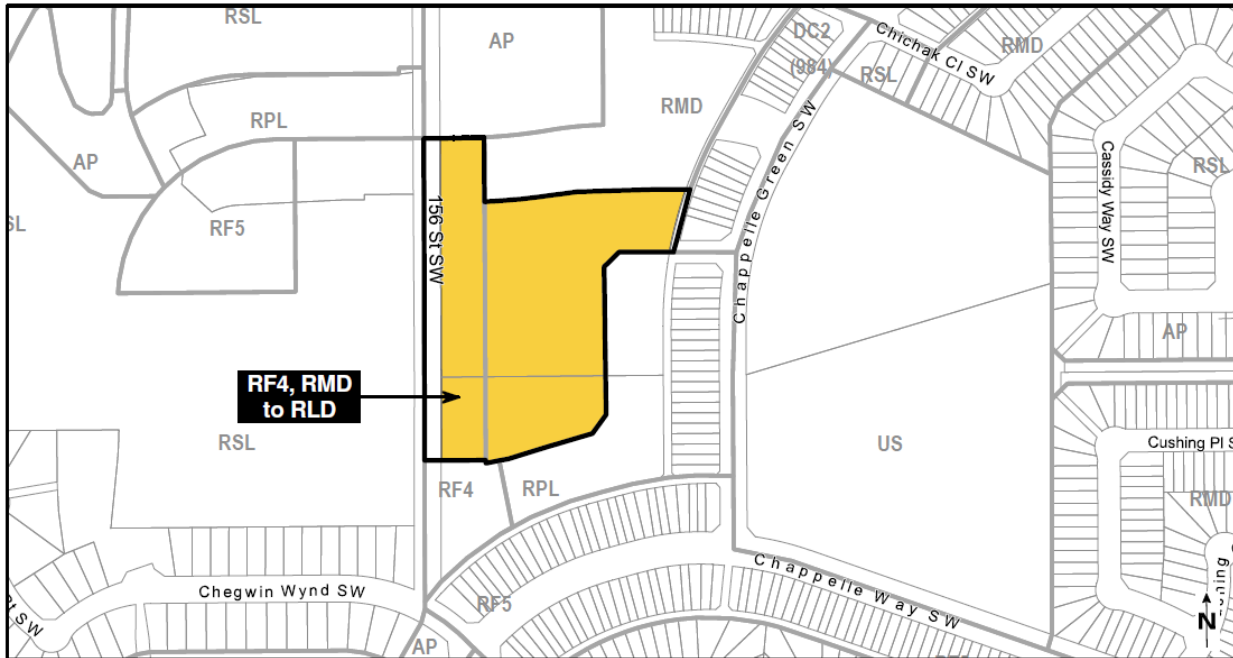




ADMINISTRATION REPORT REZONING CHAPELLE

3103 and 3285 - 156 Street SW

To allow for a range of low density housing.



Recommendation: That **Charter Bylaw 19939** to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone and (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will allow for a range of low density residential uses;
- will be compatible with surrounding and planning land uses; and
- conforms to the Chappelle Neighbourhood Area Structure Plan.

Report Summary

This rezoning application was accepted from Mike Vivian (Stantec) on behalf of Brookfield Residential on July 7, 2021. This application proposes to rezone the site from (RF4) Semi-detached Residential Zone and (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone to allow for a range of low density housing forms.

The proposal complies with the Chappelle Neighbourhood Area Structure Plan and the City Plan.

An associated subdivision application for the subject area is currently under review by Administration.

The Application

CHARTER BYLAW 19939 proposes to rezone the site from (RF4) Semi-detached Residential Zone and (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone to allow for a range of low density housing forms.

Site and Surrounding Area

The site is 4.43 ha in area and is located north of Chegwin Wynd SW and east of 156 Street SW. The site is currently undeveloped.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF4) Semi-detached Residential Zone (RMD) Residential Mixed Dwelling Zone	Undeveloped land
CONTEXT		
North	(AP) Public Parks Zone (RMD) Residential Mixed Dwelling Zone	Future Park Site Undeveloped land
West	(RSL) Residential Small Lot Zone	Undeveloped land
South	(RF4) Semi-detached Residential Zone (RPL) Planned Lot Residential Zone	Undeveloped land
East	(DC2.984) Site Specific Development Control Provision (RPL) Planned Lot Residential Zone	Row Housing Undeveloped land

Planning Analysis

The rezoning area is located within the **Chappelle Neighbourhood Area Structure Plan** (NASP). The proposed RLD Zone conforms with the low density residential designation prescribed for the site in the and supports Objective 3.3.2.1 of the Plan which encourages a variety of housing types in different physical forms to meet the needs of different age and income groups.

The proposed rezoning aligns with the **City Plan** by accommodating future growth to a population threshold of 1.25 million within Edmonton's existing boundaries.

Technical Review

TRANSPORTATION AND TRANSIT

Administration supports the proposed rezoning and advises the following:

- Ellerslie Road SW must be upgraded to a four-lane divided arterial roadway between 127 Street SW and 170 Street SW to accommodate current traffic volumes. To date, a four-lane carriageway has been constructed from 127 Street SW to 135 Street SW. Stantec is actively working with the Heritage Valley and Windermere owners groups to develop a staged construction plan to move forward for the outstanding limits.
- Current and future subdivisions in the area will be conditioned with the construction of two urban lanes of Ellerslie Road SW, including a new bridge structure and construction of the north two lanes from 141 Street SW to the Ambleside Eco Station, until a Servicing Agreement for this first stage of construction has been signed.
- ETS currently provides regular all-day bus service to parts of the Chappelle neighbourhood. The rezoning site is near an existing bus route on Chappelle Green SW.
- Future transit service expansion to additional areas of Chappelle will depend on neighbourhood build-out, demand for transit, and funding availability.

DRAINAGE

Administration supports the proposed rezoning and advises the following:

- Permanent sanitary and storm servicing for the subject rezoning area must be provided in accordance with the servicing schemes identified in the accepted NDR Letter Amendment for Heritage Valley 10 - Sanitary Basin and Storm Basin 8 in support of LDA17-0484
- Permanent stormwater and sanitary servicing for the rezoning area requires connection from the sewer along Cawsey Terrace SW and extension of the main to Cheqwin Wynd SW.

EPCOR WATER

EPCOR Water supports the proposed rezoning and advises the following:

- A Hydraulic Network Analysis (HNA) report must be submitted to EPCOR Water Services for review and approval with subsequent subdivision applications.
- The area must be provided with water supply from an existing 200mm water main stub on Cawsey Terrace west of Chappelle Green.

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

Community Insights

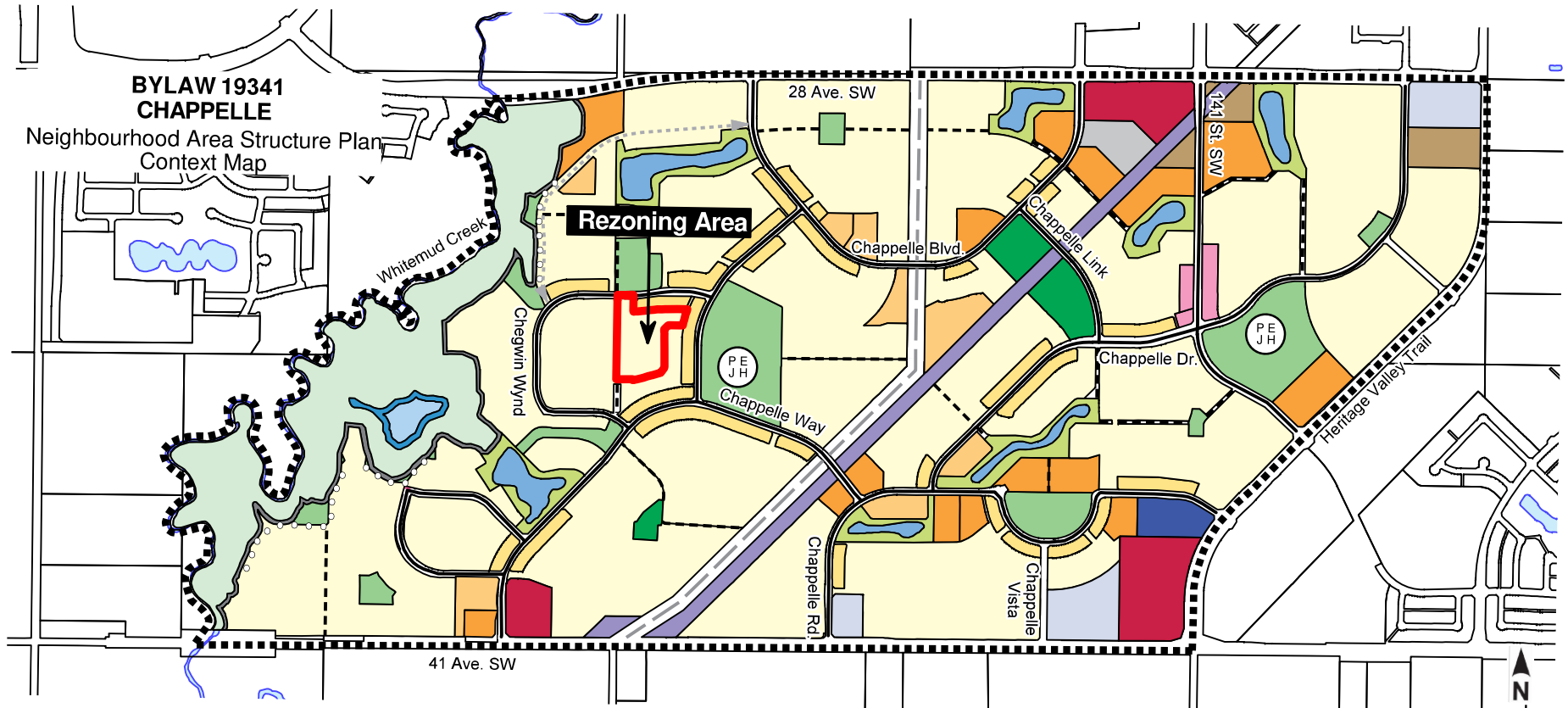
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WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/chappelleplanningapplications


























Conclusion

Administration recommends that this application be **APPROVED**.

APPENDICES

- 1 Chappelle NASP Context Plan Map
- 2 Application Summary



- | | | | | | |
|---|-----------------------------|---|--------------------------------|---|---|
|  | Low Density Residential |  | School/Park |  | Greenways / Multi-Use Trail |
|  | Street Oriented Residential |  | Public Elementary Junior High |  | 11.5m Enhanced Local Roadway Connection |
|  | Town House |  | Urban Village Park |  | Top of Bank Walkway |
|  | Low Rise Apartments |  | Environmental Reserve |  | Top of Bank Roadway |
|  | High Density Residential |  | Constructed Wetland |  | Pipeline R/W |
|  | Residents Association |  | Stormwater Management Facility |  | Electrical Transmission |
|  | Commercial |  | Institutional Use |  | Collector Roadway |
|  | Neighbourhood Commercial |  | Amendment Area Boundary |  | NASP Boundary |
|  | Business Employment | | | | |

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:	Rezoning
Charter Bylaw:	19939
Location:	North of Chegwin Wynd SW; and East of 156 Street SW
Addresses:	3103 and 3285 - 156 Street SW
Legal Descriptions:	a portion of NW-14-51-25-4; and Lot E, Block 99, Plan 1024614
Site Area:	4.43 ha
Neighbourhood:	Chappelle
Ward:	Ipiihkoohkanipiaohsi
Notified Community Organizations:	Chappelle Community League
Applicant:	Mike Vivian; Stantec

PLANNING FRAMEWORK

Current Zones:	(RF4) Semi-detached Residential Zone; and (RMD) Residential Mixed Dwelling Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plan in Effect:	Chappelle Neighbourhood Area Structure Plan (NASP)
Historic Status:	None

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