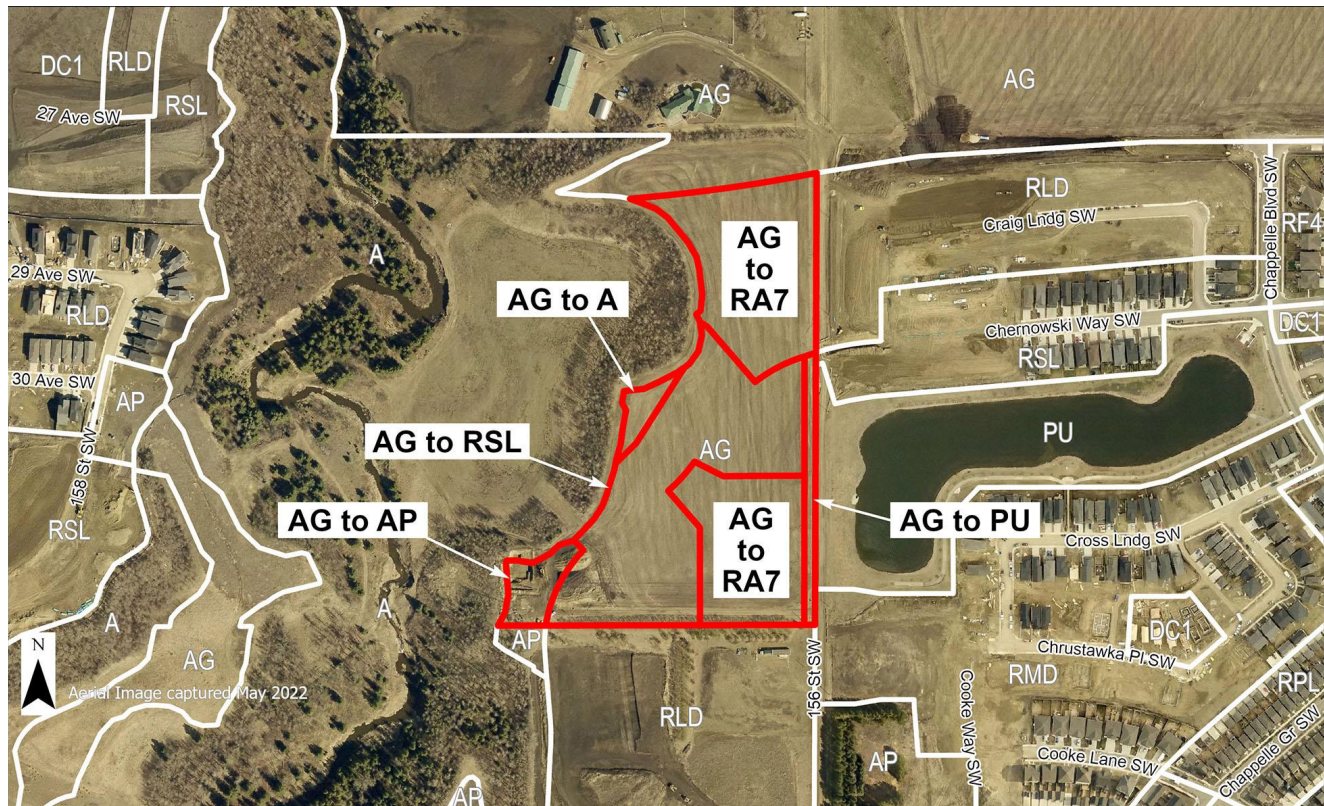


2820 - 156 STREET SW

Position of Administration: Support



Summary

Charter Bylaw 20685 proposes a rezoning from the (AG) Agricultural Zone to the (A) Metropolitan Recreation Zone, (AP) Public Parks Zone, (PU) Public Utility Zone, (RSL) Residential Small Lot Zone, and (RA7) Low Rise Apartment Zone, to allow for parks, public utilities, and a range of low-density and multi-unit housing. An amendment to the North Saskatchewan River Valley and Ravine System Protection Overlay will incorporate the A and AP sites within the overlay, as well as update portions that fall outside of the ravine system. Bylaw 20684 proposes an amendment to the Chappelle Neighbourhood Area Structure Plan to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Approximately five people were heard from, with four in opposition and one

respondent with questions only. Most concerns were related to multi-unit housing and traffic congestion.

Administration supports this application because it:

- Provides the opportunity to increase housing diversity in the Chappelle neighbourhood.
- Facilitates the assembly of a park site.
- Aligns with the goals and policies of The City Plan to preserve and protect the river valley and ravine system, and to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries.

Application Details

This application was submitted by Arcadis Professional Services (Canada) Inc. on behalf of Anthem United Krupa Developments GP Ltd. An associated subdivision (LDA23-0164) and road closure to partially close 156 Street SW to facilitate a greenway (LDA23-0122) are currently under review by administration.

Rezoning

The proposed (RSL) Residential Small Lot Zone, (RA7) Low Rise Apartment Zone, (A) Metropolitan Recreation Zone, (AP) Public Parks Zone, and (PU) Public Utility Zone would allow development with the following key characteristics:

- RSL Zone:
 - Small lot single detached housing with the opportunity for secondary suites and garden suites
 - Maximum height of 10.0 metres (approximately 2-3 stories).
 - Maximum site coverage between 45 - 47%.
- RA7 Zone:
 - Low-rise multi-unit housing with limited ground floor commercial opportunities.
 - Maximum height of 16.0 metres (approximately four stories).
 - Maximum floor area ratio between 2.3 - 2.5.
- A, AP, and PU Zones:
 - To preserve natural areas along the river, creeks, and ravines, to provide an area of public land for active and passive recreational uses, and a public utility corridor.

Plan Amendment

Bylaw 20684 proposes to amend the Chappelle Neighbourhood Area Structure Plan to reconfigure land uses to align with the proposed rezoning. The following key changes to the NASP are as follows:

- Increases Low-Rise/Medium Density Housing.
- Decreases Single/Semi-detached and Row Housing.
- Re-aligns a top-of-bank pathway.
- Adds a walkway connection through a greenway to 28 Avenue SW.
- Updates statistics and Figures 2-7 to reflect the proposed changes.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(AG) Agricultural Zone	Agricultural land
North	(AG) Agricultural Zone	Agricultural land
East	(RLD) Residential Low Density Zone (RSL) Residential Small Lot Zone (PU) Public Utility Zone (RMD) Residential Mixed Dwelling Zone	Developing land Developing land Stormwater management facility Developing land
South	(RLD) Residential Low Density Zone	Undeveloped land
West	(A) Metropolitan Recreation Zone	Whitemud Creek



View of the site looking west from 156 Street SW/Chernowski Way SW



View of the site looking northwest from 156 Street SW/Chernowski Way SW



View of the site looking southwest from 156 Street SW/Chernowski Way SW

Community Insights

This application was brought forward to the public using a basic approach with a broadened notification radius. This approach was selected because few responses were received from the mailed notice, and minor amendments are proposed to the Chappelle Neighbourhood Area Structure Plan. The basic approach included:

Mailed Notice, June 21, 2023

- Notification radius: 120 metres
- Recipients: 23
- Responses: 5
 - In opposition: 4 (80%)
 - Questions only: 1 (20%)

Site Signage, June 27, 2023

- One rezoning information sign was placed on the property facing 156 Street SW and Chernowski Way SW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Chappelle Community League
- Greater Windermere Community League

Common comments heard (number of similar comments in brackets beside comments below):

- Opposed to multi-unit housing at this location. (3)
- Traffic congestion. (2)
- Multi-unit housing will bring more large-scale encroachment on already fragile and endangered spaces and species within the river valley.
- Concerned with the effect on children's street safety from two multi-unit sites with access from only one road.

Application Analysis



Site analysis context

The City Plan

The subject site, located within the Southwest District of The City Plan, is identified as Residential within a Developing Area and is expected to contribute to Edmonton's population growth from 1 to 1.25 million. This proposal aligns with the goals and policies of The City Plan by contributing to the development of a coordinated network of pathways that support active transportation and recreation in connection with Edmonton's ravine system and open spaces. It also supports access to diverse housing options, and accommodates growth through the compact development of new neighbourhoods, including all future growth for an additional 1 million people within Edmonton's existing boundaries.

Chappelle Neighbourhood Area Structure Plan (NASP)

The proposed amendment to the Chappelle NASP slightly increases the amount of single/semi-detached, decreases the amount of row housing, and adds additional low-rise/medium density housing. This change aligns with NASP policy to provide a variety of housing types in different physical forms to meet the needs of different age and income groups. Overall, the proposed amendment results in a nominal change in plan density, which remains at

36 units per net residential hectare due to a slight increase in total number of units from 8,336 to 8,342. (See Appendix 1 and 2 - Current and Proposed Land Use and Population Statistics)

A top-of-bank pathway will be re-routed to the eastern edge of the park along Whitemud Creek in order to preserve an existing tree stand, and the environmental reserve designation will be expanded to protect an abandoned oil well site. A greenway will extend further north along the 156 Street corridor to the future 28 Avenue SW, providing additional connectivity through the neighbourhood.

Text amendments to the NASP include Open Space policy updates and the removal of explicit references to residential land use sizing, which reduces duplication of the statistics table.

Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Single/Semi-detached	182.22 ha	182.31 ha	+ 0.09 ha
Row Housing	9.13 ha	8.55 ha	- 0.58 ha
Low-Rise/Medium Density Housing	20.52 ha	20.86 ha	+ 0.34 ha
Circulation (Greenway)	1.8 ha	1.95 ha	+ 0.15 ha

Impact of Zoning Bylaw Renewal

At the time of writing of this report, Zoning Bylaw 20001 has been approved but is not yet in effect. As a result, if proposed Charter Bylaw 20685 is approved, the A, AP, PU, RSL and RA7 zones would be effective until December 31, 2023, while the A, PSN, PU, RSF, and RM h16.0 zones would become effective January 1, 2024.

Land Use Compatibility

The RSL zone facilitates an efficient use of land with single detached housing on small lots. This application proposed two sites be zoned RA7, and this zone includes setbacks that allow an appropriate integration with the adjacent RSL zone. In addition, a greenway will act as a buffer between these sites and future residential lots to the east and south.

The A and AP zones will provide for the preservation of the ravine system and a public park. The southern portion of the park was previously rezoned AP under a separate application, so this rezoning will facilitate the assembly of the entire park site. The PU zone will allow for a north-south utility corridor along a greenway adjacent to an existing storm pond.

All the proposed zones are compatible with existing and planned land uses and conform to the proposed NASP amendments.

The North Saskatchewan River Valley and Ravine System Protection Overlay will be amended to incorporate the areas proposed to be rezoned A and AP. In addition, a portion of the site north of the rezoning area falls outside of the scope of the Whitemud Creek Ravine, and will be removed from the Overlay. This removal also includes portions of the future 28 Avenue SW Road Right-of-way.

The tables below show details of the RSF and RM h16.0 zones, which would come into effect on January 1, 2024 for this site, if this rezoning is approved.

	RSL Proposed	RSF Zoning Bylaw 20001 Equivalent
Typical Uses	Single detached housing	Residential
Maximum Height	10.0 m	12.0 m
Front Setback	5.5 m	3.0 - 4.5 m
Minimum Interior Side Setback	1.2 m	1.2 m ¹
Minimum Flanking Side Setback	20% of site width - 4.5 m	2.0 m
Minimum Rear Setback	7.5 m (4.5 m for corner sites)	6.0 m
Maximum Site Coverage	45% - 47%	55%
Minimum Site Depth	30.0 m	N/A

¹ Zero lot line development is permitted within this zone which would allow for an interior side setback of 0.0 m.

Minimum Site Width	10.4 m	7.0 m to 7.5 m
Minimum Site Area	312 square meters	N/A

	RA7 Proposed	RM h16.0 Zoning Bylaw 20001 Equivalent
Typical Uses	Multi-unit housing, supportive housing, child care services, specialty food services	Residential, home based business, child care service, food and drink service
Number of Dwellings	(45 du/ha) Min: 50 (north site) Min: 45 (south site) No max	(45 du/ha) Min: 50 (north site) Min: 45 (south site) No max
Maximum Height	16.0 m	16.0 m
Maximum Floor Area Ratio	2.3-2.5	2.3-3.0
Front Setback	4.5 m	3.0 m
Minimum Interior Side Setback	3.0 m	3.0 m
Minimum Flanking Side Setback	3.0 m	3.0 m
Minimum Rear Setback	7.5 m	3.0 m

The uses and regulations of the RSF Zone under Zoning Bylaw 20001 are similar to those of the proposed RSL Zone and remain compatible with the surrounding planned land uses. The main differences between the proposed RA7 Zone and the RM h16.0 Zone under Zoning Bylaw 20001 are that the minimum front setback would be reduced from 4.5 m to 3.0 m, and the minimum rear setback would be reduced from 7.5 m to 3.0 m.

Mobility

The development of this area will include several features in support of active transportation modes, including a top-of-bank pathway on the east side of Whitemud Creek. The pathway will shift away from the top-of-bank along the public park to avoid an existing tree stand. The area will also include a greenway along the 156 Street corridor. A separate road closure application (LDA23-0122) to facilitate the greenway is anticipated to advance to a public hearing in 2024.

ETS operates bus service on Chapelle Green SW, east of the rezoning site. The site is approximately 600 metres walking distance to the nearest bus stop, located on Chapelle Green SW.

Open Space

Through this plan amendment, updates are suggested to reflect more detailed reporting and site considerations. Re-routing the top-of-bank pathway will ensure the retention and preservation of a natural tree stand on the upland area while still supporting public access.

Utilities

The proposed rezoning area conforms to the Chappelle Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Permanent sanitary servicing is available through connection to the sewers along Chernowski Way SW. Permanent storm servicing is available through connection to the sewers along the greenway Utility-Right-of-Way. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

Appendices

1. Current NASP Land Use and Population Statistics
2. Proposed NASP Land Use and Population Statistics
3. Chappelle NASP Land Use Concept Map Comparison

Written By: Marty Vasquez and Andrea Wadsworth

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Current NASP Land Use and Population Statistics – Bylaw 20342

LAND USE	Area (ha)	% of GA	
Gross Area	461.77		
Major Arterials / Road ROW	11.98		
Pipeline Transmission ROW	10.18		
Electrical Transmission ROW	9.47		
Environmental Reserves (ER)**	39.36		
	Area (ha)	% of GDA	
Gross Developable Area	390.78	100.0%	
Municipal Reserve*	29.40	7.5%	% of MR
East School / Park Site		6.88	1.76%
West School / Park Site		7.36	1.88%
Urban Village Park		4.44	1.14%
Pocket Parks		9.67	2.47%
Greenways		1.05	0.27%
Community Commercial	11.46	2.9%	
Convenience Commercial	1.79	0.5%	
Business Employment	6.71	1.4%	
Institutional	2.14		
Resident's Association	1.94	0.5%	
Stormwater Management	20.34	5.2%	
Circulation @ 20%	81.04	20.7%	
Greenways / ROW	1.80	0.5%	
Total Non-Residential Area	156.62	40.1%	
Net Residential Area (NRA)	234.16	59.9%	

RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
<i>Single/Semi-Detached</i>	182.22	25	4556	2.80	12755	78%
Medium Density Residential (MDR)						
<i>Row Housing</i>	9.13	45	411	2.20	904	4%
<i>Street-Oriented</i>	18.38	35	643	2.50	1608	8%
<i>Low-Rise/Medium Density Housing</i>	20.52	90	1847	1.90	3509	9%
High Density Residential (HDR)						
<i>Medium to High Rise Units</i>	3.91	225	880	1.50	1320	2%
Total	234.16		8336		20096	100%

Population Density (GDA)	51	ppha
Population Density (NRA)	86	ppnrha
Unit Density (GDA)	21	upha
Unit Density (NRA)	36	nrupha

STUDENT GENERATION STATISTICS

Public School Board		1564
Elementary	782	
Junior High School	391	
Senior High School	391	
Separate School Board		625
Elementary	313	
Junior High School	156	
Senior High School	156	
Total Student Population		2189

* Areas dedicated to Municipal Reserves and Environmental Reserves to be confirmed by legal survey.

**2.10 ha of Environmental Reserve will be developed as a SWMF (Constructed Wetland)

Proposed NASP Land Use and Population Statistics – Bylaw 20684

Chappelle Neighbourhood Area Structure Plan Land Use and Population Statistics

LAND USE	Area (ha)	% of GA	
Gross Area	461.77		
Major Arterials / Road ROW	11.98		
Pipeline Transmission ROW	10.18		
Electrical Transmission ROW	9.47		
Environmental Reserves (ER)**	39.36		
	Area (ha)	% of GDA	
Gross Developable Area	390.78	100.0%	
Municipal Reserve*	29.40	7.5%	% of MR
East School / Park Site		6.88	1.76%
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Resident's Association	1.94	0.5%	
Stormwater Management	20.34	5.2%	
Circulation @ 20%	81.04	20.7%	
Greenways / ROW	1.95	0.5%	
Total Non-Residential Area	156.77	40.1%	
Net Residential Area (NRA)	234.01	59.9%	

RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
<i>Single/Semi-Detached</i>	182.31	25	4558	2.80	12761	78%
Medium Density Residential (MDR)						
<i>Row Housing</i>	8.55	45	384	2.20	846	4%
<i>Street-Oriented</i>	18.38	35	643	2.50	1608	8%
<i>Low-Rise/Medium Density Housing</i>	20.86	90	1877	1.90	3567	9%
High Density Residential (HDR)						
<i>Medium to High Rise Units</i>	3.91	225	880	1.50	1320	2%
Total	234.01		8342		20102	100%

Population Density (GDA)	51	ppha
Population Density (NRA)	86	ppnrha
Unit Density (GDA)	21	upha
Unit Density (NRA)	36	nrupha

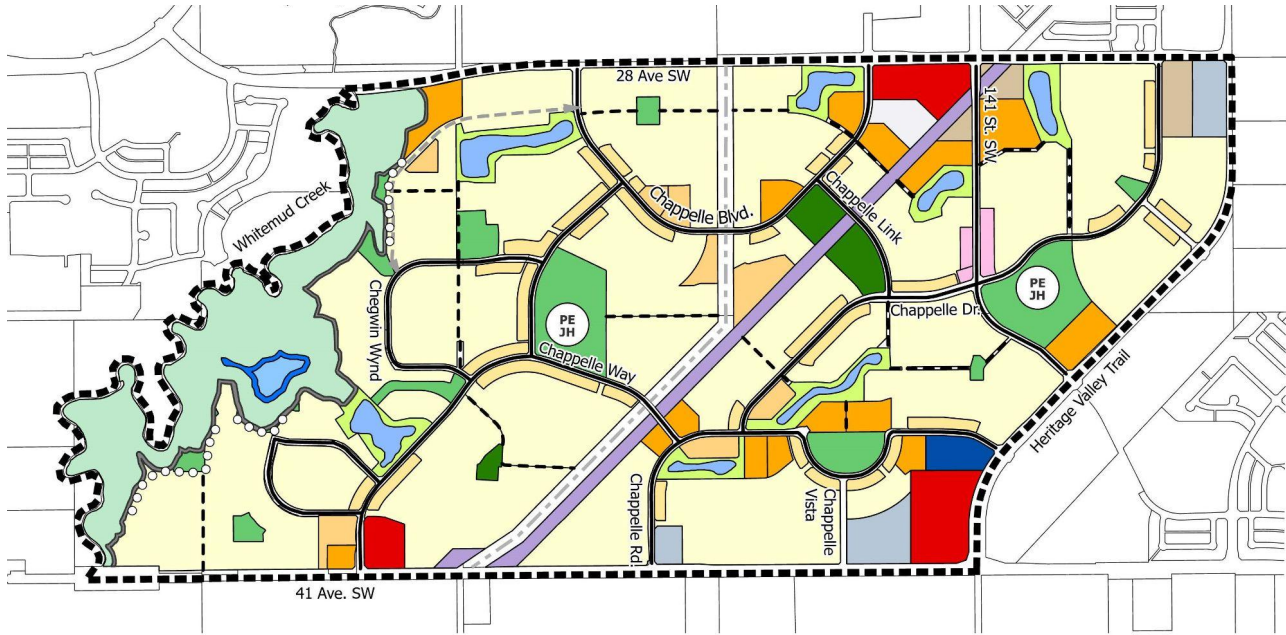
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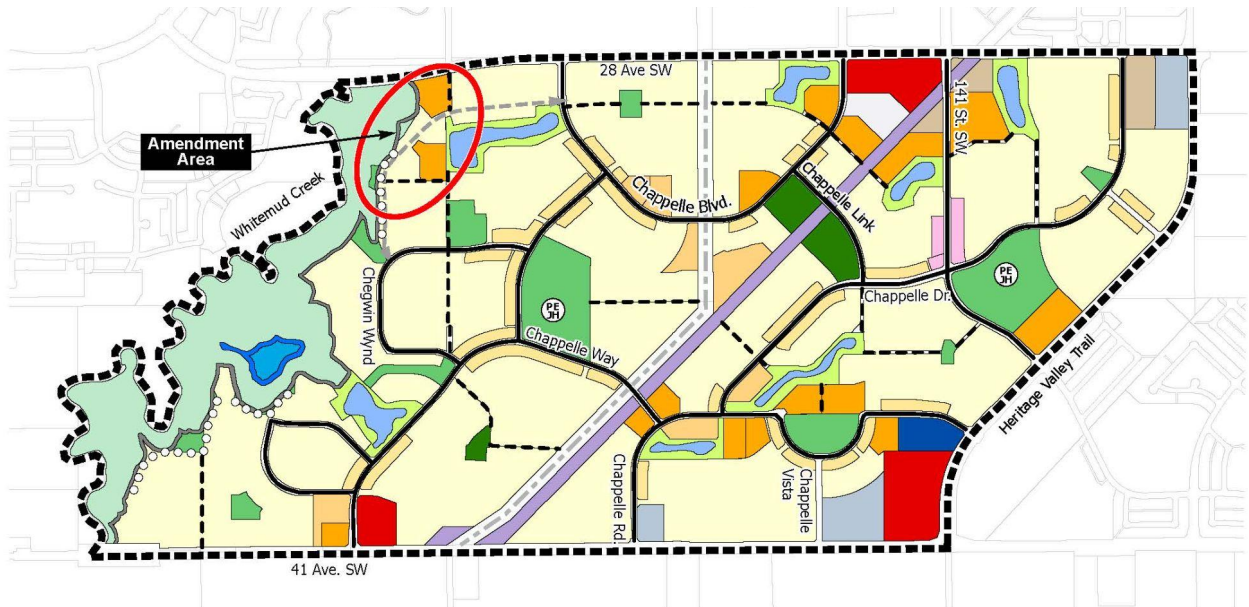
* Areas dedicated to Municipal Reserves and Environmental Reserves to be confirmed by legal survey.

**2.10 ha of Environmental Reserve will be developed as a SWMF (Constructed Wetland)

Chappelle NASP Land Use Concept Map Comparison



Current Land Use Concept Map



Proposed Land Use Concept Map

