

**RESOLUTION
BYLAW 17670
BYLAW 17671
FILE: LDA15-0460
CHAPPELLE**

DESCRIPTION: AMENDMENT TO THE HERITAGE VALLEY SERVICING
CONCEPT DESIGN BRIEF; CHAPPELLE

AMENDMENT TO THE CHAPPELLE NEIGHBOURHOOD
AREA STRUCTURE PLAN; CHAPPELLE

ZONING BYLAW AMENDMENT from (AP) Public Parks Zone,
(RA7) Low Rise Apartment Zone, and (RSL) Residential Small
Lot Zone to (AP) Public Parks Zone, (PU) Public Utility Zone,
(RF4) Semi-detached Residential Zone, (RF5) Row Housing Zone,
and (RSL) Residential Small Lot Zone; CHAPPELLE

LOCATION: West of 156 Street SW and North of 41 Avenue SW;
3428 - 156 Street SW, 15950 - 41 Avenue SW, and 15970 - 41
Avenue SW

**LEGAL
DESCRIPTION:** Portion of SE-15-51-25-4 and portions of Lot N, Block 99, Plan
1522816

APPLICANT: Stantec Consulting Ltd.
10160 - 112 Street NW
Edmonton, AB T5K 2L6

OWNERS: Delcon Creekwood Ltd.
400 10508 - 82 Avenue NW
Edmonton, AB T6E 2A4

**ACCEPTANCE OF
APPLICATION:** October 1, 2015

**EXISTING
DEVELOPMENT:** Vacant, undeveloped land and existing Recreation Vehicle (RV)
storage

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**SUSTAINABLE
DEVELOPMENT'S
RECOMMENDATION:**

That the Resolution to amend the Heritage Valley Servicing Concept Design Brief be APPROVED.

That Bylaw 17670 to amend the Chappelle Neighbourhood Area Structure Plan be APPROVED.

That Bylaw 17671 to amend the Zoning Bylaw from (AP) Public Parks Zone, (RA7) Low Rise Apartment Zone, and (RSL) Residential Small Lot Zone to (AP) Public Parks Zone, (PU) Public Utility Zone, (RF4) Semi-detached Residential Zone, (RF5) Row Housing Zone, and (RSL) Residential Small Lot Zone be APPROVED.

DISCUSSION

1. The Application

This application contains three components: (1) an amendment to the Heritage Valley Servicing Concept Design Brief (SCDB), (2) an amendment to the Chappelle Neighbourhood Area Structure Plan (NASP), and (3) an associated rezoning proposal.

The proposed amendment to the Heritage Valley SCDB is an update to the Land Use and Population Statistics and a map amendment. The statistics update and map amendment is needed to reflect proposed changes to the Chappelle NASP.

The proposed amendment to the Chappelle NASP includes map, statistics, and text amendments. The proposed amendments include:

- Relocating a School/Park site and increasing its area by 0.175 ha;
- Increasing the area of a Storm Water Management Facility by 0.055 ha;
- Reducing the area designated for Low Rise Apartments (LRA) by 1.5 ha and increasing the area designated for Town Houses by 1.5 ha;
- Reconfiguring a collector roadway to provide for more efficient lot design and a more efficient transportation network; and
- Allowing for alternative forms of Row Housing and Stacked Row Housing on sites designated for Town House development through the use of a Direct Control Provision. (A proposal to rezone to a Direct Control Provision has been made through a separate application that is currently in review by Sustainable Development.)

These changes are intended to improve the connectivity and quality of amenity spaces within the neighbourhood, improve the transition of built form and scale at a key entrance to the neighbourhood, and adapt to changing market demands for medium density housing.

Summary of Changes to NASP Statistics

Land Use Designation	Approved Area (ha)	Proposed Area (ha)	Change (ha)
Municipal Reserve	29.59	29.77	+0.18
Pocket Parks*	9.86	10.04	+0.18
Stormwater Management	19.83	19.89	+0.06
Total Non-Residential Area	143.67	143.90	+0.23

* Sub-category of Municipal Reserve

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Residential Designation	Approved Area (ha)	Proposed Area (ha)	Approved Units	Proposed Units	Approved Population	Proposed Population
Single/Semi Detached	181.07	180.84	4,527	4,521	12,675	12,659
Row Housing	11.76	13.26	529	597	1,164	1,313
Low Rise/Medium Density	33.99	32.49	3,059	2,924	5,812	5,556
Total Residential	247.33	247.10	9,146	9,073	21,859	21,735

Overall there is a slight decrease from 36.98 to 36.72 dwelling units per net residential hectare (upnrha).

The rezoning component of this application proposes to rezone land from (AP) Public Parks Zone, (RA7) Low Rise Apartment Zone, and (RSL) Residential Small Lot Zone to (AP) Public Parks Zone, (PU) Public Utility Zone, (RF4) Semi-detached Residential Zone, (RF5) Row Housing Zone, and (RSL) Residential Small Lot Zone.

The intent of the RSL to AP rezoning and the AP to RSL rezoning is to relocate a pocket park further south and increase its size. The RSL to PU rezoning will increase the size of a storm water management facility. The intent of the RSL to RF4 rezoning is to allow more flexibility in forms of low density housing, while the intent of the RA7 to RF5 rezoning is to reduce the concentration of building massing at the entrance of the neighbourhood and to provide a more gradual transition to the low density residential to the west.

