

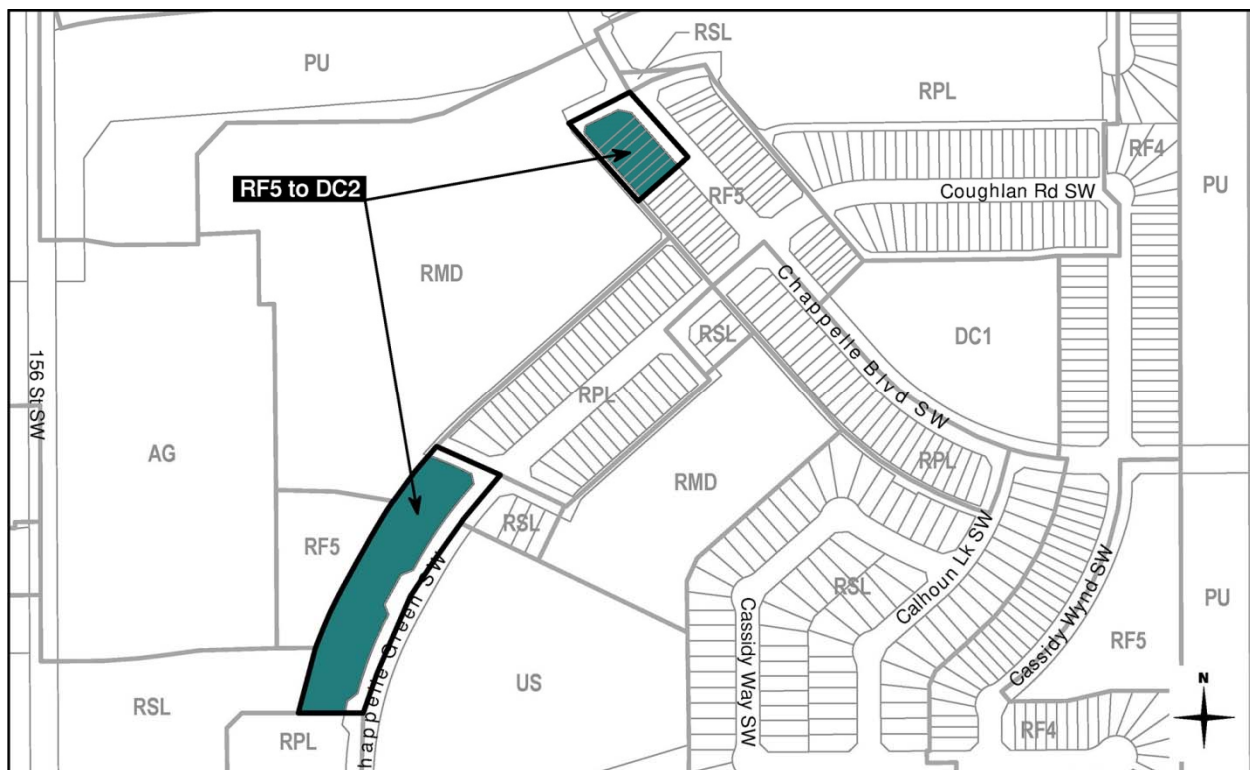


REZONING APPLICATION CHAPPELLE NEIGHBOURHOOD

3103 - 156 STREET SW

1325, 1327, 1329, 1331, 1333, 1335, 1337 & 1339 – CHAPPELLE BOULEVARD SW

To allow for row housing development with primary vehicle access from a lane and the opportunity for Chappelle Accessory Suites.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- Row housing with Chappelle Accessory suites allows for a broader mix of housing;
- It increases residential density allowed, compatible with existing and planned development of low and medium density housing for surrounding land; and
- It conforms to the Street Oriented (SO) Residential Housing designation for the land as outlined in the *Chappelle Neighbourhood Area Structure Plan (NASP)*.

THE APPLICATION

BYLAW 18272 proposes to amend the Zoning Bylaw to allow for increased density and the construction of Chappelle Accessory Suites in the Chappelle Neighbourhood by rezoning from (RF5) Row Housing Zone to (DC2) Site Specific Development Control Provision. The use of a DC2 zone is encouraged to achieve a unique street oriented design with reduced rear and side yards.

SITE AND SURROUNDING AREA

The site is located in the north central portion of the Chappelle Neighbourhood, surrounded by future low and medium density residential uses and a future school/park site.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RF5) Row Housing Zone 	<ul style="list-style-type: none"> • Undeveloped
CONTEXT		
North	<ul style="list-style-type: none"> • (RF5) Row Housing Zone • (RMD) Residential Mixed Dwelling Zone • (DC1) Direct Development Control 	<ul style="list-style-type: none"> • Undeveloped • Undeveloped • Undeveloped

	<ul style="list-style-type: none"> Provision (PU) Public Utility Zone 	<ul style="list-style-type: none"> Undeveloped
East	<ul style="list-style-type: none"> (US) Urban Services Zone (RMD) Residential Mixed Dwelling Zone (RF5) Row Housing Zone (RPL) Planned Lot Residential Zone 	<ul style="list-style-type: none"> Undeveloped Undeveloped Row Housing Undeveloped
South	<ul style="list-style-type: none"> (RPL) Planned Lot Residential Zone (RMD) Residential Mixed Dwelling Zone (US) Urban Services Zone 	<ul style="list-style-type: none"> Undeveloped Undeveloped Undeveloped
West	<ul style="list-style-type: none"> (RF5) Row Housing Zone (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> Undeveloped Undeveloped

PLANNING ANALYSIS

The proposed rezoning aligns with the Chappelle Neighbourhood Area Structure Plan (NASP) that designates the subject sites for Street Oriented (SO) Residential Housing. As prescribed in the NASP, the proposal applies a specific DC2 Provision to ensure development that has a unique street oriented design with reduced rear and side yards.

The addition of accessory suites allows for increased residential densities that can provide a greater range of housing choices including affordable housing options in conformance with policies of the Chappelle NASP. Accessory suites are similar to secondary suites currently allowed only in single detached housing under the Zoning Bylaw. The DC2 proposal allows suites in rowhousing development.

The proposed rezoning is compatible with surrounding existing and planned development.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

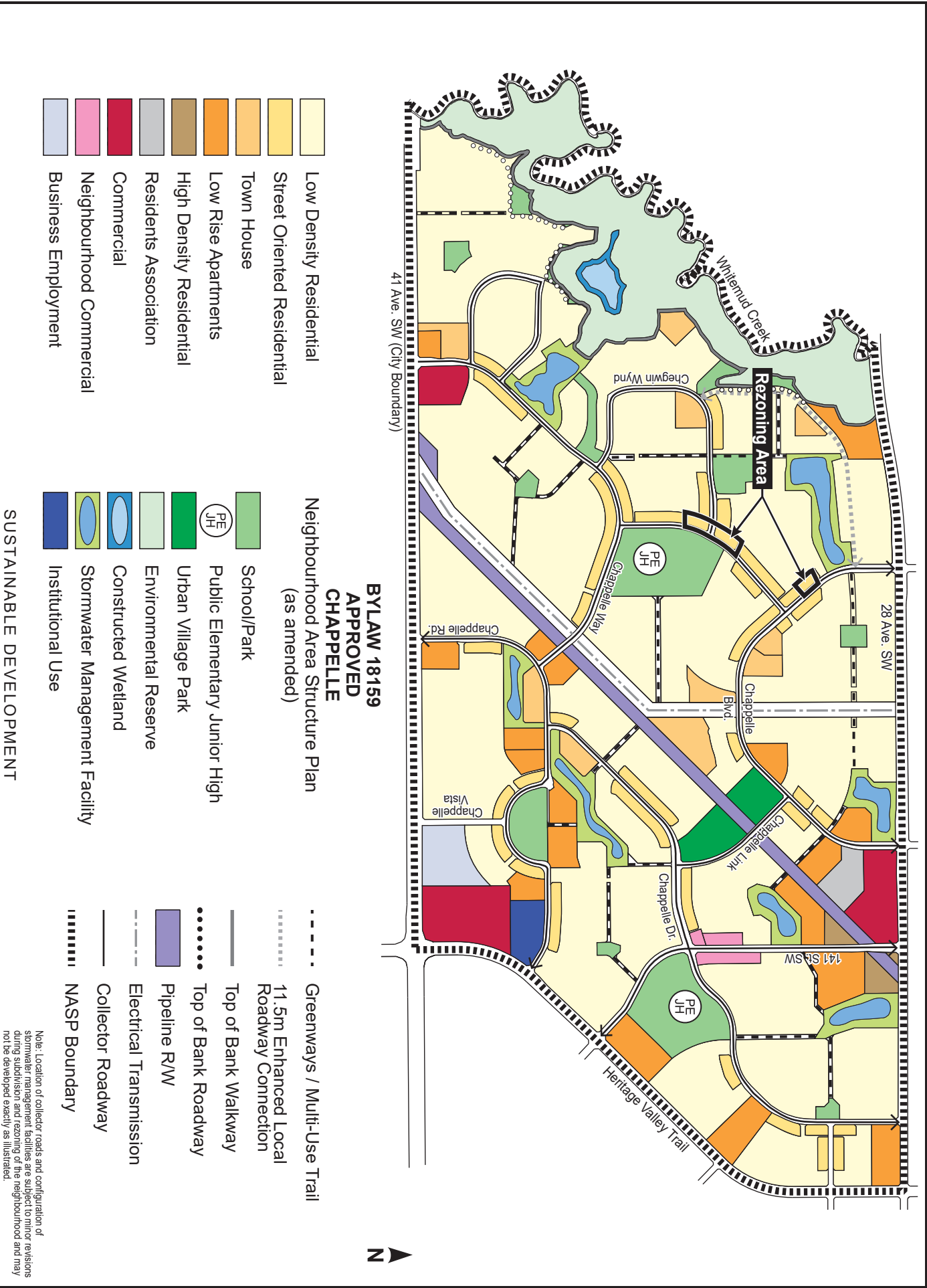
ADVANCE NOTICE August 29, 2017	<ul style="list-style-type: none"> Number of recipients: 29 No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> Not held
WEBSITE	<ul style="list-style-type: none"> https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/chappelle-planning-applications.aspx

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18272
Location:	South of 28 Avenue SW, west of Chappelle Boulevard SW
Addresses:	3103 – 156 Street SW; 1325, 1327, 1329, 1331, 1333, 1335, 1337 & 1339 Chappelle Boulevard SW
Legal Descriptions:	Portions of NW-14-51-25-4; & Plan 1620053, Block 15, Lots 1-8
Site Area:	0.94 ha
Neighbourhood:	Chappelle
Ward - Councillor:	9 – Tim Cartmell
Notified Community Organization:	Heritage Point Community League
Applicant:	Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone:	(RF5) Row Housing Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Chappelle Neighbourhood Area Structure Plan (NASP); Heritage Valley Servicing Concept Design Brief (SCDB)
Historic Status:	None

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