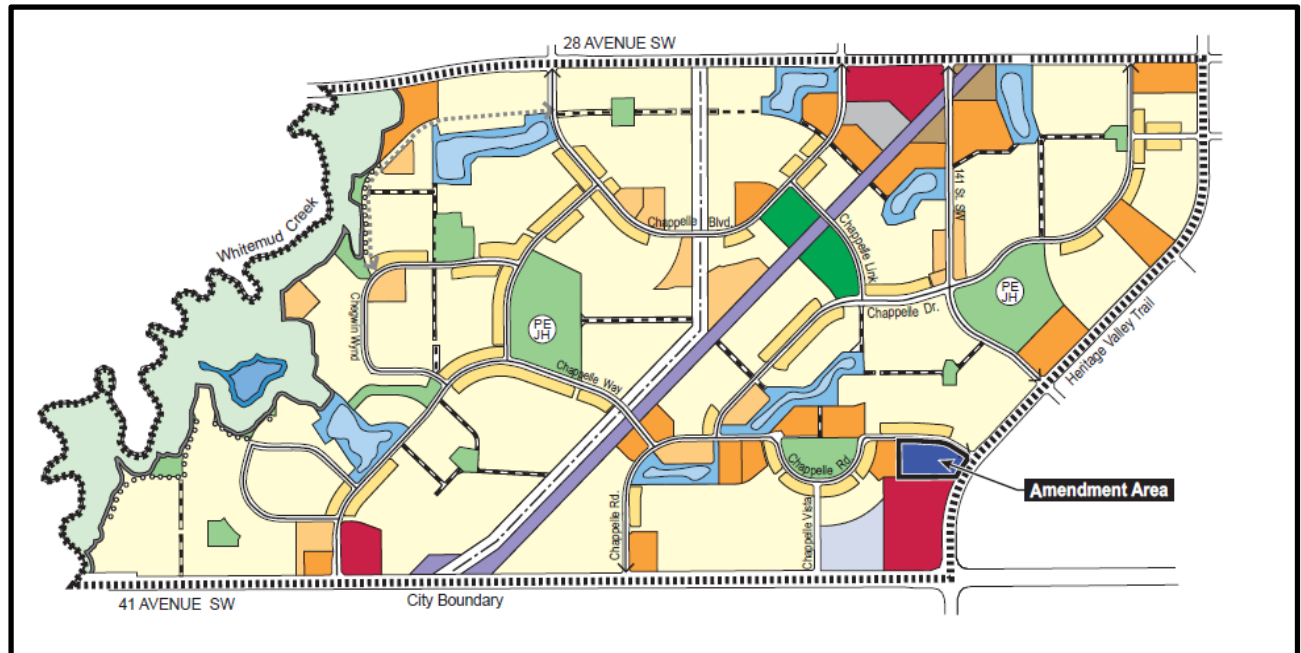


PLAN AMENDMENTS AND REZONING CHAPPELLE

3704 – 141 Street SW

To allow for a religious assembly and related uses.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because it:

- Allows for institutional uses that can serve future residents in the area;
- Provides a site where community can gather at a major neighbourhood entrance; and
- Accommodates a use compatible with surrounding residential and community commercial uses.

THE APPLICATION

The purpose of the proposed Resolution and Bylaws is to accommodate a religious assembly use by adding a 2.14 hectare Institutional site to the southeast corner of the Chappelle Neighbourhood Area Structure Plan (NASP). The applications consist of three components:

1. RESOLUTION to amend the Heritage Valley SCDB updating Land Use and Population Statistics and relevant maps to align with the land uses proposed in the Chappelle Neighbourhood Area Structure Plan (NASP).
2. BYLAW 18142 to amend the Chappelle NASP land use designations to replace lands designated as Medium Density Residential (Low Rise Apartment) with an Institutional designation within the southeast corner of the plan area. The amendment will facilitate an associated rezoning for religious assembly uses.
3. BYLAW 18143 to amend the Zoning Bylaw from (RA7) Low Rise Apartment Zone to (US) Urban Services Zone in the southeast corner of Chappelle. The proposed zoning will accommodate the development of a religious assembly and related uses.

SITE AND SURROUNDING AREA

The subject site is located west of 141 Street SW and north of 41 Avenue SW. It is located at the future intersection of an arterial (Heritage Valley Trail) on the edge of the Chappelle neighbourhood and a future collector roadway (Chappelle Road) a major access into the area.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	• (RA7) Low Rise Apartment Zone	• Undeveloped
CONTEXT		
North	• (RF5) Row Housing Zone	• Undeveloped
East	• (RMD) Residential Mixed Dwelling Zone • (CSC) Shopping Centre Zone	• Undeveloped
South	• (CSC) Shopping Centre Zone	• Undeveloped
West	• (RA7) Low Rise Apartment Zone	• Undeveloped

PLANNING ANALYSIS

The proposed Institutional lands will allow for the addition of religious assembly and related uses in the Chappelle NASP to serve future residents living in this area. This addition will support diverse community needs. It is well situated adjacent to higher density residential and community commercial uses.

The proposal will result in a minor decrease overall in the amount of medium density residential (Low Rise Apartment) land and a corresponding increase in institutional land for the introduction of a religious assembly and related use. The table below is summary of the proposed changes in land use designations. The regional growth density target for the neighbourhood is met with this proposal at 35 units per net residential hectare.

Land Use	Approved	Proposed	Difference
Institutional	0 ha	2.14 ha	+2.14 ha
Medium Density Residential	27.70 ha	25.56 ha	-2.14 ha

The site is appropriate for a religious assembly use located on the edge of the community and at the intersection of major roadways. The adjacent major roadways allow for good access to the site and minimize traffic through the neighbourhood.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. Associated subdivisions affecting land in this area are currently under review that will determine access locations to the site and servicing requirements at future stages of development.

PUBLIC ENGAGEMENT

ADVANCE NOTICE Sent June 13, 2017	<ul style="list-style-type: none"> • Number of recipients: 2,071 • Total Responses: 3 <ul style="list-style-type: none"> o Responses with concerns: 0 o Responses with no concerns: 3 <p>The three responses that were received were general inquiries on the rezoning application.</p>
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PUBLIC MEETING

● Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Approved Heritage Valley SCDB Land Use and Population Statistics
- 2 Proposed Heritage Valley SCDB Land Use and Population Statistics
- 3 Approved Chappelle NASP Land Use and Population Statistics – Bylaw 17955
- 4 Proposed Chappelle NASP Land Use and Population Statistics – Bylaw 18142
- 5 Approved Heritage Valley SCDB map
- 6 Proposed Heritage Valley SCDB map
- 7 Approved Chappelle NASP map – Bylaw 17955
- 8 Proposed Chappelle NASP map – Bylaw 18142
- 9 Application Summary

Approved Heritage Valley Servicing Concept Design Brief Approved Land Use and Population Statistics

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	Creeks/Ravines (ER)						Special Study (Graydon Hill)													Cemetery				School/Parks	District Campus	Commercial	Business Employment		SWMF	Circulation	Institutional	Mixed Use	Other	Residential																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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Note: *Includes 2.77 hectares of road right of way. The 0.81 hectares are remnant parcels that are located between the Urban Development Line and top of Bank roadway as shown in the Hays Ridge Land Use Concept (designated as Public Upland Areas). The additional 1.96 hectares is Top of Bank Road right of way which is excluded from Gross Developable Area (City Policy C542). These parcels are not Environmental Reserve.

Proposed Heritage Valley Servicing Concept Design Brief Proposed Land Use and Population Statistics

															Units																																	
	Gross Area		Creeks/Ravines (ER)		Pipelines/Electrical ROW		Transit ROW		Arterial Road Widening		Special Study (Provincial Land)		GDA		Special Study (Graydon Hill)		Cemetery		School/Parks		District Campus		Commercial		Business Employment		SWMF		Circulation		Institutional		Mixed Use		Other		Residential		LDR		MDR		HDR		Total		POPULATION	
Macewan	111			5		3		108												4					4			3	21	8						65	1,118	616	225	1,959	6,165							
Richford	55	10	1				43																				2	7								35	352	97	246	695	1,901							
Blackmud Creek	101	18				3		80												7					4		3	18	6						11	31	635	154		789	2,656							
Rutherford	219		4	2				214												20				2		2		8	39							144	2,815	2,457	128	5,400	12,841							
Town Centre	119		2	2	15		100														30		30	14			5						22			29	150	1,605	5,684	7,439	11,835							
Callaghan	84				7		77																				4	13									56	832	1,122		1,955	6,225						
Cashman	60	14			2		44																	3	25	1	7						4						360		360	540						
Cavanagh	147	30				4	26	87												8				1			5	13								59	1,187	1,022		2,209	5,219							
Allard	164	9				7		147												13				1			6	26								99	1,932	1,284	504	3,719	8,801							
Desrochers	110		2		1	8		99												9				16			7	20									47	785	1,074	208	2,067	4,674						
Chappelle	462	39	20			12		391												29				12	3		20	83	2								239	4,511	3,518	371	8,400	20,435						
Hays Ridge	197	66*	5			7		118												10				5			2	16									62	1,242	639		2,199	5,253						
Prasley	65		4			3		58																			3	13										36	774	513		1,287	3,091					
Graydon Hill	89	3	1			5		79																			2	5														558	1,345					
NHBD 14	108	1	5				102																																									
TOTAL	2,091	190	49	5	77	128	1,640	15	33	121	30	62	28	71	281	16	26	36	918	16,673	14,679	7,366	39,036	90,981																								

Note: *Includes 2.77 hectares of road right of way. The 0.81 hectares are remnant parcels that are located between the Urban Development Line and top of Bank roadway as shown in the Hays Ridge Land Use Concept (designated as Public Upland Areas). The additional 1.96 hectares is Top of Bank Road right of way which is excluded from Gross Developable Area (City Policy C542). These parcels are not Environmental Reserve.

**CHAPPELLE NEIGHBOURHOOD AREA STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 17955**

LAND USE	Area (ha)		% of GA	
Gross Area	461.77			
Major Arterials / Road ROW	12.21			
Pipeline Transmission ROW	10.18			
Electrical Transmission ROW	9.47			
Environmental Reserves (ER)**	38.91			
	Area (ha)		% of GDA	
Gross Developable Area	391.00		100.0%	
Municipal Reserve*	29.40		7.5%	% of MR
East School / Park Site		6.88		1.76%
West School / Park Site		7.36		1.88%
Urban Village Park		4.44		1.14%
Pocket Parks		9.67		2.47%
Greenways		1.05		0.27%
Community Commercial	11.46		2.9%	
Convenience Commercial	0.45		0.1%	
Business Employment	3.25		0.8%	
Resident's Association	1.94		0.5%	
Stormwater Management	20.34		5.2%	
Circulation @ 20%	81.04		20.7%	
Greenways/ROW	2.10		0.5%	
Total Non-Residential Area	149.98		38.4%	
Net Residential Area (NRA)	241.03		61.6%	

Residential Land Use, Unit Count and Population

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
<i>Single/Semi-Detached</i>	180.42	25	4,511	2.80	12,629	75%
Medium Density Residential (MDR)						
<i>Row Housing</i>	12.40	45	558	2.20	1,228	5%
<i>Street-Oriented</i>	18.86	35	660	2.50	1,651	8%
<i>Low-Rise/Medium Density Housing</i>	27.70	90	2,493	1.90	4,737	11%
High Density Residential (HDR)						
<i>Medium to High Rise Units</i>	1.65	225	371	1.50	557	1%
Total	241.03		8,593		20,801	100%

Population Density (GDA):	53		ppha		
Population Density (NRA):	86		ppnrha		
Unit Density (GDA):	22		upha		
Unit Density (NRA):	36		nrupha		
LDR / MDR / HDR Ratio:	52.5%	/	43.2%	/	4.3%

Student Generation Statistics

Level	Public	Separate
Elementary	782	313
Junior High School	391	156
Senior High School	391	156
Total Student Population	1,564	626

* Areas dedicated to Municipal Reserves and Environmental Reserves to be confirmed by legal survey

** 2.10 hectares of Environmental Reserve will be developed as a SWMF (Constructed Wetland)

**CHAPPELLE NEIGHBOURHOOD AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 18142**

LAND USE	Area (ha)		% of GA	
Gross Area	461.77			
Major Arterials / Road ROW	12.21			
Pipeline Transmission ROW	10.18			
Electrical Transmission ROW	9.47			
Environmental Reserves (ER)**	38.91			
	Area (ha)		% of GDA	
Gross Developable Area	391.00		100.0%	
Municipal Reserve*	29.40		7.5%	% of MR
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Residential Land Use, Unit Count and Population

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<i>Street-Oriented</i>	18.86	35	660	2.50	1,651	8%
<i>Low-Rise/Medium Density Housing</i>	25.56	90	2,300	1.90	4,371	11%
High Density Residential (HDR)						
<i>Medium to High Rise Units</i>	1.65	225	371	1.50	557	1%
Total	238.89		8,400		20,435	100%

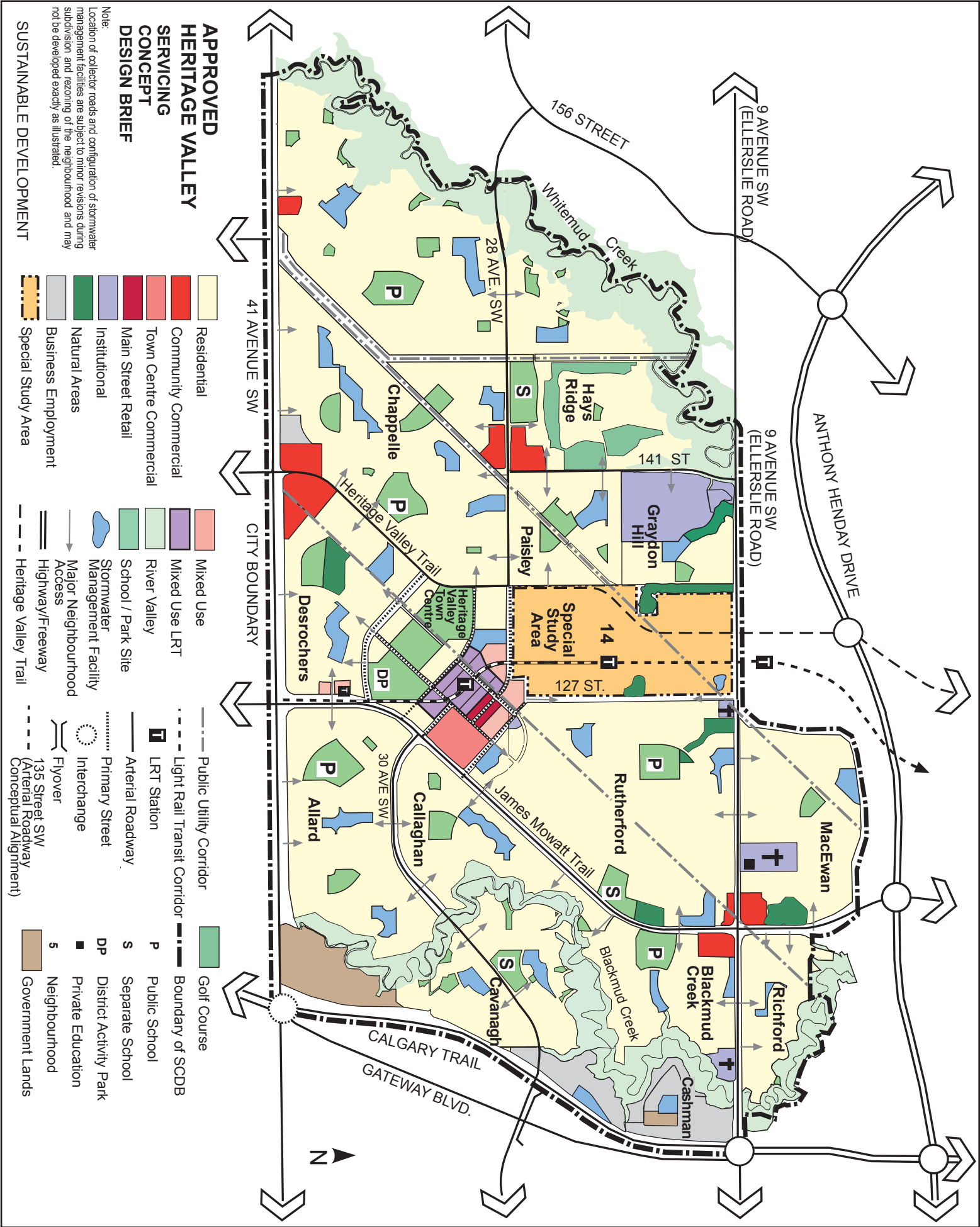
Population Density (GDA):	52		ppha		
Population Density (NRA):	86		ppnrha		
Unit Density (GDA):	21		upha		
Unit Density (NRA):	35		nrupha		
LDR / MDR / HDR Ratio:	53.7%	/	41.9%	/	4.4%

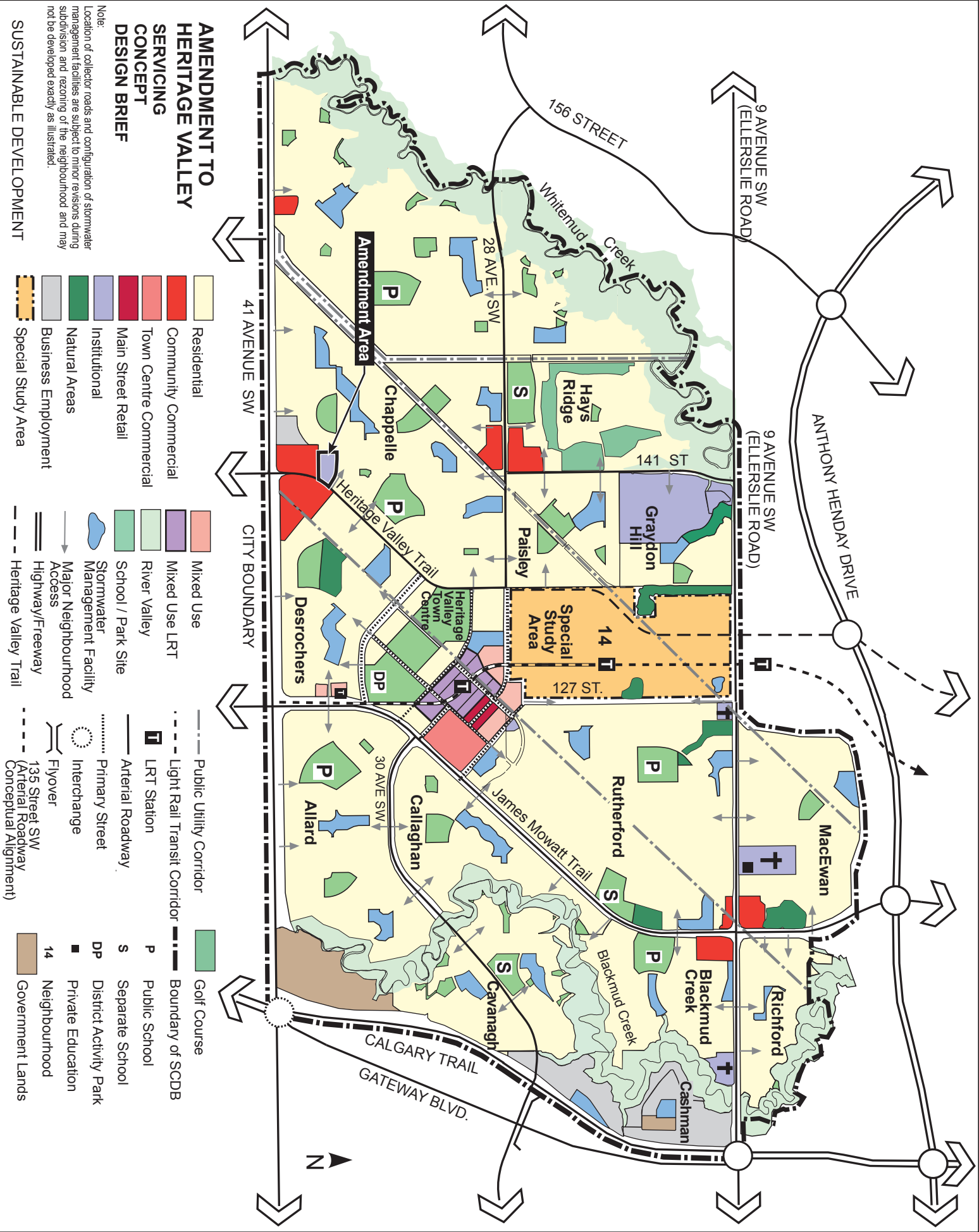
Student Generation Statistics

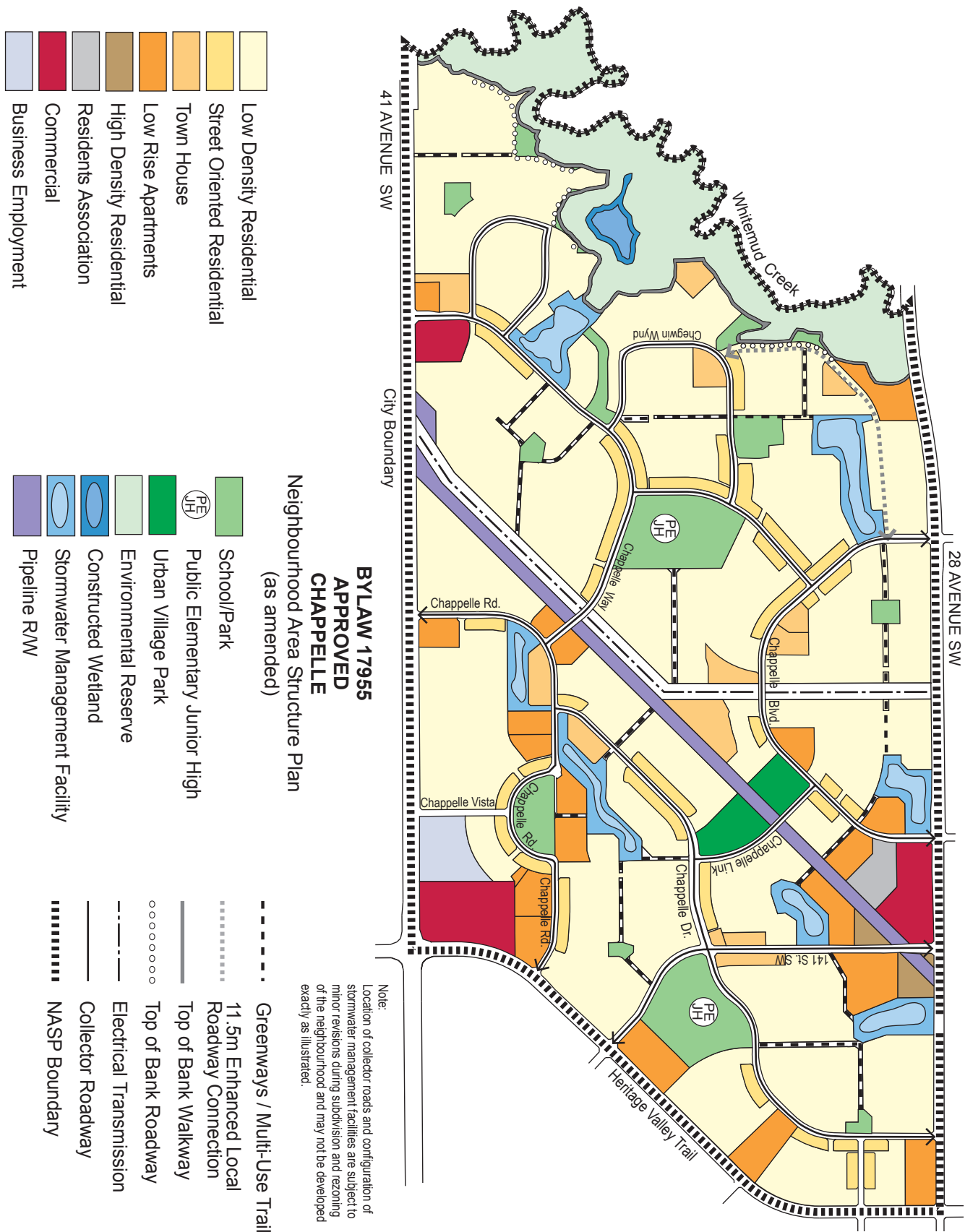
Level	Public	Separate
Elementary	782	313
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Senior High School	391	156
Total Student Population	1,564	626

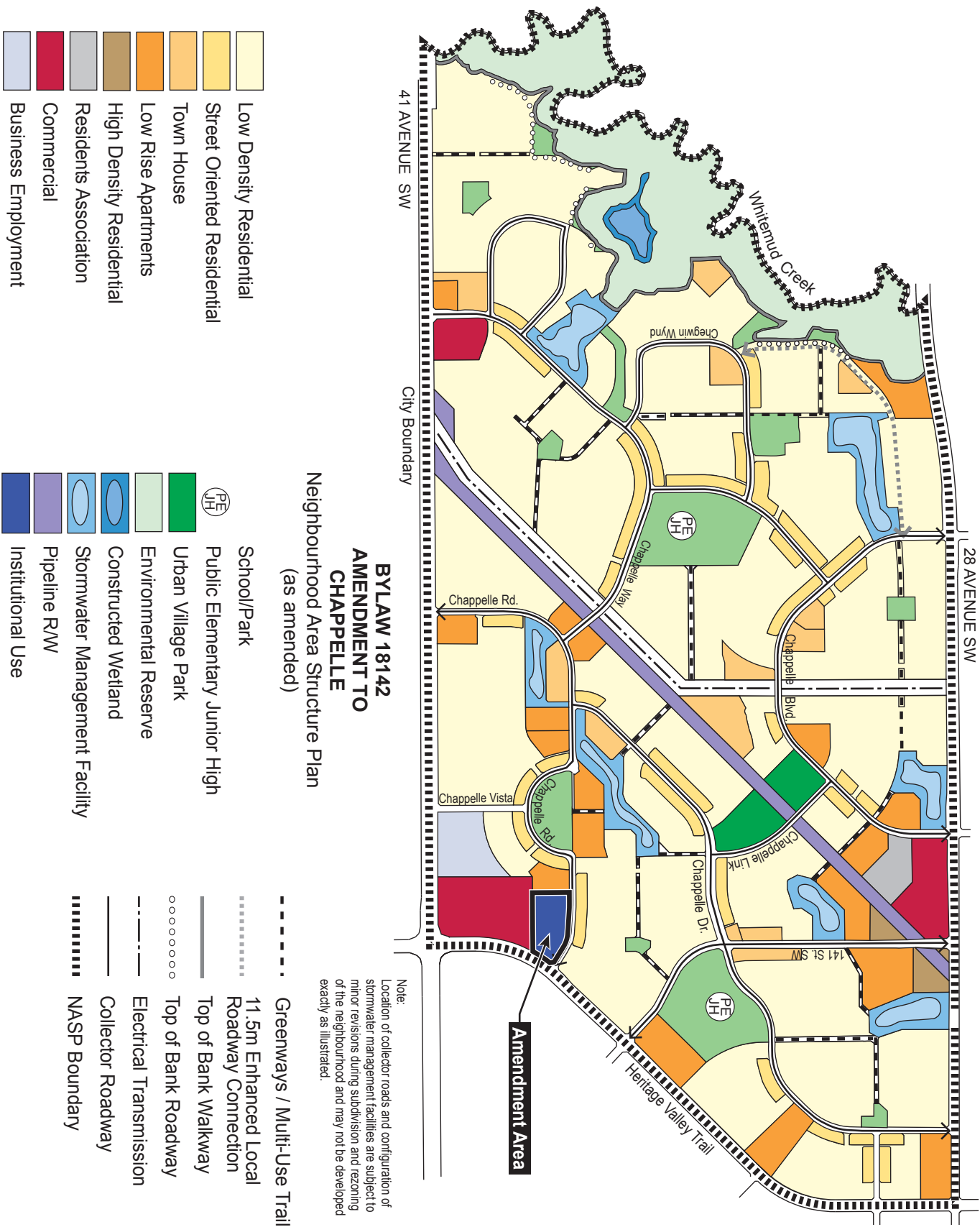
* Areas dedicated to Municipal Reserves and Environmental Reserves to be confirmed by legal survey

** 2.10 hectares of Environmental Reserve will be developed as a SWMF (Constructed Wetland)









APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendments and Rezoning
Bylaw:	SCDB Resolution, 18142, 18143
Location:	West of 141 Street SW and North of 41 Avenue SW
Addresses:	3704 – 141 Street SW
Legal Descriptions:	Portion of Plan 1421867, Block 99, Lot T
Site Area:	2.14 hectares
Neighbourhood:	Chappelle
Ward - Councillor:	9 – Bryan Anderson
Notified Community Organizations:	Heritage Point Community League, Greater Windermere Community League
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zones:	(RA7) Low Rise Apartment Zone
Proposed Zones:	(US) Urban Services Zone
Plans in Effect:	Chappelle NASP, Heritage Valley SCDB
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination