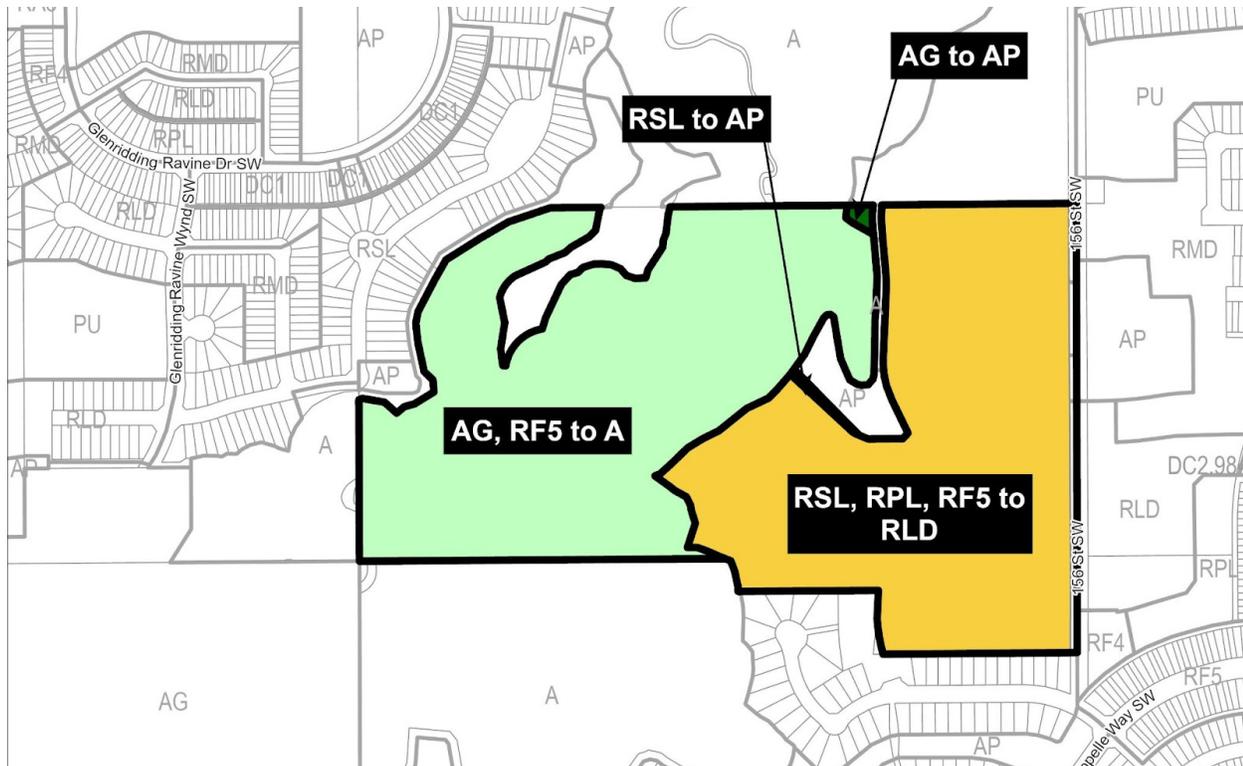


2920, 3104, 3130, and 3116 - 156 Street SW

To allow for low-density residential uses, a public park, and the protection of a natural area



Recommendation: That Charter Bylaw 20422 to amend the Zoning Bylaw from (AG) Agricultural Zone, (RF5) Row Housing Zone, (RSL) Residential Small Lot Zone, and (RPL) Planned Lot Residential Zone to (RLD) Residential Low-Density Zone, (AP) Public Parks Zone, and (A) Metropolitan Recreation Zone, and amend the North Saskatchewan River Valley and Ravine System Protection Overlay be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Contributes to the protection of the river valley and ravine system
- Will facilitate the orderly development of the neighbourhood
- Conforms to the Chappelle Neighbourhood Area Structure Plan and aligns with the goals and policies of The City Plan

Application Summary

CHARTER BYLAW 20422 would amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone, (RF5) Row Housing Zone, (RSL) Residential Small Lot Zone, and (RPL) Planned Lot Residential Zone to the (RLD) Residential Low-Density Zone, (AP) Public Parks Zone, and (A) Metropolitan Recreation Zone, and amend the North Saskatchewan River Valley and Ravine System Protection Overlay. The proposed zoning would facilitate the development of low-density housing, a public park, and the protection of a natural area. The proposal conforms to the Chappelle Neighbourhood Area Structure Plan and aligns with The City Plan.

This application was accepted on August 25, 2021, from Stantec Consulting Ltd., on behalf of Brookfield Residential Ltd.

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.

An associated subdivision (LDA22-0529) is currently under review by Administration.

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 the proposal conforms to the applicable statutory plan, and no responses were received from the Advance Notice.

The Basic Approach included the following techniques:

Advance Notice, October 14, 2021

- Number of recipients: 21
- Number of responses with concerns: 0

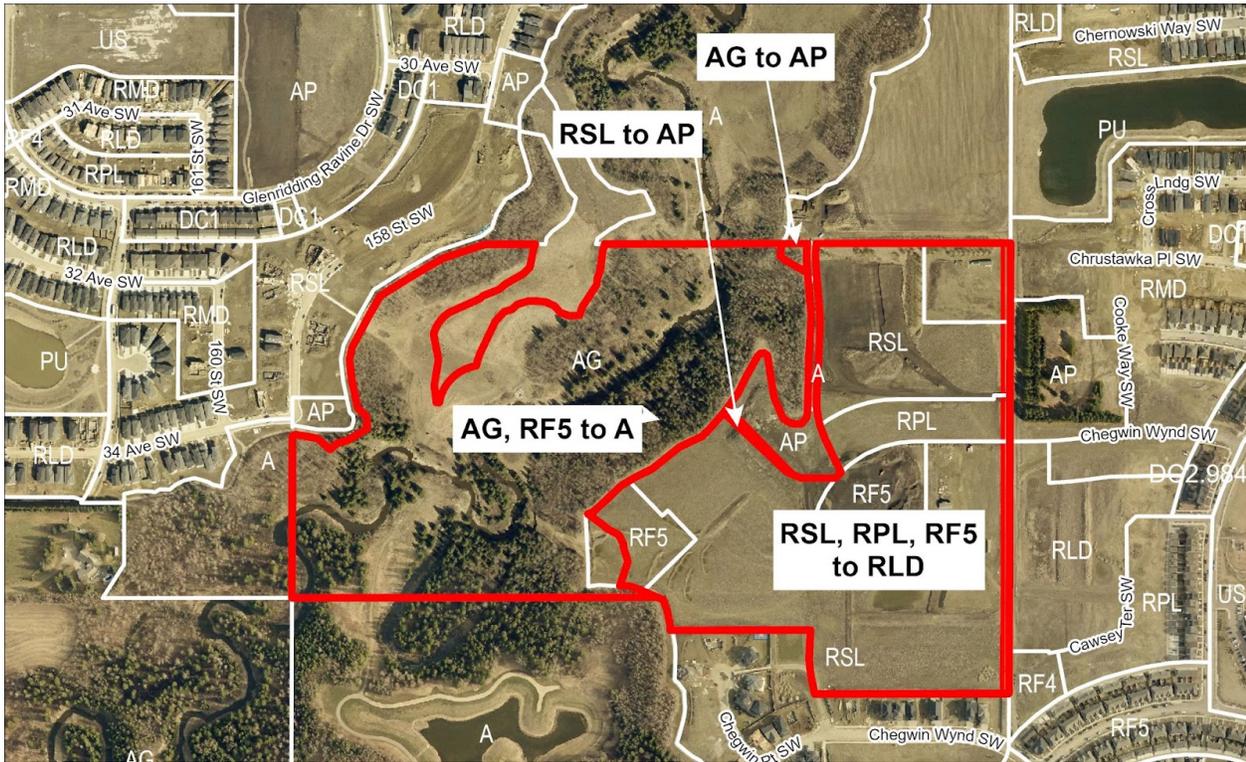
Webpage

- edmonton.ca/chappelleplanningapplications

No formal feedback or position was received from the Chappelle Community League at the time this report was written.

