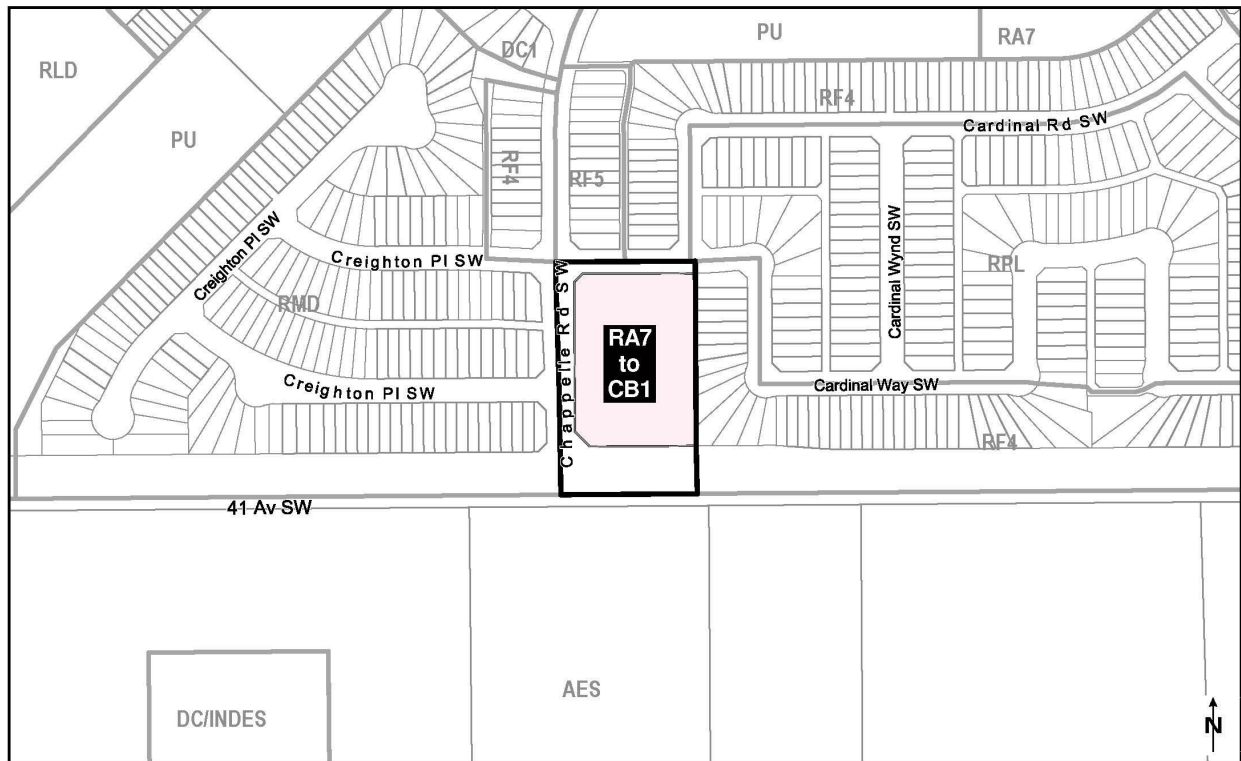




ADMINISTRATION REPORT REZONING & PLAN AMENDMENT CHAPPELLE

7225 - Cardinal Way SW

To allow for low intensity commercial uses.



Recommendation: That Bylaw 19900 to amend the Chappelle Neighbourhood Area Structure Plan & Bylaw 19901 to amend the Zoning Bylaw from (RA7) Low Rise Apartment Zone to (CB1) Low Intensity Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- it is suitably located for commercial land use with good visibility and access;
- it will provide opportunity for a variety of low intensity commercial, office, and service uses to serve the neighbourhood and surrounding area; and
- the proposed Zone allows opportunity for commercial-residential mixed-use development with Multi-Unit Housing.

Report Summary

This application was accepted from Beljan Development Management on July 22, 2021, and proposes to change the designation of a 1.0 ha site from (RA7) Low Rise Apartment Zone to (CB1) Low Intensity Business Zone. The CB1 Zone allows for the development of commercial, office and services uses up to 12.0 metres in height (approximately three storeys) with opportunities for residential uses above the first storey.

