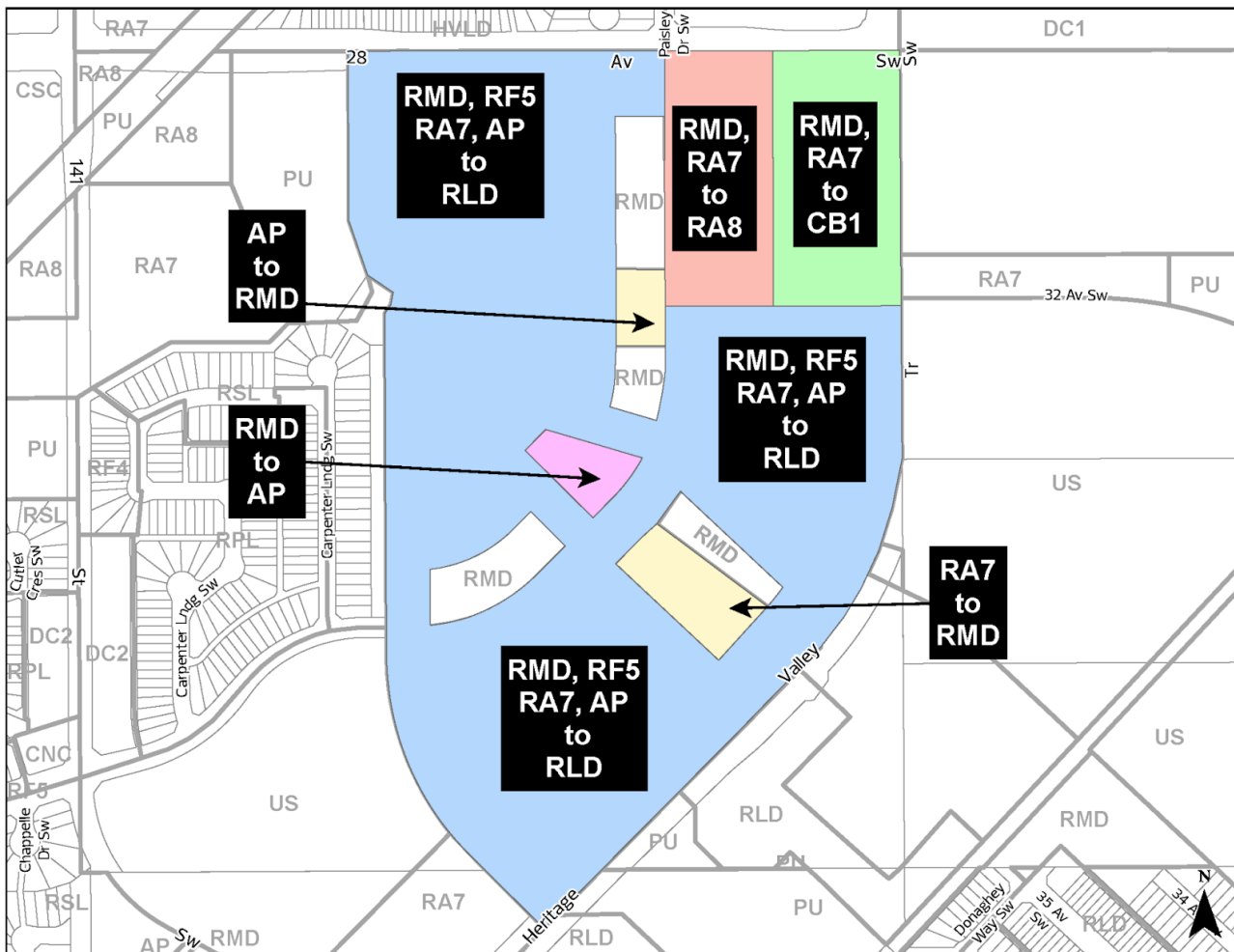


Administration Report Chappelle Area

Edmonton

13505 - 28 Avenue SW and 3303 - 141 Street SW

To allow for a park, low-intensity commercial development and a range of low-density and medium-rise multi-unit housing, Chappelle Area



Recommendation: That Charter Bylaw 20343 to amend the Zoning Bylaw from (AP) Public Parks Zone, (RMD) Residential Mixed Dwelling Zone, (RF5) Row Housing Zone and (RA7) Low Rise Apartment Zone to (AP) Public Parks Zone, (CB1) Low-Intensity Business Zone, (RLD) Residential Low-Density Zone, (RMD) Residential Mixed Dwelling Zone and (RA8) Medium Rise Apartment Zone and Bylaw 20342 to amend the Chappelle Neighbourhood Area Structure Plan be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides the opportunity for housing diversity in the Chappelle Area neighbourhood.
- Adds commercial uses in proximity to the future hospital and health campus.
- Aligns with The City Plan by encouraging the development of 15-minute districts with parks and commercial uses that are within walking distance of residential areas.

Application Summary

CHARTER BYLAW 20343 will amend the Zoning Bylaw, as it applies to the subject site, from (AP) Public Parks Zone, (RMD) Residential Mixed Dwelling Zone, (RF5) Row Housing Zone and (RA7) Low Rise Apartment Zone to (AP) Public Parks Zone, (CB1) Low-Intensity Business Zone, (RLD) Residential Low-Density Zone, (RMD) Residential Mixed Dwelling Zone and (RA8) Medium Rise Apartment Zone for the purpose of accommodating a park, low-intensity commercial development and a range of low-density and medium-rise multi-unit housing.

BYLAW 20342 will amend maps, text and statistics in the Chappelle Neighbourhood Area Structure Plan to align with the proposed rezoning application. The amendment also includes a reconfiguration of land in the western portion of the Plan area adjacent to Whitemud Creek. A 'Street Oriented Residential' site will be redesignated to 'Low-Density Residential' and the size of the Environmental Reserve will be increased. An associated rezoning application (LDA21-0407) is currently under review by Administration.

This application was accepted on August 30, 2021, from Stantec Consulting Ltd. on behalf of Brookfield Residential.

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 two responses were received to the advance notice. The advance notice was sent to a broader catchment area as the application included an amendment to the Chappelle Neighbourhood Area Structure Plan.

The Basic Approach included the following techniques:

Advance Notice, October 12, 2021

- Number of recipients: 3748
- Number of responses with concerns: 2

Common comments heard throughout the various methods include:

- There are plenty of business locations in the area already

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> ● (AP) Public Parks Zone ● (RA7) Low Rise Apartment Zone ● (RF5) Row Housing Zone ● (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> ● Undeveloped land ● Undeveloped land ● Undeveloped land ● Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> ● (RA7) Low Rise Apartment Zone ● (HVL) Heritage Valley Low-Density Zone 	<ul style="list-style-type: none"> ● Undeveloped land ● Undeveloped land
East	<ul style="list-style-type: none"> ● (AG) Agricultural Zone ● (RA7) Low Rise Apartment Zone ● (US) Urban Services Zone ● (RMD) Residential Mixed Dwelling Zone ● (RLD) Residential Low-Density Zone ● (PU) Public Utility Zone 	<ul style="list-style-type: none"> ● Undeveloped land ● Undeveloped land ● Undeveloped land ● Undeveloped land ● Undeveloped land ● Stormwater Management Facility
South	<ul style="list-style-type: none"> ● (RLD) Residential Low-Density Zone ● (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> ● Undeveloped land ● Undeveloped land
West	<ul style="list-style-type: none"> ● (US) Urban Services Zone ● (RSL) Residential Small Lot Zone ● (PU) Public Utility Zone 	<ul style="list-style-type: none"> ● Public Education Services (Garth Worthington School) ● Single Detached Housing ● Stormwater Management Facility

Planning Analysis

The application proposes to allow for commercial uses and reconfigure residential and public park uses. Two associated subdivisions (LDA22-0439 and LDA22-0444) are currently under review by Administration.

