

Bylaw 19602

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 18772; 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 Objective 19 of Section 3.4 Development Objectives - Residential and replacing it with the following: "Establish an overall residential density that meets or exceeds the density targets set out by the Capital Region Growth Plan."
 - b. deleting the implementation component of Objective 1 of Section 3.5.1 Green Development and replacing it with the following: "Figure 6.0 - Land Use Concept and Table 6 - Land Use Concept & Population Statistics illustrate the increased densities is consistent with City Policy on the integration of transit and land use."
 - c. deleting Objective 19 of Section 3.5.6 Residential and replacing it with the following: "Objective (19) Establish an overall residential density that meets or exceeds the density targets set out by the Capital Region Growth Plan."
 - d. deleting Objective 19(a) under NSP Policy of Section 3.5.6 Residential;
 - e. deleting 3.2(6) NASP Compliance with Principles, and replacing it with "The Desrochers NASP supports higher density residential development in proximity to the LRT Station Area," under the Heritage Valley Servicing Concept Design Brief Subsection of Section 4.0 Appendix A:

Policy Context;

- f. deleting the map entitled “Bylaw 18772 - Amendment to Desrochers Neighbourhood Area Structure Plan” and replacing it with the map entitled “Bylaw 19602 – Amendment to Desrochers Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- g. deleting the statistics entitled “Desrochers Neighbourhood Area Structure Plan Land Use And Population Statistics Bylaw 18772” and substituting the following;

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%	
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%		5,778	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

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.

- h. 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 "B" and forming part of this Bylaw;
- i. 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 “C” and forming part of this Bylaw;

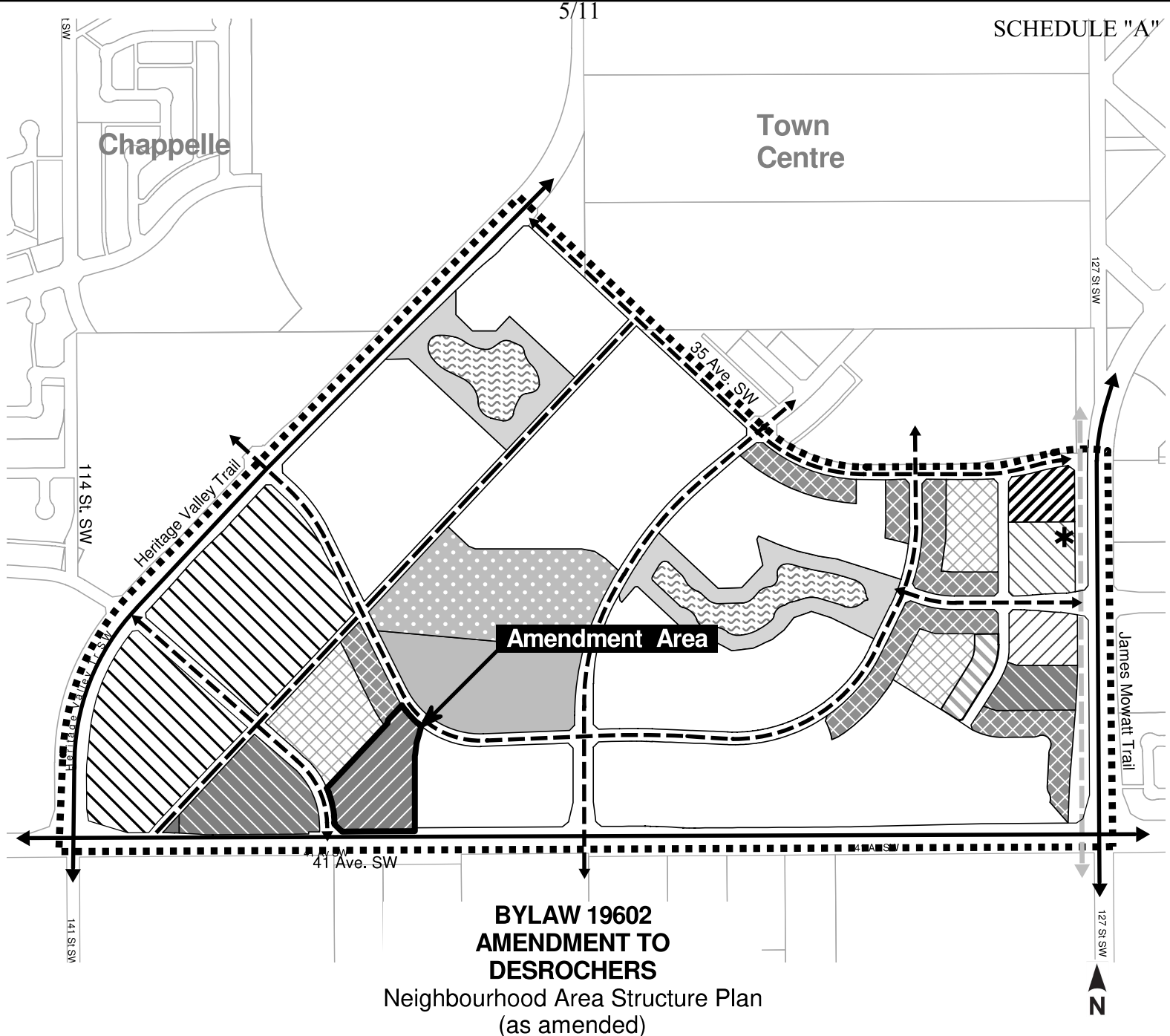
- j. deleting the map entitled “Figure 8.0 - Transportation Network” and replacing it with the map entitled “Figure 8.0 - Transportation Network” attached hereto as Schedule “D” and forming part of this Bylaw;
- k. deleting the map entitled “Figure 9.0 - Pedestrian Network” and replacing it with the map entitled “Figure 9.0 - Pedestrian Network” attached hereto as Schedule “E” and forming part of this Bylaw;
- l. 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 “F” and forming part of this Bylaw; and
- m. 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 “G” and forming part of this Bylaw.