2. Site and Surrounding Area

The application affects the southwest portion of the neighbourhood, west of 156 Street SW and north of 41 Avenue SW. The rezoning area is predominantly vacant, undeveloped land but also includes portions of an existing Recreation Vehicle (RV) storage area. Surrounding land to the north includes undeveloped land and RV storage areas, zoned PU, RF5, and RSL. To the east is undeveloped land zoned (CNC) Neighbourhood Convenience Commercial Zone, as well as a residential property zoned (AG) Agricultural Zone. To the south and west is undeveloped land and a residential property with associated agricultural uses and structures. Land south and west is zoned AP, RSL and AG. South of 41 Avenue SW is Leduc County. Land in this area is undeveloped farmland and is designated Future Residential Area in Leduc County's North Major Area Structure Plan.



View of site, looking northwest

ANALYSIS

1. Compliance with Approved Plans

Capital Region Growth Plan

The proposed plan amendments and rezoning application area is located within Priority Growth Area 'Cw', which has a target density range of 30 to 40+ upnrha. The planned density in the Chappelle NASP is approximately 37 upnrha, exceeding the minimum target. The proposed amendments and rezoning facilitates the development of medium and low density residential areas that help achieve the average density in the Chappelle NASP.

Heritage Valley SCDB

This application conforms with the Heritage Valley SCDB which designates this area for Residential, School/Park Site, and Storm Water Management Facility uses. The Heritage Valley SCDB Land Use and Population Statistics and three maps are proposed to be updated to reflect the proposed application.

Chappelle NASP

This application conforms to the objectives of the Chappelle NASP, including:

- Ensure that park space is accessible to all members of the community;

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- Provide a variety of opportunities for passive and active recreation experiences, incorporating a variety of activities to encourage community interaction;
- Design different types of park space to meet needs of all users in the community;
- Design a connected and integrated open space system that encourages active modes of movement (e.g. pedestrians and bicycles);
- Provide a variety of housing types in different physical forms to meet the needs of different age and income groups;
- Provide opportunities for higher density housing at accessible locations, near community focal points, open space and transit routes; and
- Provide a transition between residential uses of significantly different densities and heights.

2. Commenting Agencies

All comments from Civic Departments and utility agencies have been addressed.

3. Leduc County

This application was circulated to Leduc County for review on October 23, 2015 and March 14, 2016. They expressed no objection to this application.

4. Environmental Review

A Phase 1 Environmental Site Assessment was reviewed and the site was deemed suitable for the intended uses.

5. Surrounding Property Owners' Concerns

Sustainable Development sent advance notices to the surrounding property owners and the Heritage Point Community League on October 23, 2015 and March 14, 2016. The rezoning application was revised in early 2016, necessitating two advance notice mail-outs. No concerns or questions were received in response to the notice.

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JUSTIFICATION

Sustainable Development recommends that the Resolution to amend the Heritage Valley Servicing Concept Design Brief, Bylaw 17670 to amend the Chappelle Neighbourhood Area Structure Plan, and Bylaw 17671 to amend the Zoning Bylaw from (AP) Public Parks Zone, (RA7) Low Rise Apartment Zone, and (RSL) Residential Small Lot Zone to (AP) Public Parks Zone, (PU) Public Utility Zone, (RF4) Semi-detached Residential Zone, (RF5) Row Housing Zone, and (RSL) Residential Small Lot Zone be APPROVED on the basis that the application:

- supports the intent and is in conformance with the Heritage Valley Servicing Concept Design Brief and the Chappelle Neighbourhood Area Structure Plan; is compatible with the adjacent land uses;
- satisfies the technical and servicing requirements of the affected Civic Departments and utility agencies;
- provides improved connectivity and quality of amenity spaces within the neighbourhood; and
- improves the transition of built form and scale at a key entrance to the neighbourhood.

ATTACHMENTS

- 2a Approved Heritage Valley Servicing Concept Design Brief – Land Use and Population Statistics
- 2b Proposed Heritage Valley Servicing Concept Design Brief – Land Use and Population Statistics
- 2c Approved Land Use and Population Statistics Chappelle Neighbourhood Area Structure Plan – Bylaw 17225
- 2d Proposed Land Use and Population Statistics Chappelle Neighbourhood Area Structure Plan – Bylaw 17670
- 2e Approved Heritage Valley Servicing Concept Design Brief
- 2f Proposed Heritage Valley Servicing Concept Design Brief
- 2g Approved Chappelle Neighbourhood Area Structure Plan – Bylaw 17225
- 2h Proposed Chappelle Neighbourhood Area Structure Plan – Bylaw 17670
- 2i Surrounding Land Use Map
- 2j Proposed Rezoning Map – Bylaw 17671

Written by: Marco Beraldo
Approved by: Tim Ford
Sustainable Development
June 27, 2016

TABLE 1
HERITAGE VALLEY SERVICING CONCEPT DESIGN BRIEF
APPROVED LAND USE AND POPULATION STATISTICS

																				Units				
	Gross Area	Creeks/Ravines (ER)	Pipelines/Electrical ROW	Transit ROW	Arterial Road Widening	Special Study (Provincial Lands)	GDA	Special Study (Graydon Hill)	Cemetery	School/Parks	District Campus	Commercial	Business Employment	SWMF	Circulation	Institutional	Mixed Use	Other	Residential	LDR	MDR	HDR	Total	POPULATION
MacEwan	111		5		3		103			4		4		3	21	8			65	1,118	616	225	1,959	6,165
Richford	55	10	1				43							2	7				35	352	97	246	695	1,901
Blackmud Creek	101	18			3		80			7		4		3	18	6		11	31	635	154		789	2,656
Rutherford	219		4	2			214			20		2		8	39				144	2,815	2,457	128	5,400	12,841
Town Centre	119		2	2	15		100			30	14			5			22		29	150	1,605	5,684	7,439	11,835
Callaghan	84				7		77			4				4	13			1	56	832	1,122		1,955	6,225
Cashman	60	14			2		44			4		3	25	1	7		4				360		360	540
Cavanagh	147	30			4	26	87			8		1		5	13				59	1,187	1,022		2,209	5,219
Allard	164	9			8		147			12		1		6	26			2	97	1,932	1,284	504	3,719	8,801
Desrochers	110		2	1	8		99			9		16		7	20				47	785	1,074	208	2,067	4,674
Chappelle	462	39	20		12		391			30		9		20	83				247	4,527	4,248	371	9,146	21,859
Hays Ridge	197	66*	5		7		118			10		5		2	16			22	62	1,242	639		2,199	5,253
Paisley	65		4		3		58			5				3	13				36	774	513		1,287	3,091
Graydon Hill	89	3	1		5		79	15	33	8				2	5				16	340	218		558	1,345
NHBD 14	108	1	5			102	0																	
TOTAL	2,091	190	49	5	77	128	1,640	15	33	121	30	59	25	71	281	14	26	36	924	16,689	15,409	7,366	39,782	92,405

Note: *Includes 2.77 hectares of road right of way. The 0.81 hectares are remnant parcels that are located between the Urban Development Line and Top of Bank roadway as shown in the Hays Ridge Land Use Concept (designated as Public Upland Areas). The additional 1.96 hectares is Top of Bank road right of way which is excluded from Gross Developable Area (City Policy C542). These parcels are not Environmental Reserve.

TABLE 2
HERITAGE VALLEY SERVICING CONCEPT DESIGN BRIEF
PROPOSED LAND USE AND POPULATION STATISTICS

																				Units					
	Gross Area	Creeks/Ravines (ER)	Pipelines/Electrical ROW	Transit ROW	Arterial Road Widening	Special Study (Provincial Lands)	GDA	Special Study (Graydon Hill)	Cemetery	School/Parks	District Campus	Commercial	Business Employment	SWMF	Circulation	Institutional	Mixed Use	Other	Residential	LDR	MDR	HDR	Total	POPULATION	
MacEwan	111		5		3		103			4		4		3	21	8			65	1,118	616	225	1,959	6,165	
Richford	55	10	1				43							2	7				35	352	97	246	695	1,901	
Blackmud Creek	101	18			3		80			7		4		3	18	6		11	31	635	154		789	2,656	
Rutherford	219		4	2			214			20		2		8	39				144	2,815	2,457	128	5,400	12,841	
Town Centre	119		2	2	15		100				30	14		5			22		29	150	1,605	5,684	7,439	11,835	
Callaghan	84				7		77			4				4	13			1	56	832	1,122		1,955	6,225	
Cashman	60	14			2		44			4		3	25	1	7		4				360		360	540	
Cavanagh	147	30			4	26	87			8		1		5	13				59	1,187	1,022		2,209	5,219	
Allard	164	9			8		147			12		1		6	26			2	97	1,932	1,284	504	3,719	8,801	
Desrochers	110		2	1	8		99			9		16		7	20				47	785	1,074	208	2,067	4,674	
Chappelle	462	39	20		12		391			30		9		20	83				247	4,521	4,181	371	9,073	21,735	
Hays Ridge	197	66*	5		7		118			10		5		2	16			22	62	1,242	639		2,199	5,253	
Paisley	65		4		3		58			5				3	13				36	774	513		1,287	3,091	
Graydon Hill	89	3	1		5		79	15	33	8				2	5				16	340	218		558	1,345	
NHBD 14	108	1	5			102	0																		
TOTAL	2,091	190	49	5	77	128	1,640	15	33	121	30	59	25	71	281	14	26	36	924	16,683	15,342	7,366	39,709	92,281	

Note: *Includes 2.77 hectares of road right of way. The 0.81 hectares are remnant parcels that are located between the Urban Development Line and Top of Bank roadway as shown in the Hays Ridge Land Use Concept (designated as Public Upland Areas). The additional 1.96 hectares is Top of Bank road right of way which is excluded from Gross Developable Area (City Policy C542). These parcels are not Environmental Reserve.

TABLE 3
CHAPPELLE NEIGHBOURHOOD AREA STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 17225

LAND USE	Area (ha)		% of GA	
Gross Area	461.77			
Major Arterials / Road ROW	12.21			
Pipeline Transmission ROW	10.18			
Electrical Transmission ROW	9.47			
Environmental Reserves (ER)**	38.91			
	Area (ha)		% of GDA	
Gross Developable Area	391.00		100.0%	
Municipal Reserve*	29.59		7.6%	% 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		9.86		2.52%
Greenways		1.05		0.27%
Community Commercial	7.81		2.0%	
Convenience Commercial	1.60		0.4%	
Resident's Association	1.94		0.5%	
Stormwater Management	19.83		5.1%	
Circulation @ 20%	81.04		20.7%	
Greenways/ROW	1.86		0.5%	
Total Non-Residential Area	143.67		36.7%	
Net Residential Area (NRA)	247.33		63.3%	

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>	181.07	25	4,527	2.80	12,675	73%
Medium Density Residential (MDR)						
<i>Row Housing</i>	11.76	45	529	2.20	1,164	5%
<i>Street-Oriented</i>	18.86	35	660	2.50	1,651	8%
<i>Low-Rise/Medium Density Housing</i>	33.99	90	3,059	1.90	5,812	14%
High Density Residential (HDR)						
<i>Medium to High Rise Units</i>	1.65	225	371	1.50	557	1%
Total	247.33		9,146		21,859	100%

Population Density (GDA):	56		ppha		
Population Density (NRA):	88		ppnrha		
Unit Density (GDA):	23		upha		
Unit Density (NRA):	37		nrupha		
LDR / MDR / HDR Ratio:	50%	/	46%	/	4%

Student Generation Statistics

Level	Public	Separate
Elementary	782	313
Junior High School	391	156
Senior High School	391	156
Total Student Population	1,564	626

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

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

TABLE 4
CHAPPELLE NEIGHBOURHOOD AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 17670

LAND USE	Area (ha)		% of GA	
Gross Area	461.77			
Major Arterials / Road ROW	12.21			
Pipeline Transmission ROW	10.18			
Electrical Transmission ROW	9.47			
Environmental Reserves (ER)**	38.91			
	Area (ha)		% of GDA	
Gross Developable Area	391.00		100.0%	
Municipal Reserve*	29.77		7.6%	<u>% of MR</u>
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		10.04		2.57%
Greenways		1.05		0.27%
Community Commercial	7.81		2.0%	
Convenience Commercial	1.60		0.4%	
Resident's Association	1.94		0.5%	
Stormwater Management	19.89		5.1%	
Circulation @ 20%	81.04		20.7%	
Greenways/ROW	1.86		0.5%	
Total Non-Residential Area	143.90		36.8%	
Net Residential Area (NRA)	247.10		63.2%	

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>	180.84	25	4,521	2.80	12,659	73%
Medium Density Residential (MDR)						
<i>Row Housing</i>	13.26	45	597	2.20	1,313	5%
<i>Street-Oriented</i>	18.86	35	660	2.50	1,651	8%
<i>Low-Rise/Medium Density Housing</i>	32.49	90	2,924	1.90	5,556	13%
High Density Residential (HDR)						
<i>Medium to High Rise Units</i>	1.65	225	371	1.50	557	1%
Total	247.10		9,073		21,735	100%

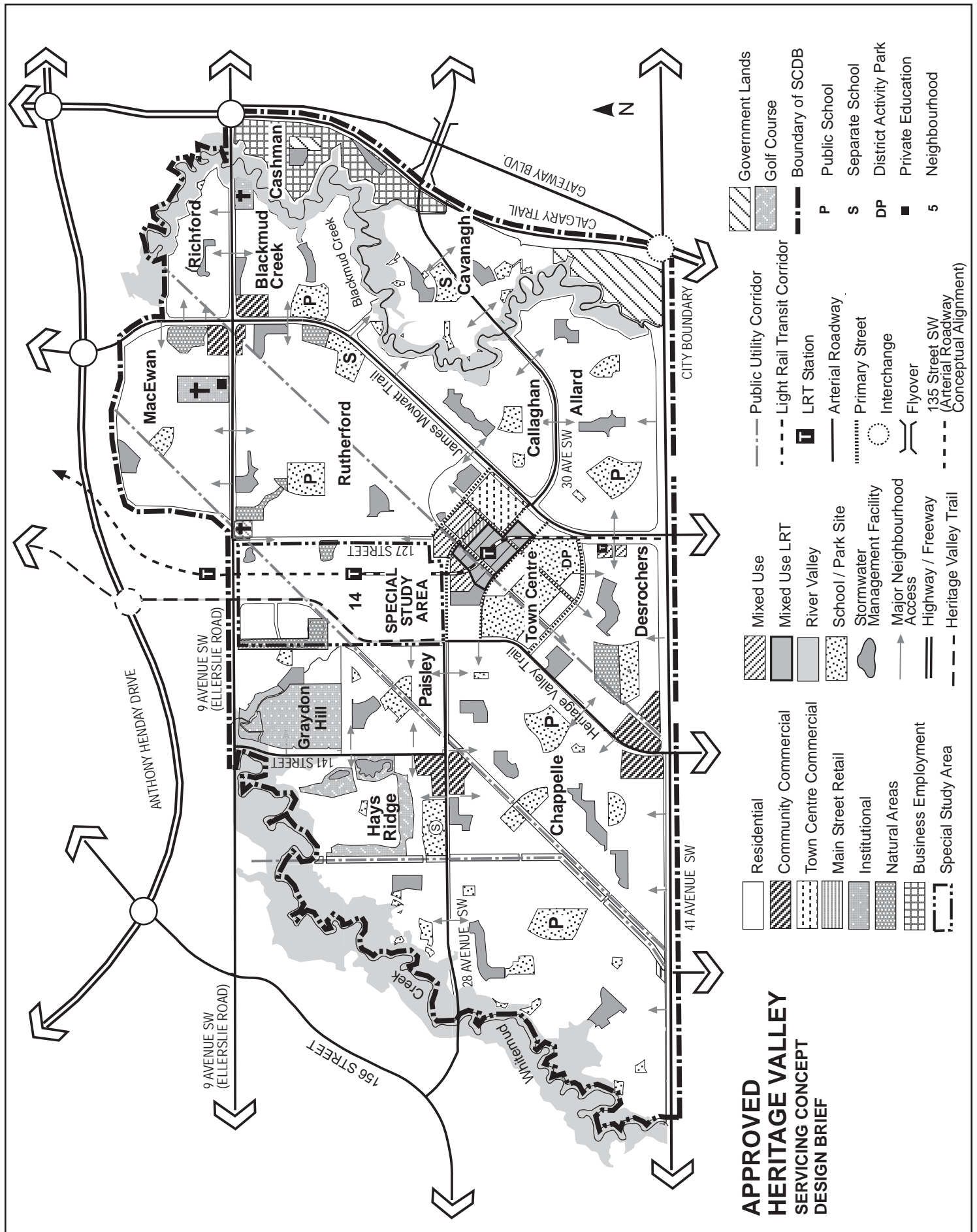
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Unit Density (GDA):	23		upha		
Unit Density (NRA):	37		nrupha		
LDR / MDR / HDR Ratio:	50%	/	46%	/	4%

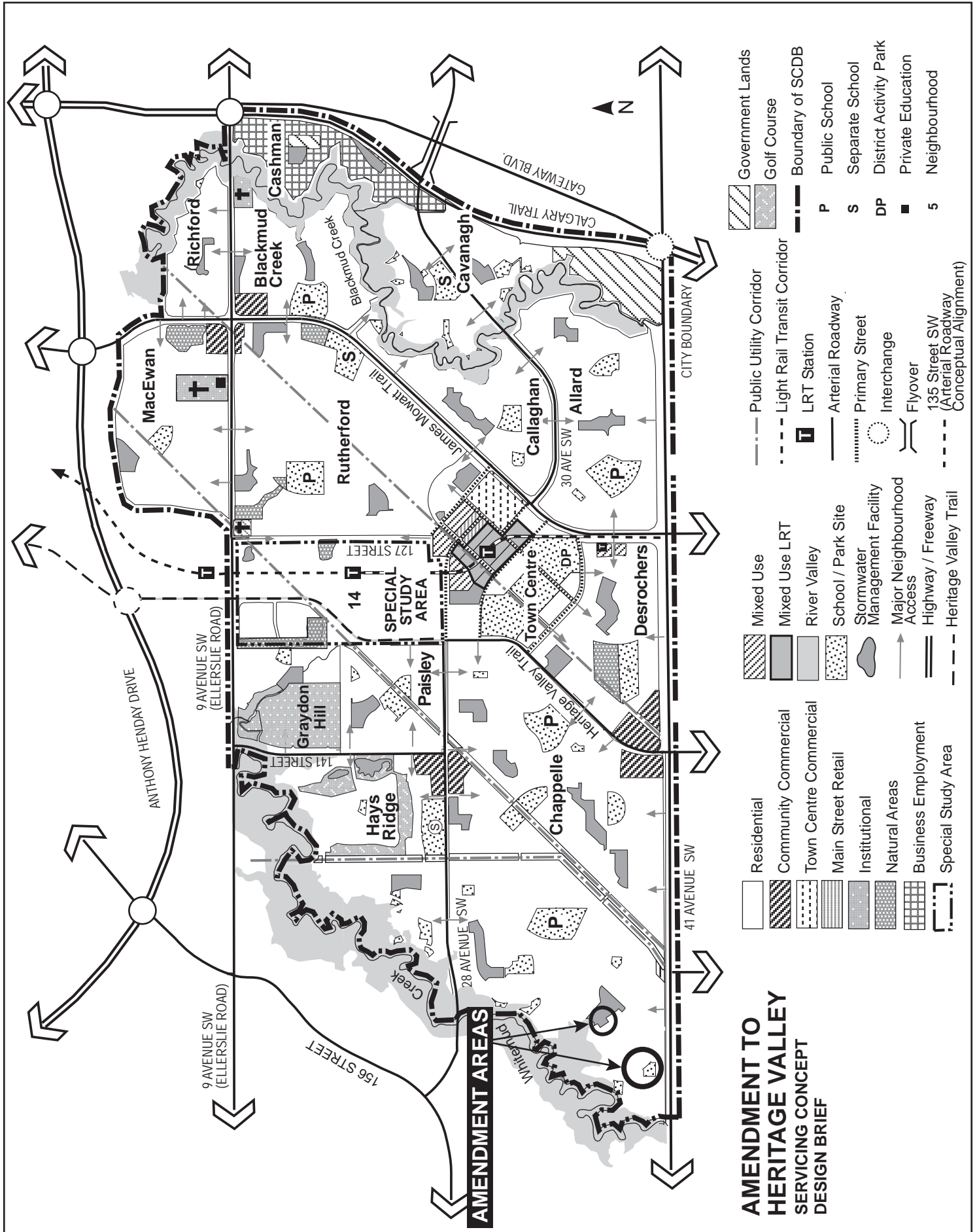
Student Generation Statistics

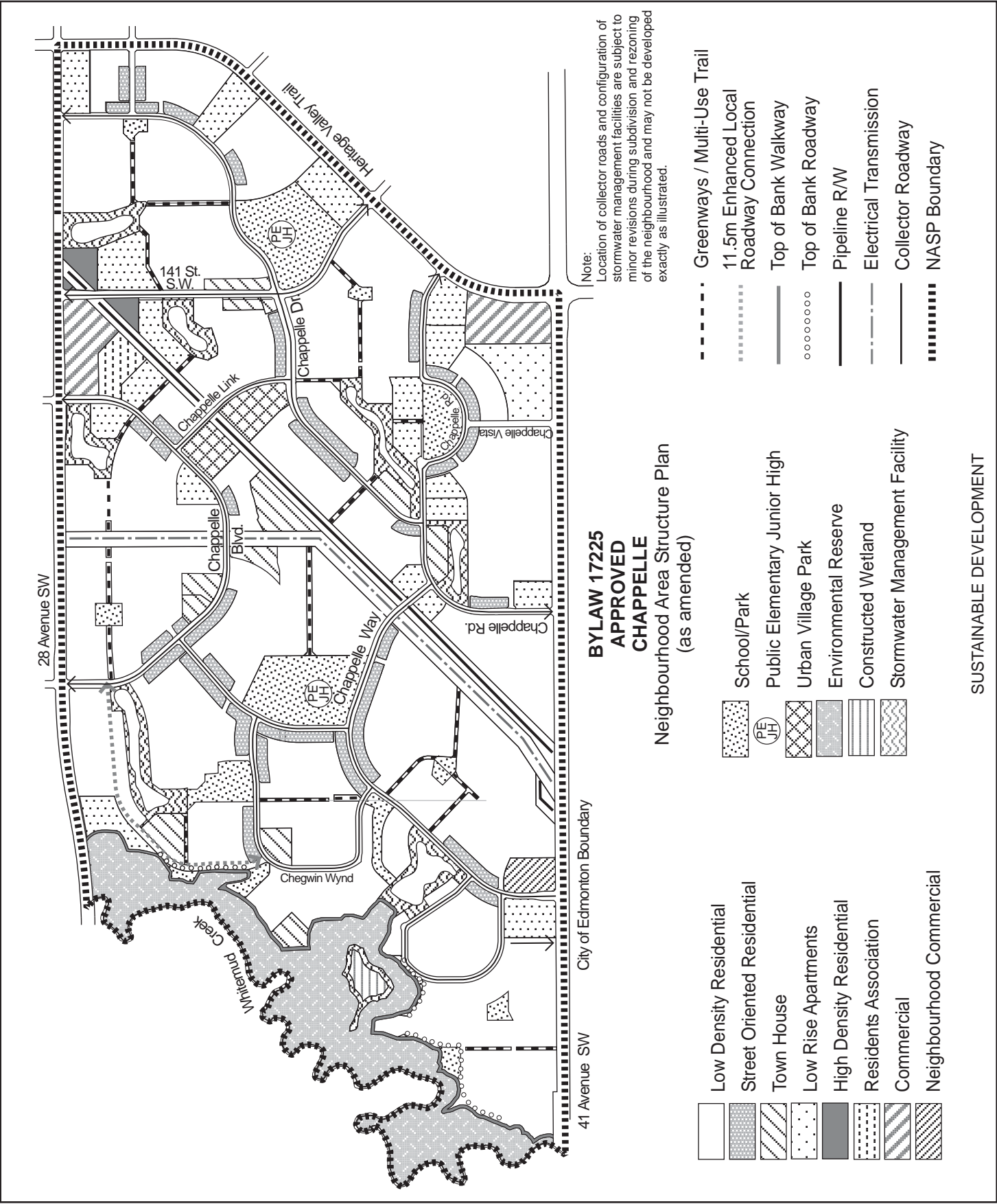
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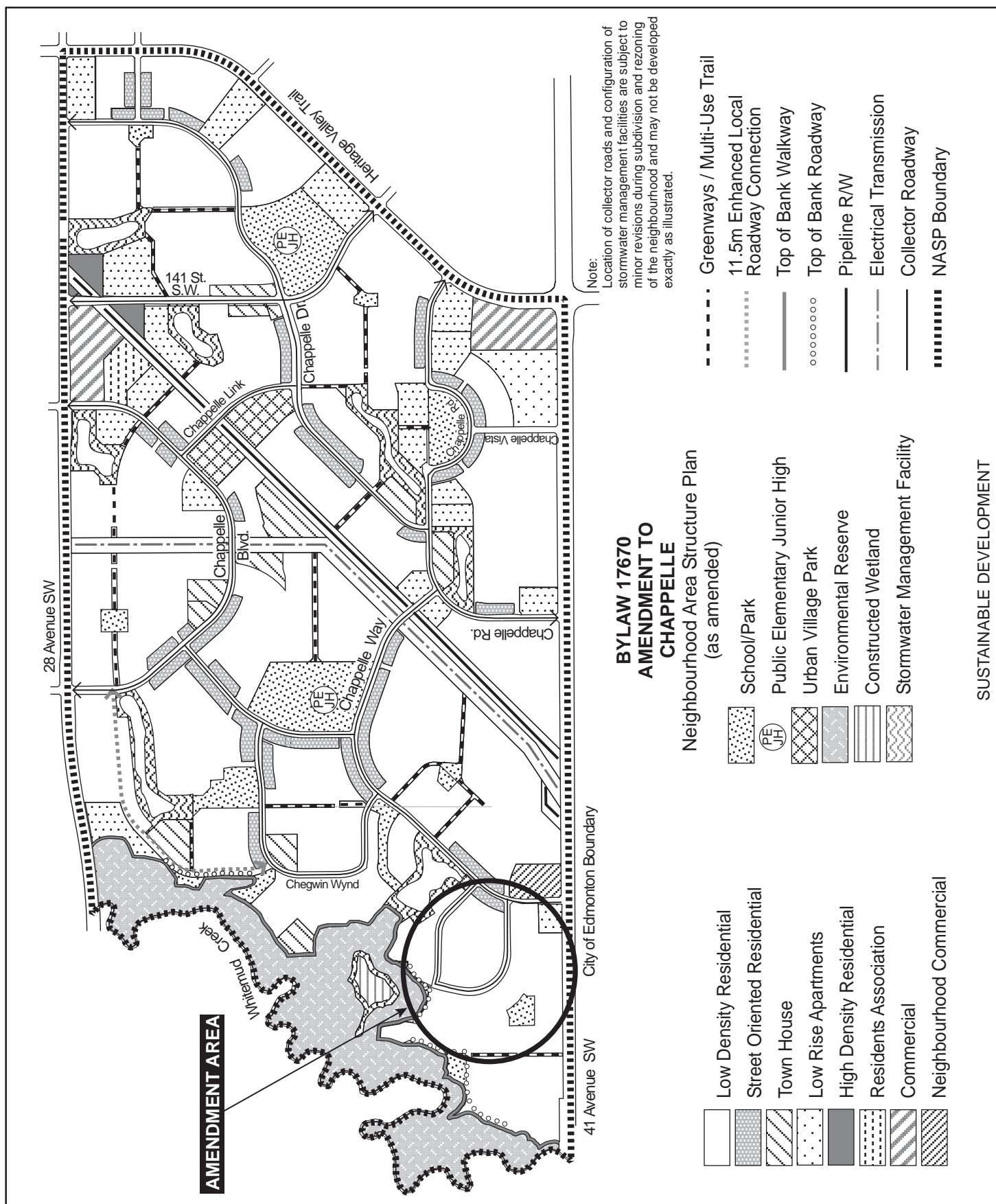
* Areas dedicated to Municipal Reserves and Environmental Reserves to be confirmed by legal survey

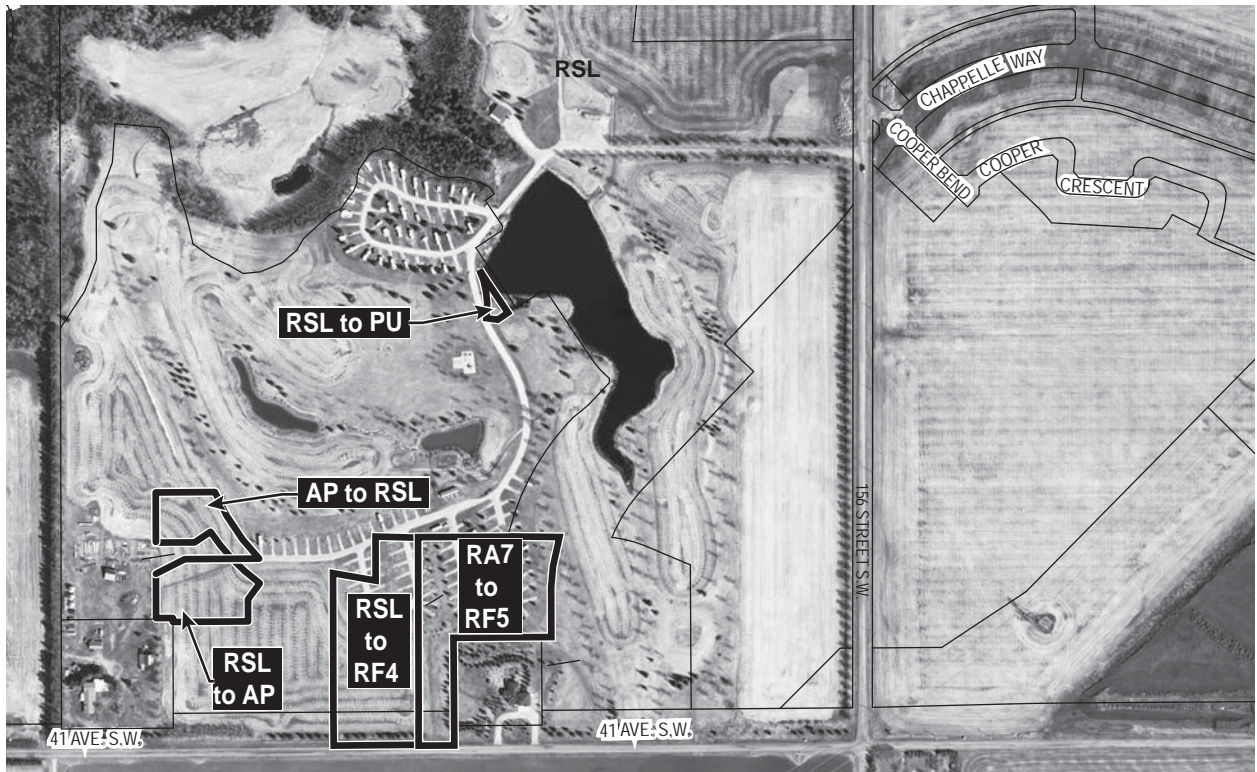
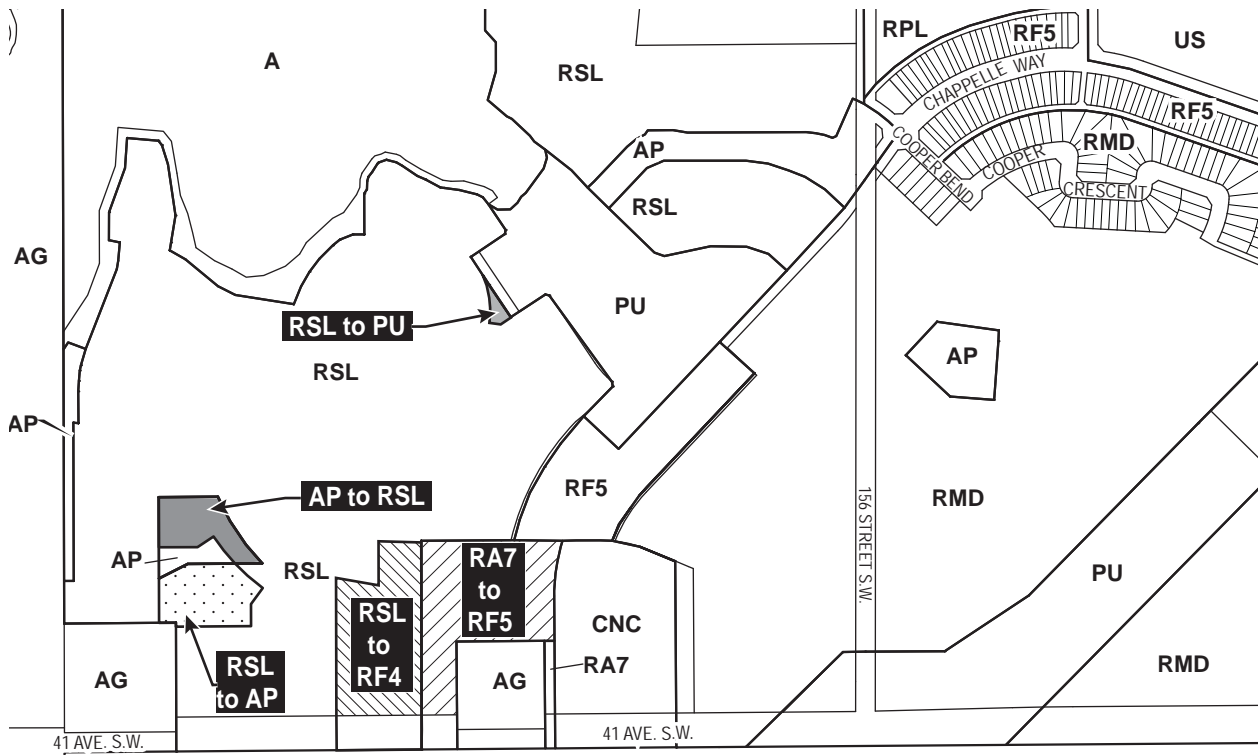
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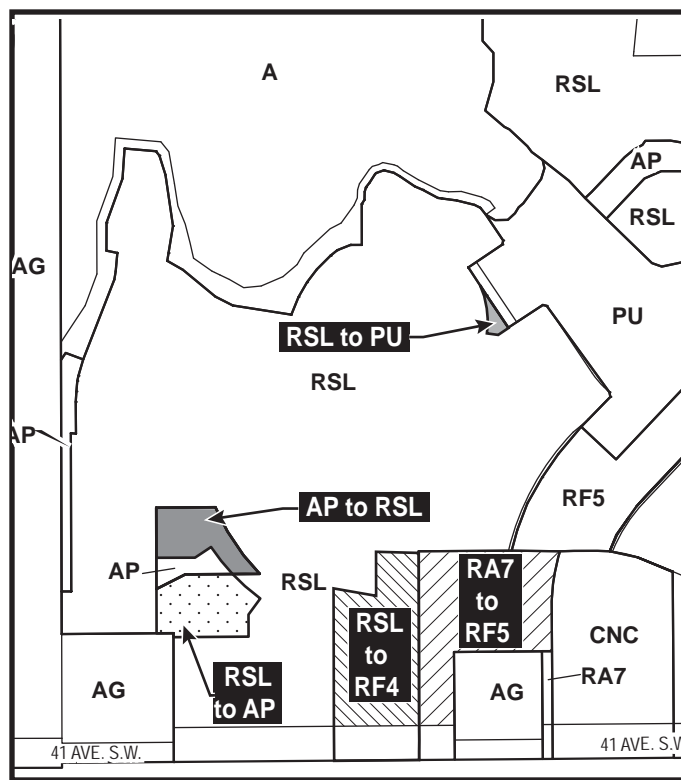
SURROUNDING LAND USE ZONES







FILE: LDA16-0460
DATE: June 27, 2016
BYLAW 17671

CHAPPELLE BYLAW 17671

Location: 3428 - 156 Street SW, 15950 - 41 Avenue SW
and 15970 - 41 Avenue SW



Proposed Rezoning from

	AP to RSL		RA7 to RF5
	RSL to AP		RSL to PU
	RSL to RF4		



The purpose of proposed Bylaw 17671 is to change the Zoning Bylaw from (AP) public parks zone, (RA7) low rise apartment zone, and (RSL) residential small lot zone to (AP) public parks zone, (PU) public utility zone, (RF4) semi-detached residential zone, (RF5) row housing zone, and (RSL) residential small lot zone; a portion of SE-15-51-25-4 and portions of Lot N, Block 99, Plan 1522816, as shown on the attached sketch. These zones provide the opportunity for development of a range of low and medium density residential uses as well as public park and public utility uses. This rezoning is accompanied by an associated amendment to the Heritage Valley Servicing Concept Design Brief and a proposed amendment to the Chappelle Neighbourhood Area Structure Plan (Bylaw 17670). Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

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