

Bylaw 18772

A Bylaw to amend Bylaw 15552,  
being the Desrochers Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on November 8, 2010, the Municipal Council of the City of Edmonton passed Bylaw 15552, being the Desrochers Neighbourhood Area structure Plan; and

WHEREAS Council found it desirable from time to time to amend the Desrochers Neighbourhood Area Structure Plan through the passage of Bylaw 16726, 18201, 18252, 18724; and

WHEREAS an application was received by the City Planning to amend the Desrochers Neighbourhood Area Structure Plan; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Bylaw 15552 the Desrochers Neighbourhood Area Structure Plan is hereby amended by:
  - a. deleting the statistics entitled “Desrochers Neighbourhood Area Structure Plan Land Use And Population Statistics Bylaw 18724” and substituting the following:

## Desrochers Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 18772

LAND USE	Area (ha)	% of GA	% of GDA
Gross Area	110.4	100%	
Pipeline & Utility Right-of-Way	1.8	1.5%	
Arterial Road Right-of-Way	8.3	7.6%	
LRT ROW	1.2	1.1%	
Total Non-Developable Area	11.3	10.2%	
Gross Developable Area	99.1		100%
Commercial			
Neighbourhood Convenience Commercial	0.9		0.9%
Community Commercial	11.93		12.0%
Parkland, Recreation, School (Municipal Reserve)*			
School/Park Site	4.0		4.0%
Natural Area	5.0		5.0%
Transportation			
Circulation	19.8		20.0%
Infrastructure/Serviceing			
Stormwater Management Facilities	7.5		7.6%
Total Non-Residential Area	49.1		49.6%
Net Residential Area (NRA)	50.0		50.4%

## RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population	% of NRA
Low Density Residential	31.6	25	790	28.6%	2.8	2212	63.3%
Rowhousing	5.8	45	261	9.5%	2.8	732	11.6%
Rowhousing/Stacked Rowhousing (Direct Control)	0.9	87	78	2.8%	2.8	219	1.8%
Low Rise/Medium Density Housing	2.1	90	189	6.9%	1.8	340	4.2%
TOD Low Rise/Medium Density Housing	4.2	100	420	15.2%	1.8	756	8.4%
Mixed Use LRT 2	0.9	100	90	3.3%	1.8	162	1.8%
Mixed Use LRT 1	1.2	175	210	7.6%	1.5	315	2.4%
Medium to High Rise Units	3.2	225	720	26.1%	1.5	1080	6.4%
Total	49.9		2,758	100.0%		5,816	100%

## SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (p/nrha)		116	
Dwelling Units Per Net Residential Hectare (du/nrha)		55	
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio	29%	/ 71%	
Population (%) within 500m of Parkland		97%	
Population (%) within 400m of Transit Service		100%	
Population (%) within 600m of Commercial Service		96%	
Presence/Loss of Natural Areas		Land	Water
Protected as Environmental Reserve (ha)		0.0	n/a
Conserved as Naturalized Municipal Reserve (ha)		5.0	n/a
Lost to Development (ha)		0.0	n/a

Note: Calculations based on a comparison of existing natural features in the ENR with those appearing in the land use concept.

## STUDENT GENERATION STATISTICS

Level	Public	Separate
Elementary	198	79
Junior High School	99	40
Senior High School	99	40
Total	396	159

- b. deleting paragraph four in section “3.5.6 Residential” and replacing with: “Portions of land within 400 m of the LRT station are designated as Transit Oriented Development (TOD) low rise/medium density and high density housing. This designation is intended to allow a range of residential uses consistent with that zone, with densities between 125 and 225 units per ha.”
- c. deleting the NSP Policy of Objective (20) in section “3.5.6 Residential” and replacing with: “The NASP shall incorporate high density, low-rise/medium density and rowhousing designations to provide increased residential densities within walking distance of the LRT.”

- d. deleting the NSP Policy of Objective (22) in section “3.5.6 Residential” and replacing with: “A transition from higher density units in proximity to the LRT station down to rowhousing to single/semi-detached shall be provided.”
- e. deleting the last sentence of the Rationale of Objective (22) in section “3.5.6 Residential” and replacing with: “Provision of semi-detached or rowhouses units as a transitional land use will serve to moderate the use differences between single detached and higher density apartments.”
- f. deleting the NSP Policy of Objective (24) in section “3.5.6 Residential” and replacing with: “Locate higher density residential developments to facilitate access to arterial and/or collector roadways, commercial uses and LRT/transit service.”
- g. deleting the Rationale of Objective (24) in section “3.5.6 Residential” and replacing with: “Location of higher density residential development along LRT/transit routes and within walking distance of commercial uses, near community focal points and open spaces creates a more compact, walkable, attractive, and liveable neighbourhood.”
- h. deleting the map entitled “Bylaw 18724 - Amendment to Desrochers Neighbourhood Area Structure Plan” and substituting therefore the map entitled “Bylaw 18772 – Amendment to Desrochers Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw; and
- i. deleting the map entitled “Figure 6.0 - Land Use Concept” and replace with the map entitled “Figure 6.0 - Land Use Concept” annexed hereto as Schedule “B” and forming part of this Bylaw.

READ a first time this	day of	, A.D. 2019;
READ a second time this	day of	, A.D. 2019;
READ a third time this	day of	, A.D. 2019;
SIGNED and PASSED this	day of	, A.D. 2019.

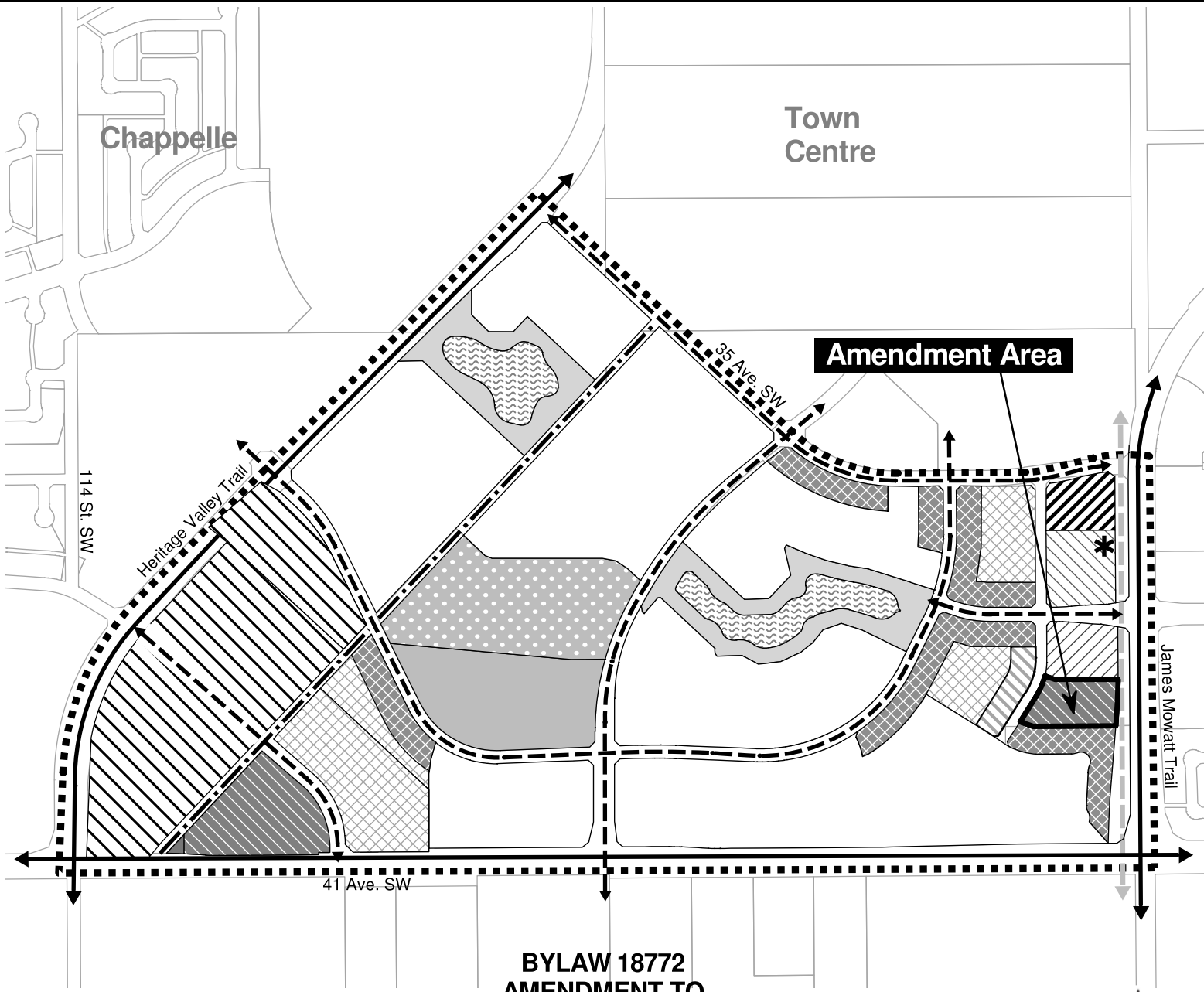
THE CITY OF EDMONTON

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



















MAYOR

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CITY CLERK



**BYLAW 18772  
AMENDMENT TO  
DESROCHERS**  
Neighbourhood Area Structure Plan  
(as amended)

- |  |   |   |                          |
|--|---|---|--------------------------|
|  | Low Density Residential                           |  | Natural Area             |
|  | Row Housing                                       |  | School / Park Site       |
|  | Row Housing / Stacked Rowhousing (Direct Control) |  | Pipeline Right-of-Way    |
|  | Low Rise / Medium Density Units                   |   | LRT Route / Right-of-Way |
|  | High Density Residential                          |  | LRT Station              |
|  | Neighbourhood Commercial                          |   | Collector Roadway        |
|  | Community Commercial                              |   | Arterial Roadway         |
|  | Mixed Use LRT 1                                   |  | NASP Boundary            |
|  | Mixed Use LRT 2                                   |  | Amendment Area           |
|  | Stormwater Management Facility (SWMF)             |   |                          |
|  | PUL   |   |                          |

**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.

Figure 6.0  
Land Use Concept



Legend

- |  |                          |
|--|--------------------------|
| Low Density Residential                          | Storm Water Management   |
| Rowhousing                                       | Natural Area             |
| Rowhousing / Stacked Rowhousing (Direct Control) | School / Park Site       |
| Low Rise / Medium Density Units                  | Pipeline R/W             |
| High Density Residential                         | LRT Route / Right of Way |
| Neighbourhood Commercial                         | LRT Station              |
| Community Commercial                             | Collector Roadway        |
| Mixed Use LRT 1                                  | Arterial Roadway         |
| Mixed Use LRT 2                                  | NASP Boundary            |

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



Desrochers Neighbourhood  
Neighbourhood Area Structure Plan

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December 2018 - 1161 07868

# Bylaw 18772

## Amendment to the Desrochers Neighbourhood Area Structure Plan

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### Purpose

To amend the Desrochers Neighbourhood Area Structure Plan land use designation on a portion of the subject site from medium density residential to high density residential.

### Readings

Bylaw 18772 is ready for two readings after the public hearing has been held.

A Ministerial Order requires the proposed statutory plan amendment be referred to the Edmonton Metropolitan Region Board prior to returning to City Council for third and final reading, because it is within 0.8 km of a Planned LRT line as elaborated on in the attached Council Report. The application, including the NASP amendment as well as the associated SCDB resolution and rezoning are planned to be referred, following closure of the public hearing and second reading of the two proposed bylaws. Once EMRB endorsement is received, administration will prepare the application for consideration of third reading and final approval by City Council.

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal, on April 12, 2019, and April 20, 2019. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Bylaw.

### Report

Bylaw 18772 proposes 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. 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. If approved, the proposed amendment will increase the overall planned neighbourhood density from 53 du/nrha to 55 du/nrha.

All comments from affected Civic Departments and utility agencies have been addressed.

An associated rezoning from RA7 and DC1 to RA8, RF5, and DC1 (Charter Bylaw 18773) and resolution to amend the Heritage Valley Servicing Concept Design Brief (SCDB) are proposed to proceed concurrently with this Bylaw.

### **Public Engagement**

An advance notice was sent to surrounding property owners and the Heritage Point Community League, on December 18, 2018. One response was received, and is elaborated on in the attached council report.

### **Attachments**

1. Bylaw 18772
2. City Planning Report (Attached to the Resolution - item 3.3)