/hectare*.

Bylaw 11684  
March 9, 1998  
Amended by Editor

It will be important to ensure that there is a consistent landscape theme adjacent to the collector streets abutting the multiple family residential areas. The possibility of having increased building setbacks from these streets for more intensive buildings will be reviewed at the development stage. In variations in setbacks orientation of building massing and roof treatment etc. will be reviewed in order to minimize any perceived visual problems and to ensure that there is an appropriate different housing forms.

It is important to note that in this area sensitive treatment with respect to screening of parking areas as well as separation of parking areas from amenity areas be maintained. In

addition, special consideration will be ensured with respect to separation spaces between the proposed residential development and the commercial area to the west.

(c) Residential Statistics:

The residential statistics and population generation for the Dechene Neighbourhood Structure Plan area is attached hereto as Table 1. The previously approved Neighbourhood Structure Plan statistics are *not* contained herein as Table 2.

Bylaw 11684  
March 9, 1998  
Amended by Editor

TABLE 1  
 LAND USE STATISTICS  
 DECHENE NEIGHBOURHOOD STRUCTURE PLAN  
 (Amended by Editor)  
 (Bylaw 11684, March 9, 1998)

	Area (ha)	% of GDA
Gross Developable Area	70.70	100.00
Single Family	32.27	45.64
Row Housing (RF5 and DC2)	3.89	5.50
<b>Total Residential</b>	<b>36.16</b>	<b>51.14</b>
Parks and Schools	12.54	17.74
Circulation	17.74	25.09
Urban Services	0.80	1.13
Commercial	3.46	4.89
<b>Total Non-Residential</b>	<b>34.54</b>	<b>48.85</b>

	Units	% of Total Units	Population	%
Single Family	558	81.34	1,814	81.24
Row Housing (RF5 and DC2)	128	18.66	419	18.76
<b>Total</b>	<b>686</b>	<b>100.00</b>	<b>2,233</b>	<b>100.00</b>

Density: 31.58 persons per gross hectare  
 12.78 persons per gross acre

TABLE 2  
 LAND USE STATISTICS  
 PREVIOUSLY APPROVED DECHENE NEIGHBOURHOOD STRUCTURE PLAN  
 (Amended by Editor)  
 (Bylaw 11684, March 9, 1998)

*(Deleted)*

(d) Commercial:

The *approved* Dechene Neighbourhood Structure Plan designates a commercial site on the northeast corner of Lessard Road and 184 Street.

Amended by Editor

The site is planned to be approximately 3.4 ha (8.5 ac) and is intended to provide uses which would serve a much wider population base than just the Dechene Neighbourhood (a list of possible users is attached). The sites location at the intersection of 184 Street and Lessard Road, enables it to serve the needs of residents in the Dechene, Donsdale, Jamieson Place and Wedgewood Estates Neighbourhoods. The *approved NSP modifies the boundaries of the Neighbourhood/Community Commercial site.*

Bylaw 11684  
March 9, 1998

The proposed variety of users would be greater than those normally included in typical Neighbourhood Commercial (CNC) developments. A normal neighbourhood convenience site would include lower order uses such as convenience stores, gas bar, drug stores, fast food, etc. While the proposed site would include these uses, it could also provide for additional users which require a large market base such as hardware stores, major restaurants, office uses, etc.

It is intended to utilize a direct control land use in order to ensure proper integration of the development with adjacent users. This will be of primary concern to the north and east where single family residential is planned.

Appendix 'A' illustrates the types of commercial uses which could be located on the site.



