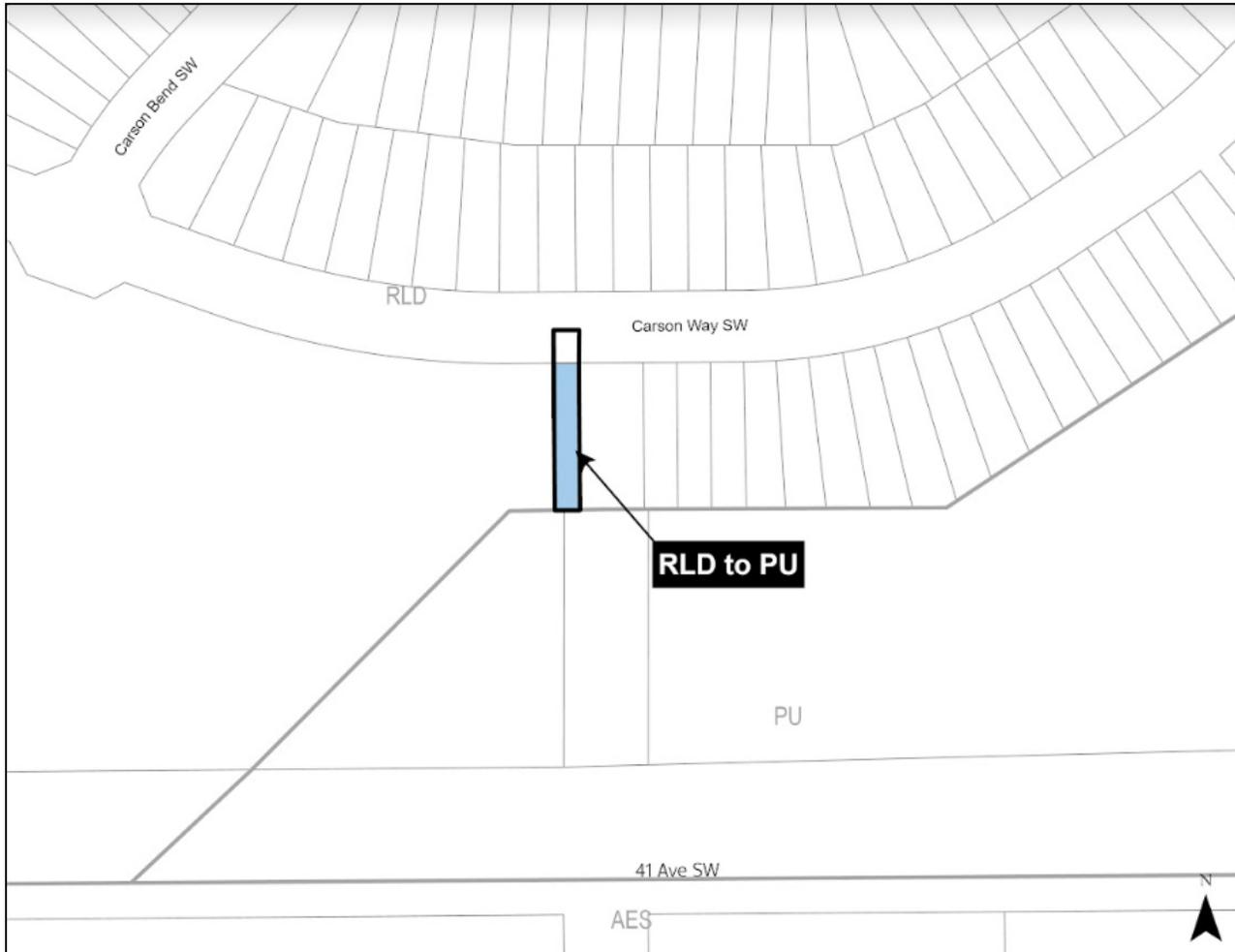


# Administration Report Chappelle

Edmonton

## 15670 - 41 Avenue SW and 15600 - 41 Avenue SW

To facilitate the development of drainage infrastructure.



**Recommendation:** That **Charter Bylaw 20411** to amend the Zoning Bylaw from (RLD) Residential Low Density Zone to (PU) Public Utility Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Conforms with the Chappelle Neighbourhood Area Structure Plan.
- Will be compatible with and complementary to the existing and planned surrounding land uses.
- Will allow for drainage infrastructure to service the neighbourhood.

## Application Summary

**CHARTER BYLAW 20411** proposes to rezone the subject site from RLD to PU for the purpose of creating a Public Utility Lot to facilitate construction of drainage infrastructure, including catch basin and catch basin lead, to connect to public storm sewer within Carson Way SW. The proposal conforms with the intent of the Chappelle Neighbourhood Area Structure Plan (NASP) and aligns with the goals and policies of The City Plan.

This application was accepted from Qualico Communities, on behalf of Qualico Developments West Ltd., on November 23, 2022.

## 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 statutory plan (Chappelle NASP), and no responses were received from the Advance Notice Postcard. The Basic Approach included:

**Advance Notice**, Sent December 12, 2022

- Number of recipients: 44
- Number of responses with concerns: 0

### Webpage

- [edmonton.ca/chappelleplanningapplications](http://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 site is located north of 41 Avenue SW and east of Chappelle Way SW in the Chappelle neighbourhood. It is approximately 0.03 hectares in area and is undeveloped.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RLD) Residential Low Density Zone	Undeveloped land
<b>CONTEXT</b>		
North	(RLD) Residential Low Density Zone	Undeveloped residential lots
East	(RLD) Residential Low Density Zone	Undeveloped land (subdivision into residential lots under review)
South	(PU) Public Utility Zone	Utility infrastructure including gas, water, drainage and power
West	(RLD) Residential Low Density Zone	Undeveloped land (subdivision into residential lots under review)

# Planning Analysis

## Land Use Compatibility

The application to rezone the subject site from RLD to PU was submitted in conjunction with an associated proposed subdivision application (LDA22-0428) currently under review by Administration. The public utility lot will contain drainage infrastructure that will serve development in the neighbourhood. With the exception of the PU parcel to the south, all parcels surrounding the subject site are zoned for residential development.

The proposed rezoning supports, and will be compatible with the existing and planned surrounding land uses.

## Plans in Effect

The **Chappelle NASP** designates the site and the immediate surrounding parcels for Low Density Residential development. Given the general purpose of the PU zone and the need for drainage infrastructure to facilitate the development of the neighbourhood, the proposal conforms with the intent of the NASP.

# Technical Review

## Drainage

The proposed rezoning is to facilitate construction of drainage infrastructure, including catch basin and catch basin lead, to connect to public storm sewer within Carson Way SW. Drainage supports this rezoning.

## Transit

Transit supports the application to rezone the site. Existing bus service is available approximately 800 to 1000 metres northeast of the site, along Chappelle Way SW.

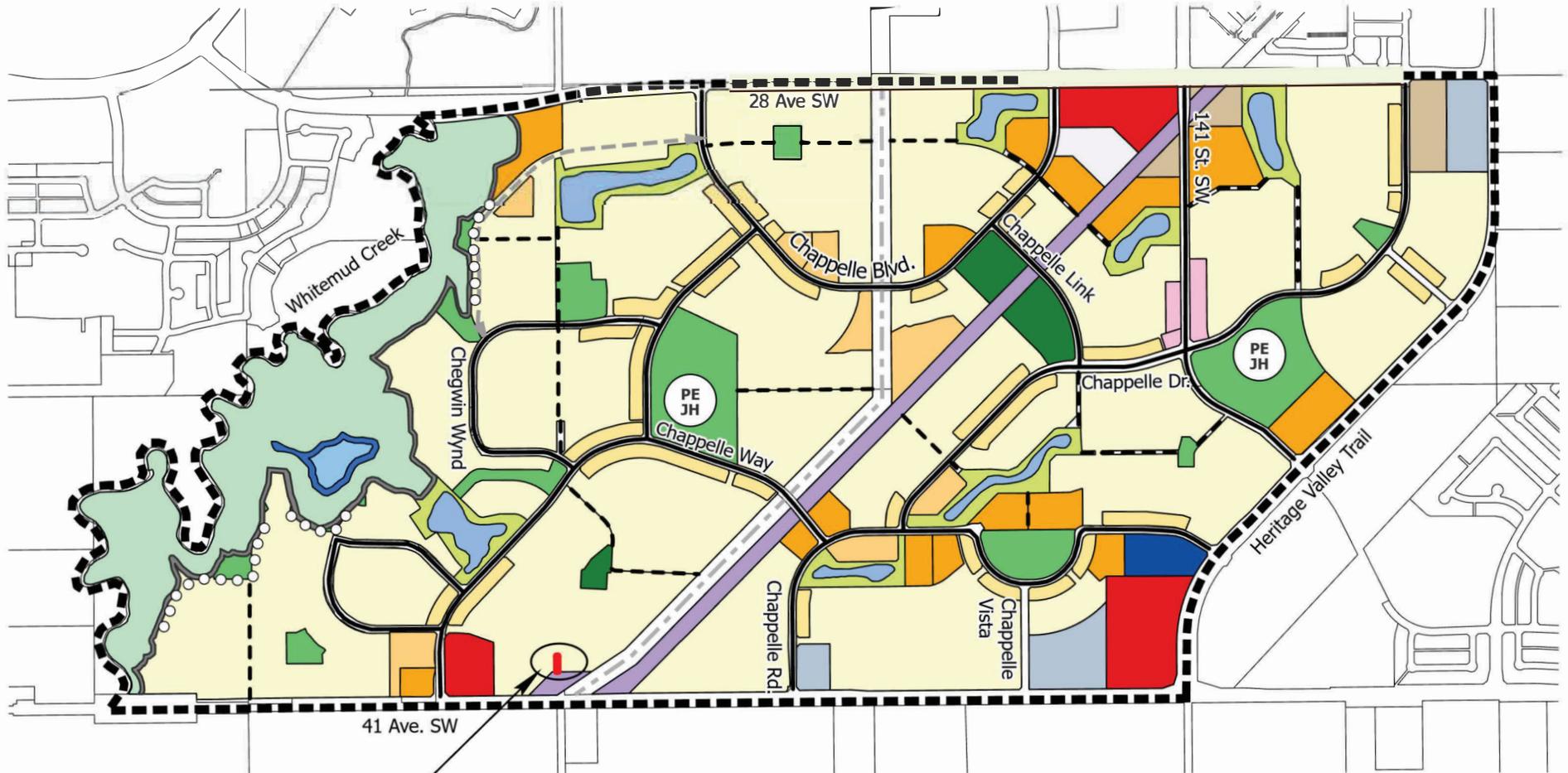
## EPCOR Water

EPCOR Water supports the proposed rezoning. All requirements, including submission of technical documents and construction of watermains, will be addressed at the subdivision stage.

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

# Appendices

- 1 Context Map
- 2 Application Summary



**Rezoning Area**

**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

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20411
<b>Location:</b>	North of 41 Avenue SW and east of Chappelle Way SW
<b>Addresses:</b>	15670 - 41 Avenue SW; and 15600 - 41 Avenue SW
<b>Legal Descriptions:</b>	A portion of Lot M, Block 99, Plan 1423965; and A portion of Block C, Plan 1721297
<b>Site Area:</b>	0.03 hectares (300 square metres)
<b>Neighbourhood:</b>	Chappelle
<b>Ward:</b>	Ipiihkoohkanipiaohsi
<b>Notified Community Organization(s):</b>	Chappelle Community League
<b>Applicant:</b>	Qualico Communities, on behalf of Qualico Developments West Ltd.

### Planning Framework

<b>Current Zone:</b>	(RLD) Residential Low Density Zone
<b>Proposed Zone:</b>	(PU) Public Utility Zone
<b>Plan in Effect:</b>	Chappelle Neighbourhood Area Structure Plan
<b>Historic Status:</b>	None

Written By:

Approved By:

Branch:

Section:

Gilbert Quashie-Sam

Tim Ford

Development Services

Planning Coordination