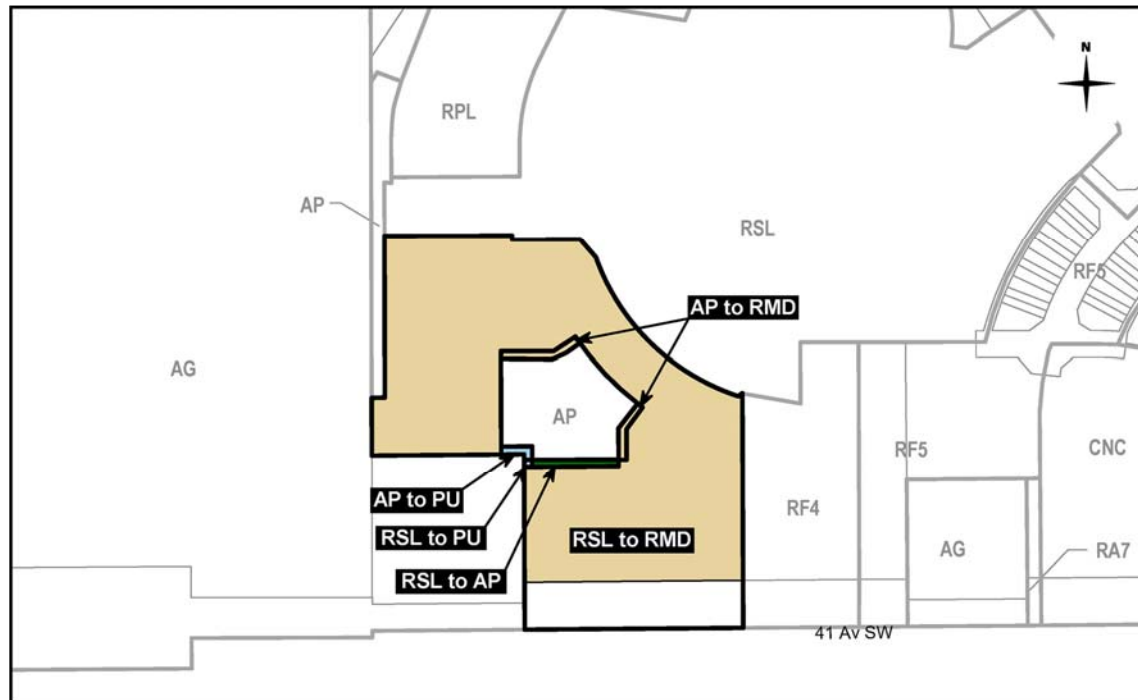




REZONING APPLICATION CHAPPELLE

15970 41 AVENUE SW

To allow for a range of low density residential uses and the reconfiguration of a pocket park.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

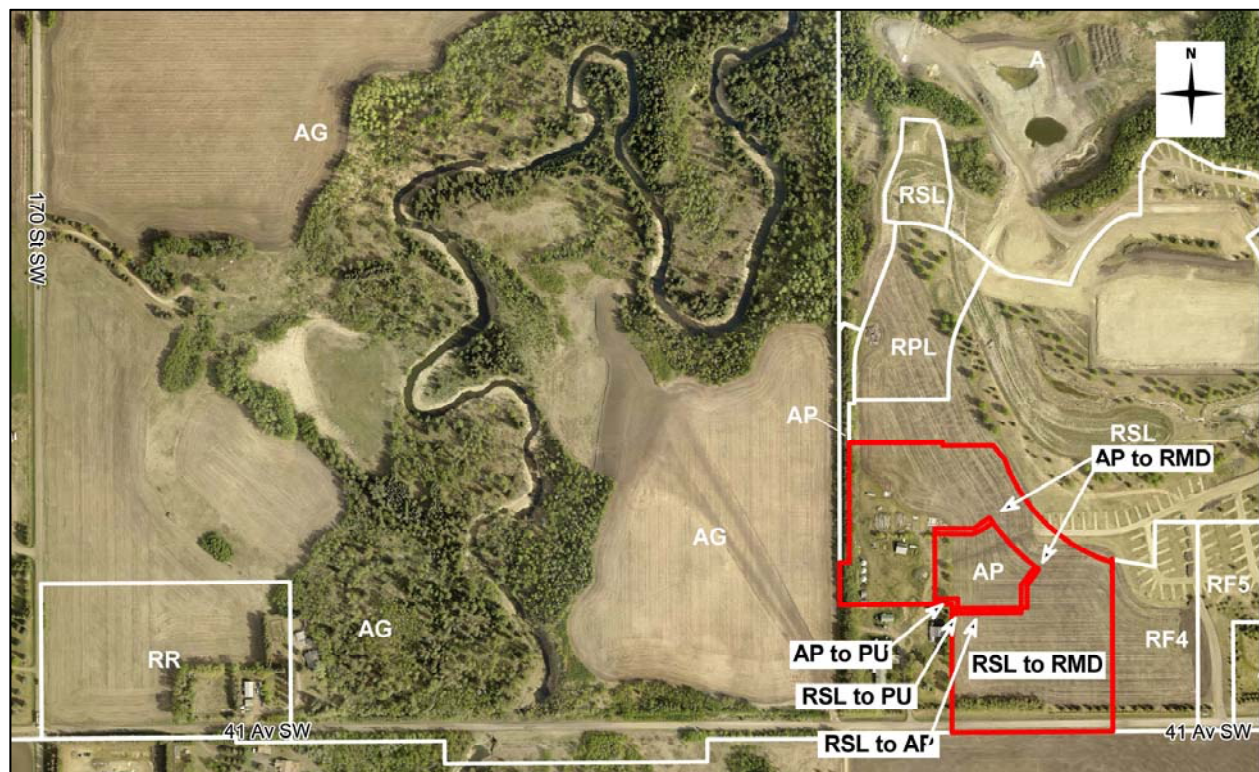
- the proposed zoning changes allow for a mix of lower density residential uses around a pocket park;
- the range of dwelling types will provide alternative housing choices in the neighbourhood; and
- it accommodates water servicing for the area

THE APPLICATION

BYLAW 18052 to amend the Zoning Bylaw is to allow for mixed lower density residential uses in the Chappelle neighbourhood by rezoning from (RSL) Residential Small Lot Zone and (AP) Public Parks Zone to (RMD) Residential Mixed Dwelling Zone and (AP) Public Parks Zone and from (RSL) Residential Small Lot Zone to (PU) Public Utility Zone. PU zoning is proposed to accommodate a watermain which will serve the future surrounding residential lots.

SITE AND SURROUNDING AREA

The proposed rezoning is within an undeveloped parcel of land that is north of 41 Avenue SW and east of 170 Street SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RSL) Residential Small Lot Zone	Agricultural Land
CONTEXT		
North	(RSL) Residential Small Lot Zone	Undeveloped Land and Former Campground
East	(RF4) Semi-detached Residential Zone	Undeveloped Land
South	Leduc County	Farmland
West	(AP) Public Parks Zone (AG) Agricultural Zone	Agricultural Land

PLANNING ANALYSIS

The proposed rezoning is in conformance with the Chappelle NASP which designates this area for Low Density Residential and Park uses. A minor adjustment to the pocket park is proposed to allow for water servicing of the future residential uses. The proposed rezoning meets the intent of the Chappelle NASP by providing a variety of housing types in different forms to accommodate a range of income groups and market segments around a pocket park.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

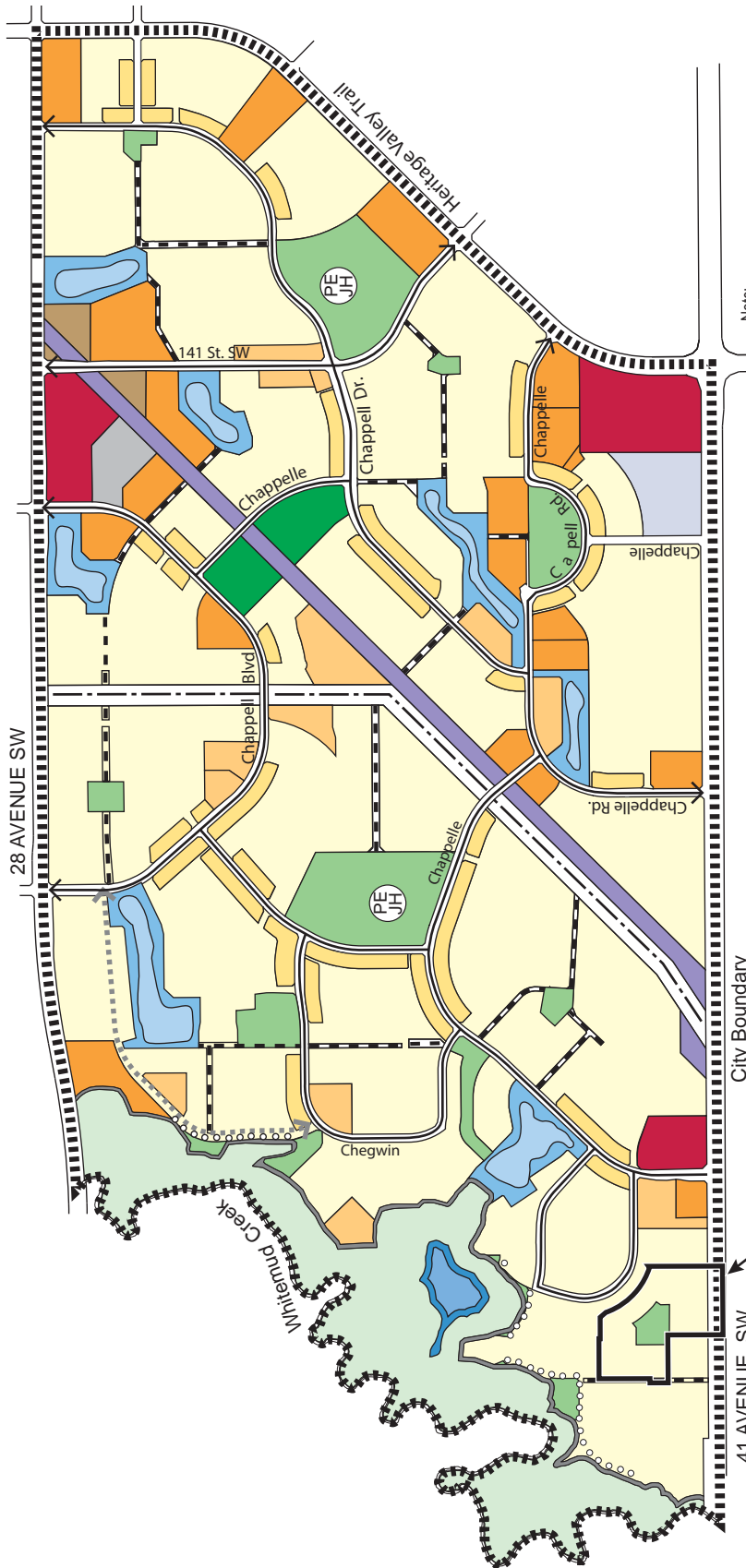
ADVANCE NOTICE August 5, 2016	<ul style="list-style-type: none">• Number of recipients: 19• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



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.

**BYLAW 17955
APPROVED
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

- 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:	18052
Location:	North of 41 Avenue SW East of 170 Street SW
Address:	15970 41 Avenue SW
Legal Description:	Lot N Block 99 Plan 1522816
Site Area:	4.92 ha
Neighbourhood:	Chappelle
Ward - Councillor:	9 – Councillor Bryan Anderson
Notified Community Organizations:	Heritage Point Community League
Applicant:	Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone:	RSL and AP
Proposed Zone:	RMD, AP and PU
Plans in Effect:	Chappelle NASP Heritage Valley Servicing Concept Design Brief
Historic Status:	N/A

Written By:
Approved By:
Department:
Section:

Marco Beraldo
Tim Ford
Sustainable Development
Planning Coordination