

Urban Form & Corporate Strategic Development  
City Planning

City of Edmonton  
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April 30 2019

Edmonton Metropolitan Region Board  
#1100 Bell Tower; 10104 -103 Avenue NW  
Edmonton, AB T5J 0H8

Edmonton Metro Region Board

APR 30 2019

RECEIVED

**Attention: Sharon Shuya, Director of Regional Planning**

Dear Ms. Shuya

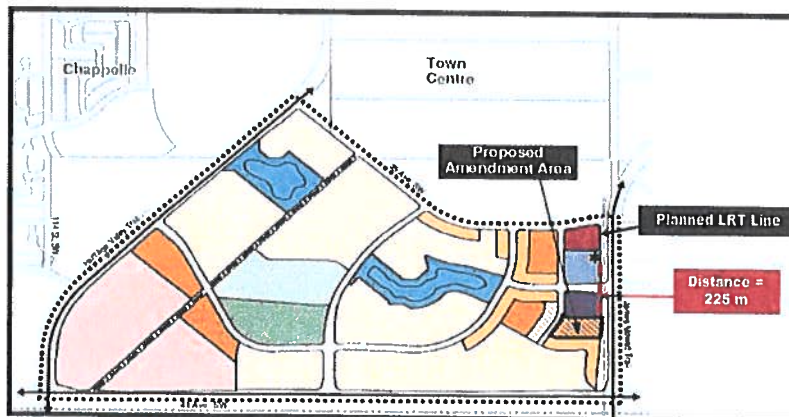
**RE: Regional Evaluation Framework (REF) Application  
Desrochers Neighbourhood Area Structure Plan Amendment - Bylaw 18772**

This letter from the City of Edmonton requests the Edmonton Metropolitan Region Board (EMRB) to endorse Bylaw 18772, which amends the Desrochers Neighbourhood Area Structure Plan (NASP).

**Ministerial Order**

This matter is being referred to the EMRB in accordance with the Ministerial Order No. MLS:111/17 in reference to the following relevant condition under Section 4.2 - Amendments to Statutory Plans, as mentioned below.

- j) The plan are 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.



## Site Location Map

### Referral Requirements

Relevant conditions under Section 5.0 – Referral of Statutory Plans:

- 5.1 Statutory plans or statutory plan amendments referred to the Capital Region Board pursuant to Section 4 must be referred to the Board after 1st reading and before 3rd reading of a bylaw or bylaws; and
- 5.2 A statutory plan or statutory plan amendment referred by a municipality to the Board must include:
  - a) the proposed statutory plan or statutory plan amendment bylaw;
  - b) sufficient documentation to explain the statutory plan or statutory plan amendment;
  - c) sufficient information to ensure that the statutory plan or statutory plan amendment can be evaluated pursuant to the evaluation criteria in Section 8.0; and
  - d) a copy of the most recent amended plan without the proposed amendment.

### Supporting Documents

The following supporting documents are attached to this letter:

- Attachment 1: NASP Bylaw 18772 and Cover Report
- Attachment 2: Associated SCDB Resolution and Cover Report
- Attachment 3: Associated Charter Bylaw 18773 and Cover Report
- Attachment 4: City Planning Council Report
- Attachment 5: EMRB Referral Chart
- Attachment 6: Rutherford Neighbourhood Area Structure Plan (NASP) – Current

### Bylaw 18772

On April 29, 2019, Edmonton City Council approved first and second reading of Bylaw 18772, with the understanding that the Bylaw would be referred to the EMRB for endorsement prior to consideration of third reading. An associated resolution to amend the Heritage Valley Servicing Concept Design Brief and an associated rezoning (Charter Bylaw 18773) accompanied this Bylaw. The two proposed bylaws received two readings, pending third reading, following EMRB's endorsement of the NASP amendment.

### Purpose of Bylaw 18772

The purpose of Bylaw 18772 is to amend approximately 1.0 ha of land in the Desrochers neighbourhood from the "Medium Density Units" land use designation to the "High Density Residential" designation. If approved, the proposed amendment will increase the planned neighbourhood density from 53 du/nrha to 55 du/nrha, as summarized in the following table:

	EXISTING NASP	PROPOSED AMENDMENTS	CHANGE FROM EXISTING NASP
Low Rise Apartments/Medium Density	3.0 ha	2.0 ha	- 1.0 ha
Medium to High Rise Units	0 ha	1.0 ha	+ 1.0 ha
Density	53 upnrha	55 upnrha	2 upnrha

The land use concept figures and text in the NASP are also amended as elaborated on in the attached Council Report and Bylaw.

**Plan Conformance**

The proposed amendment is in conformance with Desrochers NASP objectives, which generally supports increased residential densities within 400 metres of the future LRT station. The amendment area is approximately 200 m from the future LRT station, and the increased density will provide a greater ridership base and help support future mixed use and commercial areas. It also aligns with Edmonton Metropolitan Region Growth Plan principles and objectives as shown on Attachment 4: EMRB Referral Chart.

The subject parcel is undeveloped, and located between a planned row housing development to the south and a planned mixed use development to the north. The site is currently zoned to allow apartment units up to 16 m in height. The associated rezoning will allow for apartment units up to 23 m in height. This application is representative of a general trend to rezone sites to allow for higher heights, as recent changes to the building code have allowed for efficiencies in constructing apartment buildings taller than 16 m.

**Consultant**

The applicant on file is Stantec Ltd, Edmonton, Alberta.

**Requested Action**

The City of Edmonton is requesting that the EMRB endorse Bylaw 18772. Following receipt of endorsement, City Administration will prepare the application for Council's consideration, approval of the SCDB resolution and of third and final reading of the NASP amendment and Charter Bylaw rezoning the subject land.

If you have any questions or require further assistance on this matter, please contact Beatrice McMillan, Senior Planner: [beatrice.mcmillan@edmonton.ca](mailto:beatrice.mcmillan@edmonton.ca) or 780-496-6177.

Thank you for your time and attention to this request.

Yours truly,



Fe Villamayor

Bylaw Amendment Officer

Planning Coordination, City Planning

Urban Form and Corporate Strategic Development

City of Edmonton

CC: Livia Balone; Tim Ford; Beatrice McMillan; Sarah Ramey  
Attachments