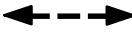








READ a first time this	day of	, A.D. 2021;
READ a second time this	day of	, A.D. 2021;
READ a third time this	day of	, A.D. 2021;
SIGNED and PASSED this	day of	, A.D. 2021.

THE CITY OF EDMONTON

MAYOR

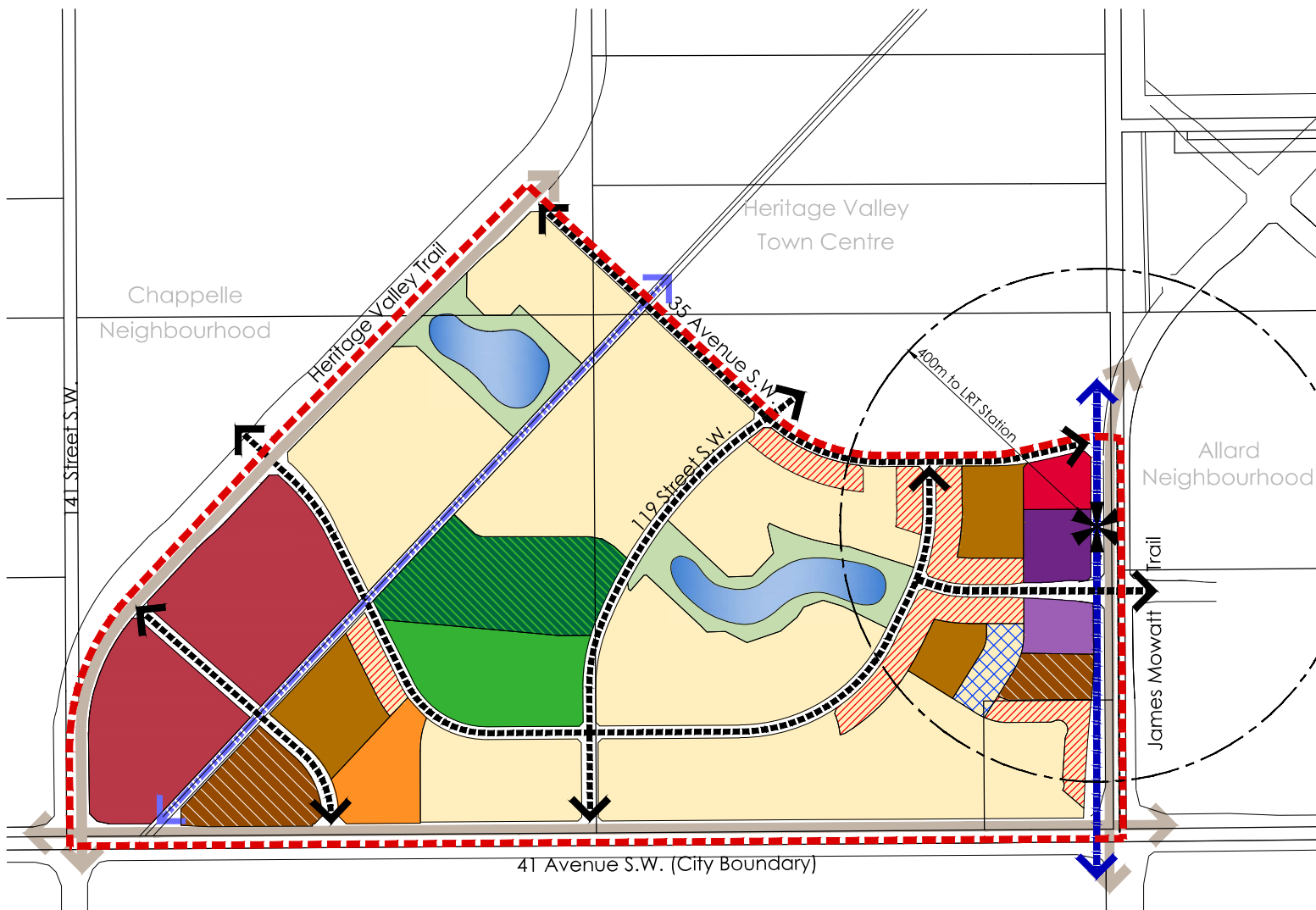
CITY CLERK



- | | | | |
|---|---|---|---------------------------|
|  | 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.

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

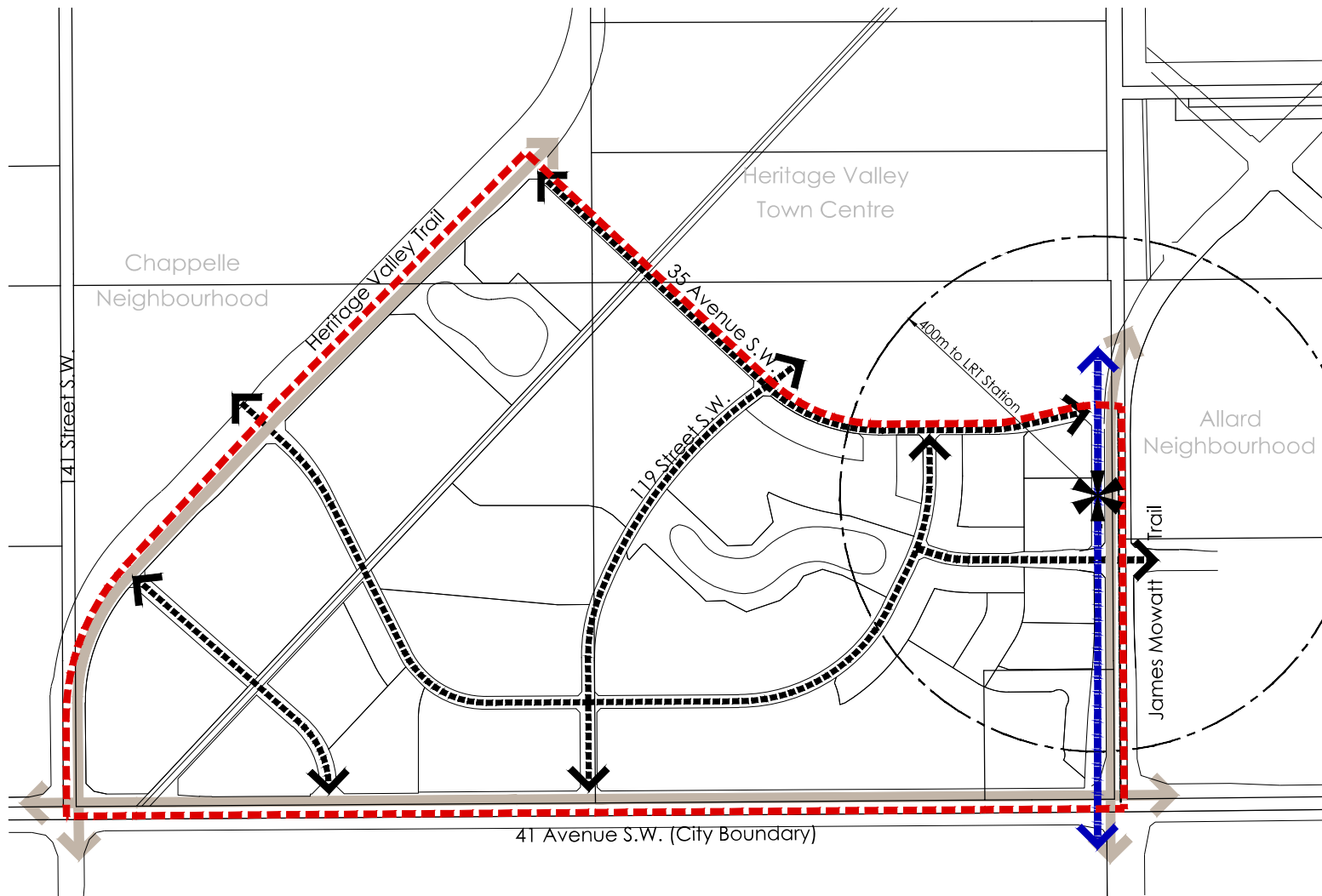
-  Natural Area
-  School / Park Site
-  Storm Water Management Facility (SWMF)
-  NASP Boundary

Note:






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Figure 8.0
Transportation Network



Legend

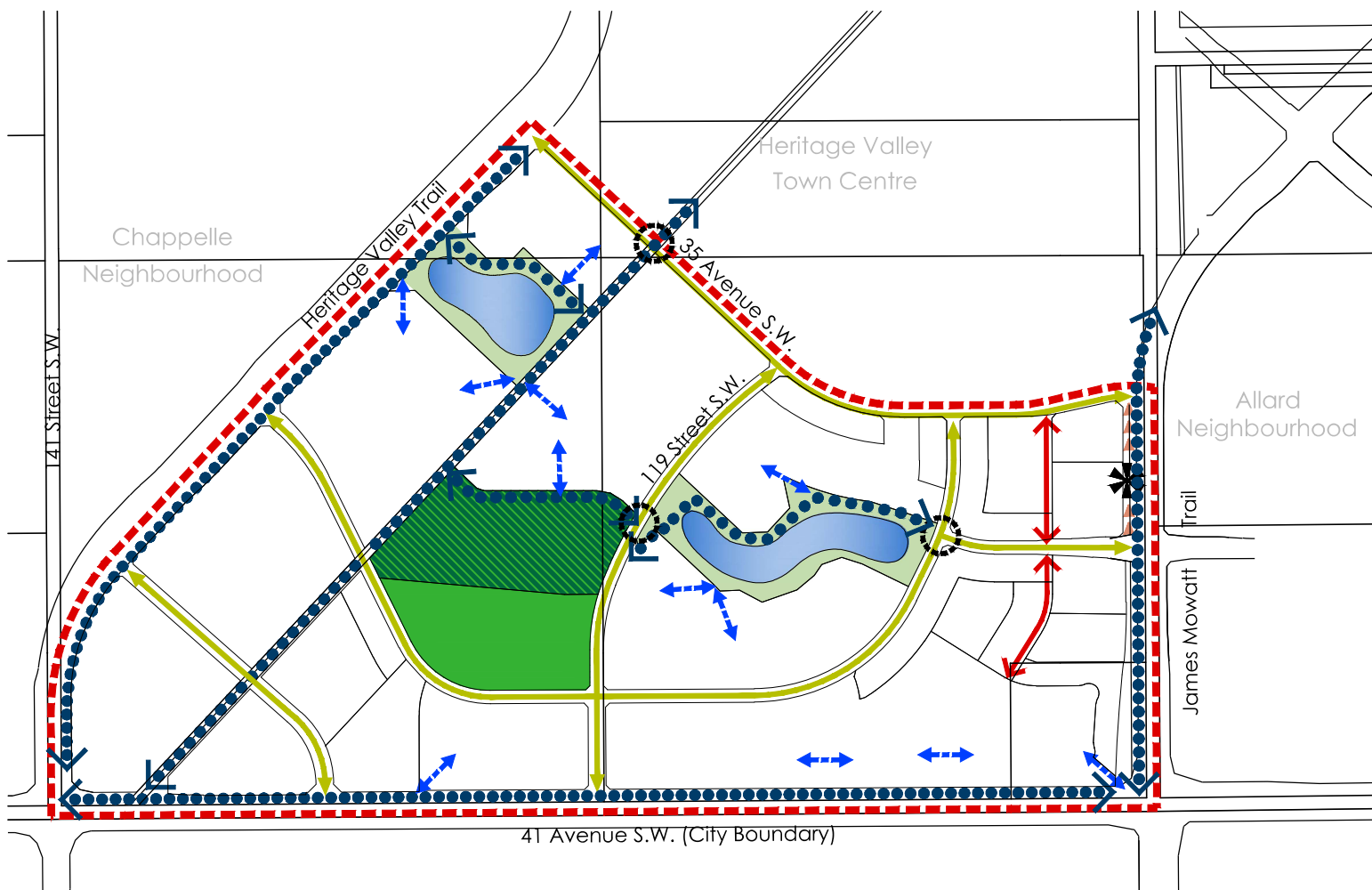
-  Arterial Roadway (Possible Transit Route)
-  Collector Roadway (Possible Transit Route)
-  LRT Route / Right of Way
-  LRT Station
-  NASP Boundary

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 9.0
Pedestrian Network



Legend

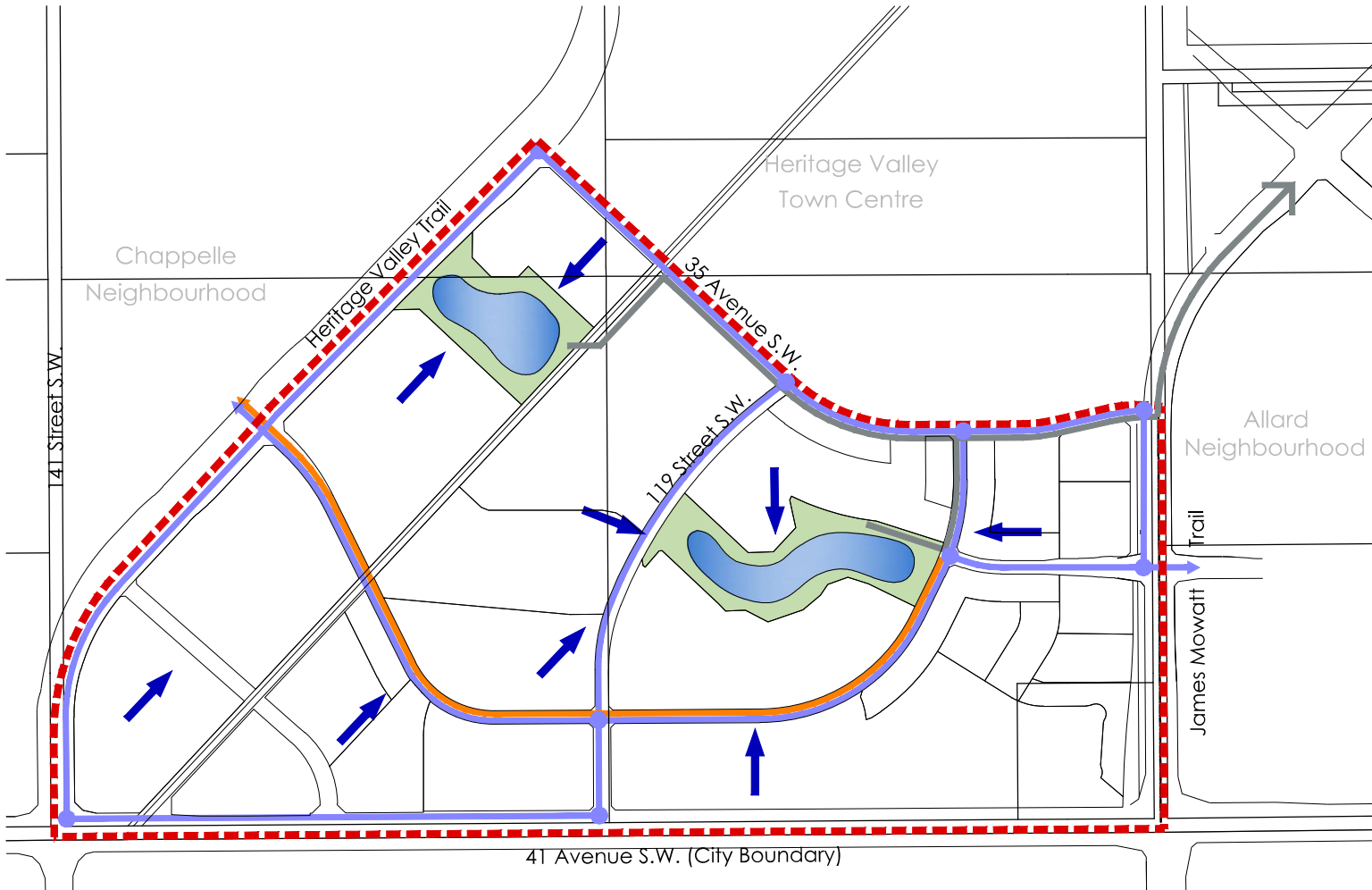
- Natural Area
- School / Park Site
- Storm Water Management Facility
- Multi-Use Trail (hard surface)
- Pedestrian Sidewalk Along Roadway (Two Sides)
- Minor Pedestrian Linkage
- Major Pedestrian Linkage
- Key Pedestrian Crossing
- LRT Platform Access
- LRT Station
- NASP Boundary

Note:







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Figure 10.0
Servicing Concept



Legend

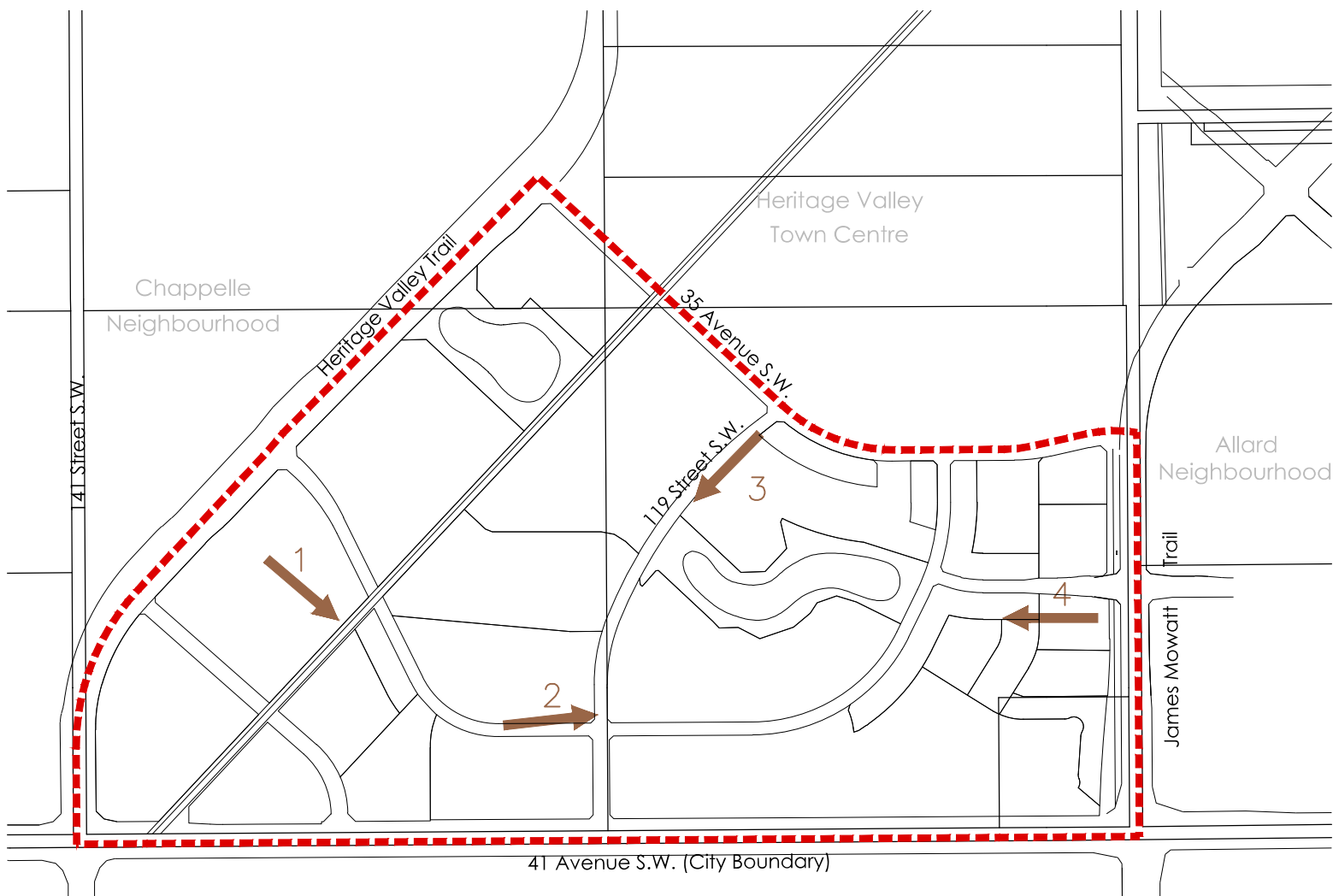
-  Stormwater Management Facility
-  Stormwater Flow
-  Water Main
-  Stormwater Trunk
-  Sanitary Trunk
-  NASP Boundary

Note:



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Figure 11.0
Development Staging



Legend

-  General Direction and Timing of Development
-  NASP Boundary

Note:

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