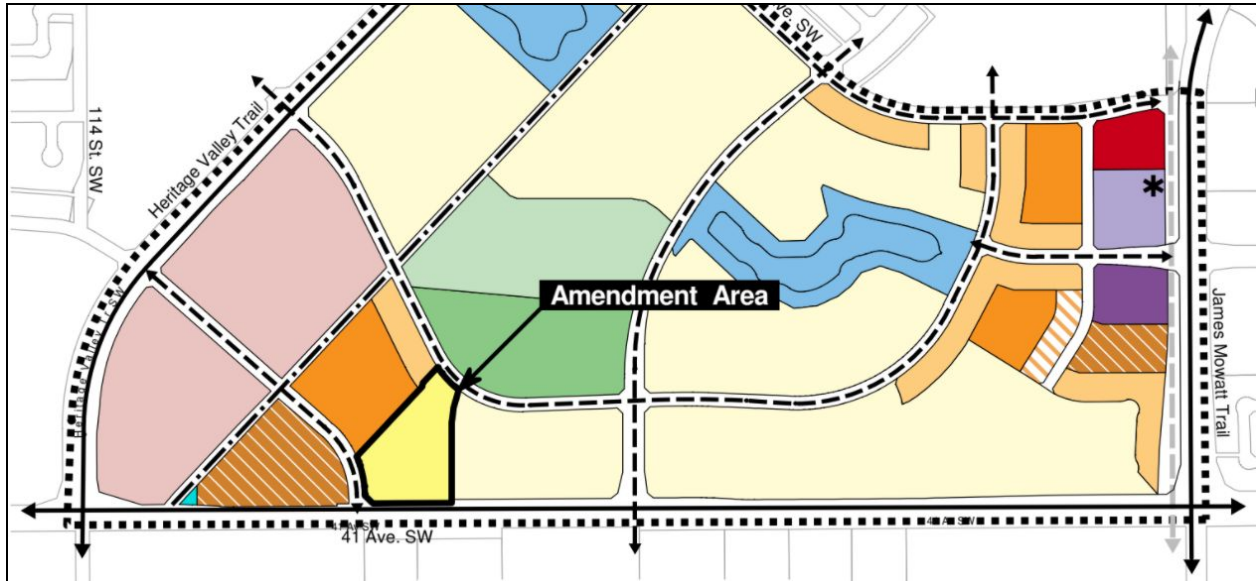




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT DESROCHERS

3303 - 141 Street SW



Recommendation: That Bylaw 19602 to amend the Desrochers Neighbourhood Area Structure Plan and Charter Bylaw 19603 to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone and (RF6) Medium Density Multiple Family Zone to (DC2) Site Specific Development Control Provision, be **APPROVED**.

Administration is in **SUPPORT** of this application because:

- the proposed zoning will be compatible with surrounding land uses;
- the amendment will not result in a significant change to the residential density of the neighbourhood; and
- the proposal facilitates the development of a range of housing forms in the Desrochers neighbourhood.

Report Summary

This application was accepted from Mike Vivian (Stantec) on September 23, 2020 on behalf of MLC Group Inc., and proposes to amend the Desrochers Neighbourhood Area Structure Plan to redesignate a portion of land from Low Rise/Medium Density Residential and Row Housing to Shallow Lot Residential (Direct Control). The amendment area is proposed to be rezoned from (RMD) Residential Mixed Dwelling Zone and (RF6) Medium Density Multiple Family Zone to (DC2) Site Specific Development Control Provision, to allow for Single Detached Housing on shallow lots with a maximum site coverage of 60% as part of a multi-unit development project.

The proposal is in alignment with the City Plan (MDP) by facilitating the development of residential uses in a manner consistent with the Big City Move to build a Community of Communities. The subject site is located across the street from the neighbourhood school (St. Thomas Aquinas) and will be a short walk to a conserved Natural Area, as well as a planned commercial centre and recreational trails along a pipeline corridor.

The Application

1. **Bylaw 19602** proposes to amend the Desrochers Neighbourhood Area Structure Plan (NASP) to redesignate land from Low Rise/Medium Density Residential and Row Housing to Shallow Lot Residential (Direct Control). Changes are proposed to the relevant maps, figures, and statistics in the NASP. This amendment also includes administrative text amendments to remove references to legacy policies / guidelines that are no longer in use (ie: Suburban Housing Mix Guidelines). The proposed amendment will result in a slight decrease to the Plan's projected density of 55 units per net residential hectare (upnrha) to 54 upnrha.
2. **Bylaw 19603** proposes to rezone the site from (RMD) Residential Mixed Dwelling Zone and (RF6) Medium Density Multiple Family Zone to (DC2) Site Specific Development Control Provision. If approved, the proposed Zoning will allow for the development of Single Detached Housing on shallow lots with a maximum site coverage of 60% as part of a multi-unit development project.

Site and Surrounding Area

The subject site is approximately 1.53 ha in size and is currently undeveloped. It is located north of 41 Avenue SW and east of Heritage Valley Trail SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone • (RF6) Medium Density Multiple Family Zone 	<ul style="list-style-type: none"> • Undeveloped land • Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (US) Urban Services Zone 	<ul style="list-style-type: none"> • Public Park & School Site
East	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> • Single Detached Housing
South	<ul style="list-style-type: none"> • (AES Zone) Agricultural Edmonton South Zone 	<ul style="list-style-type: none"> • Farm land
West	<ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone • (RA8) Medium Rise Apartment Zone 	<ul style="list-style-type: none"> • Undeveloped land • Undeveloped land

PLANNING ANALYSIS

The subject site is located in the southwest portion of the Desrochers neighbourhood and is adjacent to Low density Residential, a School / Park Site, a planned high density residential site, as well as the major arterial roadway of 41 Avenue SW. The proposed amendment seeks to redesignate approximately 1.35 ha of Low Rise/Medium Density Residential and 0.18 ha of Row Housing to 1.53 ha of Shallow Lot Residential (Direct Control). The proposed DC2 Zone would allow for the development of Single Detached housing on shallow lots with a maximum site coverage of 60% as part of multi-unit project development.

This amendment proposes a new residential land use designation (Shallow Lot Residential) to be introduced within the neighbourhood. The introduction of a Shallow Lot Residential built-form contributes to a broader range of housing choices which will accommodate a wider variety of residents with diverse income levels and household sizes within the Desrochers neighbourhood. The proposed development is in close proximity to the St. Thomas Aquinas Elementary/Junior High School, as well as a large multi-purpose sports field and Natural Area, making it a good location for family-oriented housing.

Although the proposed amendment results in a slight decrease to the Plan’s projected density of 55 units per net residential hectare (upnrha) to 54 du/nrha, the net residential density for the NASP remains above the approved density target of 30-40 upnrha of the former Capital Region Board growth plan (under which the NASP was approved) and above the target (45 upnrha) of the current Edmonton Region Growth Plan (EMRGP).

ZONE COMPARISON SUMMARY

	RMD <i>Current</i>	DC2 <i>Proposed</i>
Primary Residential uses	Single Detached Housing, Semi-detached Housing, Row Housing	Single Detached Housing, Semi-detached Housing
Height	max 12.0 m (for Row Housing)	11.0 m
Site Area	min 150 m ²	min 150 m ²
Site Coverage	max 55%	max 60%
Front Setback	min 4.5 m (min 3.0 m if a treed boulevard is proposed)	5.5 m
Rear Setback	min 7.5 m, or 4.5 m on Corner Sites	4.5 m
Site Width	min 5.0 m (for Row Housing)	min 6.0 m
Interior Side Setback	min 1.2 m*	min 1.2 m*
Flanking Side Setback	min 2.4 m (or %20 of site width)	min 2.4 m (or %20 of site width)
* Zero Lot Line Development is permitted where the other side setback is a minimum of 1.5 m		

City Plan Alignment

The proposed rezoning will facilitate residential development within a developing area (as defined in the City Plan) providing housing for the City's first anticipated population growth from 1-1.25 million people. The proposed housing will also contribute to the Big City Move of building a Community of Communities through its proximity to an existing school, recreational land uses, and a planned commercial centre.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE October 15, 2020	<ul style="list-style-type: none">• Number of recipients: 619• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/desrochersplanningapplications

CONCLUSION

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

APPENDICES

- 1 Approved Desrochers NASP Land Use and Population Statistics (Bylaw 18772)
- 2 Proposed Desrochers NASP Land Use and Population Statistics (Bylaw 19602)
- 3 Approved Desrochers NASP Map (Bylaw 18772)
- 4 Proposed Desrochers NASP Map (Bylaw 19602)
- 5 Application Summary

Approved Desrochers NASP 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/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	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

Proposed Desrochers NASP Land Use and Population Statistics (Bylaw 19602)

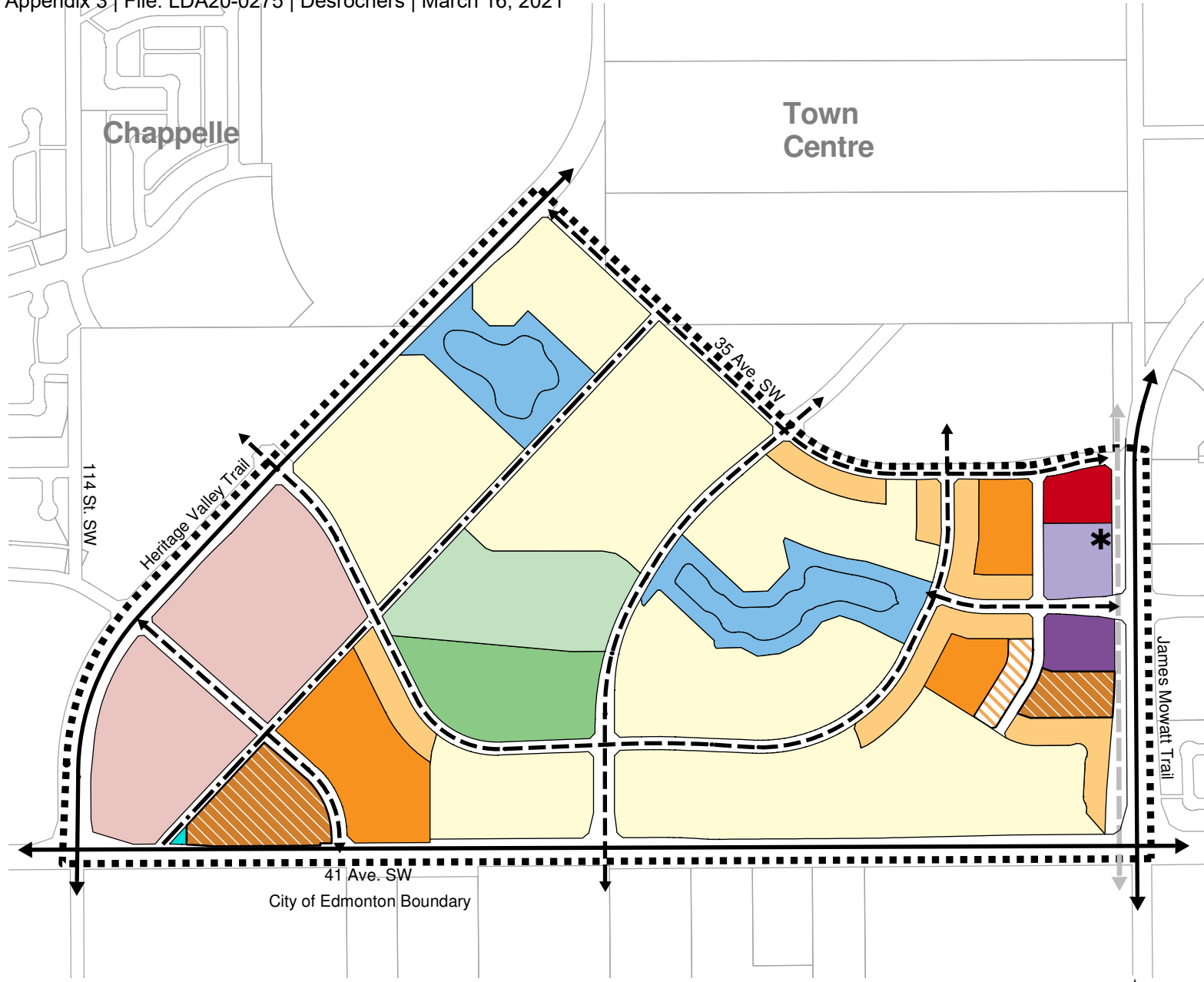
LAND USE	Area (ha)	% of GA	% of GDA				
Gross Area	110.4	100%					
Pipeline & Utility Right-of-Way	1.8	1.5%					
Arterial Road Right-of-Way	8.3	7.6%					
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Total Non-Developable Area	11.3	10.2%					
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Commercial							
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							
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Infrastructure/Service							
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Total Non-Residential Area	49.1	49.6%					
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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%		5,778	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












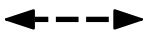








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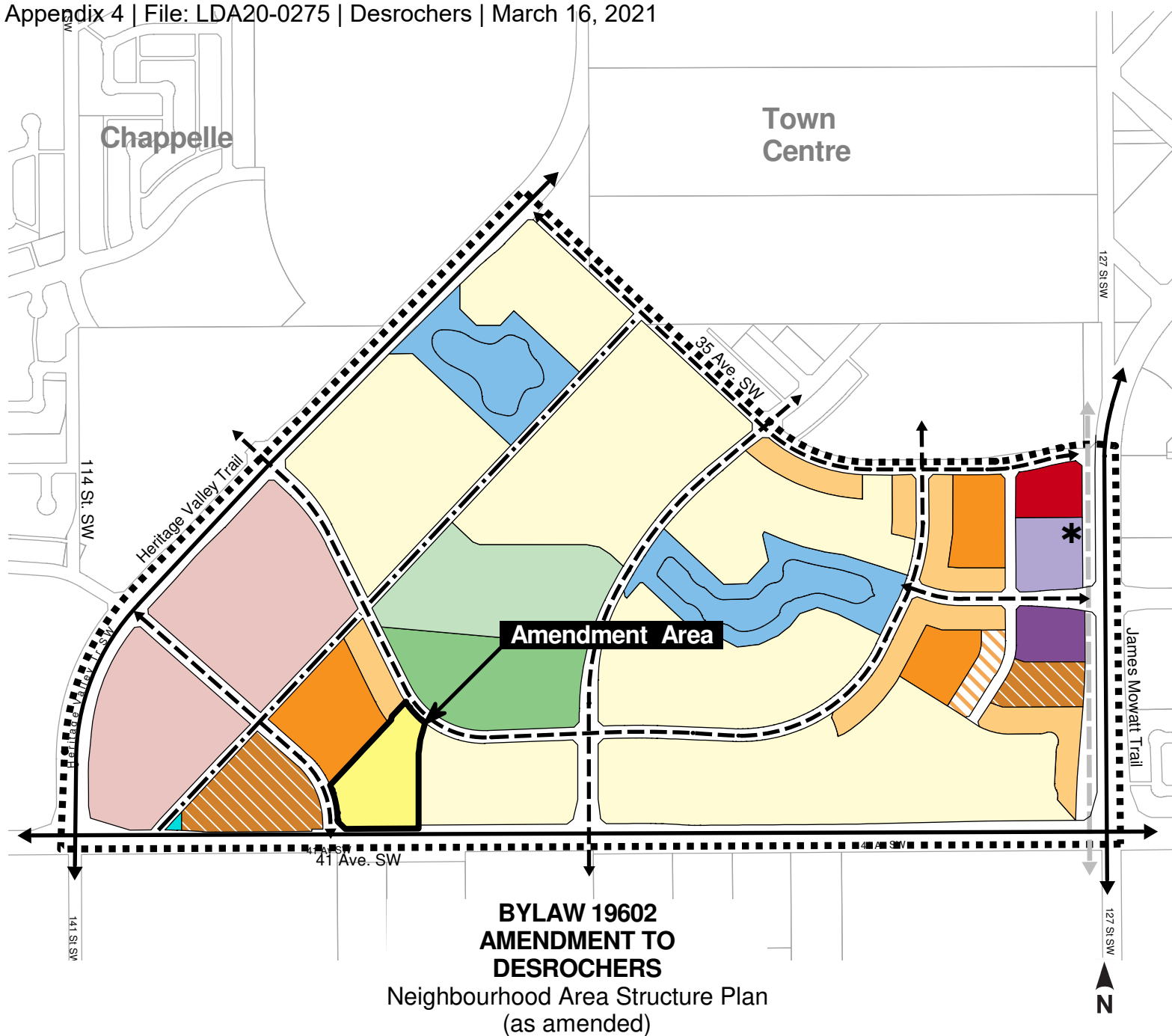
*Areas dedicated as Municipal and Environmental Reserve to be confirmed by legal survey.

























**BYLAW 18772
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 |
|  | Neighbourhood Commercial |  | LRT Station |
|  | High Density Residential |  | Collector Roadway |
|  | Community Commercial |  | Arterial Roadway |
|  | Mixed Use LRT 1 |  | City of Edmonton Boundary |
|  | Mixed Use LRT 2 |  | NASP Boundary |
|  | 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.



**BYLAW 19602
AMENDMENT TO
DESROCHERS**
Neighbourhood Area Structure Plan
(as amended)

- | | | | |
|---|---|---|---------------------------|
|  | Low Density Residential |  | PUL |
|  | Row Housing |  | Natural Area |
|  | Row Housing / Stacked Rowhousing (Direct Control) |  | School / Park Site |
|  | Low Rise / Medium Density Units |  | Pipeline Right-of-Way |
|  | High Density Residential |  | LRT Route / Right-of-Way |
|  | Shallow Lot Residential (Direct Control) |  | 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 |

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:	Plan Amendment Rezoning
Bylaw:	19602
Charter Bylaw:	19603
Location:	North of 41 Avenue SW and east of Heritage Valley Trail SW
Address:	3303 - 141 Street SW
Legal Description:	A portion of SW-13-51-25-4
Site Area:	1.53 ha
Neighbourhood:	Desrochers
Notified Community Organizations:	Blackmud Creek and Chappelle Community Leagues
Applicant:	Mike Vivian; Stantec

PLANNING FRAMEWORK

Current Zone:	(RMD) Residential Mixed Dwelling Zone (RF6) Medium Density Multiple Family Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plans in Effect:	Desrochers Neighbourhood Area Structure Plan (NASP) Heritage Valley Servicing Concept Design Brief (SCDB)
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination