

Bylaw 18772

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; and

WHEREAS an application was received by the City Planning 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 statistics entitled “Desrochers Neighbourhood Area Structure Plan Land Use And Population Statistics Bylaw 18724” and substituting the following:

Desrochers Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 18772

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

- b. deleting paragraph four in section “3.5.6 Residential” and replacing with: “Portions of land within 400 m of the LRT station are designated as Transit Oriented Development (TOD) low rise/medium density and high density housing. This designation is intended to allow a range of residential uses consistent with that zone, with densities between 125 and 225 units per ha.”
- c. deleting the NSP Policy of Objective (20) in section “3.5.6 Residential” and replacing with: “The NASP shall incorporate high density, low-rise/medium density and rowhousing designations to provide increased residential densities within walking distance of the LRT.”

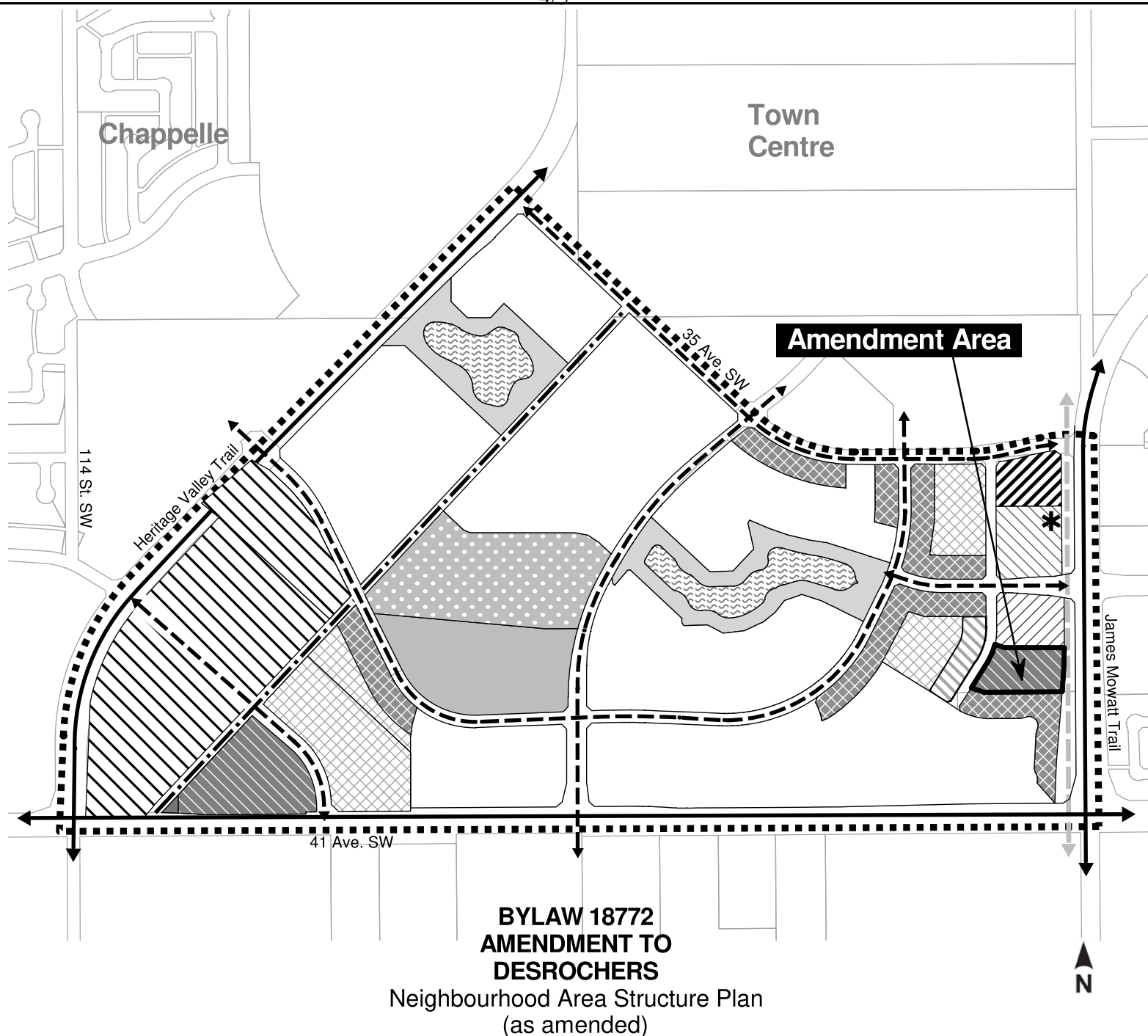
- d. deleting the NSP Policy of Objective (22) in section “3.5.6 Residential” and replacing with: “A transition from higher density units in proximity to the LRT station down to rowhousing to single/semi-detached shall be provided.”
- e. deleting the last sentence of the Rationale of Objective (22) in section “3.5.6 Residential” and replacing with: “Provision of semi-detached or rowhouses units as a transitional land use will serve to moderate the use differences between single detached and higher density apartments.”
- f. deleting the NSP Policy of Objective (24) in section “3.5.6 Residential” and replacing with: “Locate higher density residential developments to facilitate access to arterial and/or collector roadways, commercial uses and LRT/transit service.”
- g. deleting the Rationale of Objective (24) in section “3.5.6 Residential” and replacing with: “Location of higher density residential development along LRT/transit routes and within walking distance of commercial uses, near community focal points and open spaces creates a more compact, walkable, attractive, and liveable neighbourhood.”
- h. deleting the map entitled “Bylaw 18724 - Amendment to Desrochers Neighbourhood Area Structure Plan” and substituting therefore the map entitled “Bylaw 18772 – Amendment to Desrochers Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw; and
- i. deleting the map entitled “Figure 6.0 - Land Use Concept” and replace with the map entitled “Figure 6.0 - Land Use Concept” annexed hereto as Schedule “B” and forming part of this Bylaw.






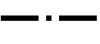














READ a first time this	day of	, A.D. 2019;
READ a second time this	day of	, A.D. 2019;
READ a third time this	day of	, A.D. 2019;
SIGNED and PASSED this	day of	, A.D. 2019.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



	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		NASP Boundary
	Mixed Use LRT 2		Amendment Area
	Stormwater Management Facility (SWMF)		
	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.

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 |
| High Density Residential | 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 |

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.



Desrochers Neighbourhood

Neighbourhood Area Structure Plan

V:\1161\active\116107868\drawing\nasp_amend\nasp_Amend_Desrochers_10dec2018.dwg

December 2018 - 1161 07868