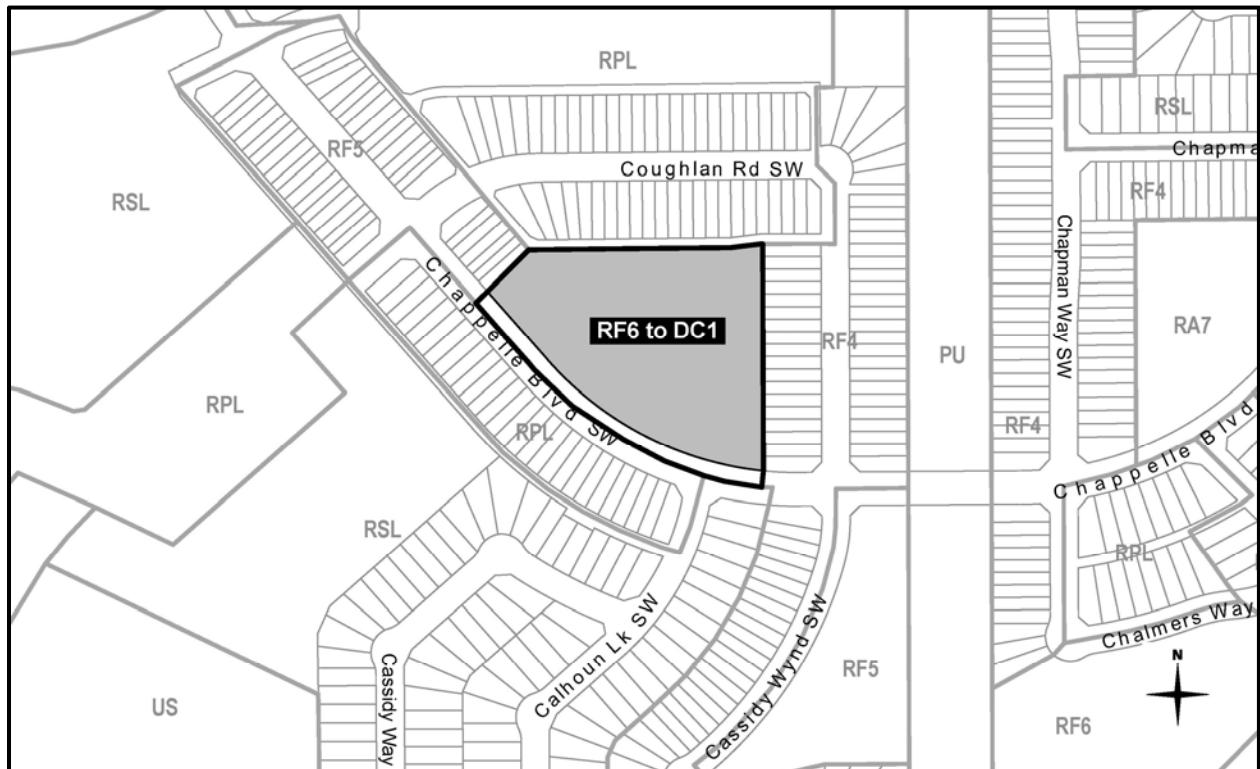




REZONING APPLICATION CHAPPELLE

3103 - 156 STREET SW

To allow for Row Housing and Stacked Row Housing that allows for a more efficient utilization of undeveloped land.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- It adds to the diversity of housing in the Chappelle neighbourhood;
- Creates an active street front by ensuring that dwelling units along Chappelle Boulevard SW are street-facing, with parking in the rear;
- It includes regulations that ensure appropriate transitions to adjacent lower density housing; and
- It is compatible with existing and planned development in the surrounding area.

THE APPLICATION

BYLAW 17835 proposes to amend the Zoning Bylaw from (RF6) Medium Density Multiple Family Zone to (DC1) Direct Development Control Provision. The intent of the proposed DC1 Provision is to allow for Row Housing and Stacked Row Housing that allows for an efficient use of a triangular-shaped parcel of land.

The DC1 Provision promotes good design by ensuring scale, massing, and setbacks are compatible with adjacent uses. Dwelling units along Chappelle Boulevard SW will be street-oriented, with parking in the rear.

SITE AND SURROUNDING AREA

The 1.57 ha site is located in the north central portion of the Chappelle neighbourhood, north of Chappelle Boulevard SW and west of Coughlan Road SW. The site is undeveloped and bounded on all sides by low-to-medium density housing, at various stages of development. Surrounding housing types include a mix of single detached, semi-detached, and row housing.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (RF6) Medium Density Multiple Family Zone 	<ul style="list-style-type: none"> Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> (RPL) Planned Lot Residential Zone (RF5) Row Housing Zone 	<ul style="list-style-type: none"> In development - single detached Housing In development - row housing
East	<ul style="list-style-type: none"> (RF4) Semi-detached Residential Zone 	<ul style="list-style-type: none"> Semi-detached housing
South	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone (RPL) Planned Lot Residential Zone 	<ul style="list-style-type: none"> Single Detached Housing In development - single detached housing
West	<ul style="list-style-type: none"> (RPL) Planned Lot Residential Zone 	<ul style="list-style-type: none"> In development - single detached housing

PLANNING ANALYSIS

The proposed rezoning complies with the Chappelle NASP which designates the application area for Town House development. Section 3.3.2 of the Chappelle NASP further states, "A Direct Control Provision may be used for the development of alternative forms of Stacked Row Housing in areas designated Town House in cases where the regulations preclude the proposed form of development. A Direct Control Provision will permit these alternative forms of development, providing for the more efficient utilization of land, while ensuring that the development is compatible with the surrounding area."

The proposed DC1 Provision is comprised of a mix of regulations from the RF6 and (RA7) Low Rise Apartment Zones, with additional regulations to ensure a street-oriented design. Dwelling units along Chappelle Boulevard SW will face the street, with parking in the rear. A summary table comparing the RF6 and RA7 Zones to the proposed DC1 Provision can be found on the next page.

More efficient use of land is achieved through the reduction of amenity area. Initially, the proponent sought an amenity area of 7.5 m² per Dwelling which is comparable to the RA7 Zone. However, a compromise was reached to increase this to 15 m² per Dwelling for units with at-grade access, 7.5 m² for above ground Dwellings, and an option to provide some Amenity Area as communal recreation space, provided it is located in a central area that is accessible to all units.

The proposal is compatible with adjacent low and medium density residential development. Any impacts on adjacent residential development with respect to height and massing will be minimized through the use of similar setback and stepback regulations as those found in the RA7 Zone.

An affordable housing contribution in accordance with Policy C582, Developer Sponsored Affordable Housing, was not required because the proposed DC1 Provision does not increase the density or floor area ratio beyond that of the current RF6 Zone.

Finally, the proposed DC1 Provision provides for the implementation of sustainable building measures such as green roofs and solar panels.

Overall, the proposal achieves a good balance between efficient utilization of land, mitigating impacts on adjacent properties and ensuring a pedestrian friendly, street-oriented development is achieved.

ZONES COMPARISON

	RF6	RA7	PROPOSED DC1
DENSITY	80 Dwellings/ha; bonus up to 105 Dwellings/ha	125 Dwellings/ha	75 Dwellings/ha
HEIGHT	14.5 m / 16.0 m	14.5 m / 16.0 m	14.5 m / 16.0 m
SITE COVERAGE	40%	N/A	40%
FRONT SETBACK	6.0 m	6.0 m	6.0 m; may be decreased to 3.0 m when abutting a treed, landscaped boulevard
REAR SETBACK	7.5 m	7.5 m	7.5 m; may be reduced to 3.0 m where garage access is provided from a lane
SIDE SETBACK	1.0 m per Storey; min 2.0 m; plus limited additional provisions per locational criteria	1.0 m per Storey; min 2.0 m; plus additional provisions (including stepbacks) based on adjacent uses	1.0 m per Storey; min 2.0 m; plus additional provisions (including stepbacks) based on adjacent uses
AMENITY AREA	30 m ² per Dwelling w/ at grade access; 15 m ² per upper Storey Dwelling; communal requirement	7.5 m ² per Dwelling	15 m ² per Dwelling w/ at-grade access; 7.5 m ² per upper Storey Dwelling; communal option
FAMILY ORIENTED DWELLINGS REQ'D?	Yes	No	No

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

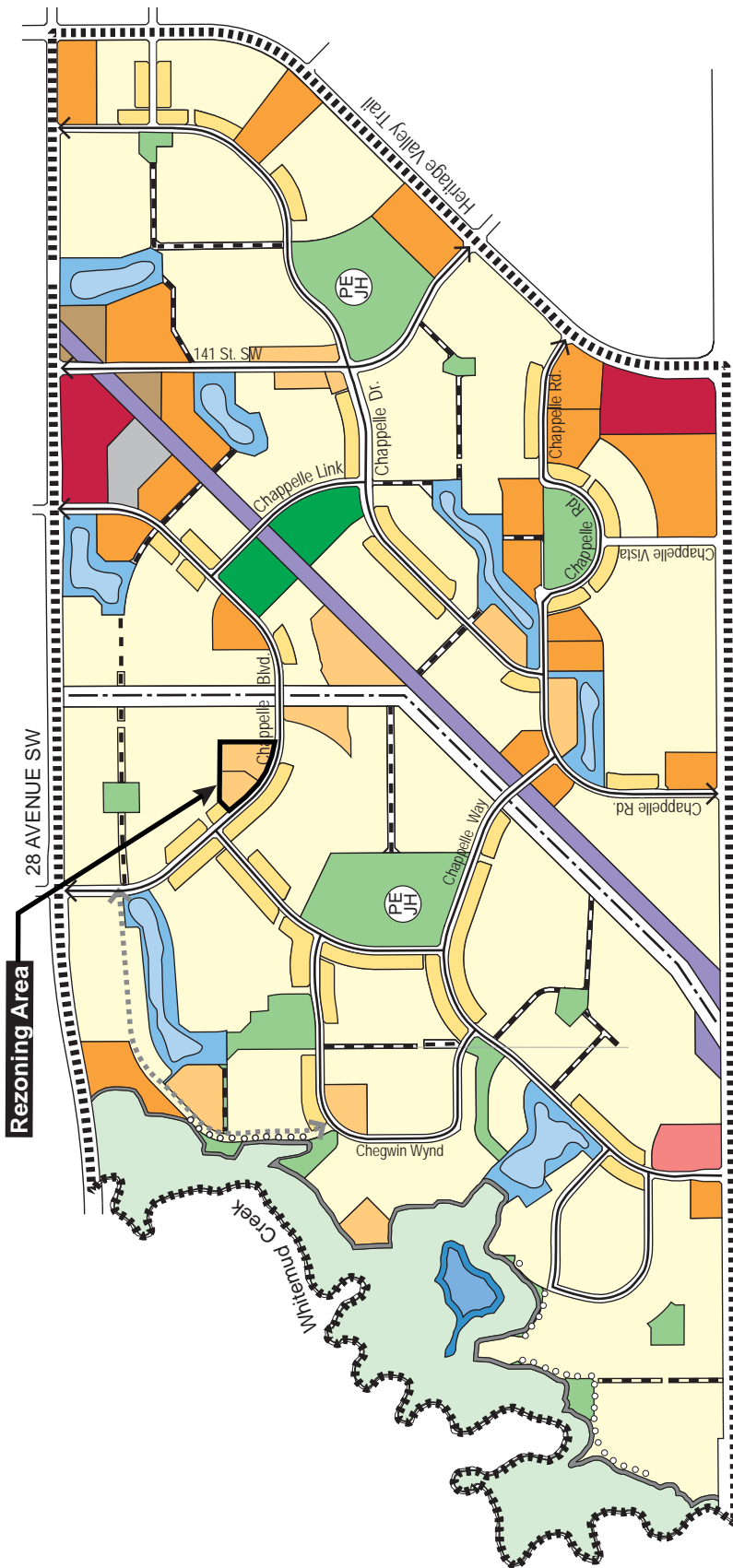
ADVANCE NOTICE May 26, 2016	<ul style="list-style-type: none">• Number of recipients: 104• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

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 17670
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
- Neighbourhood Commercial

- 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
Bylaws:	17835
Location:	North of Chappelle Boulevard SW and west of Coughlan Road SW
Address:	3103 - 156 Street SW
Legal Description:	Portion of NW-14-51-25-4
Site Area:	1.57 ha
Neighbourhood:	Chappelle
Ward - Councillor:	9 - Bryan Anderson
Notified Community Organization:	Heritage Point Community League
Applicant:	Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone:	(RF6) Medium Density Multiple Family Zone
Proposed Zone:	(DC1) Direct Development Control Provision
Plans in Effect:	Heritage Valley Servicing Concept Design Brief Chappelle Neighbourhood Area Structure Plan
Historic Status:	None

Written By:
Approved By:
Department:
Section:

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Sustainable Development
Planning Coordination