



PLAN AMENDMENTS & REZONING APPLICATION CHAPPELLE

ADDRESS: 3105 & 3130 – 141 Street SW

To allow for the development of low intensity convenience retail and services uses



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- it adds opportunity for a variety of commercial uses in Chappelle, intended to serve residents in the neighbourhood;
- the proposed DC2 Provision contains urban design regulations to mitigate the impact on adjacent low density housing; and
- public access to the subject sites is limited to the collector road (141 Street NW) with rear alleys primarily serving residential areas.

THE APPLICATION

1. RESOLUTION to amend the Heritage Valley Servicing Design Concept Brief (SCDB) to update land use and population statistics in support of the proposed rezoning
2. BYLAW 18159 to amend the Chappelle Neighbourhood Area Structure Plan (NASP) from Town House to Neighbourhood Commercial in support of the proposed rezoning
3. BYLAW 18160 to amend the Zoning Bylaw from (RF6) Medium Density Multiple Family Zone to (DC2) Site Specific Development Control Provision to allow for the development of a variety of low intensity, convenience retail and service uses

The plan amendments proposed identify the specific changes in statistics and the NASP amendment includes that portion of the NSP map affected by this proposal. This snapshot was used as, at the time this report was prepared, a separate proposal to amend the plans was being scheduled for the August 28, 2017, Public Hearing. The scheduled August 28, 2017, proposal addresses a different area of Chappelle, not associated with the current proposal.

The proposed NASP map revision includes an administrative update changing the land use designation at the northwest corner of Chappelle Drive and 141 Street from Town House use to Convenience Commercial as that site was previously rezoned to CNC (404 Chappelle Drive SW). Related NASP Statistics were previously revised.

Bylaw 18160 proposes to amend the Zoning Bylaw from (RF6) Medium Density Multiple Family one to (DC2) Site Specific Development Control Provision to allow for the development of a variety of low intensity convenience retail and service uses such as convenience retail stores, health services, specialty food services, and professional offices, up to a maximum height of 10.0 meters. Vehicular parking shall be located in the front of the proposed buildings with access to the site from 141 Street SW.

SITE AND SURROUNDING AREA

The subject site is located north of Chappelle Drive SW on the east and west sides of 141 Street SW in the northeast quadrant of the Chappelle neighbourhood. The total area being amended is 1.34 hectares in area (area west is 0.51 ha and area east 0.83 ha). Both sides back onto existing rear alleys serving adjacent residential streets.



AERIAL VIEW OF APPLICATION AREA



VIEW OF EAST PORTION OF THE SHITE



VIEW OF WEST PORTION OF THE SITE

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF6) Medium Density Multiple Family Zone	Undeveloped land
CONTEXT		
North	(RF4) Semi-detached Residential Zone (RSL) Residential Small Lot Zone	<ul style="list-style-type: none"> • Single and semi-detached dwellings
East	(RPL) Planned Lot Residential Zone	<ul style="list-style-type: none"> • Single detached dwellings
South	(CNC) Neighbourhood Convenience Commercial Zone (AGU) Urban Reserve Zone	<ul style="list-style-type: none"> • Convenience store and restaurant • Undeveloped land; future school/park site
West	(RPL) Planned Lot Residential Zone	<ul style="list-style-type: none"> • Single detached dwellings

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The application is compatible with existing and planned land uses. To the south of the site is a small convenience commercial site zoned CNC and is the only neighbourhood level commercial site in Chappelle.

The proposed DC2 Provision is generally based off of the CNC Zone with additional urban design regulations to mitigate the impact on adjacent low density residential uses to the east and west, as well as regulations to ensure access from 141 Street SW as opposed to the rear alleys with parking in front of the proposed buildings. The proposed DC2 site plan provides linear building footprints on each side of 141 Street SW backing onto a landscaped buffer and perimeter fencing across from existing housing that back onto the alley, separating residential from the proposed commercial area. DC2 regulations also include a maximum 10.0 m height limit in scale with uses in the area as a low intensity neighbourhood commercial strip and additional regulations that address the potential generation of odor and noise from some of the neighbouring commercial uses were added.

The proposed commercial area will have high visibility and accessibility as it is located along a major collector roadway into and out of the neighbourhood, 141 Street SW. A multi-use trail along this roadway will facilitate pedestrian and cyclist access to the sites.

PLANS IN EFFECT

The subject area falls under the guidance of the Heritage Valley SCDB and Chappelle NASP. The Heritage Valley SCDB is a high level plan and does not require a map amendment. SCDB statistics are proposed to be amended to support the proposed NASP and rezoning.

The Chappelle NASP amendment redesignating the subject land from Medium Density Residential to Convenience Commercial use is shown on a map highlighting the areas of change in support of the proposed rezoning from RF6 to DC2. Overall neighbourhood residential density remains unchanged with this application, given the limited size of the site, within the Edmonton Region's growth target range for the area.

TECHNICAL REVIEW

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

PARKING, LOADING AND VEHICULAR ACCESS

A Traffic Impact Assessment (TIA) was prepared in support of the application. The traffic generated from the proposed development represents a modest increase in the peak hour traffic volumes along adjacent roadways. Overall, the adjacent road network will continue to operate within acceptable levels of service.

Additionally, no access is permitted from the sites to the rear alleys.

PUBLIC ENGAGEMENT

<p>ADVANCE NOTICE April 25, 2017</p>	<ul style="list-style-type: none"> • Number of recipients: 389 • No responses received: 2 • Common comments included: <ul style="list-style-type: none"> • Owner of nearby commercial site expressed concern about competition; • Concern with traffic on 141 Street SW
<p>OPEN HOUSE (Held by Stantec Consulting) July 13, 2017</p>	<ul style="list-style-type: none"> • Number of attendees: 12 • Number of comment sheets received: 2 • Common comments included: <ul style="list-style-type: none"> • There is enough commercial development in the area; • The proposed development will exacerbate traffic congestion on 141 Street SW and pedestrian safety is already a concern; and • The commercial uses will create noise, odors, garbage and light pollution. • Responses to comments: The applicant reduced the list of permitted uses (eliminated Community Recreation Services and Urban Farms) and added regulation to screen potential noise and odors from some businesses that might locate near residential uses

CONCLUSION

Urban Form and Corporate Strategic Development recommends that City Council APPROVE this application.

APPENDICES

- 1 "What We Heard" Public Engagement Report (prepared by Stantec Consulting)
- 2 Application Summary

“What We Heard”

Chappelle Commercial DC2 Public Meeting Summary (LDA17-0141)

Purpose

The information in this report includes feedback gathered during the July 13, 2017 open house for the Chappelle Commercial DC2 rezoning application (LDA17-0141). This report is shared with everyone who attended the public meetings and provided their email address. This summary will also be shared with the file planner for the application as well as the Ward Councillor. If/when the proposed application type advances to Public Hearing, this report will be incorporated into the report to City Council.

Background

Project Address: 3130 – 141 Street SW & 3105 – 141 Street SW

Project Description: The purpose of the rezoning application is to create a mix of low intensity commercial uses supporting the daily commercial needs of neighbourhood residents. The development will be visually appealing using high quality building materials and landscaping to create an attractive and welcoming streetscape integrated with the neighbourhood fabric.

Existing Uses: The lands are currently zoned Medium Density Multiple Family (RF6), permitting multi-family residential development in the form of townhomes up to four storeys (14 m) in height. The sites are currently vacant.

Previous Engagement Activities:

Type of Engagement	Date	Responses
DC2 Pre-Application Notification	February 2, 2017	8
Application Notification	April 27, 2017	3

Public Meeting Details

Date: July 13, 2017

Location: Chappelle Gardens Residents Association (1059 Chappelle Blvd. SW)

Time: 6:30 – 8:30 PM

Attendees: 12

Format: The public meeting was organized in an open house format where attendees were able to view display boards with project information and engage in conversation with the applicant, landowner, and City Staff. The setup consisted of the following display boards:

- Welcome to the Open House
- Rezoning Process Chart
- Overview of Rezoning
- Neighbourhood Area Structure Plan (approved and proposed amendment)
- Site Context Map
- Purpose of Open House
- Zoning Comparison (CNC/CB1/DC2)
- Site Plan
- Renderings
- Next Steps

Participants were also invited to share their feedback on a comment sheet. Two comment sheets were completed and received. Feedback from the comment sheets and the conversations are summarized below.

Feedback Summary

Existing Commercial

- Commercial site is planned to the north at the intersection of 141 Street and 28th Avenue SW; additional retail will be 'overkill.'

Permitted Uses

- Permitted uses are too general.
- Gas Bars, Bars and Neighbourhood Pubs, and Drive Through operations should be removed due to nuisance.
- There should be limitations on the hours of operation for the businesses.

Traffic

- Only two roads currently exist in the neighbourhood.
- Roads cannot be expanded for additional capacity.

- Roads are already congested and the development of additional commercial uses likely lead to additional congestion.
- Vehicles drive too fast along Chappelle Drive.
- There are no painted crosswalks and only one stop sign at 141 st. and Chappelle Dr.

Nuisances

- Commercial uses and signage will create additional noise and light pollution for adjacent residents.
- There is no limit on the types of signage for the commercial development.
- There is always garbage on the commercial site on the northwest corner of Chappelle Drive and 141 Street.

Questions

We would like some clarification about Urban Farm Indoor / Outdoor Use.

The use provides opportunities for local food production in the neighbourhood and does not permit extensive agricultural production or large scale indoor growing operations. The use is regulated by Section 98 of the City of Edmonton Zoning Bylaw.

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendments & Rezoning
Bylaw(s):	18159, 18160 & Resolution
Location:	North of Chappelle Drive SW & east and west along 141 Street SW
Address(es):	3105 & 3130 – 141 Street SW
Legal Description(s):	Portions of Block 1, Lot 91, Plan 1620413 & Portions of Block 3, Lot 77, Plan 142886
Site Area:	1.34 ha
Neighbourhood:	Chappelle
Ward - Councillor:	Bryan Anderson, Ward 9
Notified Community Organization(s):	President of Heritage Point Community League
Applicant:	Jacob Endenloff, Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RF6) Stacked Row Housing Zone
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Heritage Valley Servicing Design Concept Brief & Chappelle Neighbourhood Area Structure Plan
Historic Status:	n/a

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