

Bylaw 20278

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, 18772, and 19602; and

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

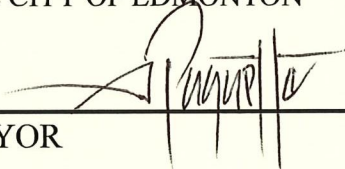
NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:


1. That Bylaw 15552 the Desrochers Neighbourhood Area Structure Plan is hereby amended by:
  - a. deleting the map entitled "Bylaw 19602 - Amendment to Desrochers Neighbourhood Area Structure Plan" and replacing it with the map entitled "Bylaw 20278 – Amendment to Desrochers Neighbourhood Area Structure Plan" attached hereto as Schedule "A" and forming part of this Bylaw;
  - b. deleting the statistics entitled "Desrochers Neighbourhood Area Structure Plan Land Use And Population Statistics - Bylaw 19602" and replacing it with "Desrochers Neighbourhood Area Structure Plan Land Use And Population Statistics - Bylaw 20278", attached hereto as Schedule "B" and forming part of this Bylaw;
  - c. deleting the map entitled "Figure 6.0 - Land Use Concept" and replacing it with the map entitled "Figure 6.0 - Land Use Concept" attached hereto as Schedule "C" and forming part of this Bylaw;
  - d. deleting the map entitled "Figure 7.0 - Parkland, Recreational Facilities and Schools" and replacing it with the map entitled "Figure 7.0 - Parkland, Recreational Facilities and Schools" attached hereto as Schedule "D" and forming part of this Bylaw;

- e. deleting the map entitled "Figure 8.0 - Transportation Network" and replacing it with the map entitled "Figure 8.0 - Transportation Network" attached hereto as Schedule "E" and forming part of this Bylaw;
- f. deleting the map entitled "Figure 9.0 - Pedestrian Network" and replacing it with the map entitled "Figure 9.0 - Pedestrian Network" attached hereto as Schedule "F" and forming part of this Bylaw;
- g. deleting the map entitled "Figure 10.0 - Servicing Concept" and replacing it with the map entitled "Figure 10.0 - Servicing Concept" attached hereto as Schedule "G" and forming part of this Bylaw; and
- h. deleting the map entitled "Figure 11.0 - Development Staging" and replacing it with the map entitled "Figure 11.0 - Development Staging" attached hereto as Schedule "H" and forming part of this Bylaw.

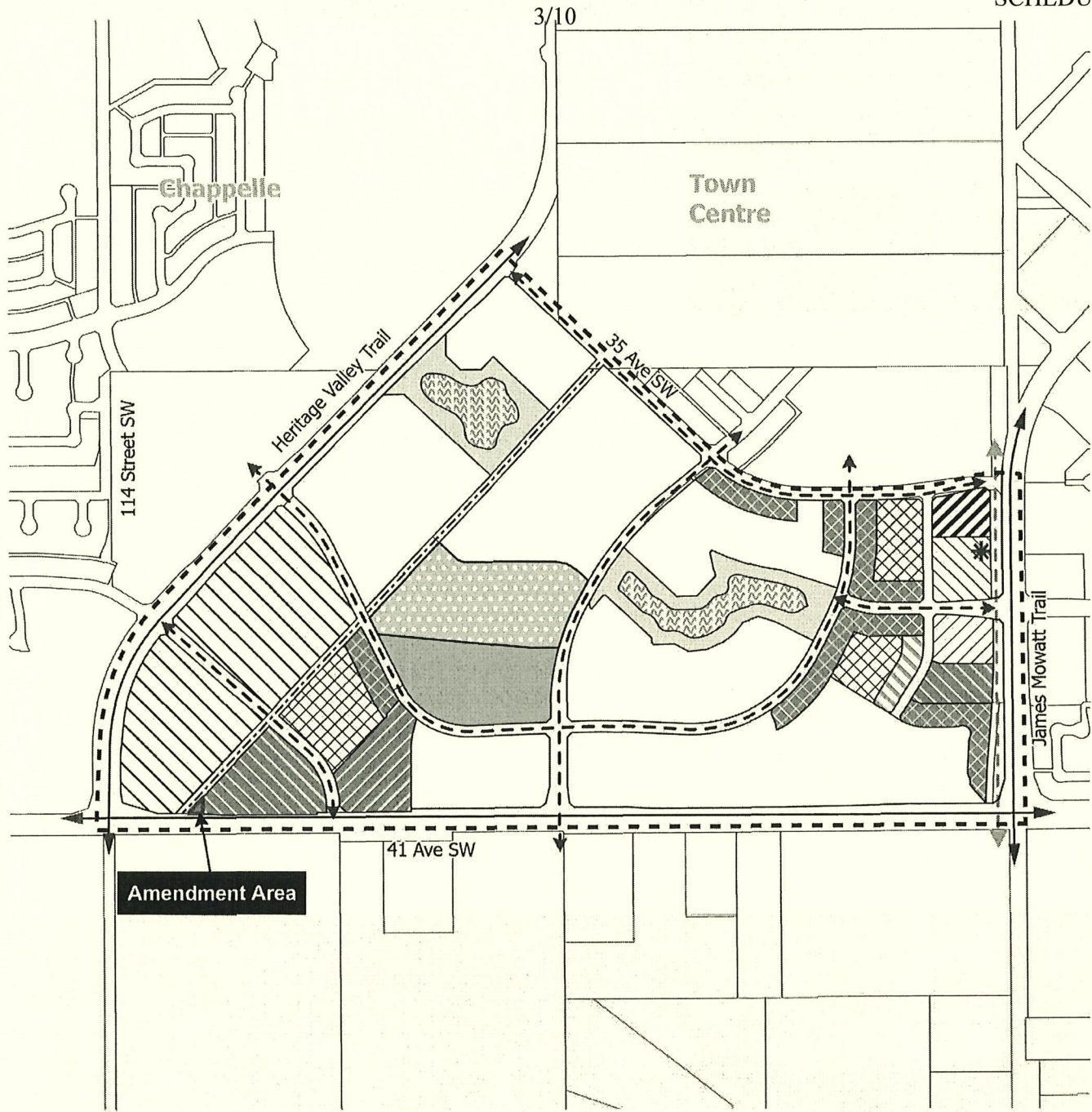
READ a first time this	11th day of September	, A.D. 2023;
READ a second time this	11th day of September	, A.D. 2023;
READ a third time this	11th day of September	, A.D. 2023;
SIGNED and PASSED this	11th day of September	, A.D. 2023.

THE CITY OF EDMONTON

  
D / MAYOR

  
\*1 CITY CLERK





**BYLAW 20278  
AMENDMENT TO  
DESROCHERS  
Neighbourhood Area Structure Plan**

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

**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.

4/10

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

LAND USE	Area (ha)	% of GA	% of GDA
<b>Gross Area</b>	<b>110.4</b>	<b>100%</b>	
Pipeline & Utility Right-of-Way	1.64	1.5%	
Arterial Road Right-of-Way	8.3	7.5%	
LRT ROW	1.2	1.1%	
<b>Total Non-Developable Area</b>	<b>11.1</b>	<b>10.1%</b>	
<b>Gross Developable Area</b>	<b>99.3</b>		<b>100%</b>
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%	
<b>Total Non-Residential Area</b>	<b>49.1</b>	<b>49.5%</b>	
<b>Net Residential Area (NRA)</b>	<b>50.1</b>	<b>50.5%</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	31.66	25	792	28.9%	2.8	2216	38.0%
Shallow Lot Residential (Direct Control)	1.53	48	73	2.7%	2.8	206	3.5%
Rowhousing	5.60	45	252	9.2%	2.8	706	12.1%
Rowhousing/Stacked Rowhousing (Direct Control)	0.90	87	78.3	2.9%	2.8	219	3.8%
Low Rise/Medium Density Housing	0.75	90	67.5	2.5%	1.8	122	2.1%
TOD Low Rise/Medium Density Housing	4.20	100	420	15.3%	1.8	756	13.0%
Mixed Use LRT 2	0.90	100	90	3.3%	1.8	162	2.8%
Mixed Use LRT 1	1.20	175	210	7.7%	1.5	315	5.4%
Medium to High Rise Units	3.36	225	756	27.6%	1.5	1134	19.4%
<b>Total</b>	<b>50.1</b>		<b>2,739</b>	<b>100%</b>		<b>5,835</b>	<b>100%</b>

**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

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

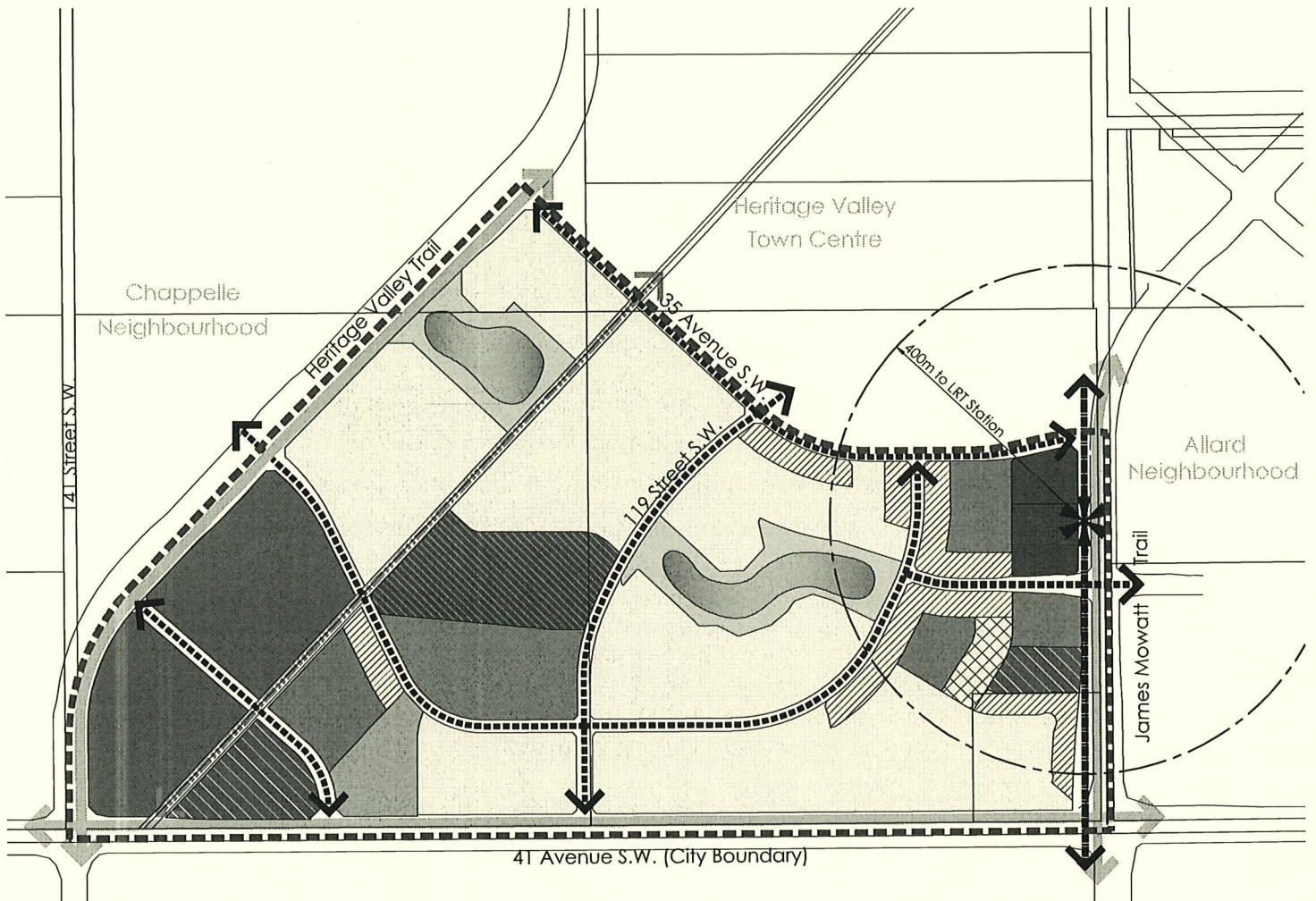
**STUDENT GENERATION STATISTICS**

Level	Public	Separate
Elementary	198	79
Junior High School	99	40
Senior High School	99	40
<b>Total</b>	<b>396</b>	<b>159</b>

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



Figure 6.0  
Land Use Concept

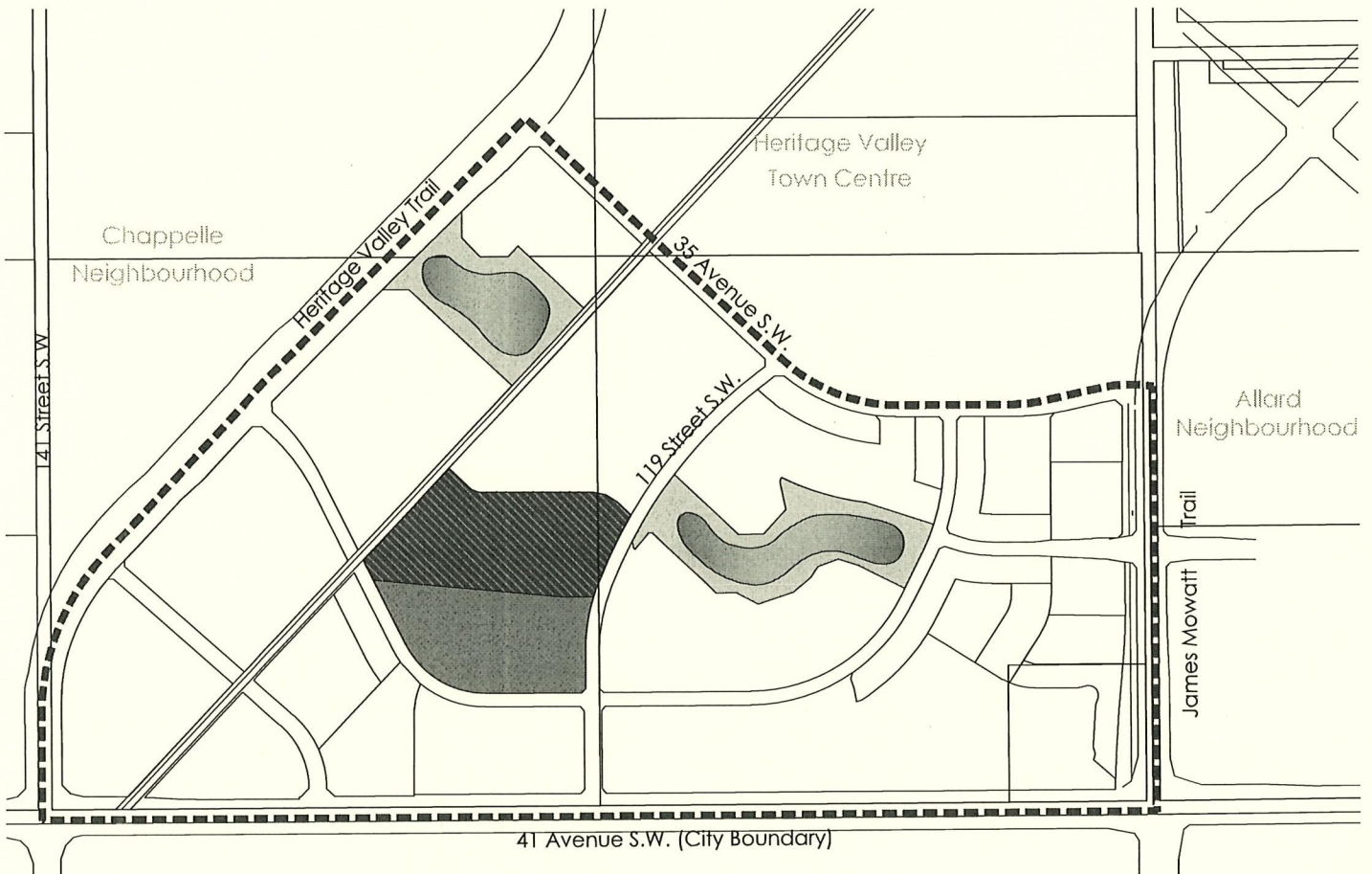


Legend

- |  |                          |
|--|--------------------------|
| 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             |
| Shallow Low Residential (Direct Control)         | 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                                  |                          |

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.

Figure 7.0  
Parkland, Recreational Facilities and Schools



Legend

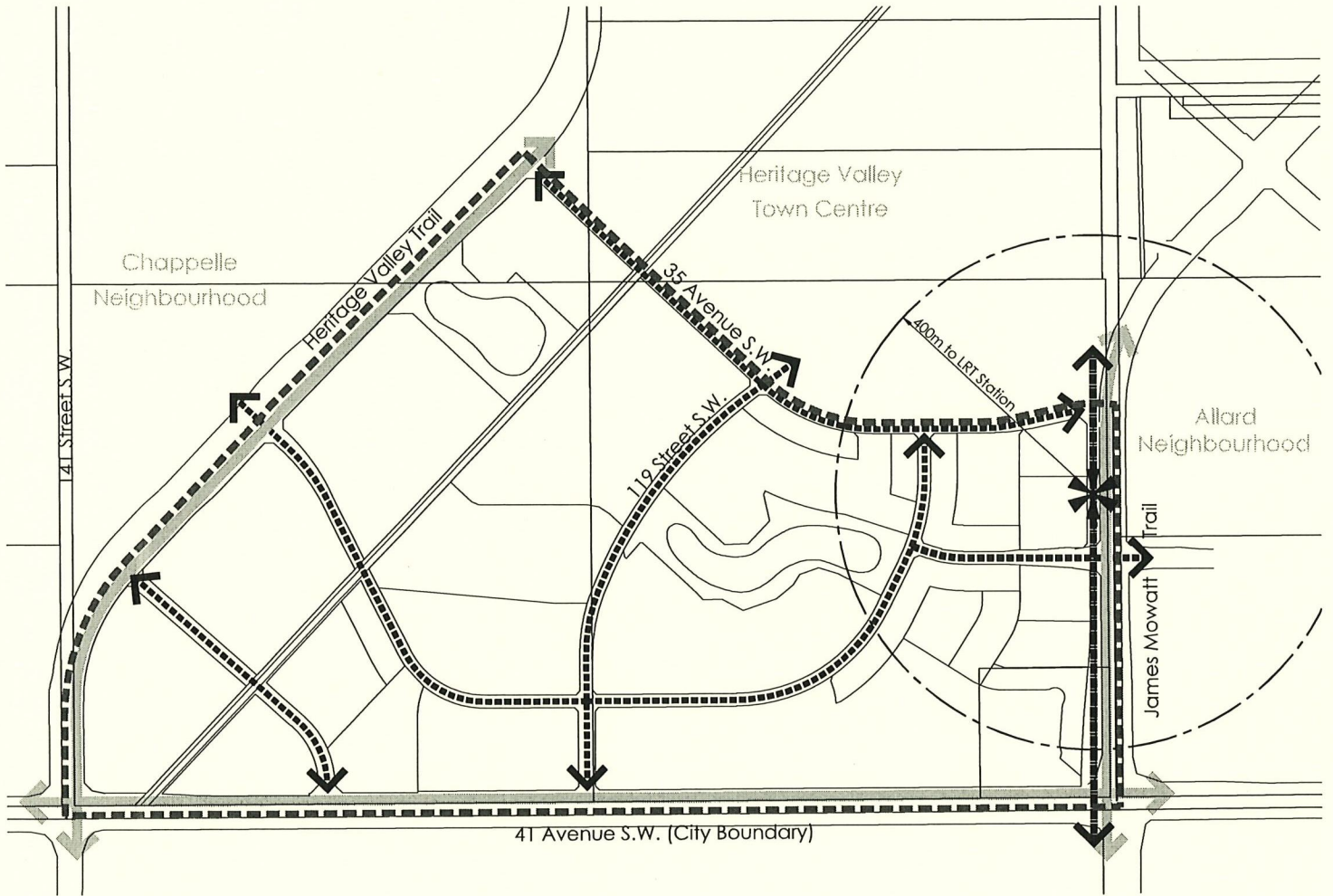
-  Natural Area
-  School / Park Site
-  Storm Water Management Facility (SWMF)
-  NASP Boundary

Note:






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Figure 8.0  
Transportation Network



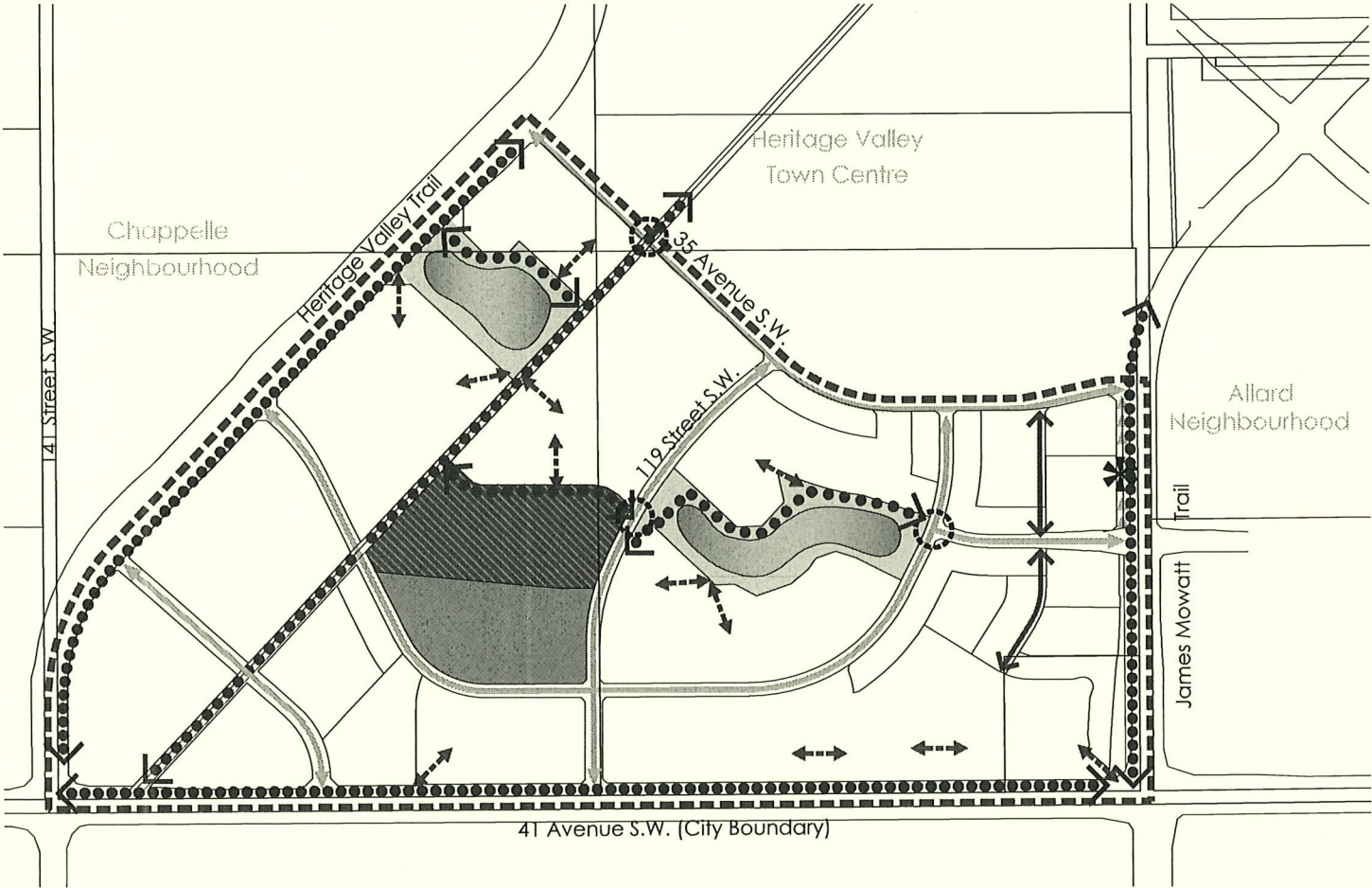
Legend

-  Arterial Roadway (Possible Transit Route)
-  Collector Roadway (Possible Transit Route)
-  LRT Route / Right of Way
-  LRT Station
-  NASP Boundary

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Figure 9.0  
Pedestrian Network



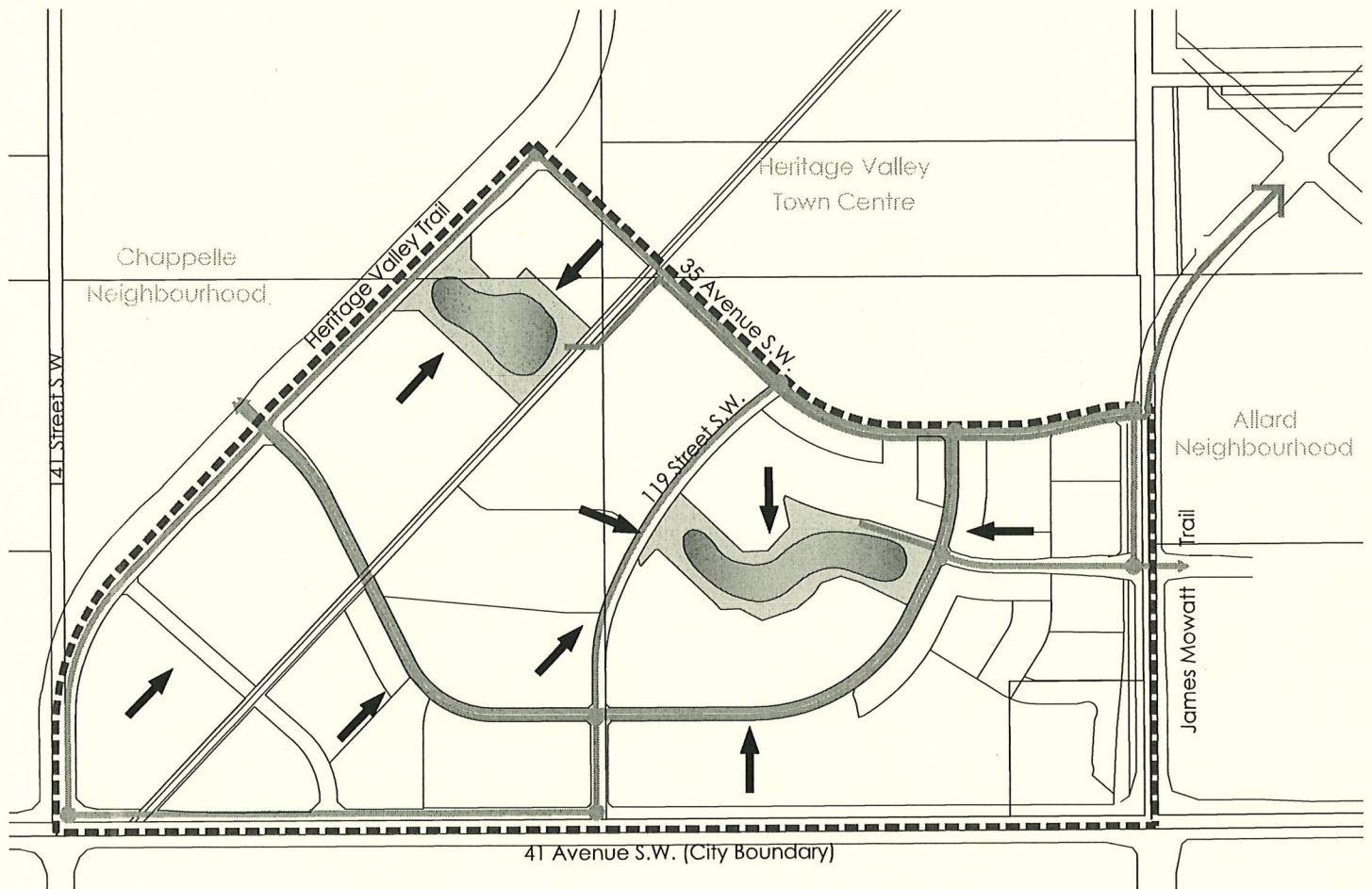
Legend

- Natural Area
- School / Park Site
- Storm Water Management Facility
- Multi-Use Trail (hard surface)
- Pedestrian Sidewalk Along Roadway (Two Sides)
- Minor Pedestrian Linkage
- Major Pedestrian Linkage
- Key Pedestrian Crossing
- LRT Platform Access
- LRT Station
- NASP Boundary







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Figure 10.0  
Servicing Concept



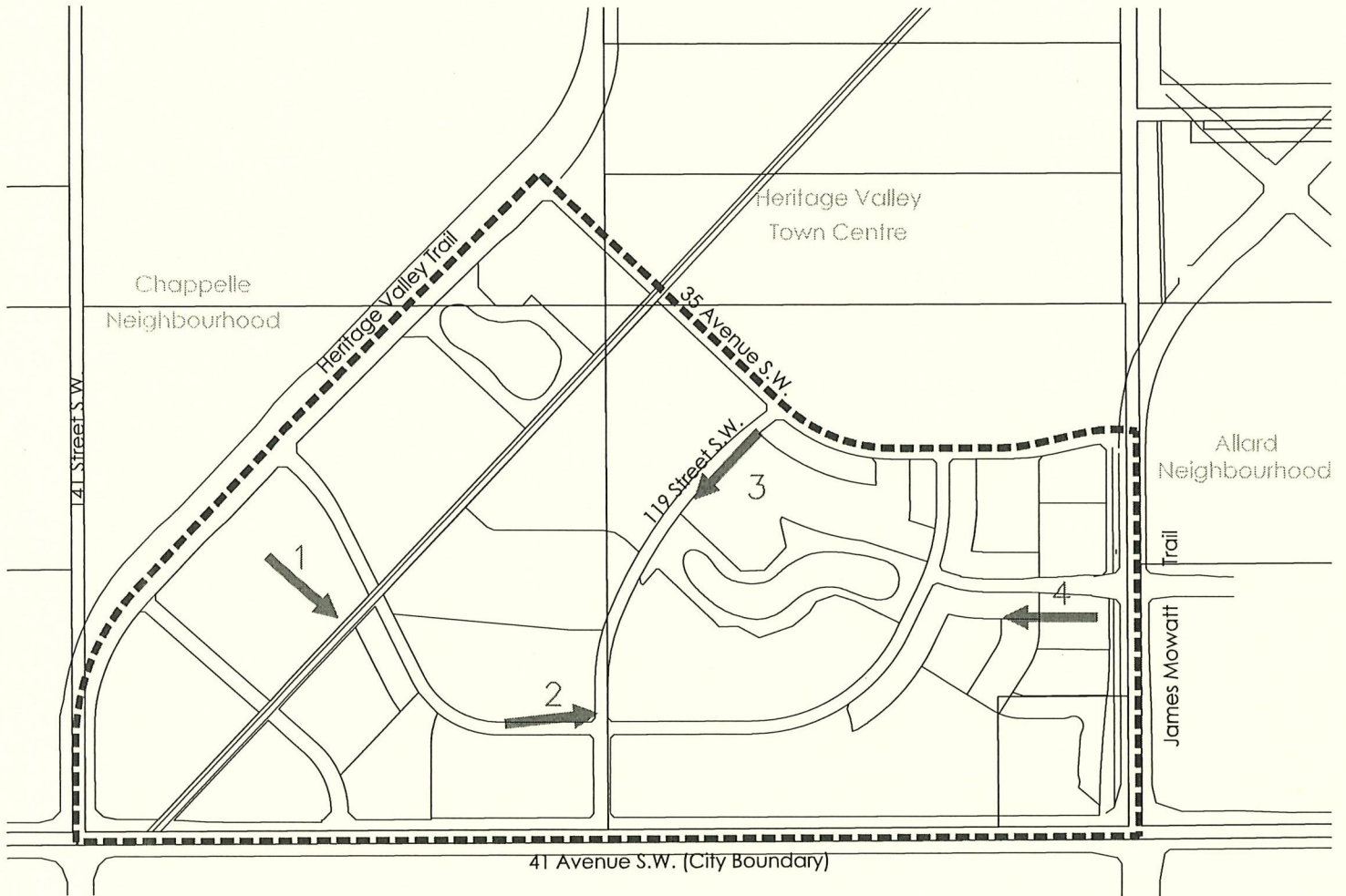
Legend

-  Stormwater Management Facility
-  Stormwater Flow
-  Water Main
-  Stormwater Trunk
-  Sanitary Trunk
-  NASP Boundary

Note:

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Figure 11.0  
Development Staging



Legend

- ➔ General Direction and Timing of Development
- NASP Boundary

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