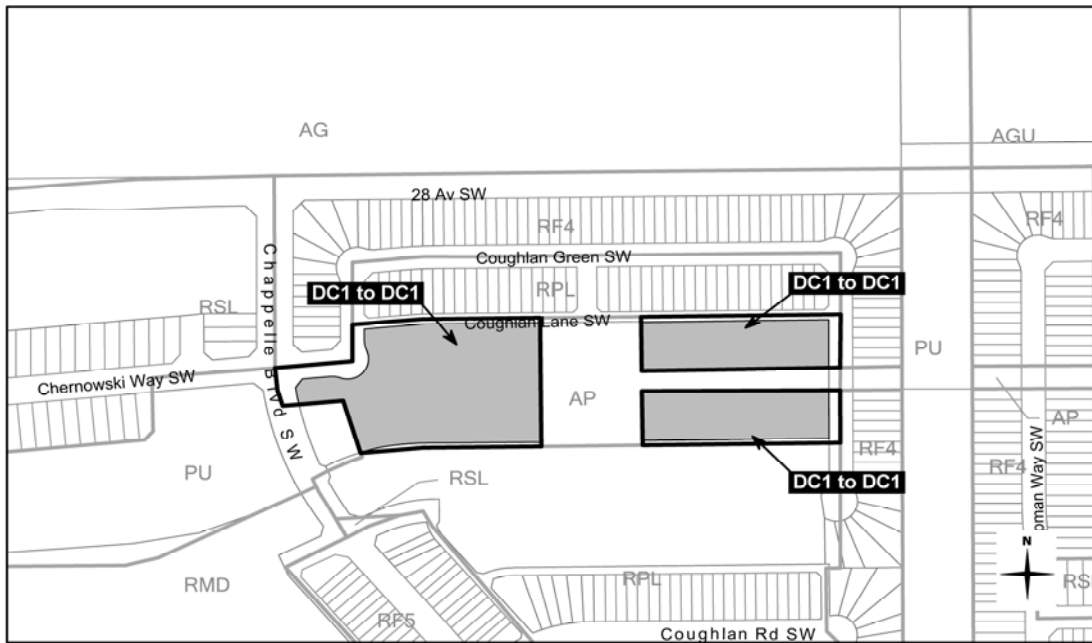




# REZONINGS APPLICATION CHAPPELLE

## 3103-156 Street SW

To provide an opportunity to accommodate secondary suites on small lots.



## RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- It will provide for an option for a greater variety of low density housing choices;
- Adds potential for more affordable housing through secondary suites; and
- It is compatible with surrounding low density housing uses.

## THE APPLICATION

BYLAW 18203 proposes to amend an existing Direct Development Control Provision (DC1) by increasing the site coverage on each lot to allow for greater opportunities for secondary and garden suites. The existing (DC1) Provision allows for the development of single detached and semi-detached housing uses on reverse lots that front onto a central walking trail, with vehicular access provided by a public rear lane.

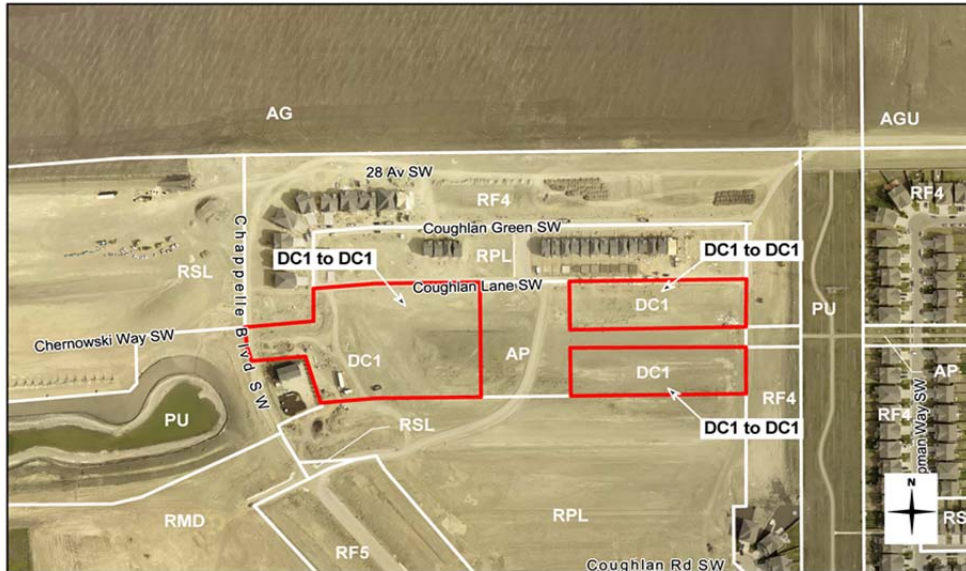
## SITE AND SURROUNDING AREA

The proposed rezoning is located along the northern edge of the Chappelle neighbourhood south of 28 Avenue SW and west of 141 Street SW.

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>(DC1) Site Specific Development Control Provision</li> </ul>	<ul style="list-style-type: none"> <li>Vacant land</li> </ul>
<b>SURROUNDING AREA</b>		
North	<ul style="list-style-type: none"> <li>(RPL) Planned Lot Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>Single Detached Houses</li> <li>Vacant land</li> </ul>
East	<ul style="list-style-type: none"> <li>(RF4) Semi-detached Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>Vacant land</li> </ul>
South	<ul style="list-style-type: none"> <li>(RPL) Planned Lot Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>Vacant land</li> </ul>
West	<ul style="list-style-type: none"> <li>(PU) Public Utility Zone</li> <li>(RF4) Semi-detached Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>Stormwater facility and Sanitary lift station</li> <li>Vacant land</li> </ul>



Current site looking west along the open space /multi-use trail.



AERIAL VIEW OF APPLICATION AREA

## PLANNING ANALYSIS

This rezoning proposal conforms to the Chappelle Neighbourhood Area Structure Plan (NASP) which designates the subject land for Low Density Residential uses. The proposed (DC1) Provision aligns with the design objectives of the Chappelle NASP that:

- Support pedestrian oriented development with a central trail bordering residential lots and supports natural surveillance by fronting onto the multi-use trail network;
- Encourage active and inviting streetscapes through smaller front yard setbacks; and
- Establish efficient and economical provision of infrastructure with reduced constructed roadways.

The rezoning proposes to amend the current (DC1) by increasing the total maximum site coverage from 47% to 56%. A more detailed comparison of existing and proposed regulations is below. This proposal would allow secondary suites to be accommodated more easily, a use that is permitted under existing zoning and difficult to achieve on existing smaller lots.

Summary of Amendment to DC1 Regulations			
Regulation	Existing DC1	Proposed DC1	Overall Change
Maximum Height	10 m	11 m	+ 1 m
Maximum Total Site Coverage	47%	56%	+ 9%
Minimum Rear Setback	6m	5.5m	0.5m
Minimum Amenity Area	30 m <sup>2</sup>	15 m <sup>2</sup>	-15 m <sup>2</sup>

Minimum Distance from Rear Lot Line to Garage or Parking area	6 m	5.5 m	-0.5 m
Maximum Height for a Garden Suite	Section 87 limits height up to 6.5 m	8.5 m	NA

Overall, the proposal provides an option for a greater variety of low density housing choices and adds potential for more affordable housing through secondary suites.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

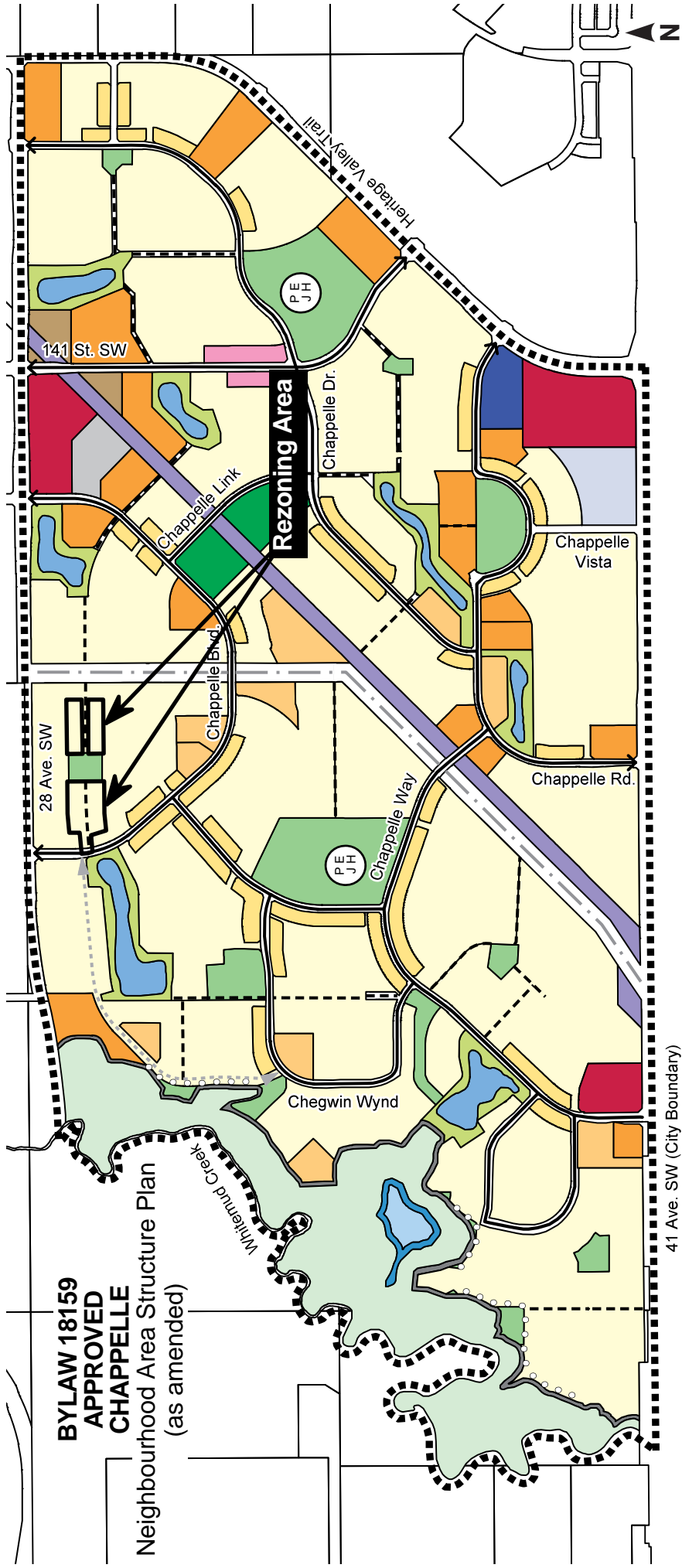
<b>ADVANCE NOTICE</b> September 27, 2017	<ul style="list-style-type: none"> <li>• Number of recipients: 9</li> <li>• No Responses received</li> <li>•</li> </ul>
<b>SIGN POSTED</b> August 23, 2017	<ul style="list-style-type: none"> <li>• Sign summarized proposed rezoning</li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>• Not held</li> </ul>
<b>WEB PAGE</b>	<ul style="list-style-type: none"> <li>• Web page posted online</li> </ul>

## CONCLUSION

Sustainable Development recommends that City Council APPROVE the proposed Bylaw.

## APPENDICES

- 1 Context Plan Map
- 2 Application Summary



- Low Density Residential
- Street Oriented Residential
- Town House
- Low Rise Apartments
- High Density Residential
- Residents Association
- Commercial
- Neighbourhood Commercial
- Business Employment

- School/Park
- P.E.  
J.H. Public Elementary Junior High
- Urban Village Park
- Environmental Reserve
- Constructed Wetland
- Stormwater Management Facility
- Institutional Use

- Greenways / Multi-Use Trail
- 11.5m Enhanced Local Roadway Connection
- Top of Bank Walkway
- Top of Bank Roadway
- Pipeline R/W
- Electrical Transmission
- Collector Roadway
- NASP Boundary

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.

**SUSTAINABLE DEVELOPMENT**

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Bylaw:	18203
Location:	South of 28 Avenue SW and east of Chappelle Boulevard
Address:	3103 156 Street SW
Legal Description:	Portions of NW-14-51-25-4
Site Area:	N/A
Neighbourhood:	Chappelle
Ward - Councillor:	9 – Tim Cartmell
Notified Community Organization:	Heritage Point Community League
Applicant:	Stantec for Brookfield

### PLANNING FRAMEWORK

Current Zone:	(DC1) Direct Development Control Provision
Proposed Zone:	(DC1) Direct Development Control Provision
Plan in Effect:	Chappelle Neighbourhood Area Structure Plan, Heritage Valley Servicing Concept Design Brief
Historic Status:	None

Written By: Kerry Girvan  
Approved By: Tim Ford  
Branch: City Planning  
Section: Planning Coordination