Land Use Compatibility

Low-intensity commercial uses will be located on the northeastern portion of the site along with two future arterial roads (28 Avenue SW and Heritage Valley Trail SW). The planned hospital and health campus will be developed adjacent the site to the northeast across 28 Avenue SW, which allows the commercial site to offer health and professional offices in proximity to similar uses.

Abutting the commercial site to the west is proposed medium-rise Multi-unit housing. The (RA8) Medium Rise Apartment Zone allows for a maximum height of 23 metres (approximately 6 stories) and a minimum density of 75 dwellings/ha. A local roadway will create a buffer between the RA8 site and the low-density residential uses to the west. The most affected properties will be the low-density residential uses to the

south of the RA8 site. Regulations within the RA8 zone ensure an appropriate transition to these future houses, including a minimum side setback of 6.0 m for buildings over 14.5 m in height.

A pocket park under the (AP) Public Parks Zone will move slightly south and be reconfigured to allow more frontage along the future extension of Chappelle Drive SW. The park will provide a linear connection between Chappelle Drive SW and the residential area to the west.

The area currently designated for park use and a southeast portion of the site will be zoned (RMD) Residential Mixed Dwelling Zone. The RMD zone provides opportunities for a diverse built form with an efficient use of land. The remainder of the site will be designated (RLD) Residential Low-Density Zone, which allows for a range of low-density housing with flexibility of lot sizes to accommodate a mix of residential development, including Single Detached, Semi-detached and Duplex Housing.

Chappelle NASP

An amendment to the Chappelle Neighbourhood Area Structure Plan (NASP) is required to facilitate this rezoning application. The area designated as 'Business Employment' will be reconfigured along the northeastern edge of the site in alignment with the CB1 proposed rezoning and will increase in size by 0.25 ha. The area designated as 'High Density Residential' will be reconfigured and located directly west of the 'Business Employment' area and will decrease in size by 0.02 ha. The pocket park designated as 'School/Park' will also be reconfigured in accordance with the proposed rezoning area and will not change in overall size.

The areas to be rezoned RMD will be designated as 'Street Oriented Residential' within the Chappelle NASP, which will increase in size by 1.6 ha. These areas are appropriately located along collector roadways and will contribute to an active pedestrian streetscape. The area proposed to be rezoned to RLD conforms to the 'Low-Density Residential' designation, which will decrease in size by 2.05 ha.

In addition to amendments to the Chappelle NASP in response to this rezoning application, two changes are proposed to areas in the western portion of the neighbourhood. A 0.67 ha site currently designated as 'Street Oriented Residential' will be redesignated to 'Low-Density Residential.' This redesignation of land is proposed to better reflect housing typologies and lot sizes that are to be located in the western portion of the Chappelle NASP. The second change is to increase the size of the Environmental Reserve to reflect updated geotechnical information. The proposed amendment results in no change to the overall neighbourhood unit density.

Changes to the Land Use and Population Statistics are summarised in the tables below.

Chappelle NASP Land Use and Population Statistics	Approved (ha)	Proposed (ha)	Difference (ha)
Business Employment	6.46	6.71	+ 0.25
High-Density Residential	3.93	3.91	- 0.02

Major Arterials / Road ROW	12.21	11.98	- 0.23
Street Oriented Residential	16.78	18.38	+ 1.60
Low-Density Residential	184.27	182.22	- 2.05
Pocket Park	9.67	9.67	0
Environmental Reserve	38.91	39.36	+ 0.45

Chappelle NASP Land Use and Population Statistics	Approved	Proposed	Difference
Unit Count	8,333	8,336	+ 3
Population	20,100	20,096	- 4
Density	36 nrupha	36 nrupha	0

The City Plan

The proposed rezoning aligns with The City Plan by accommodating future growth to a population threshold of 1.25 million within Edmonton’s existing boundaries while encouraging the development of 15-minute districts with parks and commercial uses that are within walking distance of residential areas.

Technical Review

Open Space

The proposed reconfiguration of the pocket park provides additional road frontage, and Open Space Planning supports the park changes. Environmental Reserve (ER) has increased by 0.45 ha due to updates to the geotechnical report. The proposed changes to parks and open space meets the objectives of providing inclusive, safe and accessible parks.

