

Administration Report

Chappelle Area

Edmonton

4003 Charles Place SW

To allow for the development of small scale multi-unit housing.



Recommendation: That Charter Bylaw 20232 to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone to (RF3) Small Scale Infill Development Zone be **APPROVED**

Administration **SUPPORTS** this application because it:

- Provides the opportunity for housing diversity in the Chappelle Area neighbourhood on a corner lot, where duplexes and row housing are appropriate and compatible forms of development
- Aligns with infill objectives of The City Plan by increasing density at an appropriate location on a transit route
- Conforms to the Chappelle Area Neighbourhood Area Structure Plan

Application Summary

CHARTER BYLAW 20232 will amend the Zoning Bylaw, as it applies to the subject site, from (RSL) Residential Small Lot Zone to (RF3) Small Scale Infill Development Zone for the purpose of accommodating a mix of small scale housing. The proposal conforms with the Chappelle Neighbourhood Structure Plan (NASP) which designates the area as Low Density Residential. The application was accepted on May 12, 2022, from Situate Inc.

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic approach. This approach was selected because the application:

- is from a standard zone to a standard zone
- complies with the statutory plans in place, and
- completes the anticipated low density residential intended for this portion of the Chappelle Area neighbourhood.

The basic approach included the following techniques:

Advance Notice, May 3, 2022 - to landowners within 120m of the development.

- Number of recipients: 119
- Number of responses with concerns: 3

Webpage

- edmonton.ca/chappelleplanningapplications

Common comments heard throughout the various methods include:

- Increased units will contribute to vehicular congestion with potential parking impacts and traffic to the neighbourhood.
- Increased traffic could have a safety concern for the children in the area.
- Intended multi-unit housing is not in keeping with the single detached residential nature of the neighbourhood.
- A multi-unit housing development in the cul-de-sac will negatively impact property values.
- The homeowner does not maintain their sidewalk to an appropriate standard in the winter, nor their lawn in the summer, and renters will exacerbate this issue.
- Neighbourhood disruption during potential construction.

Site and Surrounding Area

The subject site is approximately 652 square metres in area, located on a corner lot abutting a collector and a local road within the interior southeast portion of the Chappelle Area neighbourhood. Vehicular access is from the local road and cul-de-sac on the west portion of the site. There is a bus stop approximately 70 metres to the west on Chappelle Drive SW. To the north of the site across Chappelle Drive SW are rowhouses, while south of Chappelle Drive SW adjacent to the site are single detached houses. One block to the east is 141 Street SW, an arterial roadway for the area, with commercial sites and a school bordering on the intersection of Chappelle Drive SW and 141 Street SW. Two blocks to the west is a park site with a shared use path connection running through it. The dominant building types in the neighbourhood are row housing and single detached houses.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RSL) Residential Small Lot Zone	Single Detached House
CONTEXT		
North	(RF5) Row Housing Zone	Row House
East	(RSL) Residential Small Lot Zone	Single Detached House
South	(RSL) Residential Small Lot Zone	Single Detached House
West	(RSL) Residential Small Lot Zone	Single Detached House



View of the site looking southeast from Chappelle Drive SW



View of the site looking southwest from Chappelle Drive SW

Planning Analysis

Land Use Compatibility

The subject property is a corner site, surrounded by roadways on two sites and single detached houses on the south and east. It has good connectivity locally and to the broader city network through transit, road, and sidewalk infrastructure. There is also excellent access to a school, park sites, and commercial.. The access to amenities, transit, and commercial in close proximity makes this a good location for increased density.

Across the road to the north is row housing. The presence of an RF3 Zone here would allow for a modest

increase in density as it transitions to RSL south of Chappelle Drive SW. The additional density will continue to support nearby commercial and the school.

The height, front setback, rear setback, and maximum site coverage of the RF3 zone are all in keeping with the current RSL zone. However, in the RF3 zone the flanking side setback could be a minimum of 2.0m, and the interior side setback could be a minimum of 3.0m for a rowhouse style development.

RF1 & RF3 Comparison Summary

	(RSL) Residential Small Lot	(RF3) Small Scale Infill Development
Principal Building	Single Detached Housing	Multi-Unit Housing facing Chappelle Drive SW
Maximum Height	10.0 m	10.0
Front Setback Range (Charles Place)	5.5 m	5.5 m (for front attached garage, otherwise 4.5 m)
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (Chappelle Drive SW)	3.5 m	2.0m
Minimum Rear Setback	4.5m	4.5 m
Maximum Site Coverage	45%	45%
Maximum No Dwelling Units	One (1) Principal Dwellings One (1) Secondary Suites	Four (4) Principal Dwellings Four (4) Secondary Suites

Plans in Effect

The City Plan identifies this neighbourhood as a Developing Area. This application complies with the big city move to add 50% of net new units through infill city wide, and the 15-minute district with easy access to parks, a school, and commercial.

The Chappelle NASP informs development in the area and the RF3 complies with the 'Low Density Residential' designation for this location. The NASP indicates that this site is appropriate for 'single

detached, semi-detached, duplex and multi-unit housing’ and that ‘multi-unit housing should take the form of Row housing, Stack Row housing, or other innovative forms that sensitively complement the build form of Semi-detached and Single Detached housing and be limited to corner sites making this the appropriate built form.

Technical Review

Transportation

The proposed rezoning is expected to have a negligible impact on area transportation infrastructure. Development Services is committed to working with the Heritage Valley and Windermere owners groups to develop a staged construction plan to upgrade Ellerslie Road SW to a four-lane divided arterial roadway between 135 Street SW and 170 Street SW to accommodate current traffic volumes. Current / 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.

Development Services will continue to work with the area developers and review roadway priorities to support developments within the Heritage Valley and Windermere area, including the construction of Heritage Valley Trail.

Drainage

Sanitary servicing can be provided from the sanitary sewer system in the surrounding area and is not expected to have a significant impact on the existing drainage infrastructure. The existing foundation drain service to the lot would not be sufficient if the lot is redeveloped for uses other than single family or semi-detached housing. In that case, a storm sewer service connection and/or low impact development facility would be required.

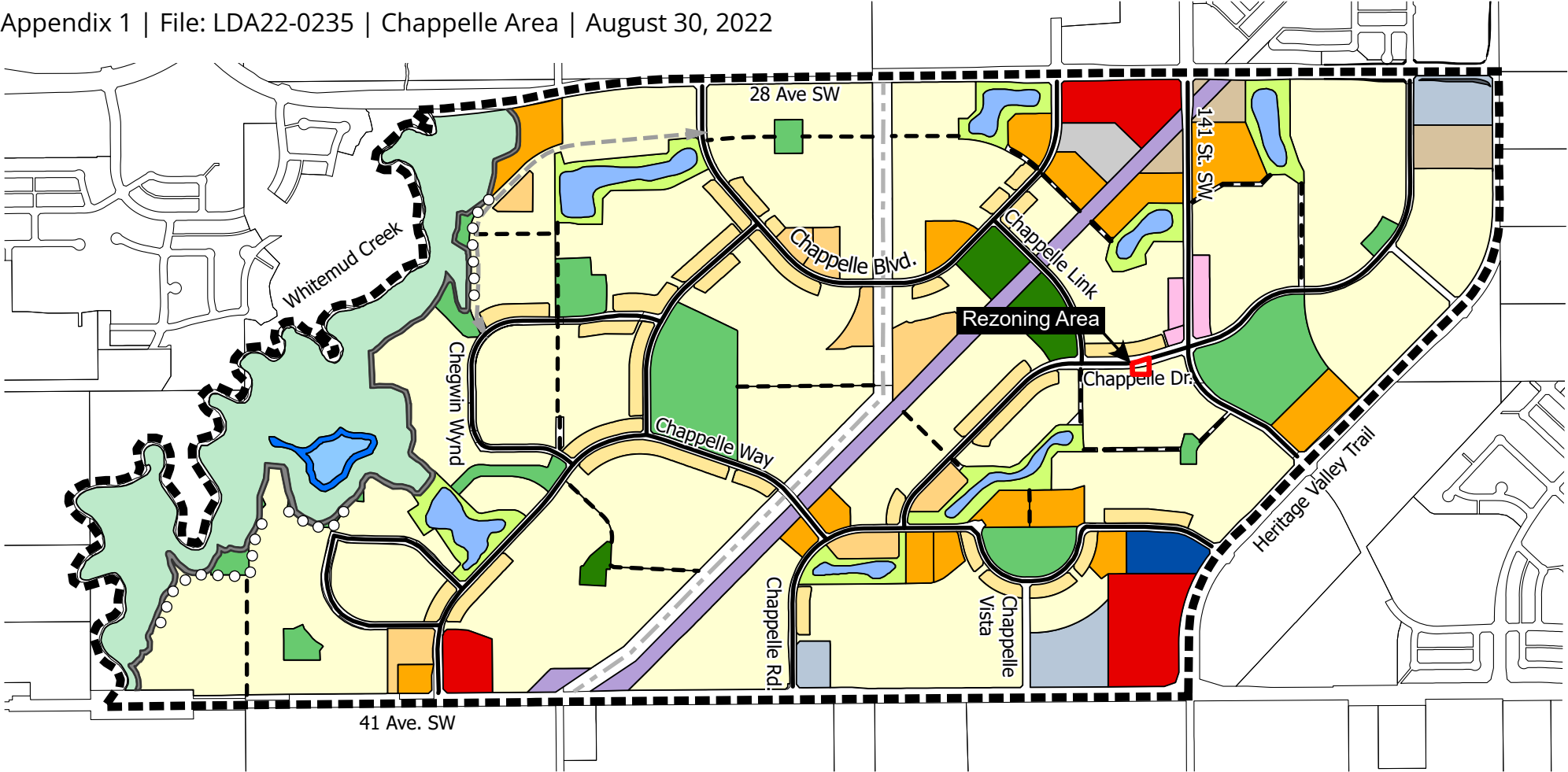
EPCOR Water

The current service is not of sufficient size for proposed development, this will need to be remedied by a qualified engineer. The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

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

Appendices

- 1 Context Map
- 2 Application Summary



**BYLAW 19900
CHAPPELLE**
Neighbourhood Area Structure Plan
(as amended)



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

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
Bylaw(s)/Charter Bylaw(s):	20232
Location:	South of Chappelle Drive SW and East of Charles Place SW
Address(es):	4003 Charles Place SW
Legal Description(s):	Lot 11 Block 2 Plan 1026610
Site Area:	652.063 square metres
Neighbourhood:	Chappelle Area
Ward:	Ipiihkoohkanipiaohsti
Notified Community Organization(s):	Chappelle Community League
Applicant:	Situate Inc.

Planning Framework

Current Zone(s) and Overlay(s):	(RSL) Residential Small Lot Zone
Proposed Zone(s) and Overlay(s):	(RF3) Small Scale Infill Development Zone
Plan(s) in Effect:	Chappelle Neighbourhood Area Structure Plan
Historic Status:	None

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Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination