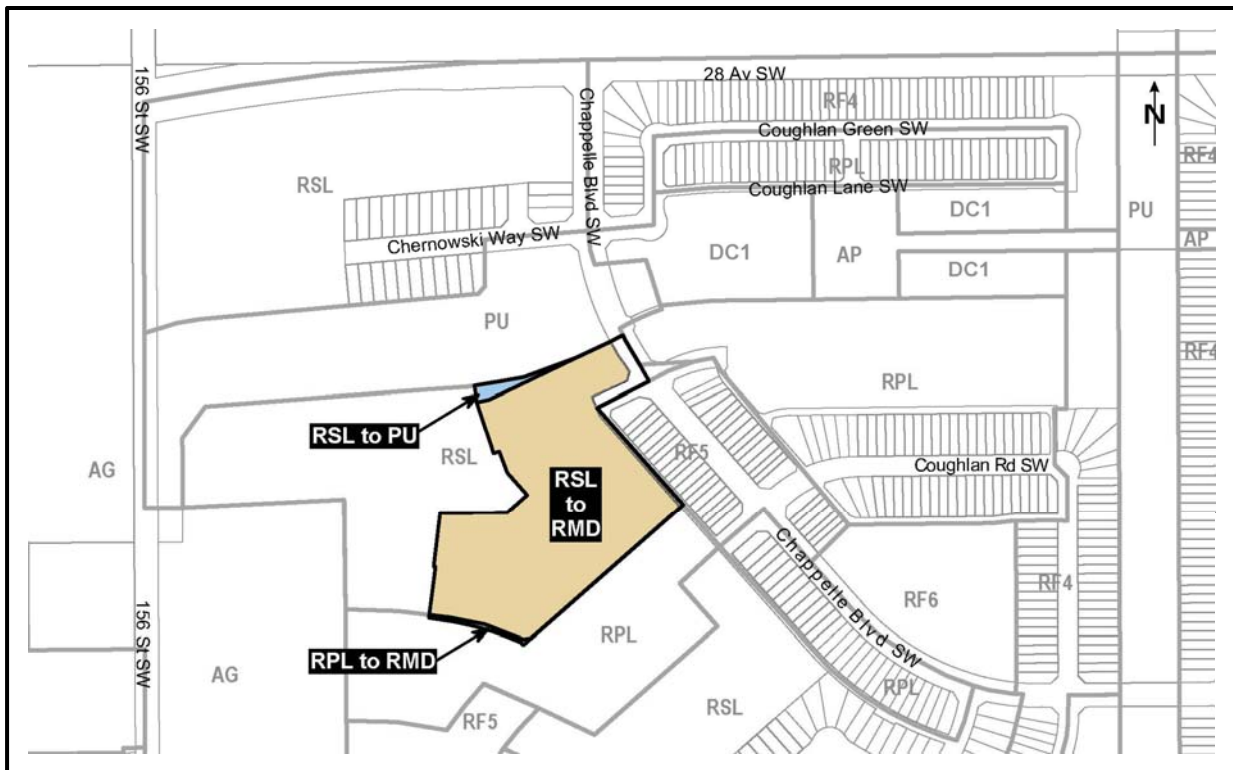




REZONINGS APPLICATION CHAPPELLE

3103-156 Street SW

This application proposes to rezone a portion of land in the Chappelle Neighbourhood from (RSL) Residential Small Lot Zone and (RPL) Planned Lot Residential Zone to (PU) Public Utility Zone and (RMD) Residential Mixed Dwelling Zone.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

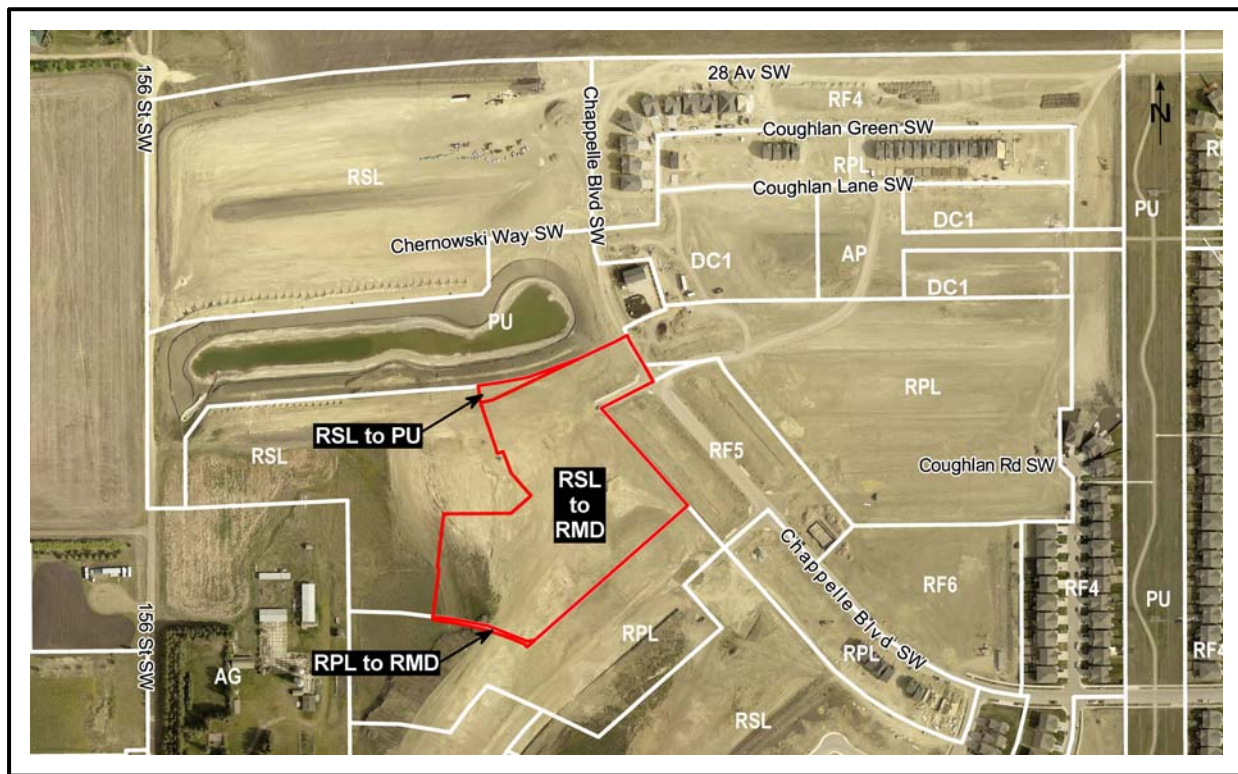
- The proposed zoning changes are compatible with the existing and planned development of surrounding land;
- It will provide for a greater variety of low density housing choices; and
- It conforms to the Chappelle Neighbourhood Area structure Plan (NASP).

THE APPLICATION

BYLAW 17892 proposes to amend the Zoning Bylaw in the Chappelle Neighbourhood by rezoning from (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Density Zone, and rezoning a portion of (RSL) Residential Small Lot Zone to (PU) Public Utility Zone to accommodate the reconfiguration of an existing Storm Water Management Facility to the north of the site.

SITE AND SURROUNDING AREA

The proposed rezoning is located in the northwest of the Chappelle neighbourhood 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	Vacant lot
CONTEXT		
North	(PU) Public Utility Zone	Storm Water Management Facility
East	(RF5) Row Housing Zone (RPL) Planned Lot residential	Developing Row Housing Vacant Lot
South	(RPL) Planned Lot Residential Zone	Vacant Lot
West	(RSL) Residential Small Lot Zone	Vacant Lot

PLANNING ANALYSIS

The RMD Zone allows for a wide range of dwelling type and densities including Single Detached, Semi-Detached and Row Housing that provided the opportunity for more efficient utilization of land in a developing neighbourhood and a greater range of housing choices. The surrounding zoning permits different types of low density residential uses and row housing. The proposed rezoning aligns with the policies of the Chappelle NASP which designates the land for low density residential uses and a Storm Water Management Facility.

The proposed rezoning supports the policies of *The Way We Grow* by allowing for contiguous development and infrastructure to accommodate growth in an orderly fashion, and by providing for broad housing choices.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE October 18 ,2016	<ul style="list-style-type: none">• Number of recipients: 265• 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

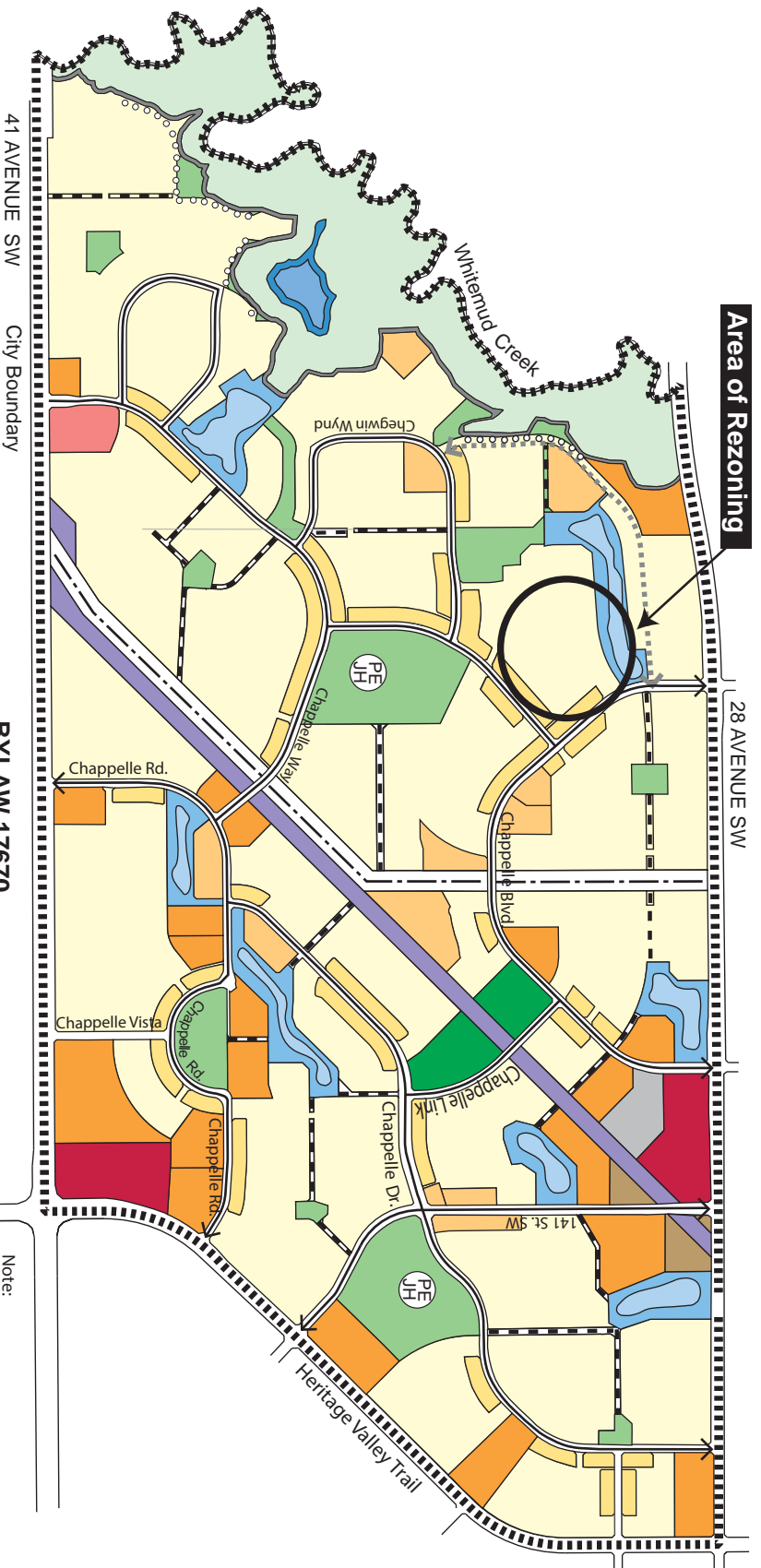
- Low Density Residential
- Street Oriented Residential
- Town House
- Low Rise Apartments
- High Density Residential
- Residents Association
- Commercial
- Neighbourhood Commercial

- School/Park
- PE
JH 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

BYLAW 17670
APPROVED
CHAPPELLE
 Neighbourhood Area Structure Plan
 (as amended)

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
Bylaw(s):	17892
Location:	North of 41 Avenue SW and east of 170 Street SW
Address(es):	3103-156 Street SW
Legal Description(s):	Portion of NW-14-51-25-4
Site Area:	2.81 ha
Neighbourhood:	Chappelle
Ward - Councillor:	Ward 9, Councillor Bryan Anderson
Notified Community Organization(s):	Heritage Point Community League
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RSL) Residential Small Lot Zone (RPL) Planned Lot Residential Zone
Proposed Zone(s) and Overlay(s):	(PU) Public Utility Zone (RMD) Residential Mixed Density Zone
Plan(s) in Effect:	Chappelle Neighbourhood Area Structure Plan Heritage Valley Servicing Concept Design Brief
Historic Status:	None

Written By:	Fiona Hamilton
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination