

Bylaw 18252

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 and 18201; and

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

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 third paragraph of Section 3.5.6 and substituting with:

“Approximately 5.8 ha are designated as rowhousing, at a maximum height of 10 m and densities of up to 45 units per hectare, with exceptions noted below. When developed along a collector roadway, alley access shall be provided. Residential uses anticipated would be consistent with the RF5, RF6 or UCRH zoning designations under the Zoning Bylaw. Notwithstanding the above, in the rowhousing/stacked rowhousing designation located at SE 1/4 Sec. 13-51-25-W4, a Direct Control Provision allowing row housing and stacked row housing uses to a maximum height of 14 m and densities up to 87 units per net hectare may be applied.”

- b. deleting the land use and population statistics entitled "Land Use And Population Statistics" and substituting therefor the following:

**DESROCHERS NEIGHBOURHOOD AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
18252**

LAND USE	Area (ha)	% of GA	% of GDA
<b>Gross Area</b>	<b>110.4</b>	<b>100%</b>	
Pipeline & Utility Right-of-Way	1.7	1.5%	
Arterial Road Right-of-Way	8.4	7.6%	
LRT ROW	1.2	1.1%	
<b>Total Non-Developable Area</b>	<b>11.2</b>	<b>10.2%</b>	
<b>Gross Developable Area</b>	<b>99.2</b>		<b>100%</b>
<b>Commercial</b>			
Neighbourhood Convenience Commercial	0.9		0.9%
Community Commercial	15.5		15.7%
<b>Parkland, Recreation, School (Municipal Reserve)*</b>			
School/Park Site	4.0		4.0%
Natural Area	5.0		5.0%
<b>Transportation</b>			
Circulation	19.8		20.0%
<b>Infrastructure/Servicing</b>			
Stormwater Management Facilities	7.5		7.6%
<b>Total Non-Residential Area</b>	<b>52.7</b>		<b>53.1%</b>
<b>Net Residential Area (NRA)</b>	<b>46.5</b>		<b>46.9%</b>

**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%
<b>Total</b>	<b>46.5</b>		<b>2,063</b>	<b>100.0%</b>		<b>4,737</b>	<b>100%</b>

**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%		
<b>Presence/Loss of Natural Areas</b>	<b>Land</b>	<b>Water</b>	
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
<b>Total</b>	<b>396</b>	<b>159</b>

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

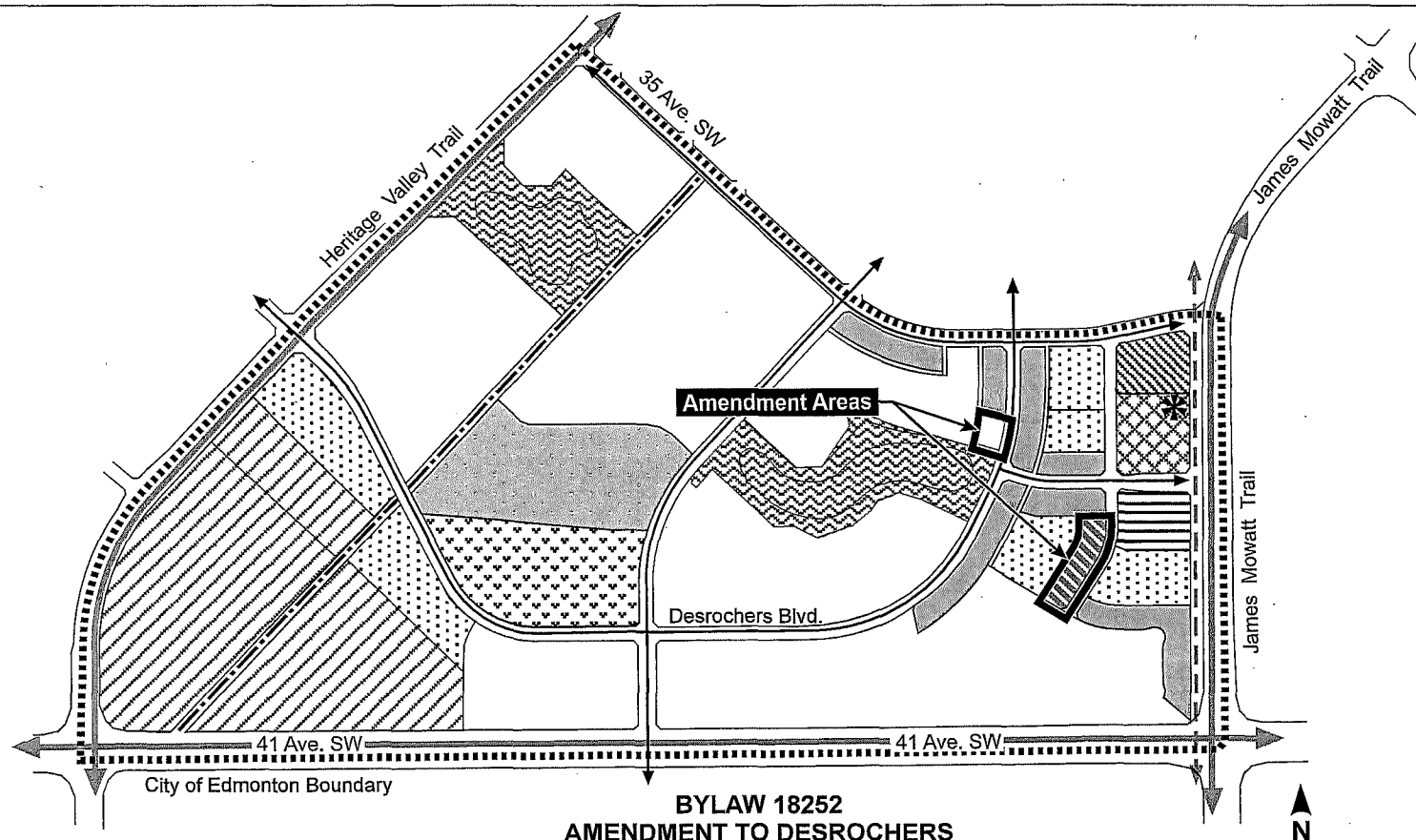
- c. deleting the map entitled "Bylaw 16726 – Amendment to Desrochers Neighbourhood Area Structure Plan" and replacing with the map entitled "Bylaw 18252 Amendment to Desrochers Neighbourhood Area Structure Plan" annexed hereto as Schedule "A" and forming part of this Bylaw; and
- d. deleting the map entitled "Figure 6.0 – Land Use Concept" and replacing 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	12th	day of	February	, A. D. 2018;
READ a second time this	12th	day of	February	, A. D. 2018;
READ a third time this	12th	day of	February	, A. D. 2018;
SIGNED and PASSED this	12th	day of	February	, A. D. 2018.

THE CITY OF EDMONTON

  
MAYOR

  
CITY CLERK



**BYLAW 18252**  
**AMENDMENT TO DESROCHERS**  
 Neighbourhood Area Structure Plan  
 (as amended)

- Low Density Residential
- Row Housing
- Row Housing / Stacked Rowhousing (Direct Control)
- Low Rise / Medium Density Units
- Community Commercial
- Mixed Use LRT1

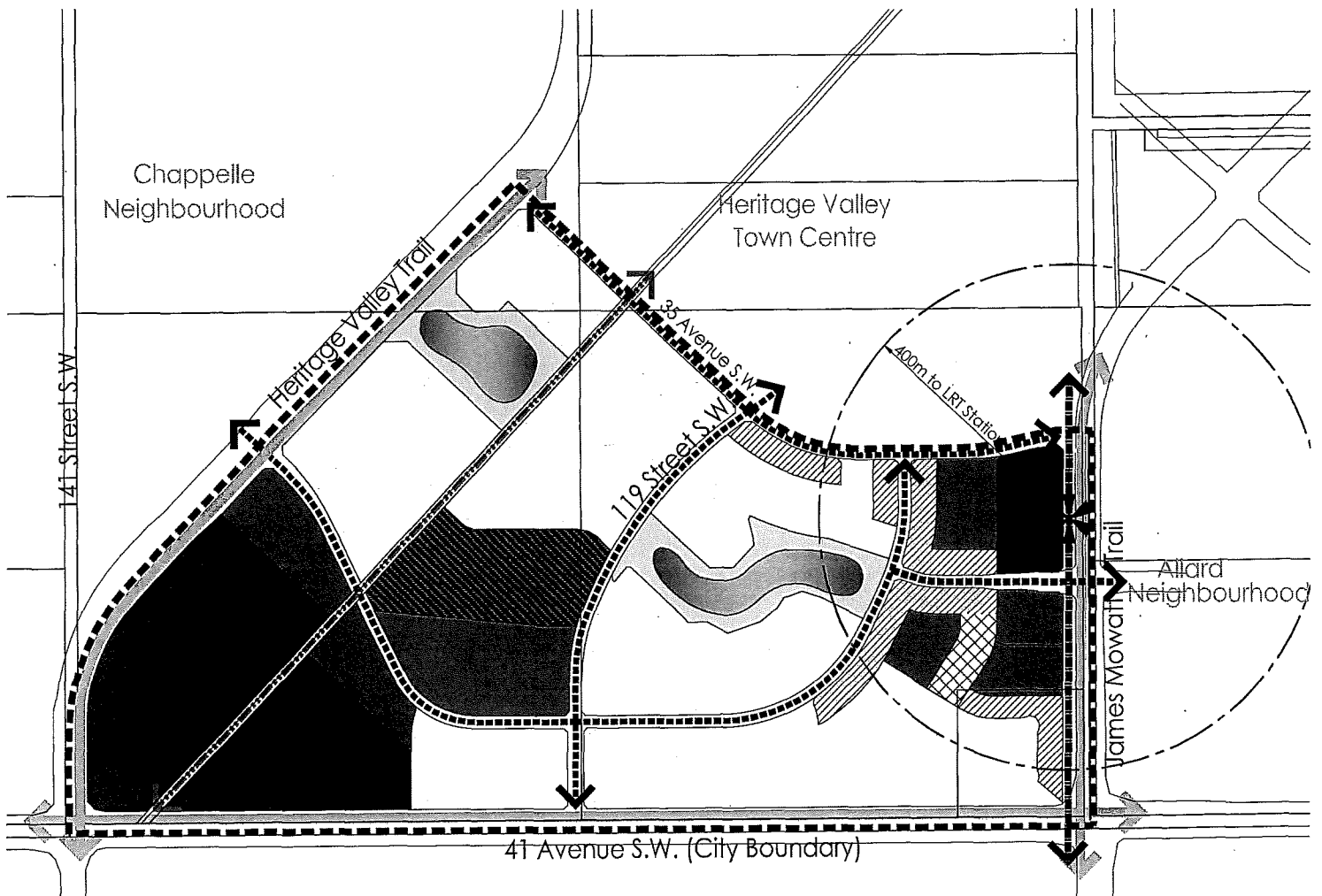
- Mixed Use LRT 2
- Neighbourhood Commercial
- Stormwater Management Facility (SWMF)
- Natural Area
- School / Park Site

- Pipeline Right-of-Way
- LRT Route / Right-of-Way
- LRT Station
- Collector Roadway
- Arterial Roadway
- NASP Boundary
- Amendment Area

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.

SUSTAINABLE DEVELOPMENT

Figure 6.0  
Land Use Concept



#### Legend

- |  |                          |
|--|--------------------------|
| Low Density Residential                          | Natural Area             |
| Rowhousing                                       | School / Park Site       |
| Rowhousing / Stacked Rowhousing (Direct Control) | Pipeline R/W             |
| Low Rise / Medium Density Units                  | 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            |
| Storm Water Management Facility (SWMF)           |                          |

#### 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.