



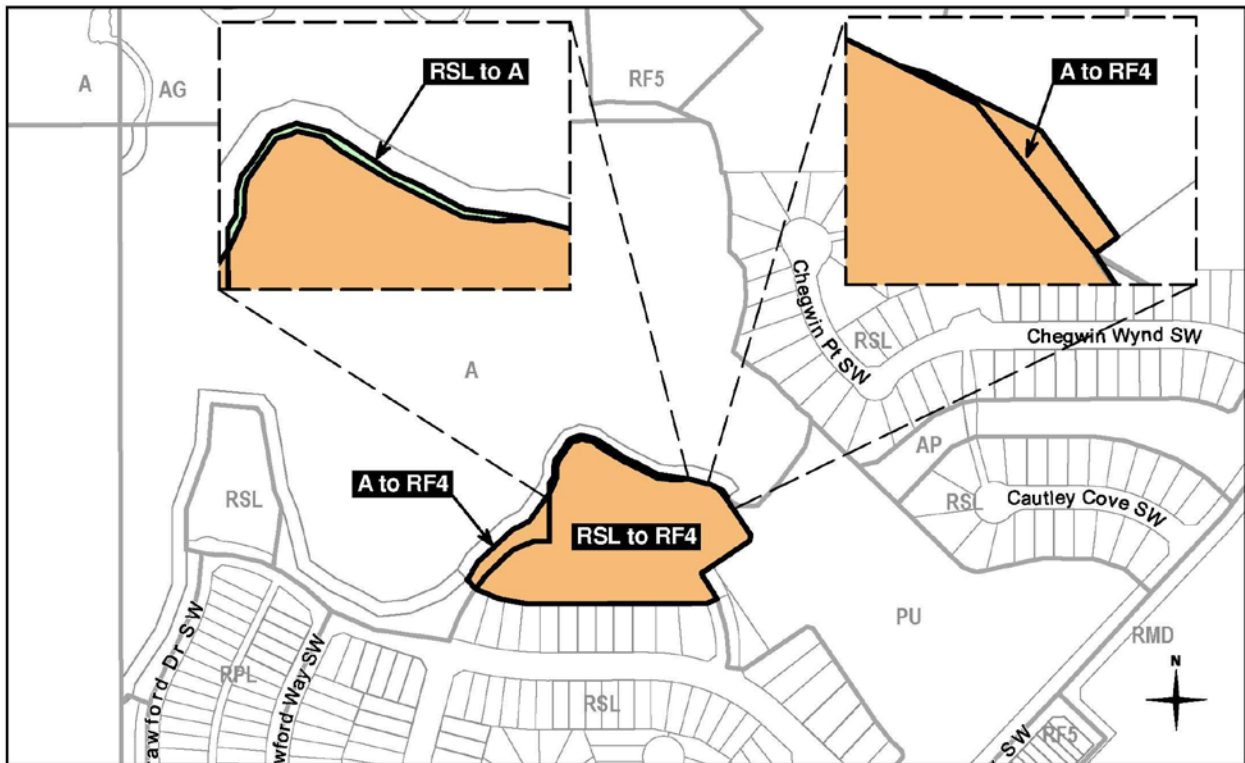
# ADMINISTRATION REPORT

## REZONING

### Chappelle

## 6611 Crawford Landing SW

To allow for a broader range of low density residential uses.



## RECOMMENDATION AND JUSTIFICATION

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

- allows for a broader range of low density residential development;
- delineates zoning boundary lines separating residential and park uses; and
- is compatible with surrounding existing and planned land uses.

## THE APPLICATION

1. CHARTER BYLAW 19019 to amend the Zoning Bylaw to rezone a portion of the subject site from (RSL) Residential Small Lot Zone) and (A) Metropolitan Recreation Zone to (RF4) Semi-detached Residential Zone and (A) Metropolitan Recreation zone. The stated intent of the applicant is to develop semi-detached housing.

The application also adjusts zoning boundary lines separating land uses, allowed along the top of bank, between residential and park uses.

## SITE AND SURROUNDING AREA

The site area is approximately 19,000 m<sup>2</sup> and is located in the Chappelle Neighbourhood, north of Crawford Drive SW, abutting a natural ravine and a storm pond.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (RSL) Residential Small Lot Zone</li> <li>• (A) Metropolitan Recreation Zone</li> </ul>	Partially cleared, undeveloped land
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>• (A) Metropolitan Recreation Zone</li> </ul>	Ravine with treed slope and a storm pond
East	<ul style="list-style-type: none"> <li>• (PU) Public Utility Zone</li> </ul>	Storm water management facility

South	• (RSL) Residential Small Lot Zone	Undeveloped land
West	• (A) Metropolitan Recreation Zone	Ravine and undeveloped land

## PLANNING ANALYSIS

The proposed rezoning will allow a wider range of low density residential uses adding potential for semi-detached housing under the proposed (RF4) Semi-detached Residential Zone. This application also adjusts the zoning boundary lines to better delineate areas suitable for residential and park uses.

This application conforms to the Chappelle Neighbourhood Structure Plan which designates the land suitable for low density residential uses and a top of bank walkway which will be a requirement of subdivision. It also conforms to the North Saskatchewan River Valley Area Redevelopment Plan by protecting adjacent ravine land.

## TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. A top-of-bank line was previously established. Additional geotechnical information will be reviewed at the subdivision stage to confirm the development line.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> May 22, 2019	<ul style="list-style-type: none"> <li>• Number of recipients: 7</li> <li>• No responses received</li> </ul>
<b>WEBPAGE</b>	<a href="http://www.edmonton.ca/chappelle">www.edmonton.ca/chappelle</a>

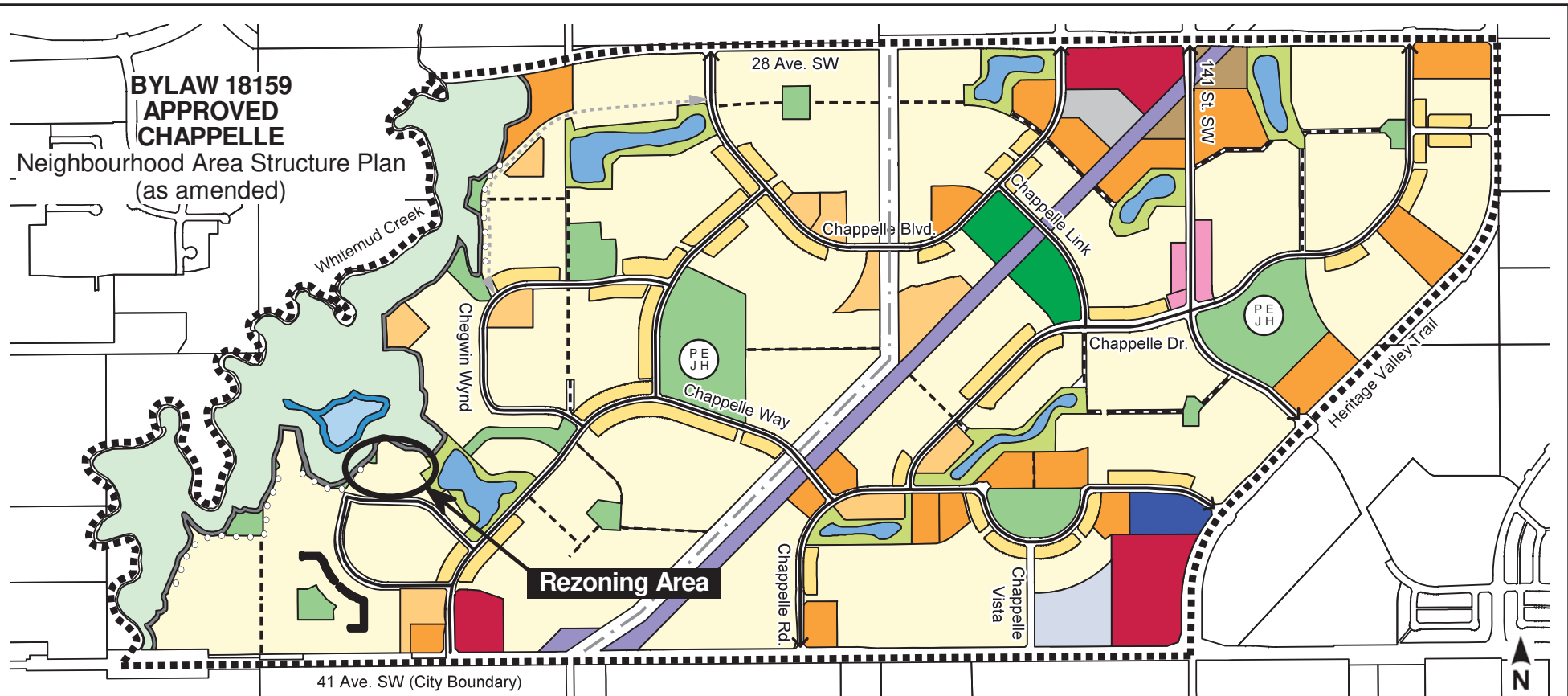
## CONCLUSION

























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

## APPENDICES

- 1 Context Map
- 2 Application Summary

**BYLAW 18159  
APPROVED  
CHAPPELLE**  
Neighbourhood Area Structure Plan  
(as amended)



- |   |                             |   |                                |   |   |
|---|-----------------------------|---|--------------------------------|---|---|
|    | Low Density Residential     |    | School/Park                    |    | Greenways / Multi-Use Trail             |
|  | Street Oriented Residential |  | Public Elementary Junior High  |  | 11.5m Enhanced Local Roadway Connection |
|  | Town House                  |  | Urban Village Park             |  | Top of Bank Walkway                     |
|  | Low Rise Apartments         |  | Environmental Reserve          |  | Top of Bank Roadway                     |
|  | High Density Residential    |  | Constructed Wetland            |  | Pipeline R/W                            |
|  | Residents Association       |  | Stormwater Management Facility |  | Electrical Transmission                 |
|  | Commercial                  |  | Institutional Use              |  | Collector Roadway                       |
|  | Neighbourhood Commercial    |   |                                |  | NASP Boundary                           |
|  | Business Employment         |   |                                |   |   |

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:	19019
Location:	Southwest Chappelle, north of Crawford Drive SW
Address:	6611 Crawford Landing SW
Legal Description:	Portion of Lot N, Block 99, Plan 1522816
Site Area:	19,000 m <sup>2</sup>
Neighbourhood:	Chappelle
Notified Community Organizations:	Heritage Point Community League
Applicant:	IBI Group Inc.

### PLANNING FRAMEWORK

Current Zone and Overlay:	(RSL) Residential Small Lot Zone ( A) Metropolitan Recreation Zone North Saskatchewan River Valley and Ravine System Protection Overlay
Proposed Zone and Overlay:	(RF4) Semi-detached Residential Zone ( A) Metropolitan Recreation Zone North Saskatchewan River Valley and Ravine System Protection Overlay
Plan in Effect:	Chappelle NASP, Heritage Valley SCDB, and North Saskatchewan River Valley Area Redevelopment Plan
Historic Status:	None

Written By:	Rachel Smigelski
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination