



PLAN AMENDMENT AND REZONING APPLICATION DESROCHERS

3304 127 Street SW

To allow for a mix of low density housing and row housing uses.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- allows for a broader mix of low and medium density housing to be developed;
- provides opportunity for unique row housing at a key neighbourhood entry; and
- supports higher densities in proximity to a future LRT Station.

THE APPLICATION

The purpose of the proposed Bylaws is to provide the opportunity for a mix of low density residential uses with limited row housing (western site), and row and stacked row housing as medium density residential uses (eastern site), within the Desrochers neighbourhood as follows:

1. BYLAW 18252 proposes to amend the Desrochers Neighbourhood Area Structure Plan (NASP) to re-designate land uses from Row Housing and Low Rise/Medium Density to Low Density Residential and Row Housing/Stacked Row Housing (Direct Control) Uses, respectively. The plan amendment includes related text, figures, and statistics revisions.
2. BYLAW 18253 proposes to amend the Zoning Bylaw from (RF5) Row Housing Zone to (RMD) Residential Mixed Dwelling Zone and from (RA7) Low Rise Apartment Zone to (DC1) Direct Control Provision to allow for the development of a mix of low density housing with limited row housing and for a unique form of row and stacked row housing uses respectively.

Proposed Desrochers NASP changes support the proposed rezoning, redistributing low and medium residential uses allowing a Direct Development Control Provision to be applied to accommodate a new medium density land use designation in the form of row and stacked row housing, replacing 0.9 hectares of Low Rise/Medium Density Housing. The DC1 allows a maximum height of 14 meters and one side property line setback of 0 (zero lot line), as proposed through Bylaw 18253. The NASP also changes 0.2 hectares of land designated as Row Housing to Low Density Housing to accommodate the rezoning to RMD.

SITE AND SURROUNDING AREA

The western portion of the application area proposed to be rezoned to (RMD) Zone is located on Desrochers Boulevard SW, north of the planned Storm Water Management Facility (SWMF). Low and medium density residential land use designations are adjacent to it.

The eastern portion of the application area proposed to be rezoned to (DC1) Direct Development Control Provision is located south of Desrochers Gate SW. It is within 400 meters of a future Light Rail Transit (LRT) station and is adjacent to sites zoned for row housing, low rise apartment uses, and a vertical mix of higher density residential and commercial uses under a (DC1) Direct Development Control Provision next to the future station platform planned to run along on the eastern edge of Desrochers.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE (western portion)	(RF5) Row Housing Zone	Vacant land
CONTEXT		
North	(RF5) Row Housing Zone	Vacant land
East	(RF5) Row Housing Zone	Vacant land
South	(PU) Public Utility Zone	Stormwater Management Facility
West	(RMD) Residential Mixed Dwelling Zone	Vacant land

	EXISTING ZONING	CURRENT USE
SUBJECT SITE (eastern portion)	(RA7) Low Rise Apartment Zone	Vacant land
CONTEXT		
North	(RF5) Row Housing Zone	Row Housing
East	(DC1) Direct Development Control Provision (RA7) Low Rise Apartment Zone (RF5) Row Housing Zone	Vacant land
South	(RMD) Residential Mixed Dwelling Zone	Land is currently being subdivided for single and semi-detached housing
West	(RA7) Low Rise Apartment Zone	Vacant land

PLANNING ANALYSIS

PLANS IN EFFECT

This part of the Desrochers neighbourhood is planned for a transition from a mix of higher density residential with commercial uses next to a future LRT station to medium and lower density residential uses further away from the station under the Desrochers NASP and in conformance with the City's Transit Oriented Development (TOD) Guidelines. The eastern site is beyond a 200 meter and within a 400 meter radius of a future LRT station planned along James Mowatt Trail. Medium density housing on the subject site would contribute to densities that support transit ridership and aid in creating a more compact, liveable neighbourhood in close proximity to the future station, in conformance with policies of the Desrochers NASP.

The proposed Desrochers NASP amendment facilitates the proposed rezoning from RF5 and RA7 to RMD and DC1 and will result in a land use pattern in the area that is compatible with potential adjacent low, medium, and higher density residential development and provides for street-oriented row and stacked row housing near a principal neighbourhood entry point.

The proposal redistributes residential uses allowing for a greater variety of row and stacked row housing forms under a site specific (DC1) Direct Development Control Provision compared to that allowed under the existing (RA7) Low Rise Apartment Zone. Zero lot line development (a setback of 0 on one side property line) has been added. The unit density proposed is greater than the maximum allowed under the standard (RF5) Row Housing zone at 42 unit per hectare and (RF6) Stacked Row Housing Zones at 80 units per hectare, allowing a maximum of 87 units per hectare. Additional height for row housing is also allowed (maximum 10 to 14 meters) compared to the standard RF5 zone. The current RA7 zone allows up to 14.5 meters in height.

The application maintains the overall neighbourhood residential density.

LAND USE COMPATIBILITY

The proposed plan amendment and rezoning allow for a mix of low and medium density housing that is compatible with existing and surrounding land uses. For the western site along Desrochers Boulevard SW, the existing RMD Zone is expanded with the proposed rezoning, allowing low density residential uses with a limited amount of row housing, as a transitional zone to medium scale residential zoned land north and east.

The proposed rezoning from RA7 to DC1 on the eastern site south of Desrochers Gate SW maintains medium densities on the site and allows for a mix of street-oriented row and stacked row housing forms. Development on the site will provide a transition between higher and more dense residential uses planned closer to the future LRT station and lower density housing to the south under the RMD Zone and row housing allowed under the RF5 zoned land north.

TECHNICAL REVIEW

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

Transportation

- At subdivision stage, owner(s) to pay proportionate share of the Arterial Roadway Assessment (ARA) for the construction of arterial roadways in the catchment area

Drainage/Water and Sewer Service

- Mechanical site plans must be submitted and sanitary and storm service needs addressed in accordance with the approved Desrocher Stage 7 engineering drawings
- Permanent Area Contribution (PAC) Cost Sharing Assessments and Sanitary Sewer Expansion Assessments applicable at subdivision and/or development permit stage

EPCOR Water

- Watermains along Daniels Link, Desrochers Boulevard and Darby Green, may be utilized to provide water service to the sites after completion of watermains and infrastructure
- Subject site will experience low service pressures due to elevations; therefore, ground elevations must comply with Hydraulic Network Analysis

PUBLIC ENGAGEMENT

ADVANCE NOTICE September 22, 2017	<ul style="list-style-type: none">• Number of recipients: 296• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/desrochers-planning-applications.aspx

CONCLUSION:

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Approved Desrochers NASP Land Use and Population Statistics – Bylaw 16726
- 2 Proposed Secord NSP Land Use and Population Statistics – Bylaw 18252
- 3 Approved NSP – Bylaw 16726
- 4 Proposed NSP – Bylaw 18252
- 5 Application Summary

DESROCHERS NEIGHBOURHOOD AREA STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 16726

	Area (ha)	% of GA	% of GDA
Gross Area	110.40	100%	
Pipeline & Utility Right-of-Way	1.65	1.5%	
Arterial Road Right-of-Way	8.38	7.6%	
LRT R/W	1.20	1.1%	
Gross Developable Area	99.17		100.0%
Commercial			
Neighbourhood Convenience Commercial	0.85		0.9%
Community Commercial	15.54		15.7%
Parkland, Recreation, School (Municipal Reserve)			
School/Park Site	4.00		4.0%
Natural Area	4.95		5.0%
Transportation			
Circulation	19.83		20.0%
Infrastructure & Servicing			
Stormwater Management Facilities	7.49		7.6%
Total Non-Residential Area	52.66		53.1%
Net Residential Area (NRA)	46.51		46.9%

} 9.0%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential	31.38	25	785	2.8	2,197	67%
Row Housing	5.15	45	232	2.8	649	11%
Low Rise/Medium Density Housing	3.68	90	331	1.8	596	8%
TOD Low-Rise/Medium Density Housing	4.21	100	421	1.8	758	9%
Mixed Use LRT 2	0.90	100	90	1.8	162	2%
Mixed Use LRT 1	1.19	175	208	1.5	312	3%
Total	46.51		2,067		4,674	100.0%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (p/nha)	100.5	
Dwelling Units Per Net Residential Hectare (du/nrha)	44.4	
Unit Density within 400m of LRT Service (du/nrha)	80.2	
[Single/Semi-Detached] / [Rowhousing; Low-Rise/Medium Density; Medium to High Rise] Unit Ratio	38% / 62%	
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	0.00	n/a
Conserved as Naturalized Municipal Reserve (ha)	4.95	n/a
Lost to Development (ha)	0.00	n/a

STUDENT GENERATION STATISTICS

Public School Board	396	
Elementary	198	
Junior / Senior High	198	
Separate School Board	159	
Elementary	79	
Junior High	40	
Senior High	40	
Total Student Population	555	

¹ Areas dedicated to Municipal Reserves to be confirmed by legal survey.

DESROCHERS NEIGHBOURHOOD AREA STRUCTURE PLAN

PROPOSED LAND USE AND POPULATION STATISTICS

BYLAW 18252

LAND USE	Area (ha)	% of GA	% of GDA
Gross Area	110.4	100%	
Pipeline & Utility Right-of-Way	1.7	1.5%	
Arterial Road Right-of-Way	8.4	7.6%	
LRT ROW	1.2	1.1%	
Total Non-Developable Area	11.2	10.2%	
Gross Developable Area	99.2		100%
Commercial			
Neighbourhood Convenience Commercial	0.9		0.9%
Community Commercial	15.5		15.7%
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/Servicing			
Stormwater Management Facilities	7.5		7.6%
Total Non-Residential Area	52.7		53.1%
Net Residential Area (NRA)	46.5		46.9%

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	789	38.2%	2.8	2209	67.8%
Rowhousing	5.0	45	224	10.9%	2.8	627	10.7%
Rowhousing/Stacked Rowhousing (Direct Control)	0.9	87	74	3.6%	2.8	207	1.8%
Low Rise/Medium Density Housing	2.9	90	257	12.4%	1.8	462	6.1%
TOD Low Rise/Medium Density Housing	4.2	100	421	20.4%	1.8	758	9.0%
Mixed Use LRT 2	0.9	100	90	4.4%	1.8	162	1.9%
Mixed Use LRT 1	1.2	175	208	10.1%	1.5	312	2.6%
Total	46.5		2,063	100.0%		4,737	100%

SUSTAINABILITY MEASURES

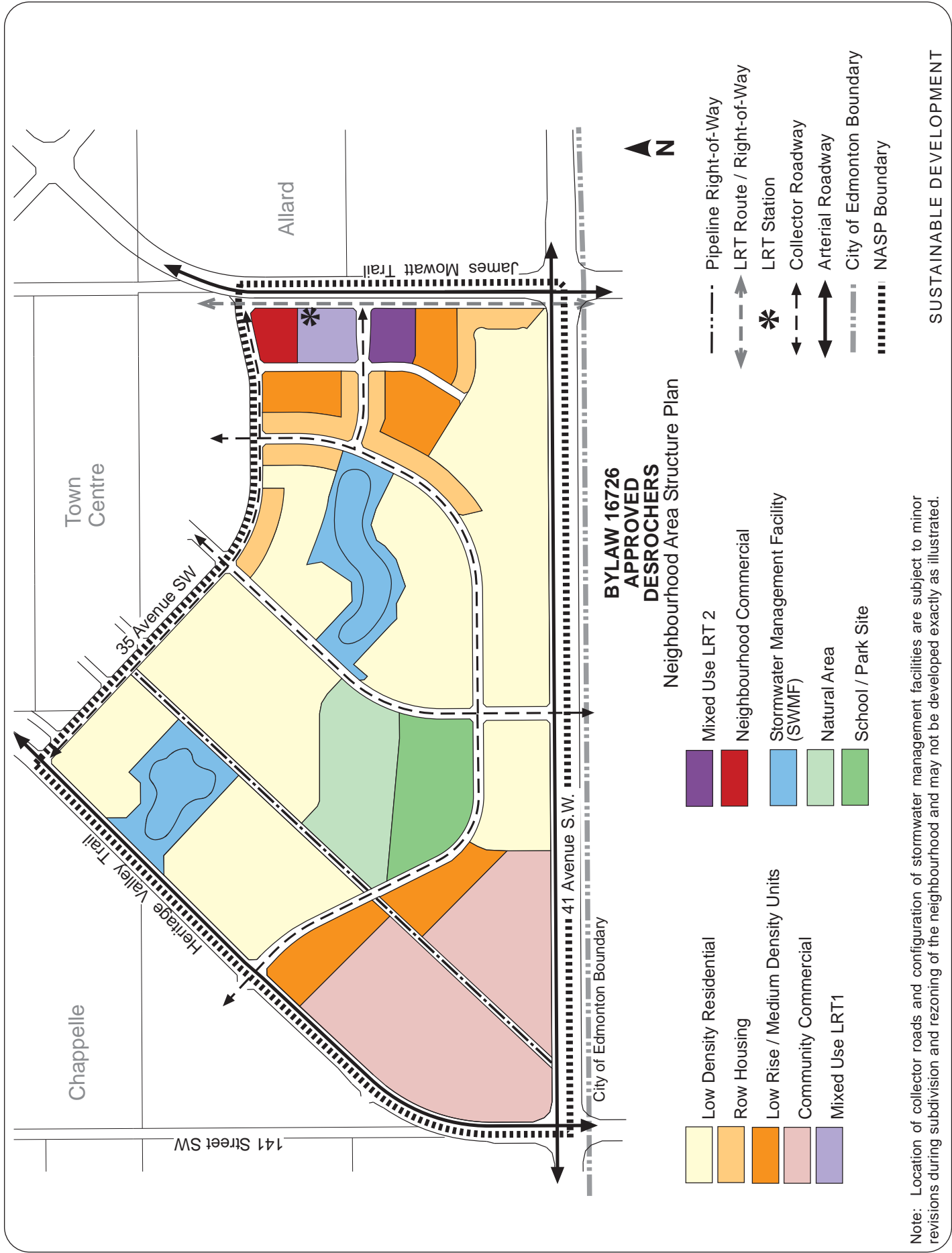
Population Per Net Residential Hectare (p/nrha)		101.9	
Dwelling Units Per Net Residential Hectare (du/nrha)		44.4	
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio		38%	/ 62%
Population (%) within 500m of Parkland		97%	
Population (%) within 400m of Transit 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	

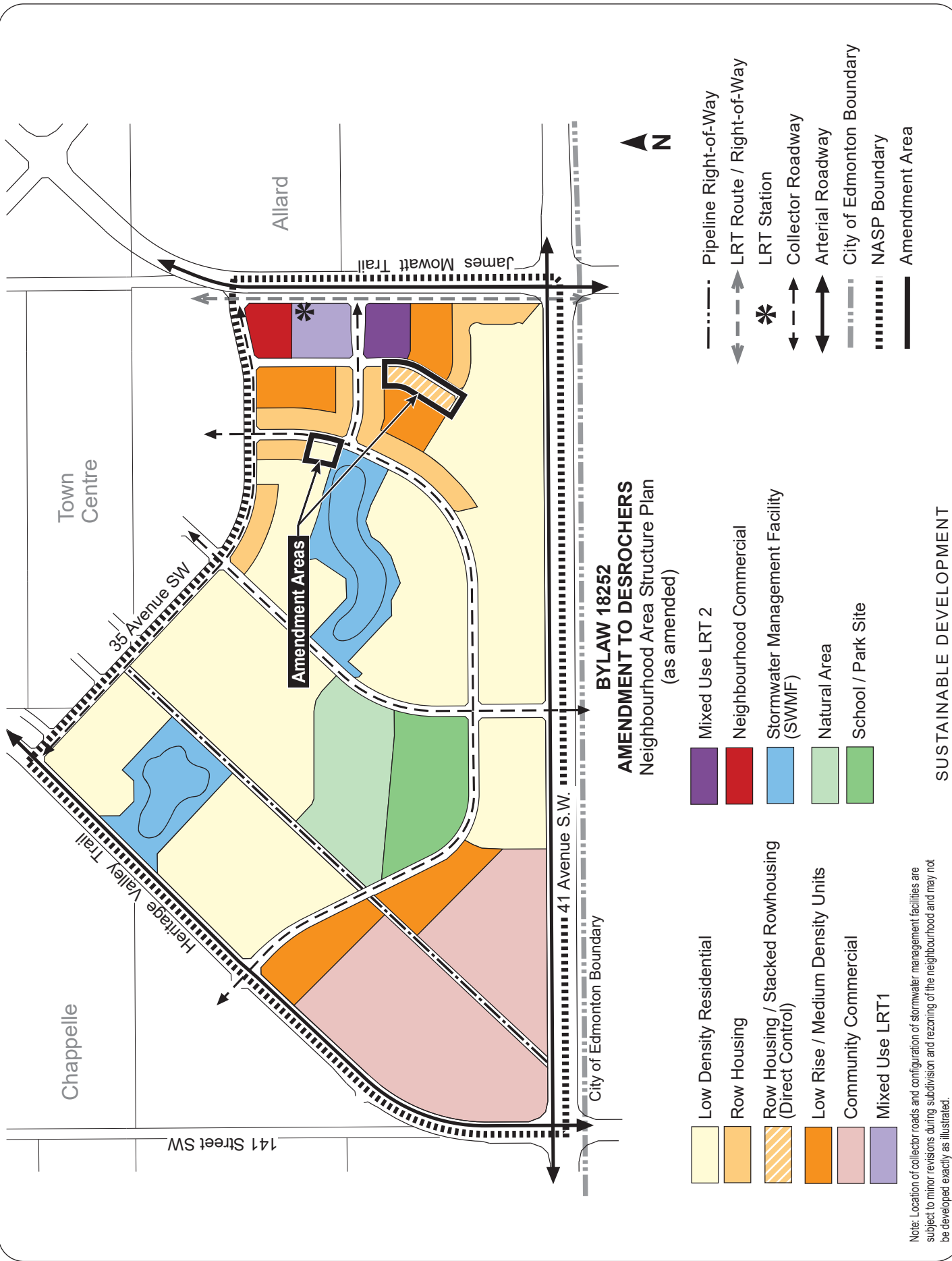
Note: Calculations based on a comparison of existing natural features in the ENR with those appearing in the land use concept.

STUDENT GENERATION STATISTICS

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

* Areas dedicated as Municipal and Environmental Reserve to be confirmed by legal survey.





APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment and Rezoning
Bylaws:	Bylaw 18252 and 18253
Location:	Desrochers Boulevard SW & south of Desrochers Gate SW
Address:	3304 127 Street SW
Legal Description:	Portion of SE 13-51-25-4
Site Area:	0.23 ha & 0.85 ha
Neighbourhood:	Desrochers
Ward - Councillor:	9 – Tim Cartmell
Notified Community Organization:	Desrochers and Leduc County
Applicant:	Yolanda Lew, Stantec

PLANNING FRAMEWORK

Current Zone:	(RF5) Row Housing Zone & (RA7) Low Rise Apartment Zone
Proposed Zone(s) and Overlay(s):	(RMD) Residential Mixed Dwelling Zone and (DC1) Direct Development Control Provision
Plans in Effect:	Desrochers Neighbourhood Area Structure Plan, Heritage Valley Servicing Concept Design Brief
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

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