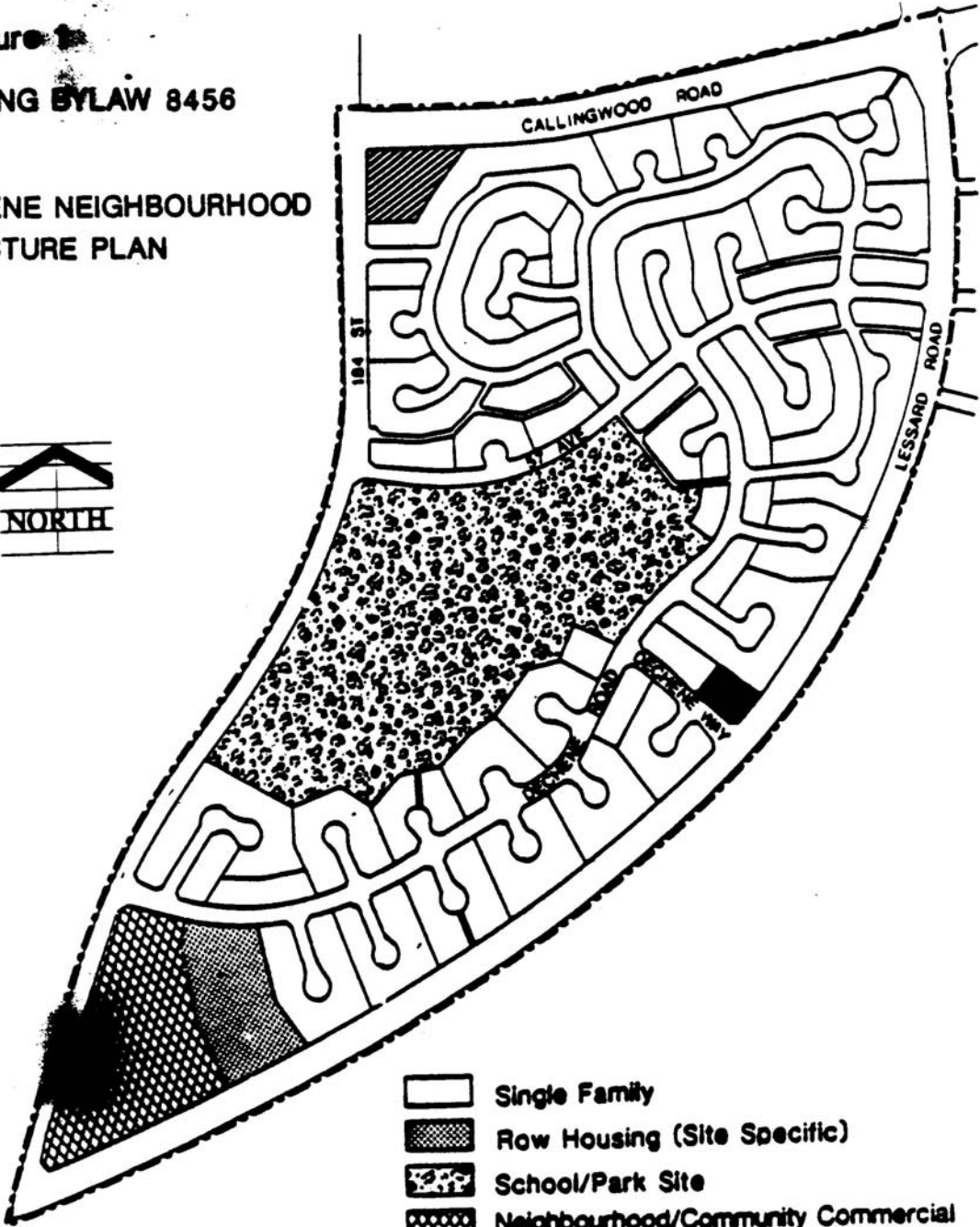
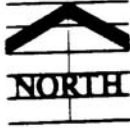
APPENDIX 'A'  
 DECHENE NEIGHBOURHOOD COMMERCIAL  
 (Bylaw 8792, March 8, 1988)








<u>Acres</u>	<u>Square Feet</u>	<u>Possible Uses</u>
1		Gas Station
2		Restaurants
1		Car Service Centre
4.5	4,000	Minor Paling - Take Out
	5,000	Convenience (retail)
	2,000	Drug Store
	1,500	Financial Institution
	4,000	Day Care
	3,000	Professional Services (Medical/Dental)
	1,000	Real Estate Office
	2,000	Doughnut
	1,000	Florist
	1,000	Dry Cleaners
	5,000	Miscellaneous (ie. Travel Agency)
	5,000	Hardware
	10,000	Government
	5,000	Decorator
<b>8.5 acres</b>	<b>49,500</b>	<b>square feet</b>

**Enclosure 1 – Previously Approved NSP Map**  
 (Bylaw 8456, July 14, 1987)

**Enclosure 1**  
**EXISTING BYLAW 8456**

**DECHENE NEIGHBOURHOOD  
 STRUCTURE PLAN**



-  Single Family
-  Row Housing (Site Specific)
-  School/Park Site
-  Neighbourhood/Community Commercial (Site Specific)
-  Neighbourhood Convenience Commercial (Site Specific)
-  Urban Services
-  Dechene Neighbourhood

**Enclosure 2 – Previously Approved Amendment to Dechene Neighbourhood Structure Plan**

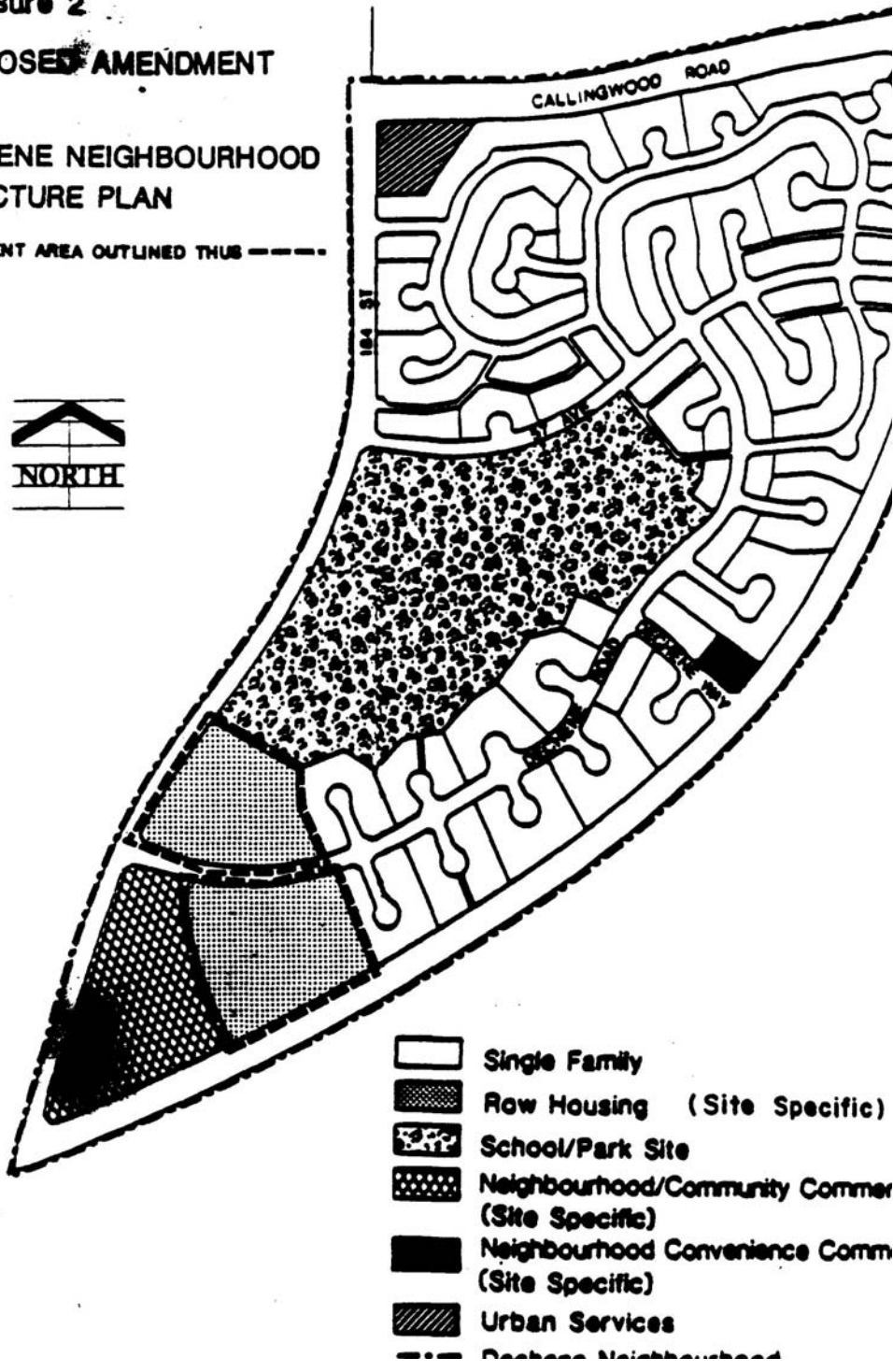
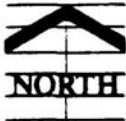
(Bylaw 8792, March 8, 1988)





**Enclosure 2**

**PROPOSED AMENDMENT**

**DECHENE NEIGHBOURHOOD  
STRUCTURE PLAN**

AMENDMENT AREA OUTLINED THUS - - - - -



-  Single Family
-  Row Housing (Site Specific)
-  School/Park Site
-  Neighbourhood/Community Commer (Site Specific)
-  Neighbourhood Convenience Comm (Site Specific)
-  Urban Services
-  Dechene Neighbourhood