



ADMINISTRATION REPORT **REZONING** Chappelle

7252 and 7253 Chivers Place SW

To correct the zoning of two residential properties.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it:

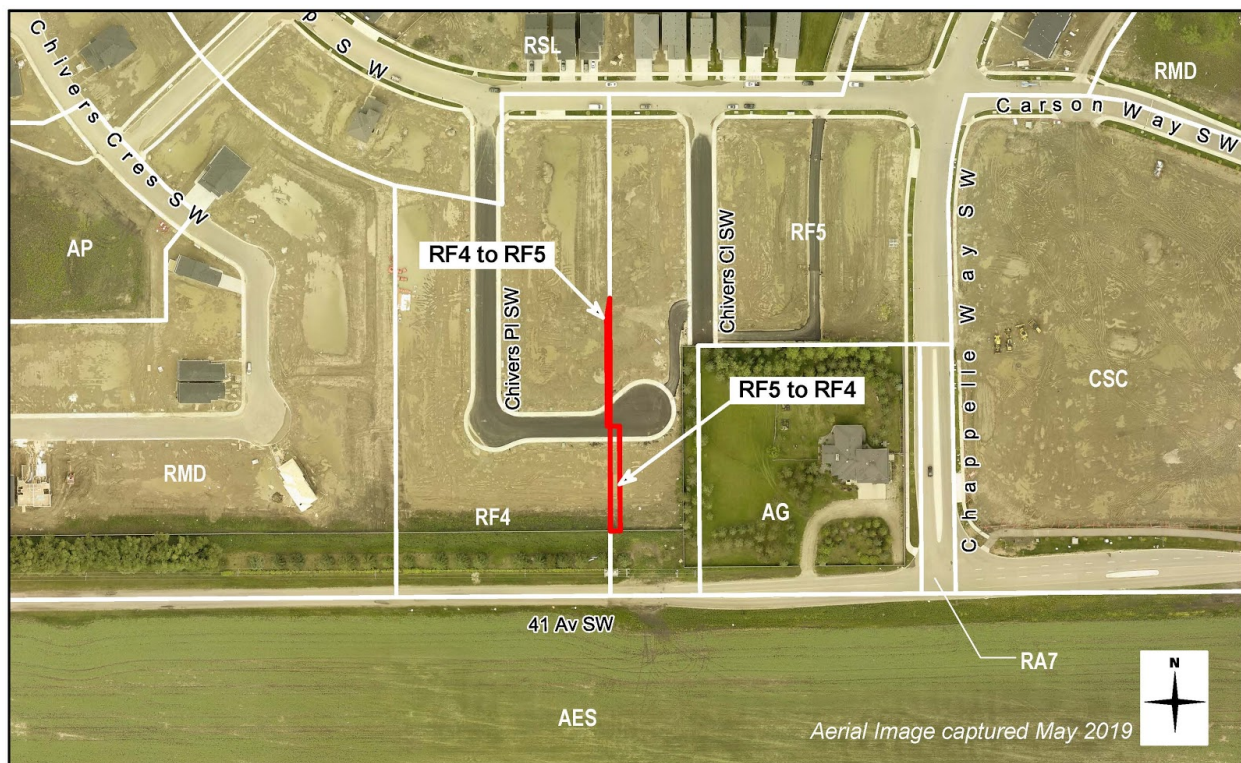
- will enable clear interpretation of the Zoning Bylaw and facilitate development at the development permit stage; and
- conforms to the Chappelle Neighbourhood Structure Plan.

THE APPLICATION

CHARTER BYLAW 19193 proposes to amend the Zoning Bylaw to correct the zoning on two properties located in the southwest portion of the Chappelle neighbourhood. This application is administrative in nature. The northern lot is proposed to be rezoned to (RF5) Row Housing Zone and the southern lot to (RF4) Semi-detached Residential Zone.

An associated subdivision was approved in July 2019 and has since been endorsed. The subdivision resulted in a minor misalignment with the approved zoning boundaries; this Bylaw will correct the inconsistency.

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITES	Split zoned (RF4) Semi-detached Residential Zone and (RF5) Row Housing Zone	Vacant lots, with an approved and endorsed subdivision
CONTEXT		
North	(RF4) Semi-detached Residential Zone	Vacant lots, with an approved and endorsed subdivision

East	(RF5) Row Housing Zone	Vacant lots, with an approved and endorsed subdivision
South	(AES) Agricultural Edmonton South Zone	Vacant land intended for larger agricultural operations with limited residential uses
West	(RF4) Semi-detached Residential Zone	Vacant lots, with an approved and endorsed subdivision

PLANNING ANALYSIS

The proposed rezoning conforms to the Chappelle Neighbourhood Structure Plan which designates the northern lot (proposed as RF5 zoning) for Town House uses and the southern lot (proposed as RF4 zoning) for Low Density Residential uses. The subdivision for these lots has been approved and endorsed, and resulted in a minor misalignment with the approved zoning boundaries. This application is administrative in nature and will enable a clear interpretation of the Zoning Bylaw and facilitate development at the development permit stage.

TECHNICAL REVIEW

The application circulated for a one-week period for information purposes only. No concerns were expressed from affected City Departments and utility agencies.

PUBLIC ENGAGEMENT

ADVANCE NOTICE September 10, 2019	<ul style="list-style-type: none"> • Number of recipients: 64 • No responses received
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/chappelle

CONCLUSION

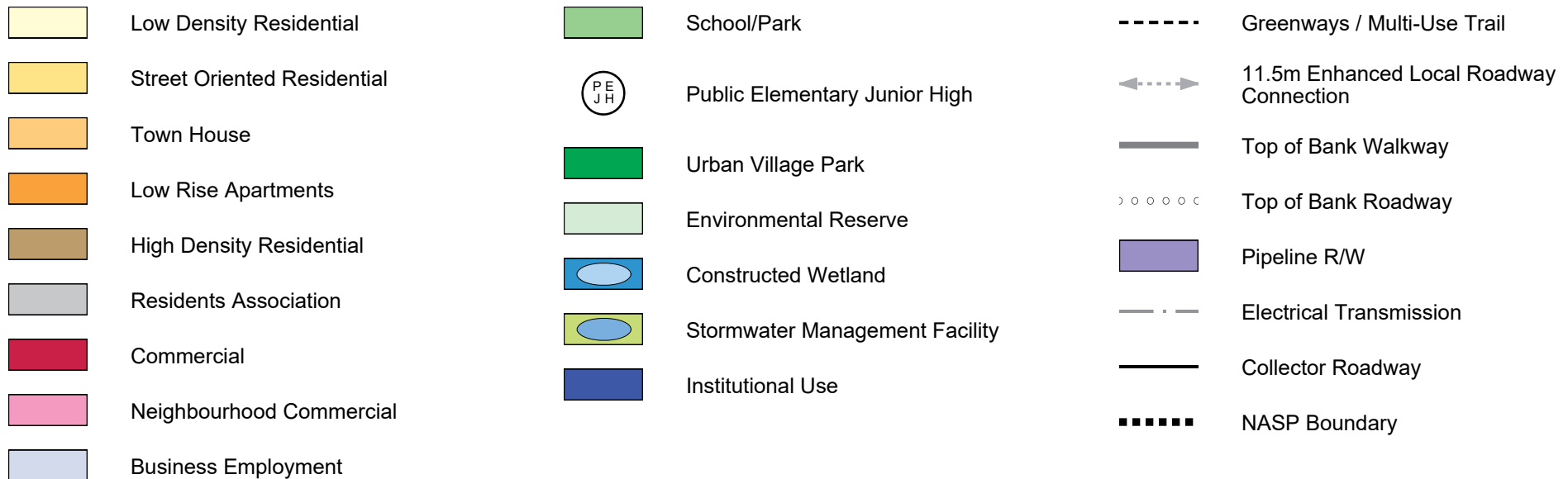
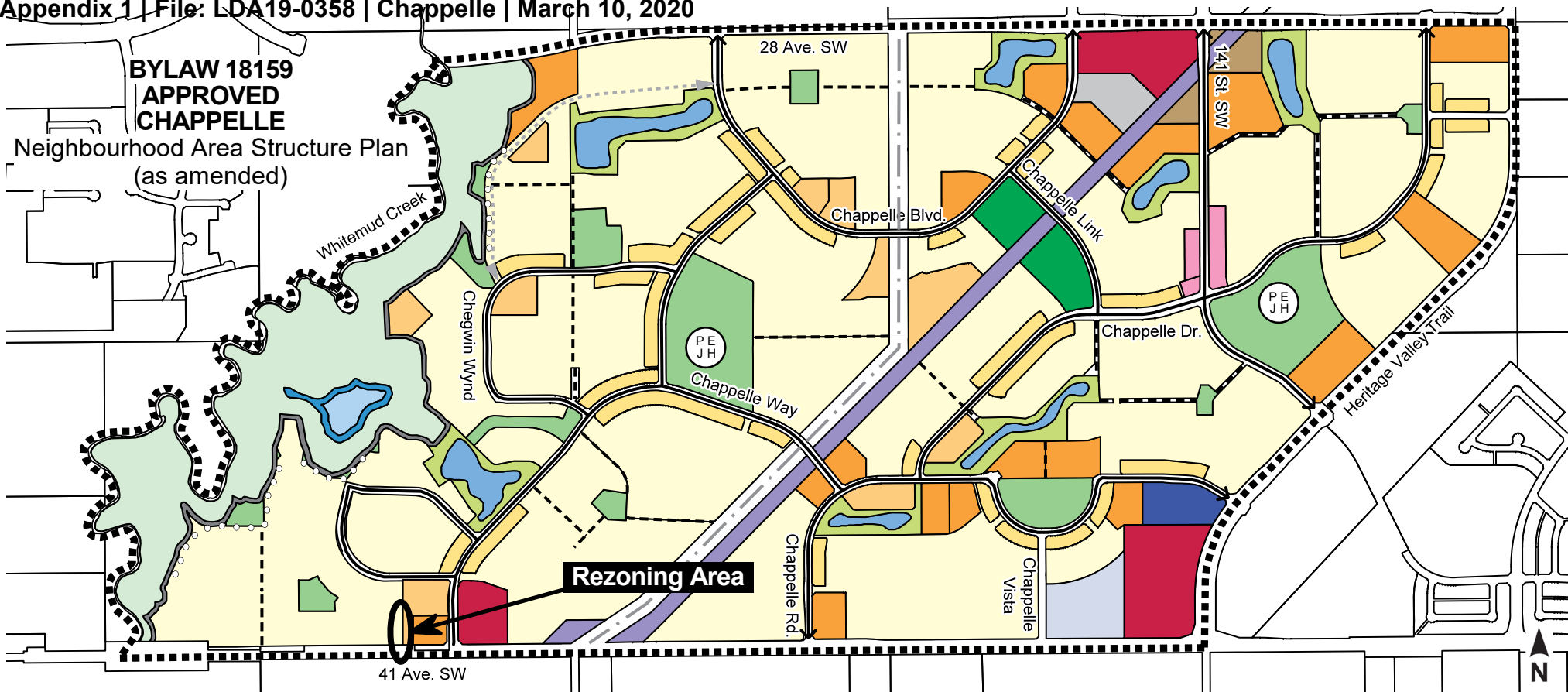
Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary

**BYLAW 18159
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
Charter Bylaw:	19193
Location:	North of 41 Avenue SW and west of Chappelle Way SW
Addresses:	7252 & 7253 Chivers Place SW
Legal Descriptions:	Lot 29A, Block 30, Plan 1922588 Lot 15, Block 31, Plan 1823300
Site Area:	Approximately 180.1 m ²
Neighbourhood:	Chappelle
Notified Community Organization(s):	Chappelle Community League
Applicant:	City of Edmonton

PLANNING FRAMEWORK

Current Zones:	(RF4) Semi-detached Residential Zone; and (RF5) Row Housing Zone
Proposed Zones:	(RF4) Semi-detached Residential Zone; and (RF5) Row Housing Zone
Plan in Effect:	Chappelle Neighbourhood Area Structure Plan Heritage Valley Servicing Design Concept Brief

Written By:
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