



REZONING CHAPPELLE

3103 – 156 Street SW

To allow for a range of low density residential uses.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- it provides the opportunity for a variety of low density residential housing types in proximity to a future school/park site;
- it is compatible with surrounding planned and existing land uses; and
- it conforms with the Chappelle Neighbourhood Area Structure Plan which designates the site for low density residential uses.

THE APPLICATION

BYLAW 18124 proposes to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone. The application conforms to the Chappelle Neighbourhood Area Structure Plan which designates this site for low density residential uses.

The applicant's intent is to develop single detached housing on narrow lots where one side setback is reduced to zero meters (zero lot line) with some housing with front drive access and some with lane access.

SITE AND SURROUNDING AREA

The site is located south of Chappelle Boulevard SW and west of Calhoun Link SW and is undeveloped. Land to the west, north and east has been subdivided and is developing. A future school site is located to the south.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> Vacant land
CONTEXT		
North	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone (RPL) Planned Lot Residential Zone 	<ul style="list-style-type: none"> Vacant land Vacant land
East	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> Vacant land
South	<ul style="list-style-type: none"> (US) Urban Services Zone 	<ul style="list-style-type: none"> Vacant land

West	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone • (RPL) Planned Lot Residential Zone 	<ul style="list-style-type: none"> • Vacant land • Vacant land
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PLANNING ANALYSIS

The proposed (RMD) Residential Mixed Dwelling Zone allows for single and semi-detached housing and limited row housing. The proposed zoning provides the opportunity for a variety of housing types in proximity to a future school/park site and is compatible with surrounding existing and planned land uses.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

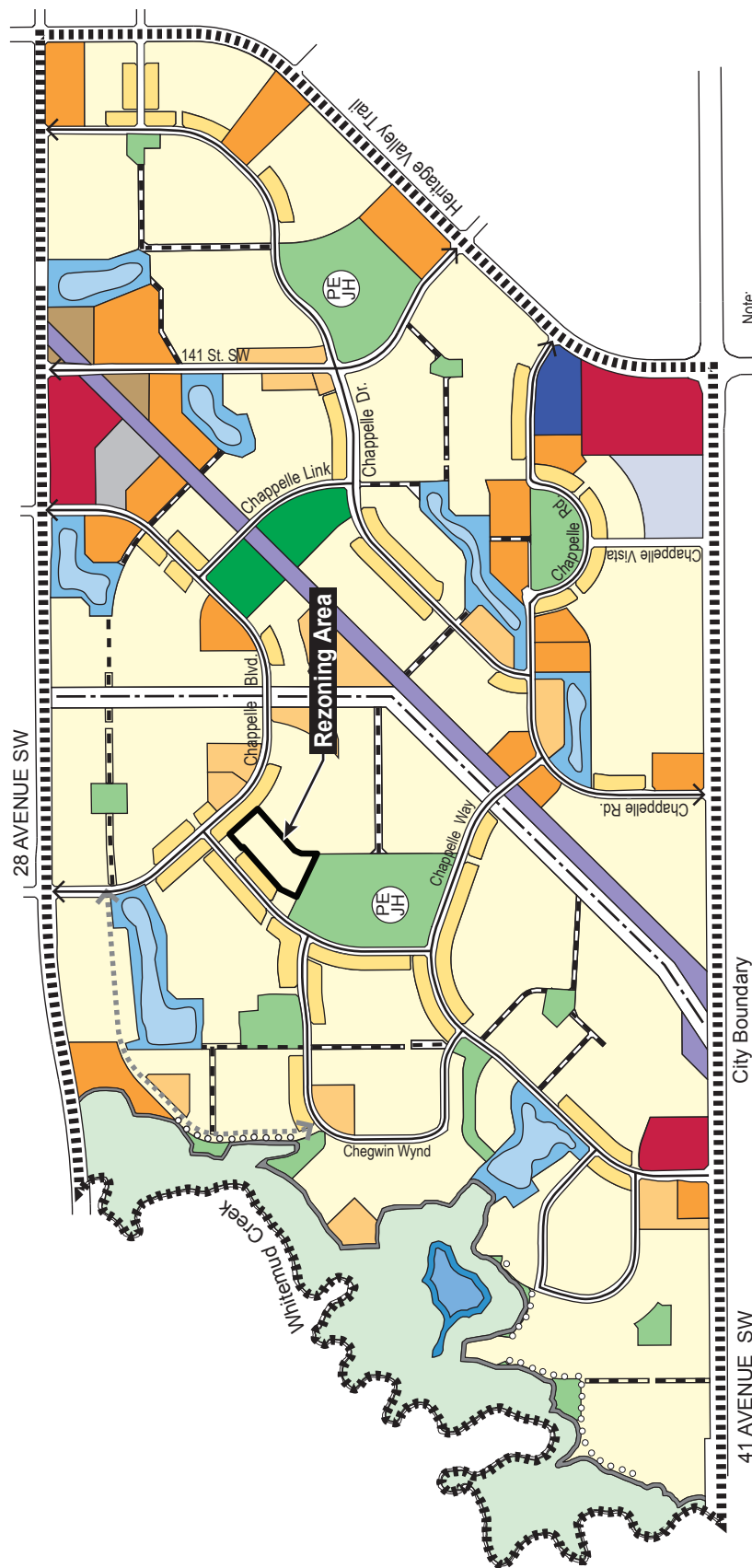
ADVANCE NOTICE April 4, 2017	<ul style="list-style-type: none"> • Number of recipients: 238 • No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary (Bylaw 18124)



BYLAW 18142
AMENDMENT TO
CHAPPELLE
Neighbourhood Area Structure Plan
(as amended)

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



- School/Park
- Public Elementary Junior High
- Urban Village Park
- Environmental Reserve
- Constructed Wetland
- Stormwater Management Facility
- Pipeline R/W
- Institutional Use

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

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18124
Location:	East of 156 Street SW and south of 28 Avenue SW
Addresses:	3103 – 156 Street SW
Legal Descriptions:	A portion of NW-14-51-25-4
Site Area:	N/A
Neighbourhood:	Chappelle
Ward - Councillor:	9 – Bryan Anderson
Notified Community Organization:	Heritage Point Community League
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zones:	(RSL) Residential Small Lot Zone
Proposed Zones:	(RMD) Residential Mixed Dwelling Zone
Plans in Effect:	Chappelle Area Structure Plan (NASP) Heritage Valley Servicing Concept Design Brief (SCDB)
Historic Status:	None

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Section:	Planning Coordination