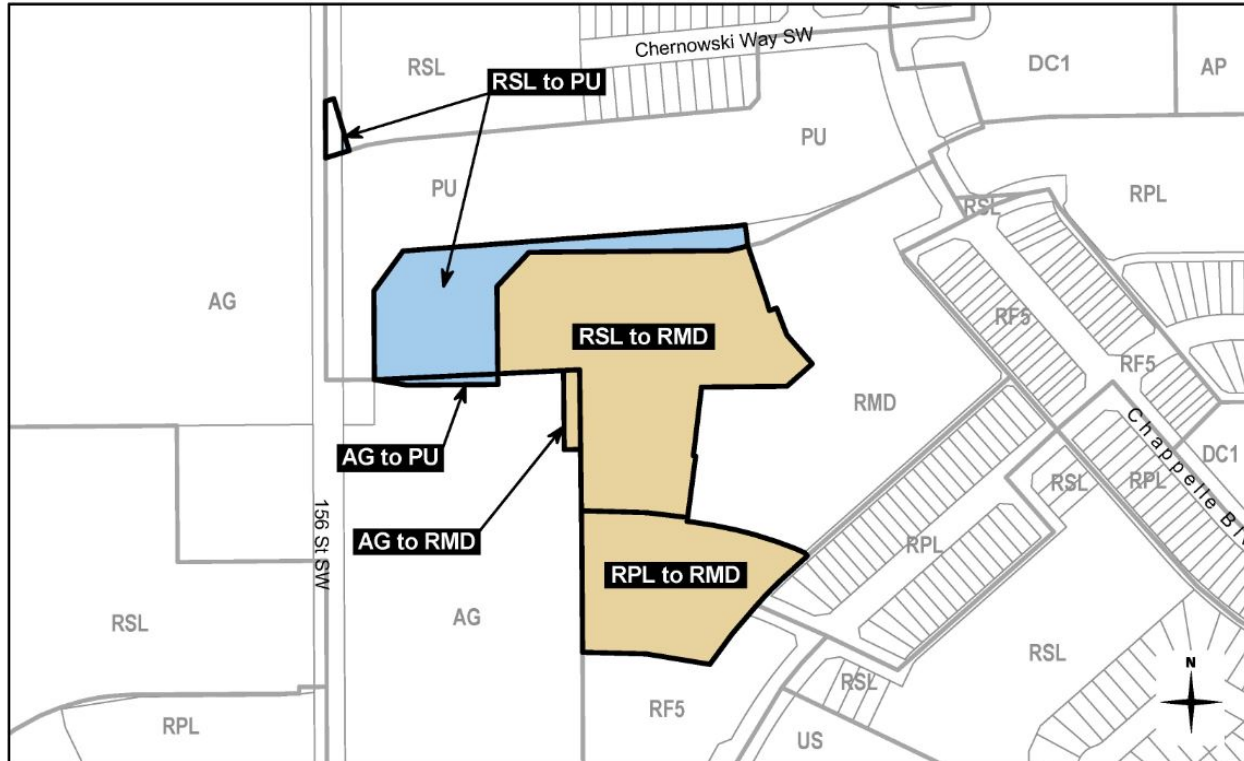




REZONINGAPPLICATION CHAPPELLE

3103 - 156 Street SW

To allow for low density residential and a storm water management facility uses.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- the range of dwelling types will provide alternative housing choices in the neighbourhood,
- it allows a storm water management facility to serve the surrounding area and function as an open amenity space,
- the development is compatible with proposed surrounding land uses,
- it conforms to the Chappelle Neighbourhood Area Structure Plan (NASP) .

THE APPLICATION

BYLAW 18054 proposes to amend the Zoning Bylaw in the Chappelle Neighbourhood by rezoning from (RSL) Residential Small Lot Zone, (AG) Agricultural Zone and (RPL) Planned Lot Residential Zone to (RMD) Residential Mixed Use Zone and (PU) Public Utility Zone to accommodate a broader variety of lower density residential uses and a storm water management facility. The proposed rezoning conforms to the Chappelle Neighbourhood Area Structure Plan (NASP).

SITE AND SURROUNDING AREA

The proposed rezoning is within an undeveloped parcel of land that is east of 156 Street SW and south of Chernowski Way SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone • (RPL) Planned Lot Residential Zone • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Vacant farmland
CONTEXT		
North	<ul style="list-style-type: none"> • (PU) Public Utility Zone • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • Storm Water Management Facility • Vacant former farmland

East	<ul style="list-style-type: none"> • (RMD) Residential Mixed Use Zone • (RPL) Planned Lot Residential Zone • (RF5) Row Housing Zone 	<ul style="list-style-type: none"> • Vacant former farmland partially graded
South	<ul style="list-style-type: none"> • (RF5) Row Housing Zone • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Farmland • Farmland
West	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (PU) Public Utility Zone 	<ul style="list-style-type: none"> • Farmland • Farmland

PLANNING ANALYSIS

The proposed rezoning is in conformance with the Chappelle NASP which was recently amended to redesignate this area for low density residential and storm water management facility (SWMF) uses, providing an opportunity for a range of dwelling types and densities to accommodate a variety of income groups and market segments. It is intended to allow for efficient use of land by allowing for single detached and semi-detached housing as well as a limited amount of row housing. The intent is to revise the SWMF to better serve planned development in a timely manner. The SWMF will provide an open space feature for the surrounding future residential lots.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

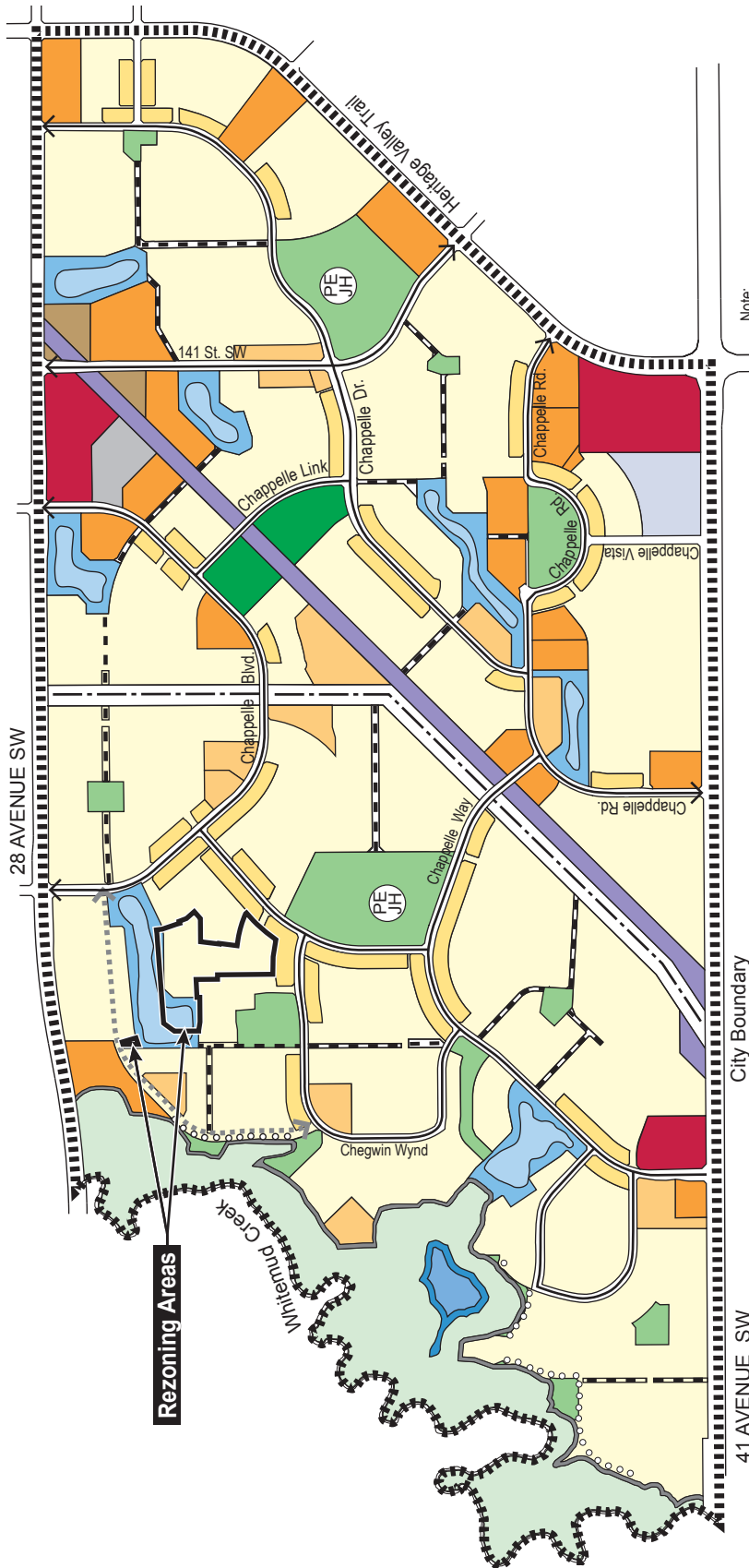
ADVANCE NOTICE March 15, 2017	<ul style="list-style-type: none"> • No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



BYLAW 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:	18054
Location:	South of Chernoski Way SW and east of 156 Street SW
Address:	3103-156 Street SW
Legal Description:	Portions of NW-14-51-25-W4M
Site Area:	N/A
Neighbourhood:	Chappelle
Ward - Councillor:	5 - Bryan Anderson
Notified Community Organization(s):	Greater Windermere Community League, Heritage Point Community League
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zones:	(RSL) Residential Small Lot Zone, (AG) Agricultural Zone, (RPL) Planned Lot Residential Zone
Proposed Zones:	(RMD) Residential Mixed Dwelling Zone (PU) Public Utility Zone
Plans in Effect:	Chappelle Neighbourhood Area Structure Plan Heritage Valley Servicing Concept Design Brief
Historic Status:	None

Written By:	Kerry Girvan
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination