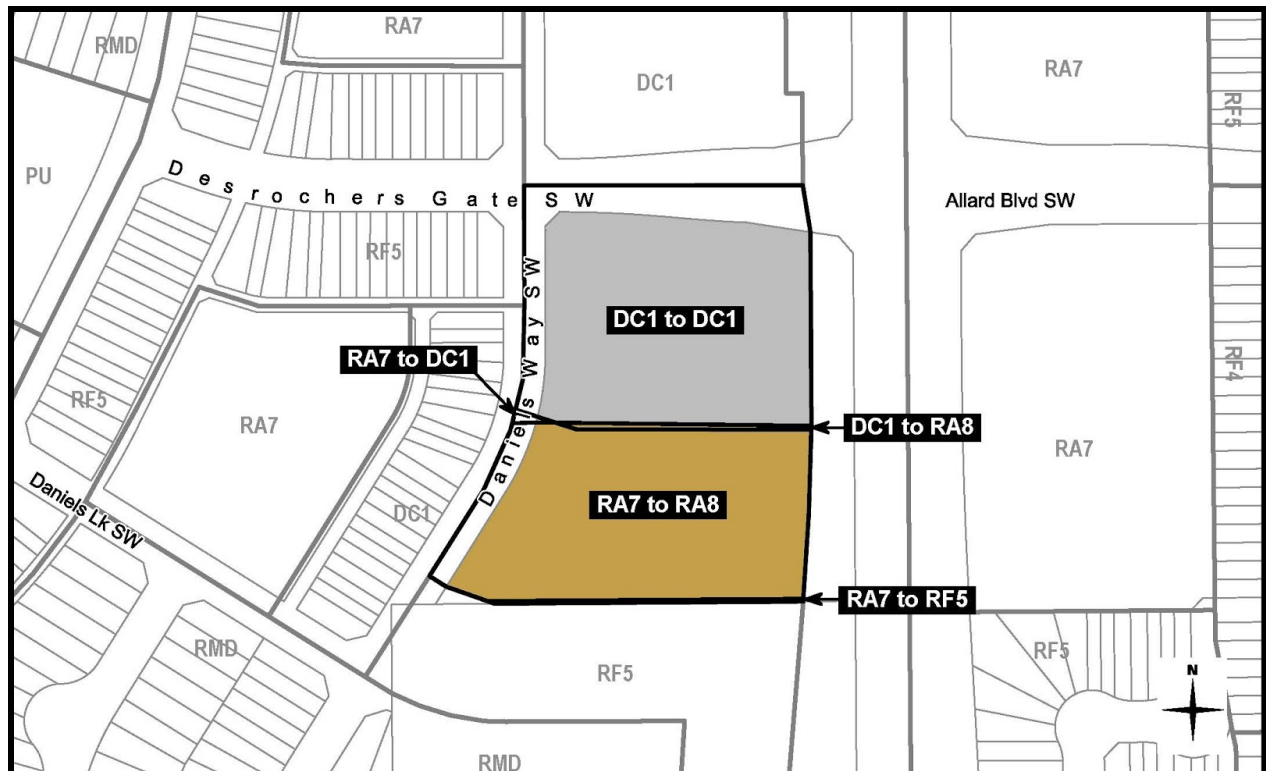




CITY PLANNING REPORT PLAN AMENDMENTS, REZONING DESROCHERS

3304 - 127 Street SW and 803 & 835 Daniels Way SW

To allow for the development of high density apartment housing near a future LRT station.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- allows for increased density near a future LRT Station;
- provides for appropriate height transitions to adjacent land uses;
- is compatible with surrounding and existing land uses; and
- aligns with the objectives of the Desrochers Neighbourhood Area Structure Plan.

THE APPLICATION

RESOLUTION to amend the Heritage Valley Servicing Concept Design Brief statistics to allow for more high density housing near the future LRT station.

BYLAW 18772 proposes to amend the Desrochers Neighbourhood Area Structure Plan (NASP) to redesignate approximately 1.0 hectares of land from "Medium Density Units" to "High Density Residential". The proposal includes changes to the statistics table, maps and text of the NASP. If approved, planned overall neighbourhood density will increase from 53 du/nrha to 55 du/nrha.

CHARTER BYLAW 18773 proposes to rezone the subject land from (RA7) Low-Rise Apartment Zone and (DC1) Direct Development Control Provision to (RA8) Medium-Rise Apartment Zone, (RF5) Row Housing Zone, and (DC1) Direct Development Control Provision. The proposed zoning will allow for the development of apartment housing up to 23 m tall on the RA8 Zoned portion and for minor adjustments of zoning boundaries to match existing property lines. No other changes are proposed to the DC1, which continues to provide a mix of commercial and residential uses up to 20 m in height.

Bylaw 18772 and Charter Bylaw 18773 are ready for two readings. A referral of the proposed NASP amendment to the Edmonton Metropolitan Region Board is required following the public hearing and prior to third reading, as elaborated on under the "Planning Analysis" section of this report.

SITE AND SURROUNDING AREA

The subject site is located south of Desrochers Gate SW and west of James Mowatt Trail SW. It is directly bordered on the east by James Mowatt Trail SW and future LRT line, and further east is the Allard neighbourhood. The future Desrochers LRT Station is planned to be located approximately 200 metres northeast of the site.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RA7) Low Rise Apartment Zone (DC1) Direct Development Control Zone	Undeveloped land
CONTEXT		
North	(DC1) Direct Development Control Zone	Undeveloped land, zoned for mixed uses up to 20 m in height; the future Desrochers LRT Station is located further north
East	(RA7) Low Rise Apartment Zone	James Mowatt Trail right-of-way, further east is undeveloped residential land
South	(RF5) Row Housing	Undeveloped land
West	(DC1) Direct Development Control Zone - row housing (RF5) Row Housing (RA7) Low Rise Apartment Zone	Partially developed and undeveloped, subdivided land

PLANNING ANALYSIS

The proposed amendment aligns with the Desrochers NASP which generally supports increased residential densities within 400 metres of the future LRT station. This amendment is

approximately 200 metres from a future LRT station and the increased density will provide a greater ridership base and also help support the future mixed use and commercial areas. If approved, the proposed amendment will increase neighbourhood density from 53 du/nrha to 55 du/nrha. An associated resolution to the Heritage Valley Servicing Concept Design Brief statistics will allow for additional high density housing and adjust the projections accordingly.

This station is designated as a “new neighbourhood” station in the City’s *Transit Oriented Development Guidelines*, which provides for a density of up to 125 du/nrha. This density is typically developed as low-rise apartment buildings (16 metres height and about 4 storeys). The proposed amendment exceeds this target, as it will allow for mid-rise apartment buildings (up to 23 m in height and about 8 storeys). However, this change is considered appropriate within this context because there are suitable height transitions to surrounding land uses. As well, the proposed zoning regulations provide additional buffering through setback and stepback regulations that will be required with a taller building height.

This application is required to be referred to the Edmonton Metropolitan Region Board (EMRB) for review prior to being considered for third reading in accordance with Regional Evaluation Framework (REF) 2.0 under Ministerial Order NO. MSL: 111/17 because the proposed statutory plan amendment is within 800 m of a planned LRT line.

The new “*Edmonton Metropolitan Region Growth Plan: Re-Imagine. Plan. Build*” states that TOD areas should accommodate growth through increased residential densities and the incorporation of a mix of medium and higher density housing (Objective 4.5.5). The proposed higher density for the parcel helps balance lower row housing densities further away from the future station location.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. Servicing must align with the approved servicing scheme for the neighbourhood. A traffic review was completed and indicates that the change in traffic volume resulting from the zoning change will not significantly increase traffic on the surrounding roadway network.

PUBLIC ENGAGEMENT

ADVANCE NOTICE December 18, 2018	<ul style="list-style-type: none"> • Number of recipients: 19 • One response was received expressing concerns about traffic and parking. Information was provided about Zoning Bylaw parking standards, and the traffic review that was completed to support the application.
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/Desrochers

CONCLUSION

City Planning recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Approved NASP Land Use and Population Statistics – Bylaw 18724
- 2 Proposed NASP Land Use and Population Statistics – Bylaw 18772
- 3 Approved NASP – Bylaw 18724
- 4 Proposed NASP – Bylaw 18772
- 5 Application Summary

APPROVED Desrochers Land Use and Population Statistics, BYLAW 18724

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%	9.1%				
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	29.9%	2.8	2212	63.2%
Rowhousing	5.8	45	261	9.9%	2.8	732	11.6%
Rowhousing/Stacked Rowhousing (Direct Control)	0.9	87	78	3.0%	2.8	219	1.8%
Low Rise/Medium Density Housing	3.1	90	279	10.5%	1.8	502	6.2%
TOD Low Rise/Medium Density Housing	4.2	100	420	15.9%	1.8	756	8.4%
Mixed Use LRT 2	0.9	100	90	3.4%	1.8	162	1.8%
Mixed Use LRT 1	1.2	175	210	7.9%	1.5	315	2.4%
High Density Residential	2.3	225	518	19.6%	1.5	776	4.6%
Total	50.0		2,646	100%		5,675	100%
SUSTAINABILITY MEASURES							
Population Per Net Residential Hectare (p/nrha)						114	
Dwelling Units Per Net Residential Hectare (du/nrha)						53	
[Single/Semi-detached]/[Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio						29.9%	70.1%
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 Desrochers Land Use and Population Statistics

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/Servicing			
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%

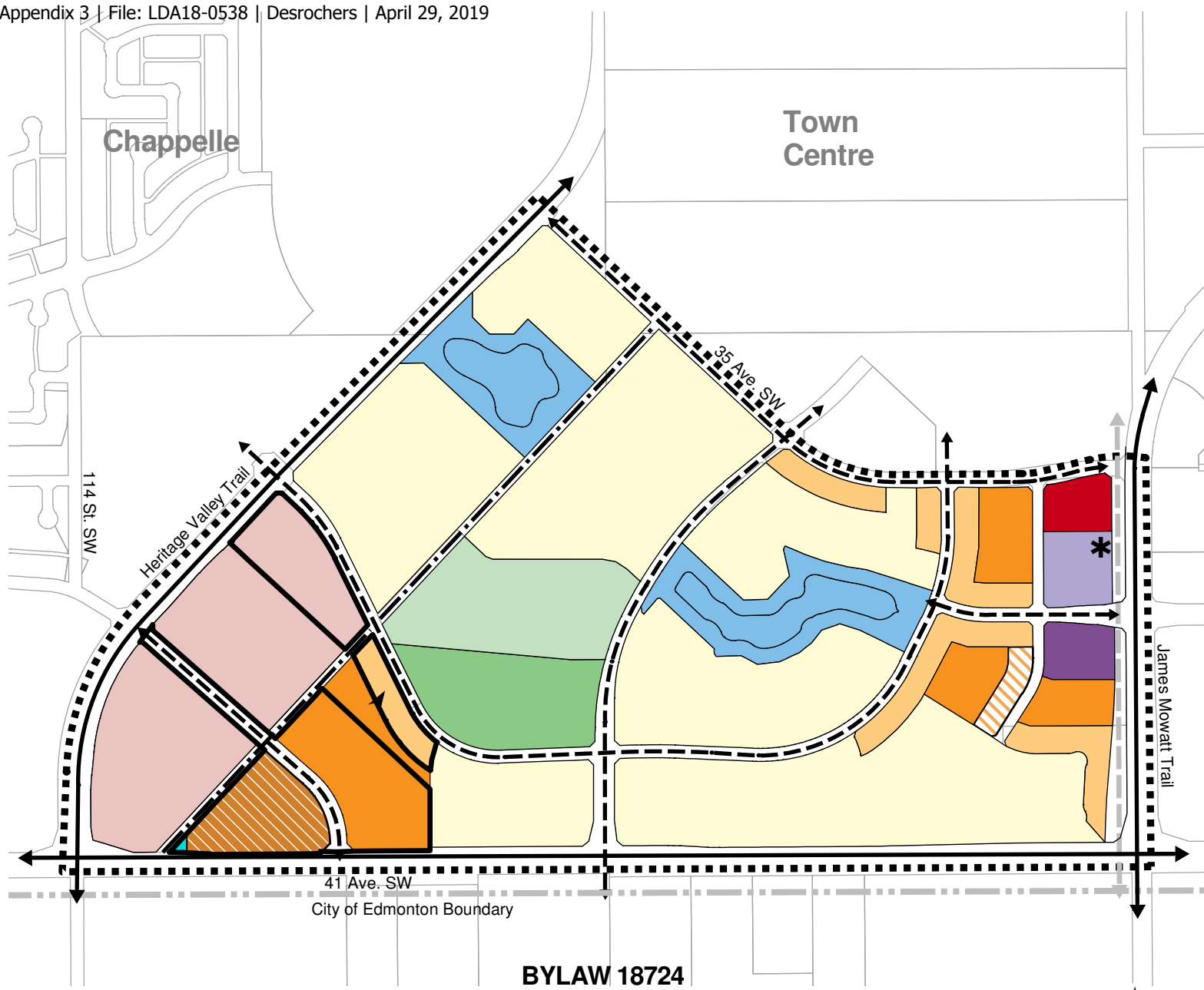
SUSTAINABILITY MEASURES

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

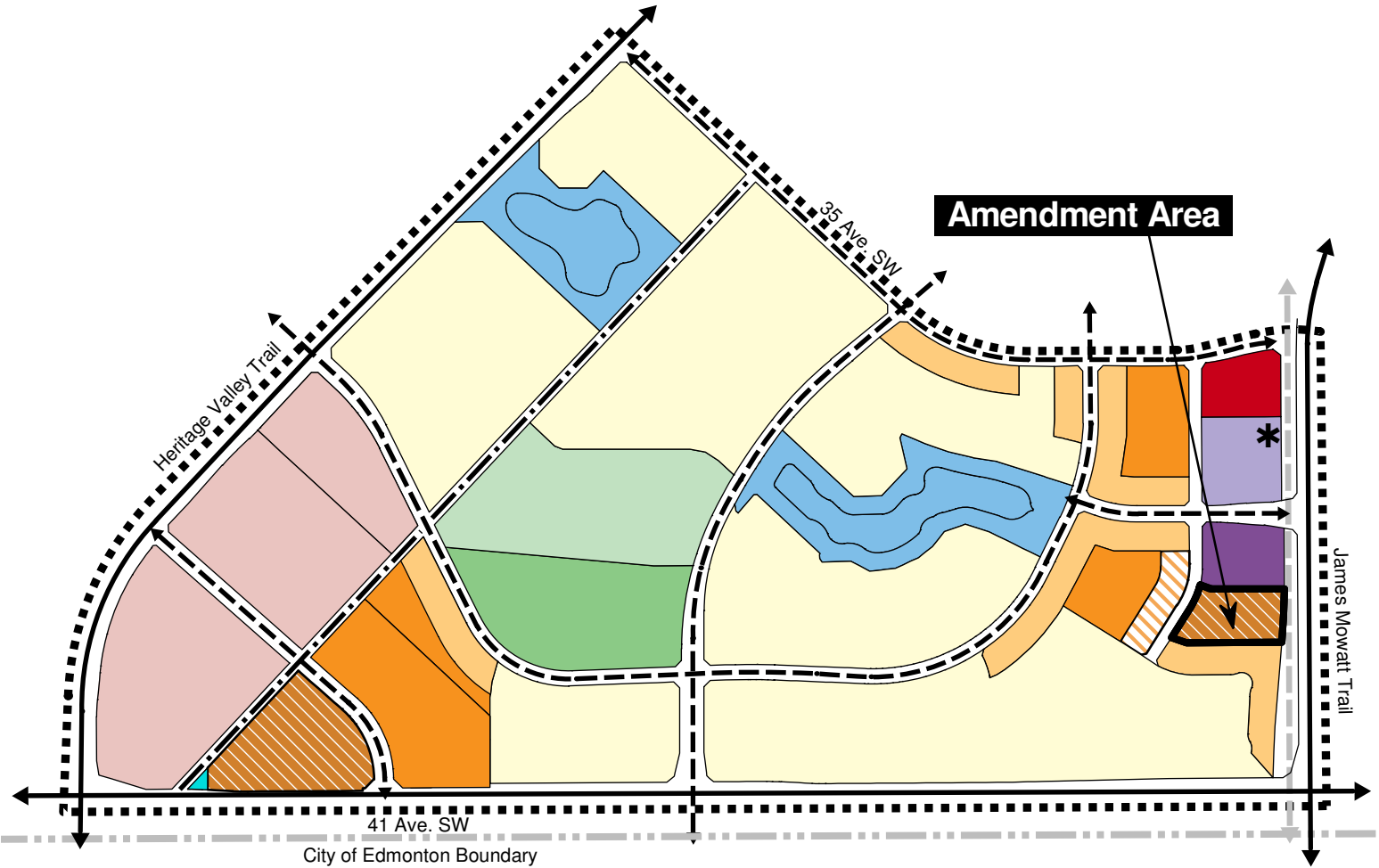
Level	Public	Separate
Elementary	198	79
Junior High School	99	40
Senior High School	99	40
Total	396	159



**BYLAW 18724
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 |  | City of Edmonton Boundary |
|  | Mixed Use LRT 2 |  | NASP Boundary |
|  | Stormwater Management Facility (SWMF) |  | Amendment Area |
|  | 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.



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



- | | | | |
|--|---|---|---------------------------|
|  | PUL |  | Amendment Area |
|  | 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 |
|  | Community Commercial |  | Collector Roadway |
|  | Mixed Use LRT 1 |  | Arterial Roadway |
|  | Mixed Use LRT 2 |  | City of Edmonton Boundary |
|  | Neighbourhood Commercial |  | NASP Boundary |
|  | Stormwater Management Facility (SWMF) | | |

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.

APPLICATION SUMMARY

INFORMATION

Application Type:	SCDB Amendment, Plan Amendment and Rezoning
Bylaw/Charter Bylaw:	Resolution Bylaw 18772 Charter Bylaw 18773
Location:	South of Desrochers Gate SW and west of James Mowatt Trail SW
Addresses:	3304 - 127 Street SW and 803 & 835 Daniels Way SW
Legal Descriptions:	A portion of SE-13-51-25-4; Lot 175, Block 4, Plan 1822012; and Lot 176, Block 4, Plan 1822008
Site Area:	Approximately 1.0 ha
Neighbourhood:	Desrochers
Notified Community Organization:	Heritage Point Community League
Applicant:	Mark Michniak, Stantec

PLANNING FRAMEWORK

Current Zones:	(RA7) Low-Rise Apartment Zone and (DC1) Direct Development Control Zone.
Proposed Zones:	(RA8) Medium-Rise Apartment Zone, (RF5) Row Housing Zone, and (DC1) Direct Development Control Provision
Plan in Effect:	Desrochers Neighbourhood Area Structure Plan Heritage Valley Servicing Concept Design Brief
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Sarah Ramey
Tim Ford
City Planning
Planning Coordination