Transportation

Servicing Agreements have recently been signed for the widening of Ellerslie Road SW between the Ambleside Eco Station and east of Graydon Hill Boulevard. The widening will include a new bridge over Whitemud Creek and the construction of two new lanes and a shared-use path north of the existing roadway between 141 Street SW and the Ambleside Eco Station, and south of the existing roadway between 141 Street SW and east of Graydon Hill Boulevard. Timelines for construction are still to be determined.

Construction of 28 Avenue SW (between Podesky Link SW and Heritage Valley Trail SW) and Heritage Valley Trail SW (between 28 Avenue SW and 32 Avenue SW) is underway and expected to be completed by the end of 2022.

Transit

ETS provides local bus service to Chappelle near the rezoning area on completed portions of 28 Avenue SW and 141 Street SW. This local service connects built-out parts of Chappelle to the Century Park LRT Station/Transit Centre. Future expansion of bus service in the area is dependent on neighbourhood and road network build-out, demand and available funding for transit.

Construction of bus stops on unbuilt portions of Chappelle Drive SW, Heritage Valley Trail SW, and 28 Avenue SW adjacent to the rezoning area will be required with future stages of development.

Drainage

Permanent sanitary and storm servicing for the subject site shall be in general accordance with the servicing schemes identified in the Chappelle East (HV10) Neighbourhood Design Report Amendment (October 2022) to support this rezoning and NASP Amendment.

EPCOR Water

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 Approved Chappelle NASP Land Use and Population Statistics – Bylaw 19900
- 2 Proposed Chappelle NASP Land Use and Population Statistics – Bylaw 20342
- 3 Approved Chappelle NASP Land Use Concept – Bylaw 19900
- 4 Proposed Chappelle NASP Land Use Concept – Bylaw 20342
- 5 Application Summary

Approved Chappelle NASP Land Use and Population Statistics - Bylaw 19900

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%
Municipal Reserve*	29.40	7.5%
East School/ Park Site	6.88	
West School/ Park Site	7.36	
Urban Village Park	4.44	
Pocket Park	9.67	
Greenways	1.05	
Community Commercial	11.46	2.9%
Convenience Commercial	1.79	0.5%
Business Employment	6.46	1.7%
Institutional	2.14	0.5%
Resident's Association	1.94	0.5%
Stormwater Management	20.34	5.2%
Circulation @ 20%	81.04	20.7%
Greenways/ ROW	1.80	0.5%
Total Non-Residential Area	156.37	40.0%
Net Residential Area (NRA)	234.63	60.0%

Residential Land Use, Unit Count and Population

Land Use	Area (ha)	Units/ ha	Units	People/ Unit
Low Density Residential (LDR)				
Single/ Semi-Detached	184.27	25	4,606	2.80
Medium Density Residential (MDR)				
Row Housing	9.13	45	410	2.20
Street-Oriented	16.78	35	587	2.50
Low-Rise/ Medium Density Housing	20.52	90	1,846	1.90
High Density Residential (HDR)				
Medium to High Rise Units	3.93	225	884	1.50
Total	234.63		8333	

STUDENT GENERATION STATISTICS

Public School Board		1,564
Elementary	782	
Junior High School	391	
Senior High School	391	
Separate School Board		626
Elementary	313	
Junior High	156	
Senior High	156	
Total Student Population		2,190

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

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

Proposed Chappelle NASP Land Use and Population Statistics - Bylaw 20342

LAND USE	Area (ha)	% of GA	
Gross Area	461.77		
Major Arterials / Road ROW	11.98		
Pipeline Transmission ROW	10.18		
Electrical Transmission ROW	9.47		
Environmental Reserves (ER)**	39.36		
	Area (ha)	% of GDA	
Gross Developable Area	390.78	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	1.79	0.5%	
Business Employment	6.71	1.4%	
Institutional	2.14		
Resident's Association	1.94	0.5%	
Stormwater Management	20.34	5.2%	
Circulation @ 20%	81.04	20.7%	
Greenways / ROW	1.80	0.5%	
Total Non-Residential Area	156.62	40.1%	
Net Residential Area (NRA)	234.16	59.9%	

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>	182.22	25	4556	2.80	12755	78%
Medium Density Residential (MDR)						
<i>Row Housing</i>	9.13	45	411	2.20	904	4%
<i>Street-Oriented</i>	18.38	35	643	2.50	1608	8%
<i>Low-Rise/Medium Density Housing</i>	20.52	90	1847	1.90	3509	9%
High Density Residential (HDR)						
<i>Medium to High Rise Units</i>	3.91	225	880	1.50	1320	2%
Total	234.16		8336		20096	100%

Population Density (GDA)	51	ppha
Population Density (NRA)	86	ppnrha
Unit Density (GDA)	21	upha
Unit Density (NRA)	36	nrupha

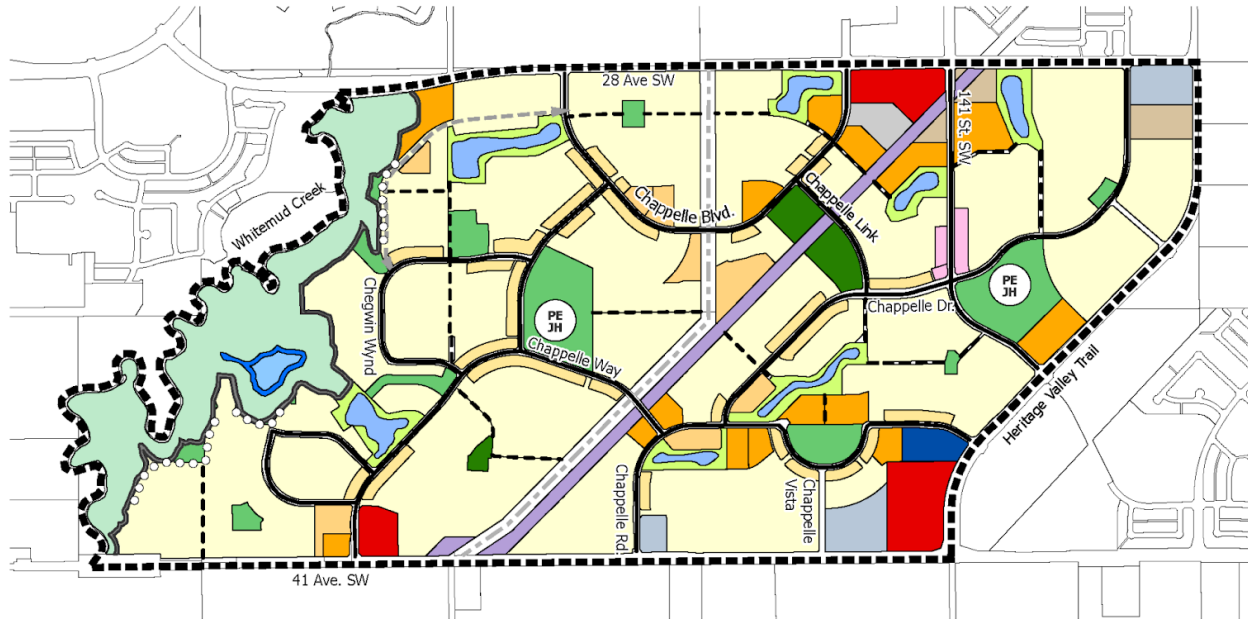
STUDENT GENERATION STATISTICS

Public School Board		1564
Elementary	782	
Junior High School	391	
Senior High School	391	
Separate School Board		625
Elementary	313	
Junior High School	156	
Senior High School	156	
Total Student Population		2189

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

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

Approved Chappelle NASP Land Use Concept - Bylaw 1990



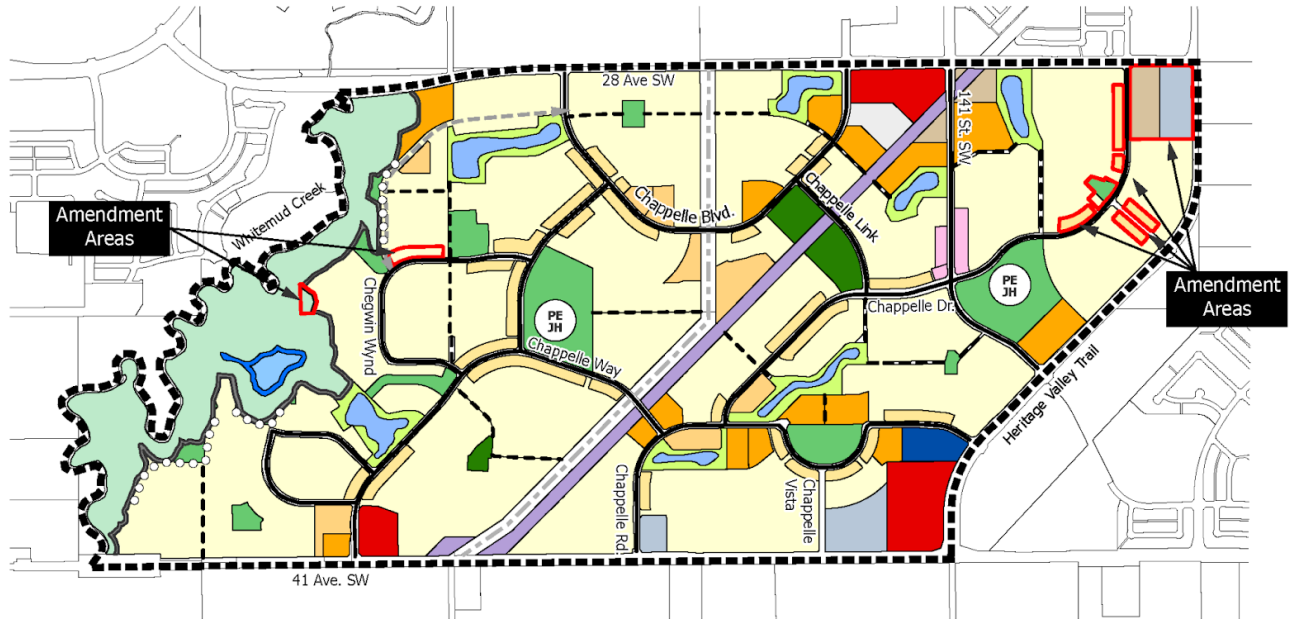
**BYLAW 1990
CHAPPELLE**
Neighbourhood Area Structure Plan
(as amended)



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

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.

Proposed Chappelle NASP Land Use Concept - Bylaw 20342



**BYLAW 20342
AMENDMENT TO
CHAPPELLE**
Neighbourhood Area Structure Plan



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

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:	Plan Amendment Rezoning
Bylaw:	20342
Charter Bylaw:	20343
Location:	South of 28 Avenue SW and west of Heritage Valley Trail SW
Addresses:	13505 - 28 Avenue SW and 3303 - 141 Street SW
Legal Descriptions:	A portion of Lot 1, Block B, Plan 2221011 and a portion of SW-13-51-25-4
Site Area:	34.8 ha
Neighbourhood:	Chappelle Area
Ward:	Ipiihkoohkanipiaohsi
Notified Community Organizations:	Blackmud Creek Community League Chappelle Community League Greater Windermere Community League
Applicant:	Rod Heinricks, Stantec Consulting Ltd.

Planning Framework

Current Zones:	(AP) Public Parks Zone (RA7) Low Rise Apartment Zone (RF5) Row Housing Zone (RMD) Residential Mixed Dwelling Zone
Proposed Zones:	(AP) Public Parks Zone (CB1) Low Intensity Business Zone (RA8) Medium Rise Apartment Zone (RLD) Residential Low Density Zone (RMD) Residential Mixed Dwelling Zone
Plan in Effect:	Chappelle Neighbourhood Area Structure Plan
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Andrea Wadsworth

Tim Ford

Development Services

Planning Coordination