



REF 2019-010 City of Edmonton Desrochers Neighbourhood Area Structure Plan Amendment

Recommendation

EMRB Administration recommends that REF application 2019-010 be approved.

Background

On April 30, 2019, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of Edmonton (the City) for approval of the proposed amendment to the Desrochers Neighbourhood Area Structure Plan (ASP). The City submitted the proposed amendment pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

- 4.2 *A municipality must refer to the Board any proposed amendment to a statutory plan that meets one or more of the following conditions:*
- j) The plan area of the proposed amendment to the statutory plan includes a Park and Ride or Planned LRT line or the boundaries of the proposed amendment to the statutory plan are within 0.8 km of a Park and Ride or Planned LRT line as identified on Schedule 10B: Transportation Systems - Regional Transit and Trails to 2044 in the Edmonton Metropolitan Region Growth Plan.*

EMRB Administration deemed the application complete on May 3, 2019.

Application

The proposed amendment to the ASP changes a 1.0-hectare site from Low Rise/Medium Density Housing to Medium to High Rise Units. The proposed amendment would increase the planned neighbourhood density from 53 to 55 dwelling units per hectare over the plan area, or up to an additional 135 dwelling units on the subject site, which is near the future Desrochers/Allard LRT Station.

Evaluation

EMRB Administration obtained the assistance of ISL Engineering and Land Services Inc. (ISL) to evaluate the application with respect to legislative requirements. The ISL evaluation (attached) reviewed the proposed ASP amendment in relation to: Part 3 of EMRB Regulation 189/2017; Section 8 of Schedule A of REF Ministerial Order MSL 111/17; and, the Principles and Policies of the Growth Plan. The ISL evaluation recommends that the City of Edmonton's proposed amendment to the Desrochers Neighbourhood ASP be supported by the EMRB.



EMRB Administration Comments

The Desrochers Neighbourhood ASP is located in the Metropolitan Area tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the Growth Plan) and, therefore, the application is being evaluated for consistency with the principles and policies of this tier pursuant to the Policy Area in the Growth Plan.

The Desrochers Neighbourhood ASP is bound by Heritage Valley Trail on the west, 41 Avenue SW on the south, James Mowatt Trail to the east and 35 Avenue SW on the north.

The ASP amendment is within 800 m of a planned LRT line, being the Centre Line LRT, as identified on Schedule 10B: Transportation Systems - Regional Transit and Trails to 2044 in the Edmonton Metropolitan Region Growth Plan, thereby triggering EMRB review per REF Regulation 4.2.

The proposed ASP amendment results in a land use amendment affecting a 1.0-hectare site, where the site is changing from Low Rise/Medium Density Housing to Medium to High Rise Units. The amendment would have a net positive increase of approximately 2 dwelling units per net residential hectare over the entire plan area, while the 1.0 ha site could see a density increase as great as 135 dwelling units per net hectare over the previous approved plan. Given the location of the subject site within 225 m of a future LRT Station, the density increase would help support ridership.

Overall, the proposed amendment to the Desrochers Neighbourhood ASP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the REF.

EMRB Administration agrees with the REF Consultant evaluation and supports approval of the proposed amendment to the Desrochers Neighbourhood ASP by the Edmonton Metropolitan Region Board.

Recommendation

EMRB Administration recommends that REF 2019-010 be approved.

Attachments

Evaluation	ISL Engineering and Land Services Inc.
REF Documents	1. Cover Letter
	2. Bylaw 18772 Desrochers Neighbourhood ASP Amendment
	3. Bylaw 18773 Zoning Amendment
	4. Amendment to the Heritage Valley Servicing Concept Design Brief
	5. Desrochers NASP
	6. City Planning Report