An amendment to the Chappelle Neighbourhood Area Structure Plan (NASP) is proposed to redesignate the site from “Low Rise Apartments” to “Business Employment” to align with the proposed rezoning.

The Application

1. **BYLAW 19900** proposes to amend the Chappelle Neighbourhood Area Structure Plan (NASP) to redesignate the subject site from Low Rise Apartments to Business Employment. This bylaw will amend maps and figures (Figures 3, 3a, 4, 4a, 5, 6 & 7), policies (3.3.2 & 3.3.5), and land use statistics within the NASP to reflect the proposed rezoning.
2. **CHARTER BYLAW 19901** to amend the Zoning Bylaw to rezone the subject site from (RA7) Low Rise Apartment Zone to (CB1) Low Intensity Business Zone. The proposed CB1 Zone will allow for development of commercial, office and services uses up to 12.0 metres in height (approximately three storeys) with opportunities for residential uses above the first storey.

Site and Surrounding Area

The subject site is a 1.0 ha undeveloped corner lot located at the northeast corner of the intersection of 41 Avenue SW and Chappelle Road SW. This lot is flanked on three sides by road right of way with established semi-detached housing abutting the site to the east. The surrounding area is generally low density housing in the form of single detached and semi-detached dwellings. To the south, across 41 Avenue SW is a recreational vehicle storage operation on land zoned (AES) Agricultural Edmonton South Zone.

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (RF4) Semi-detached Residential Zone • (RF5) Row Housing zone 	<ul style="list-style-type: none"> • Semi-detached Housing • Single Detached Housing
East	<ul style="list-style-type: none"> • (RF4) Semi-detached Residential Zone • (RPL) Planned Lot Residential Zone 	<ul style="list-style-type: none"> • Semi-detached Housing • Single Detached Housing
South	<ul style="list-style-type: none"> • (AES) Agricultural Edmonton South Zone 	<ul style="list-style-type: none"> • Recreational Vehicle Storage and Agriculture Uses
West	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling 	<ul style="list-style-type: none"> • Single Detached and Semi-detached Housing



AERIAL VIEW OF APPLICATION AREA

Planning Analysis

The (CB1) Low Intensity Business Zone is intended to provide for low intensity commercial, office and services uses along arterial roads that border residential areas. The zone is expected to be applied adjacent to residential uses, and regulations within it guide the development of the sites to be sensitive and in scale with the surrounding area.

The subject site is a corner lot which abuts Ellerslie Road SW, an arterial, on the edge of the Chappelle neighbourhood. This location reduces the potential impacts of commercial development, as well as ensures that the site has appropriate access. With roads flanking three property lines, direct impacts are also mitigated to most of the nearby residential uses as these roads create additional separation.

The CB1 Zone will allow for the development of buildings with a maximum height of 12.0 metres, and Floor Area Ratio of 2.0; which is a reduction in building mass when compared to the existing RA7 Zone. While the primary intent of the CB1 Zone is commercial uses, it should be noted that opportunities for residential uses above the ground floor are also allowed, and which would be compatible with the surrounding area as established by the current RA7 Zone.

The most impacted properties from this proposal are the 11 semi-detached dwellings abutting the site to the east. While this application proposes to change the primary use of the site to

commercial, the development regulations of the CB1 Zone require a greater setback from these homes compared to the RA7 Zone (3.0 m vs 1.2 m).

In general, this site is an appropriate location for commercial development within the neighbourhood and the CB1 provides adequate mitigation to the surrounding properties through decreases in height and an increased east setback.

RA7 & CB1 COMPARISON SUMMARY

	RA7 <i>Current</i>	CB1 <i>Proposed</i>
Principal Use	Multi-unit Housing	Commercial
Height	14.5 m / 16.0 m	12.0 m
Floor Area Ratio	2.3 - 2.5 ^X	2.0
Density	Minimum: 75 du/ha Maximum: None	None
Minimum Setbacks and Stepbacks		
Front Setback	4.5 m	3.0 m
Interior Side Setback	1.2 m ^Y	3.0 m
Flanking Side Setback	3.0 m	3.0 m
Rear Setback	7.5 m	3.0 m
Other Uses	Limited Commercial Uses at Grade	Multi-unit Housing above Grade
Notes:		
^X Maximum Floor Area Ratio may be increased where a minimum of 10 percent of Dwellings have a Floor Area greater than 100 m ² and The average number of bedrooms in these Dwellings is at least 3. ^Y For buildings over 10.0 m in Height, the portion of the building above this Height shall require a minimum Setback of 3.0 m from the Side Lot Line		

PLANS IN EFFECT

The general development concept of the ***Chappelle Neighbourhood Area Structure Plan (NASP)*** is to locate commercial nodes on the edge of the neighbourhood with direct access to arterial roadways, and to provide opportunities for commercial needs for residents to be met within the neighbourhood. This is reflected in the NASP which locates business employment and commercial nodes in locations which meet that criteria around the neighbourhood.

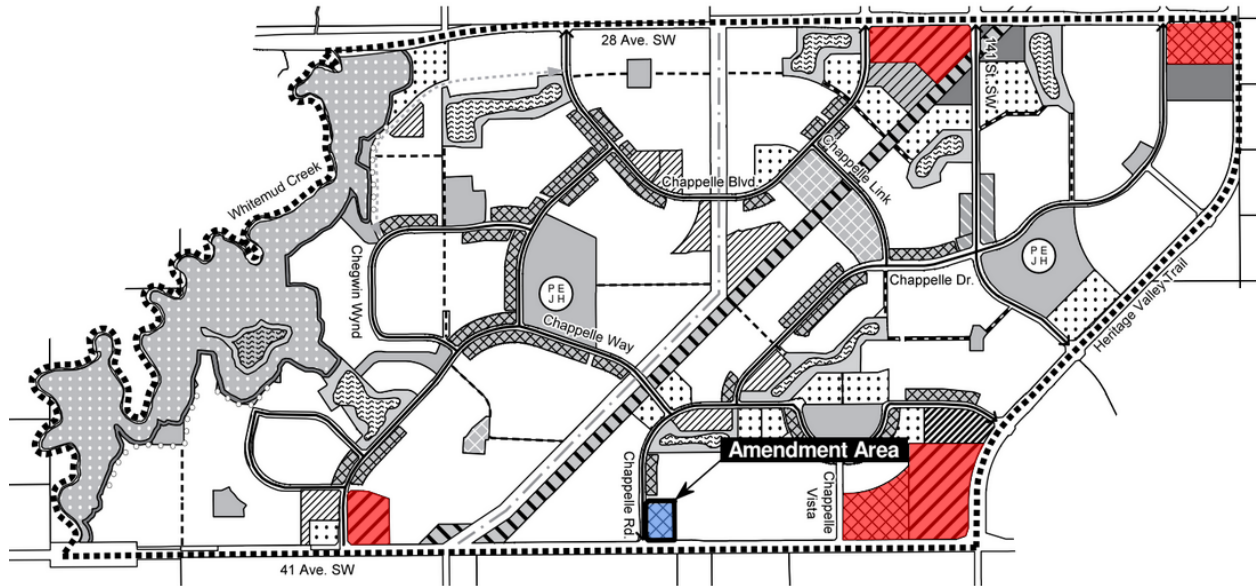


IMAGE SHOWING THE SUBJECT SITE (BLUE) COMPARED TO OTHER BUSINESS EMPLOYMENT & COMMERCIAL AREAS (RED) WITHIN THE CHAPPELLE NEIGHBOURHOOD

This application meets the general concept of the plan, as well as the policies of the NASP due to its location in the neighbourhood. Located almost halfway between a large commercial node to the east on Heritage Valley Trail and a smaller commercial site on Chappelle Way SW this site will create an additional amenity for residents within the immediate area.

In addition to updating the land use statistics, this amendment to the NASP will update the text to recognize an additional commercial node in the neighbourhood, and to update maps and figures in the plan (Figures 3, 3a, 4, 4a, 5, 6 & 7).

The proposed rezoning aligns with ***the City Plan*** by creating a new commercial node in a location which supports the development of 15-minute districts to allow people to complete their daily needs within their district by walking, rolling, biking or transit.

REGIONAL CONSIDERATIONS

As the application proposes to amend the Chappelle Neighbourhood Area Structure within 0.8 kilometres from a regionally significant pipeline corridor, the Edmonton Metropolitan Region Board (EMRB) must review and approve the application before Council can give third reading of the bylaws, pursuant to Regional Evaluation Framework (REF) 2.0 Ministerial Order NO MSL: 111/17.

Technical Review

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

Community Engagement

ADVANCE NOTICE August 10, 2021	<ul style="list-style-type: none">• Number of recipients: 374• Two responses received seeking more information about the application. Administration fulfilled these requests.
WEBPAGE	www.edmonton.ca/heritagevalleytowncentre

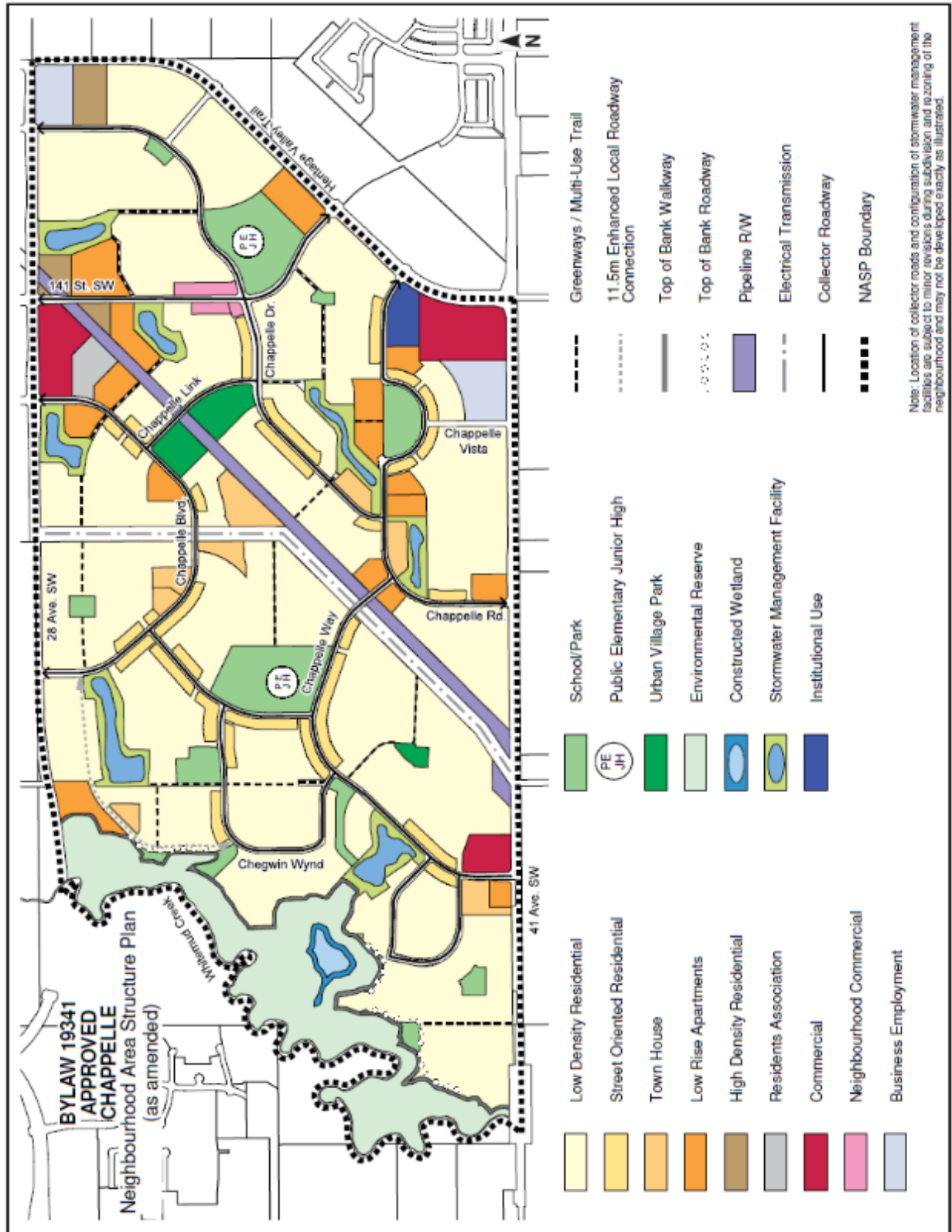
Conclusion

Administration recommends this application be **APPROVED**.

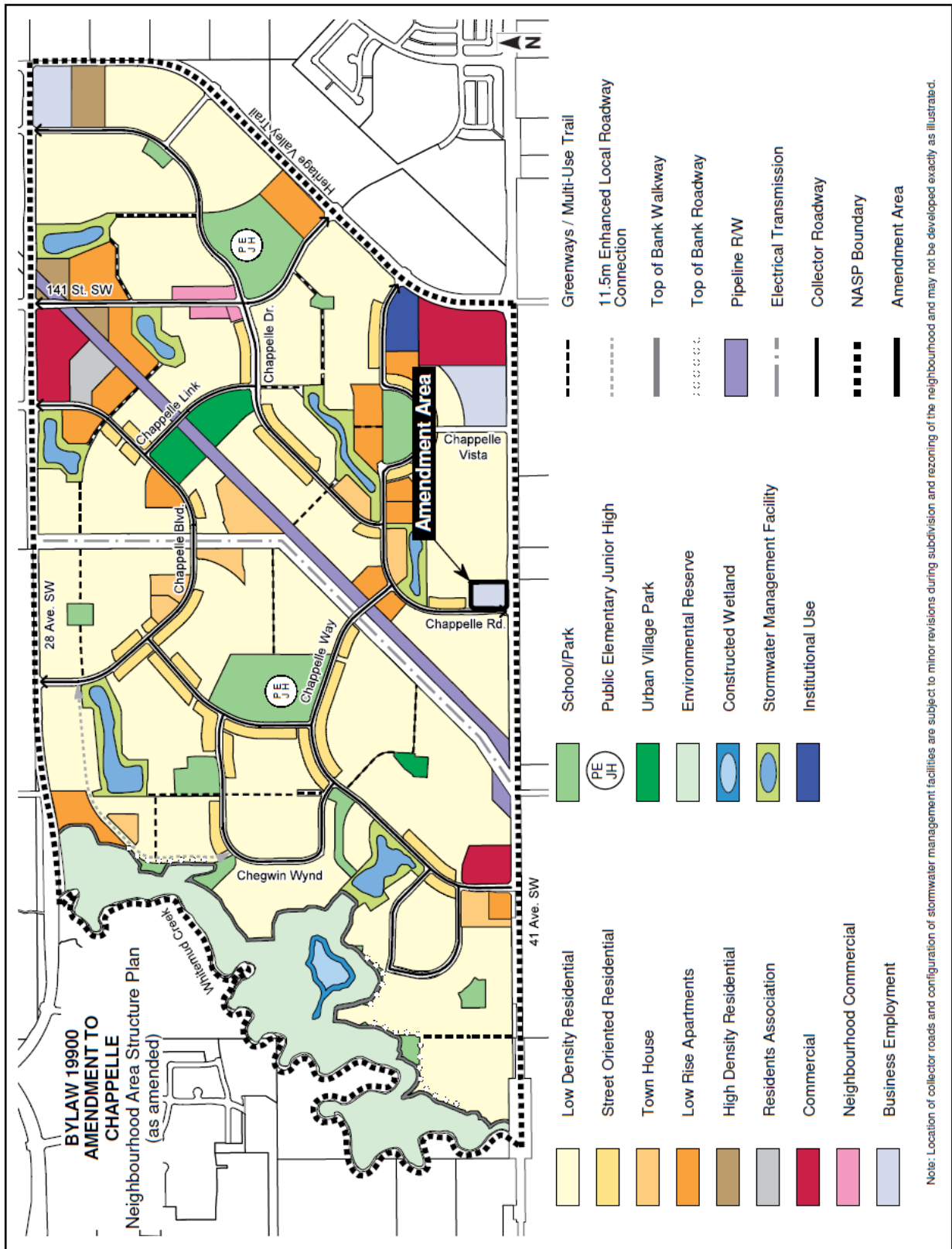
APPENDICES

- 1 Approved Chappelle NASP Context Plan Map
- 2 Proposed Chappelle NASP Context Plan Map
- 3 Approved Chappelle NASP Land Use and Population Statistics
- 4 Proposed Chappelle NASP Land Use and Population Statistics
- 5 Application Summary