Site and Surrounding Area

The subject site is approximately 31.7 hectares in area and is located in the western portion of the Chappelle neighbourhood. Whitemud Creek extends through the site, and the surrounding area is generally undeveloped and planned for low-density residential housing.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (RF5) Row Housing Zone • (RSL) Residential Small Lot Zone • (RPL) Planned Lot Residential Zone 	<ul style="list-style-type: none"> • Ravine land • Undeveloped land • Undeveloped land • Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (A) Metropolitan Recreation Zone • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Ravine land • Agricultural land
East	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone • (RLD) Residential Low-Density Zone • (RF4) Semi-detached Residential Zone • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • Undeveloped land • Undeveloped land • Undeveloped land • Tree stand
South	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone • (A) Metropolitan Recreation Zone 	<ul style="list-style-type: none"> • Single Detached Houses and undeveloped land • Ravine land
West	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone • (AP) Public Parks Zone • (A) Metropolitan Recreation Zone 	<ul style="list-style-type: none"> • Undeveloped land • Planned park • Ravine land

Planning Analysis

Land Use Compatibility

The application proposes to allow for a variety of low-density residential housing, a public park, and the protection of a natural area. The proposed (RLD) Residential Low-Density Zone allows for a range of housing with flexibility of lot sizes to accommodate a mix of residential development, including Single Detached, Semi-detached and Duplex Housing. The RLD Zone is compatible in height and in scale with the existing low-density residential zones to the east and south of the subject site.

The (AP) Public Parks Zone will allow for park space along the ravine top-of-bank on the northern boundary of the rezoning area, and slightly increase the size of a planned park in the centre of the rezoning area.

The proposal to rezone the western portion of the site from (AG) Agricultural Zone and (RF5) Row Housing Zone to (A) Metropolitan Recreation Zone will allow for the protection of the natural areas within the Whitemud Creek Ravine. The North Saskatchewan River Valley and Ravine System Protection Overlay will also be amended to account for an increase in land designated as Environmental Reserve along the southern portion of the site.

Plans in Effect

This application conforms to the Chappelle Neighbourhood Area Structure Plan, which designates the site for Low-Density Residential development, Park space, and Environmental Reserve.

The proposed rezoning aligns with the goals and policies of The City Plan by accommodating future growth for an additional 1 million population within Edmonton's existing boundaries, and by protecting and enhancing a system of conserved natural areas within an interconnected ecological network.

Technical Review

Transportation and Transit

Construction of a range of transportation infrastructure, including roadways, top-of-bank shared pathways, and crosswalks, will be required with the development.

Servicing Agreements have recently been signed for widening 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.

The rezoning site is near an existing bus route on Chappelle Green SW. As the neighbourhood builds out, bus service expansion to additional areas of Chappelle including the rezoning area will be determined based on demand for transit and funding availability.

Drainage

The Neighbourhood Design Report (NDR) provides a plan for sanitary and stormwater servicing as development proceeds in the Chappelle neighbourhood. The NDR identifies infrastructure requirements and staging information to facilitate orderly development through future rezoning and subdivision approvals.

Sanitary servicing requires a connection from the sewers along Chegwin Point, constructed as part of Chappelle Stage 33 and along Chrustawka Place, constructed as part of Chappelle Stage 76A-C.

Storm servicing requires a connection from the sewers along Chegwin Point, constructed as part of Chappelle Stage 33 and along Greenway (Road R/W), constructed as part of Chappelle Stage 3.

Offsite storm and sanitary infrastructure to be constructed to service the rezoning area.

EPCOR Water

There are no existing water mains adjacent to the amendment areas. Offsite water main construction may be required if growth of adjacent municipal facilities has not occurred before development of the area.

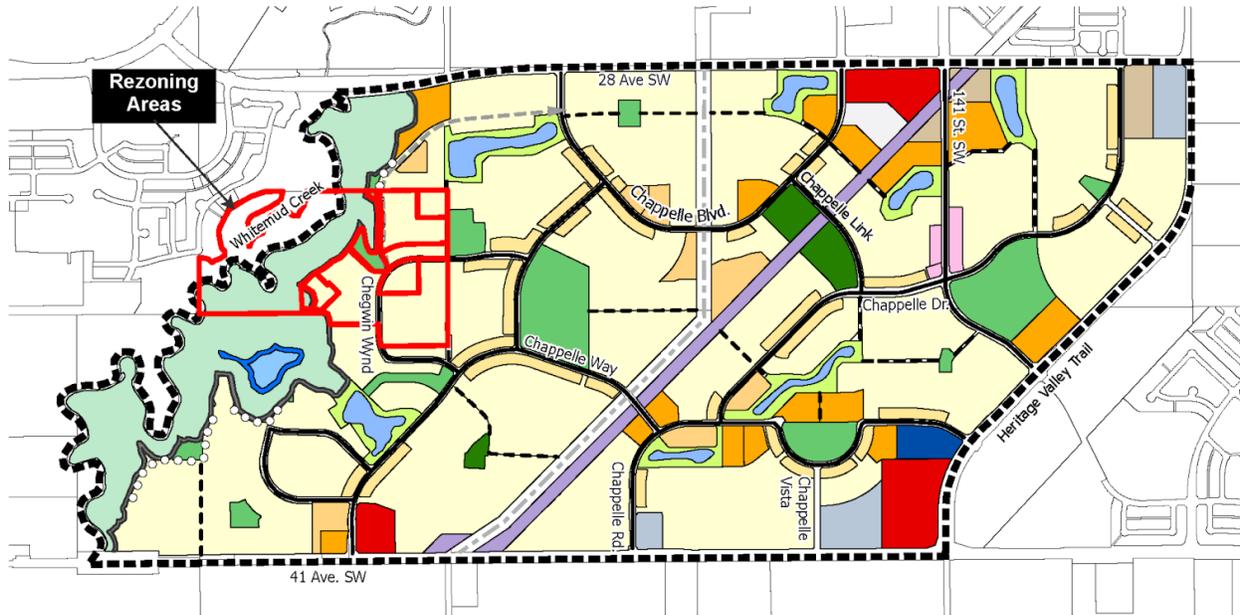
The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

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

Appendices

- 1 Context Plan Map
- 2 Application Summary

Approved NASP Context Map



BYLAW 20342
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.

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20422
Location:	North of Chegwin Wynd SW and west of 156 Street SW
Addresses:	3116, 3104, 3130, and 2920 - 156 Street SW
Legal Descriptions:	Lot 3ER, Block 1, Plan 1822050; a portion of Lot L, Block 99, Plan 1125833; Lot F, Block 99, Plan 1024614; Lot 1, Plan 9621480
Site Area:	31.7 ha
Neighbourhood:	Chappelle
Ward:	Ipiihkoohkanipiaohsi
Notified Community Organization:	Chappelle Community League
Applicant:	Stantec Consulting Ltd., on behalf of Brookfield Residential Ltd.

Planning Framework

Current Zones and Overlay:	(AG) Agricultural Zone (RF5) Row Housing Zone (RSL) Residential Small Lot Zone (RPL) Planned Lot Residential Zone North Saskatchewan River Valley and Ravine System Protection Overlay
Proposed Zones and Overlay:	(RLD) Residential Low-Density Zone (A) Metropolitan Recreation Zone (AP) Public Parks Zone North Saskatchewan River Valley and Ravine System Protection Overlay
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