

3505 - 141 Street SW

Position of Administration: Support



Summary

Charter Bylaw 20279 proposes a rezoning from the (PU) Public Utility Zone to the (RA8) Medium Rise Apartment Zone to allow for the development of medium rise multi-unit housing. The subject site will be consolidated with the adjacent RA8 parcel to the east.

Bylaw 20278 proposes an amendment to the Desrochers Neighbourhood Area Structure Plan (NASP) to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. No responses were received.

Administration supports this application because it:

- Aligns with the goals and policies of The City Plan to accommodate all future growth for an additional one million people within Edmonton's existing boundaries

- Conforms with the NASP by facilitating the efficient and orderly development of land
- Is compatible with existing and surrounding land uses
- Contributes to the housing diversity in the Desrochers neighbourhood

Application Details

This application was submitted by Stantec Consulting Ltd. on behalf of MLC, on June 10, 2021.

Rezoning

The proposed (RA8) Medium Rise Apartment Zone would allow development with the following key characteristics:

- Medium rise multi-unit housing with the potential for ground floor commercial uses
- Maximum height of 23.0 metres (approximately 6 storeys)
- Minimum density of 75 dwellings per hectare

Plan Amendment

The application proposes to amend the corresponding area of the rezoning site within the Desrochers Neighbourhood Area Structure Plan (NASP) from Public Utility Lot to High Density Residential. The small 0.16 hectare Public Utility site is not required for utility uses as part of the larger pipeline corridor. Figures 6 to 11 and the land use and population statistics in the Desrochers NASP will be amended to reflect this proposal.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(PU) Public Utility Zone	Undeveloped land
North	(PU) Public Utility Zone	Undeveloped land and Pipeline right of way
East	(RA8) Medium Rise Apartment Zone	Undeveloped land
South	(AES) Agricultural Edmonton South Zone	Undeveloped land
West	(CSC) Shopping Centre Zone (PU) Public Utility Zone	Undeveloped land and Pipeline right of way



View of the site looking north from 41 Avenue SW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposal conforms with the intent of the statutory plan (NASP), and no responses were received from the mailed notice. The basic approach included:

Mailed Notice, June 22, 2022

- Notification radius: 60 metres
- Recipients: 93
- Responses: 0

Site Signage, June 15, 2022

- One rezoning information sign was placed on the site facing 41 Avenue SW

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Blackmud Community League
- Chappelle Community League

Application Analysis



Site analysis context

The City Plan

The subject property, located within the Southwest District of The City Plan, is identified as residential in a Developing Area and is expected to contribute to Edmonton's population growth from 1 to 1.25 million. By increasing the amount of high density residential development in this area, this proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries.

The rezoning area's close proximity to amenities like schools, future commercial development, and multi-use trails aligns with The City Plan's vision of establishing 15-minute districts, which enables residents to easily complete their daily needs.

Neighbourhood Area Structure Plan

The Desrochers NASP provides policy direction that requires medium density residential development to be located in sites with access to arterial/collector roadways and commercial uses. The proposal to rezone the subject parcel to RA8 aligns with this policy direction as the subject site abuts 41 Ave SW and is in close proximity to future commercial development.

The rezoning also aligns with the NASP's objective to plan for a variety of housing types in different built forms for a range of household types, income levels and ages, thereby contributing to the housing diversity in the Desrochers neighbourhood.

However, to facilitate the proposed rezoning from PU to RA8, the NASP is being amended to redesignate the subject parcel from PUL to High Density Residential.

Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Public Utility Lot (Pipeline & Utility Right of Way)	1.8 ha	1.64 ha	- 0.16 ha
High Density Residential (Medium to High Rise Units)	3.2 ha (720 dwellings)	3.36 ha (756 dwellings)	+ 0.16 ha (+ 36 dwellings)

Land Use Compatibility

The proposed zone is compatible with the existing and planned land uses in the area. Furthermore, the rezoning area will be consolidated with the existing RA8 parcel located to the east of the subject site. Taking into account the broader context of the surrounding area, the RA8 zone is well-suited for this location, as it is situated on the edge of the neighbourhood and enjoys close proximity to two schools, parks, shared use paths, and future commercial development. The availability of these nearby amenities makes this site an ideal location for accommodating additional density.

Environment

An Environmental Site Assessment (ESA) was required with this application. Administration reviewed the ESA and agreed with the conclusion that there were no environmental concerns, and no further environmental work is required.

Mobility

Supporting transportation infrastructure will be required with subdivision of the adjacent lands, including traffic signals at 41 Avenue SW and the collector roadway intersection, shared use paths along the public utility corridor, and pedestrian crossing controls at the future midblock crossing between Heritage Valley Trail and 41 Avenue SW.

There is currently no bus service adjacent to the rezoning site, but ETS does provide local bus service to more built-out portions of Desrochers. Future bus stops near the site will be constructed as development advances in the area.

Pipeline Risk

A 5 m separation is recommended between the edge of the adjacent pipeline right-of-way and Child Care Services, which is a permitted use in the proposed zone. The setbacks in the proposed zone accommodate this recommendation.

Utilities

The proposed rezoning area conforms to the Desrochers Neighbourhood Design Report (NDR) and its amendments, which identify sanitary and stormwater servicing plans for the neighbourhood. Permanent sanitary and storm sewer services will be available through the existing RA8 site to the east, to which the rezoning area is to be consolidated. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

EPCOR Water notes that when the subject site is consolidated with the RA8 site to the east, the future water service from the water main within 41 Avenue SW road right of way may service the entire consolidated site.

The applicant is required to construct hydrants on 41 Avenue SW at the development permit or subdivision stage. Proper abandonment and reconnection of all water services associated with the Whitemud Water Co-op within the site is also required.

Appendices

1. Current NASP Land Use and Population Statistics
2. Proposed NASP Land Use and Population Statistics
3. NASP Land Use Concept Map Comparison

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Current NASP Land Use and Population Statistics – Bylaw 19602

DESROCHERS NEIGHBOURHOOD AREA STRUCTURE PLAN APPROVED LAND USE AND POPULATION STATISTICS BYLAW 19602

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%	9.0%
Natural Area	5.0	5.0%	
Transportation			
Circulation	19.8	20.0%	
Infrastructure/Service			
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	31.60	25	790	29.2%	2.8	2212	38.3%
Shallow Lot Residential (Direct Control)	1.53	48	73	2.7%	2.8	206	3.6%
Rowhousing	5.60	45	252	9.3%	2.8	706	12.2%
Rowhousing/Stacked Rowhousing (Direct Control)	0.90	87	78	2.9%	2.8	219	3.8%
Low Rise/Medium Density Housing	0.75	90	68	2.5%	1.8	122	2.1%
TOD Low Rise/Medium Density Housing	4.20	100	420	15.5%	1.8	756	13.1%
Mixed Use LRT 2	0.90	100	90	3.3%	1.8	162	2.8%
Mixed Use LRT 1	1.20	175	210	7.8%	1.5	315	5.5%
Medium to High Rise Units	3.20	225	720	26.7%	1.5	1080	18.7%
Total	49.90		2,701	100%		5,777	100%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (p/nrha)		116
Dwelling Units Per Net Residential Hectare (du/nrha)		54
[Single/Semi-detached]/[Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio		38% / 62%
Population (%) within 500 m of Parkland		97%
Population (%) within 400 m of Transit Service		100%
Population (%) within 600 m 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.

Proposed NASP Land Use and Population Statistics – Bylaw 20278

DESROCHERS NEIGHBOURHOOD AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 20278

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Medium to High Rise Units	3.36	225	756	27.6%	1.5	1134	19.4%
Total	50.1		2,739	100%		5,835	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 500 m of Parkland	97%	
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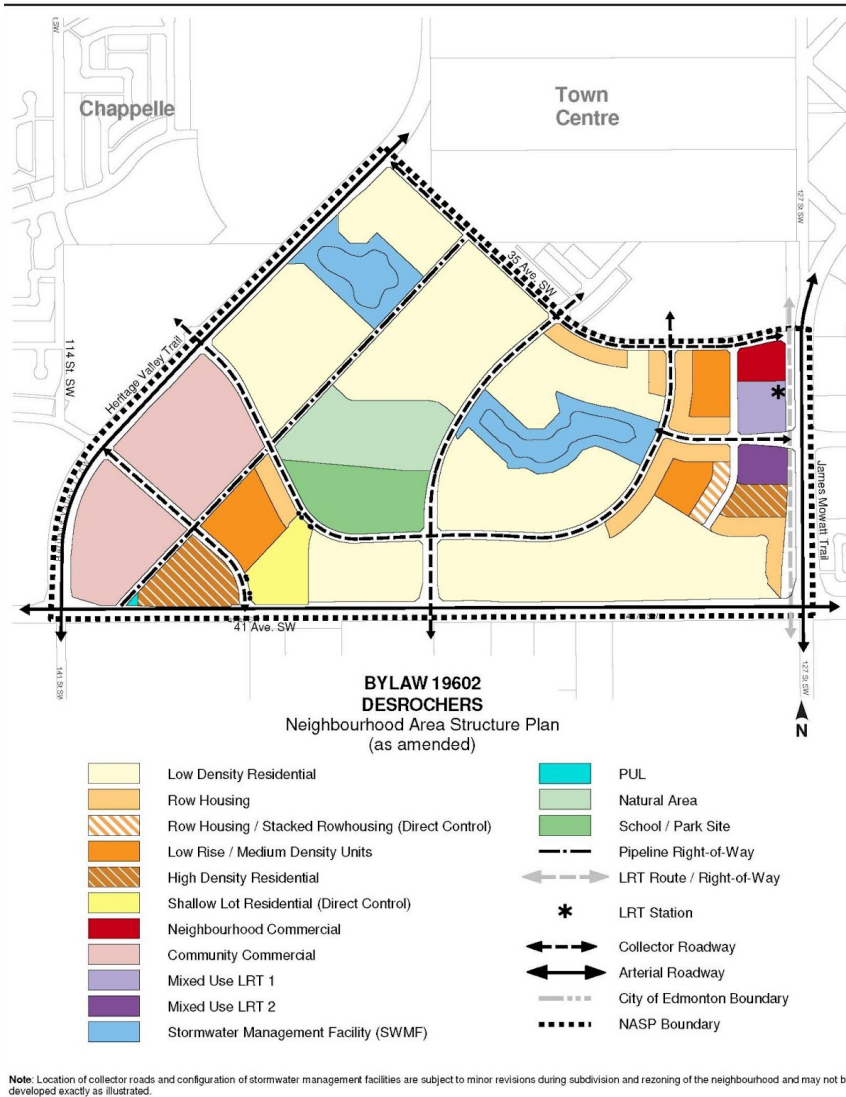
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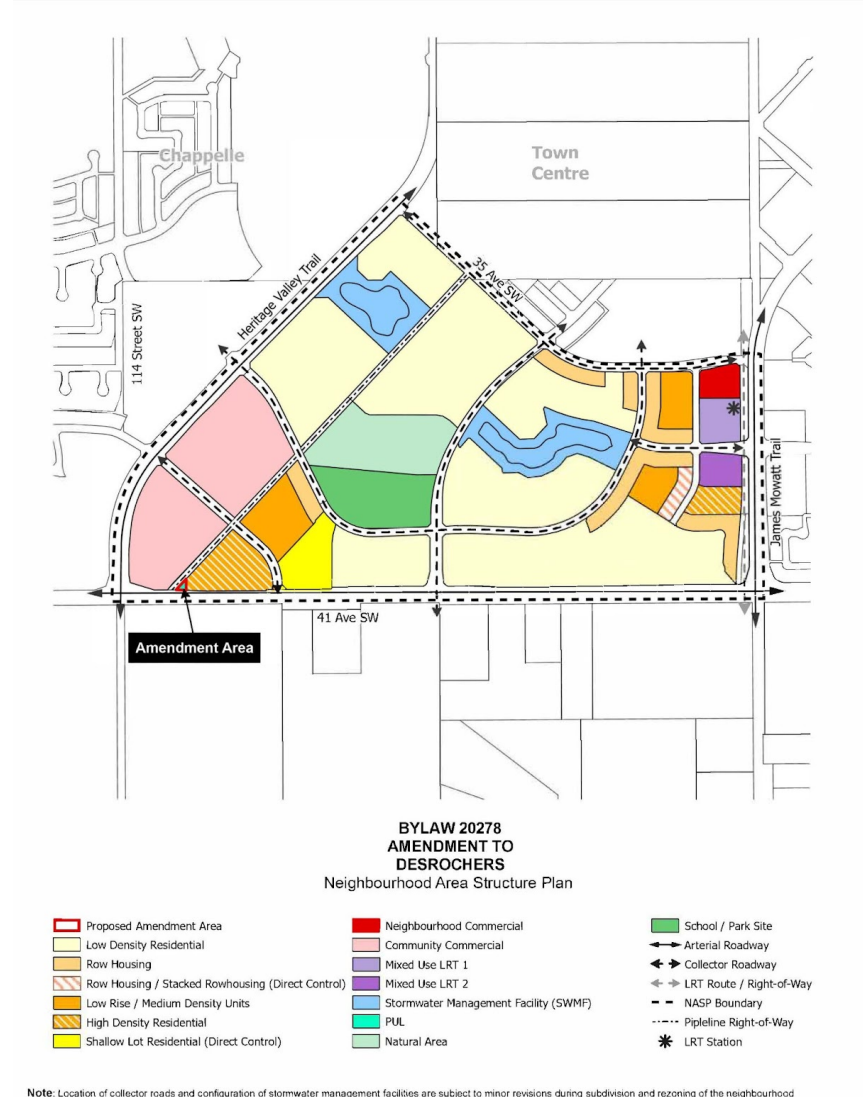
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NASP Land Use Concept Map Comparison



Current Land Use Concept Map



Proposed Land Use Concept Map