APPROVED CONTEXT PLAN MAP



PROPOSED CONTEXT PLAN MAP



APPROVED LAND USE AND POPULATION STATISTICS

Chappelle Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 19341

LAND USE	Area (ha)	% of GA	
Gross Area	461.77		
Major Arterials / Road ROW	12.21		
Pipeline Transmission ROW	10.18		
Electrical Transmission ROW	9.47		
Environmental Reserves (ER)**	38.91		
	Area (ha)	% of GDA	
Gross Developable Area	391.00	100.0%	
Municipal Reserve*	29.40	7.5%	% of MR
East School / Park Site	6.88		1.76%
West School / Park Site	7.36		1.88%
Urban Village Park	4.44		1.14%
Pocket Parks	9.67		2.47%
Greenways	1.05		0.27%
Community Commercial	11.46	2.9%	
Convenience Commercial	1.79	0.5%	
Business Employment	5.45	1.4%	
Institutional	2.14		
Resident's Association	1.94	0.5%	
Stormwater Management	20.34	5.2%	
Circulation @ 20%	81.04	20.7%	
Greenways/ROW	1.80	0.5%	
Total Non-Residential Area	155.36	39.7%	
Net Residential Area (NRA)	235.64	60.3%	

RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	184.27	25	4,606	2.80	12,896	73%
Medium Density Residential (MDR)						
Row Housing	9.13	45	410	2.20	902	4%
Street-Oriented	16.78	35	587	2.50	1,467	7%
Low-Rise/Medium Density Housing	21.53	90	1,937	1.90	3,680	9%
High Density Residential (HDR)						
Medium to High Rise Units	3.93	225	884	1.50	1,326	1%
Total	235.64		8,424		20,271	100%
Population Density (GDA):	52	ppha				
Population Density (NRA):	86	ppnrha				
Unit Density (GDA):	22	upha				
Unit Density (NRA):	36	nrupha				
LDR / MDR / HDR Ratio:	55%	/	35%	/	10%	

STUDENT GENERATION STATISTICS

Public School Board	1,564
Elementary	782
Junior High School	391
Senior High School	391
Separate School Board	626
Elementary	313
Junior High	156
Senior High	156
Total Student Population	2,190

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

**2.10 ha of Environmental Reserve will be developed as a SWMF (Constructed Wetland)

PROPOSED LAND USE AND POPULATION STATISTICS

The Chappelle Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 19900

Land Use	Area (ha)	% of GA	
Gross Area	461.77		
Major Arterials/ Road ROW	12.21		
Pipeline Transmission ROW	10.18		
Electrical Transmission ROW	9.47		
Environmental Reserves (ER)**	38.91		
	<u>Area (ha)</u>	<u>% of GDA</u>	
Gross Developable Area	391.00	100%	
Municipal Reserve*	29.40	7.5%	
East School/ Park Site		6.88	
West School/ Park Site		7.36	
Urban Village Park		4.44	
Pocket Park		9.67	
Greenways		1.05	
Community Commercial	11.46	2.9%	
Convenience Commercial	1.79	0.5%	
Business Employment	6.46	1.7%	
Institutional	2.14	0.5%	
Resident's Association	1.94	0.5%	
Stormwater Management	20.34	5.2%	
Circulation @ 20%	81.04	20.7%	
Greenways/ ROW	1.80	0.5%	
Total Non-Residential Area	156.37	40.0%	
Net Residential Area (NRA)	234.63	60.0%	

Residential Land Use, Unit Count and Population

Land Use	Area (ha)	Units/ ha	Units	People/ Unit
Low Density Residential (LDR)				
Single/ Semi-Detached	184.27	25	4,606	2.80
Medium Density Residential (MDR)				
Row Housing	9.13	45	410	2.20
Street-Oriented	16.78	35	587	2.50
Low-Rise/ Medium Density Housing	20.52	90	1,846	1.90
High Density Residential (HDR)				
Medium to High Rise Units	3.93	225	884	1.50
Total	234.63		8333	

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment Rezoning
Bylaw Charter Bylaw:	19900 19901
Location:	North of 41 Avenue SW and east of Chappelle Road SW
Address:	7225 Cardinal Way SW
Legal Description:	Lot 1, Block 20, Plan 1820756
Site Area:	1.0 ha
Neighbourhood: Ward:	Chappelle Ipiihkoohkanipiaohsi
Notified Community Organization:	Chappelle Community League
Applicant:	Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone:	(RA7) Low Rise Apartment Zone
Proposed Zone:	(CB1) Low Intensity Business Zone
Plan in Effect:	Chappelle Neighbourhood Area Structure Plan
Historic Status:	None

Written By: Andrew Sherstone
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination