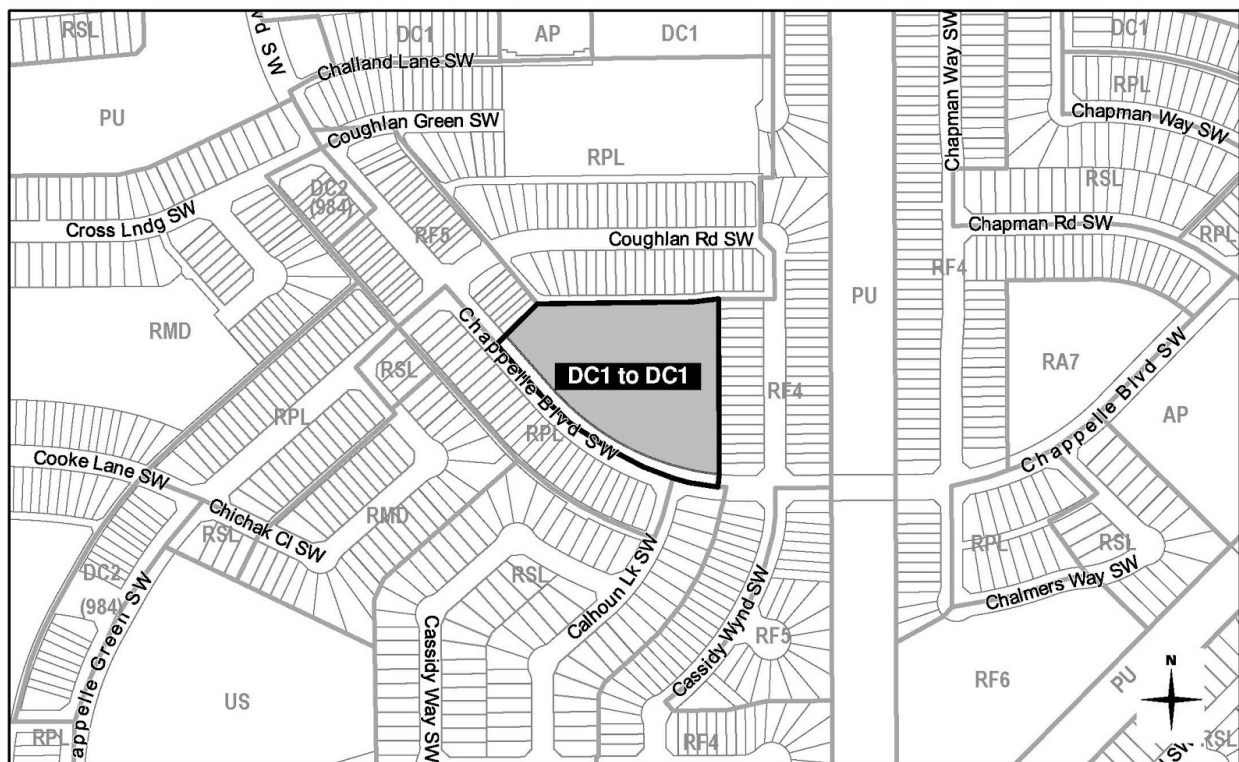




ADMINISTRATION REPORT REZONING CHAPPELLE

1234 - Chappelle Boulevard SW

To increase the maximum site coverage of an existing DC1 to allow for the construction of an amenity building.



RECOMMENDATION AND JUSTIFICATION

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

- It is a minor amendment to an existing DC1 to facilitate the provision of amenity space for residents;
- It retains the regulations of the current DC1 and the positive urban design objectives of active street fronting dwellings, parking in the rear, and appropriate transitions to adjacent lower density housing; and
- It is compatible with existing and planned development in the surrounding area.

THE APPLICATION

CHARTER BYLAW 19509 proposes to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision. The proposed amendment will increase the maximum site coverage by 3% to facilitate the development of an amenity building.

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 developed low and medium density housing. 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"> • (DC1) Direct Development Control Provision 	<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"> • Single Detached Housing • 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 • Single Detached Housing
West	<ul style="list-style-type: none"> • (RPL) Planned Lot Residential Zone 	<ul style="list-style-type: none"> • Single-detached Housing

PLANNING ANALYSIS

The current DC1 Provision was approved January 23, 2017 (LDA16-0213), to allow for Row Housing and Stacked Row Housing. This current proposal would only amend one regulation: it would increase the maximum site coverage by 3% to allow for a common amenity building.

The existing DC1 Provision is composed of a mix of regulations from the (RF6) Medium Density Multi-Family Zone 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.

The small increase in site coverage is the only proposed change to the currently approved DC1 Provision, which allows for Multi-Unit Housing in the form of Row Housing and Stacked Row Housing, as well as Duplex and Semi-Detached built-forms. 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.

The currently DC1 regulates a minimum amenity area of 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. This current proposal will increase the buildable area by 3% to allow for communal recreation space to be realized in the form of an amenity building.

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.

TECHNICAL REVIEW

The proposed amendment is minimal in nature and will not impact the infrastructure or utility servicing needs of the area. All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE September 2, 2020	<ul style="list-style-type: none">• Number of recipients: 150• Number of responses in support: 0• Number of responses with concerns: 1• Comments included: Concerns regarding traffic, renters, density, parking, and fire safety regarding both this development and Chappelle as a neighbourhood, as well as the original approved development.
WEBPAGE	<ul style="list-style-type: none">• www.edmonton.ca/chappelle

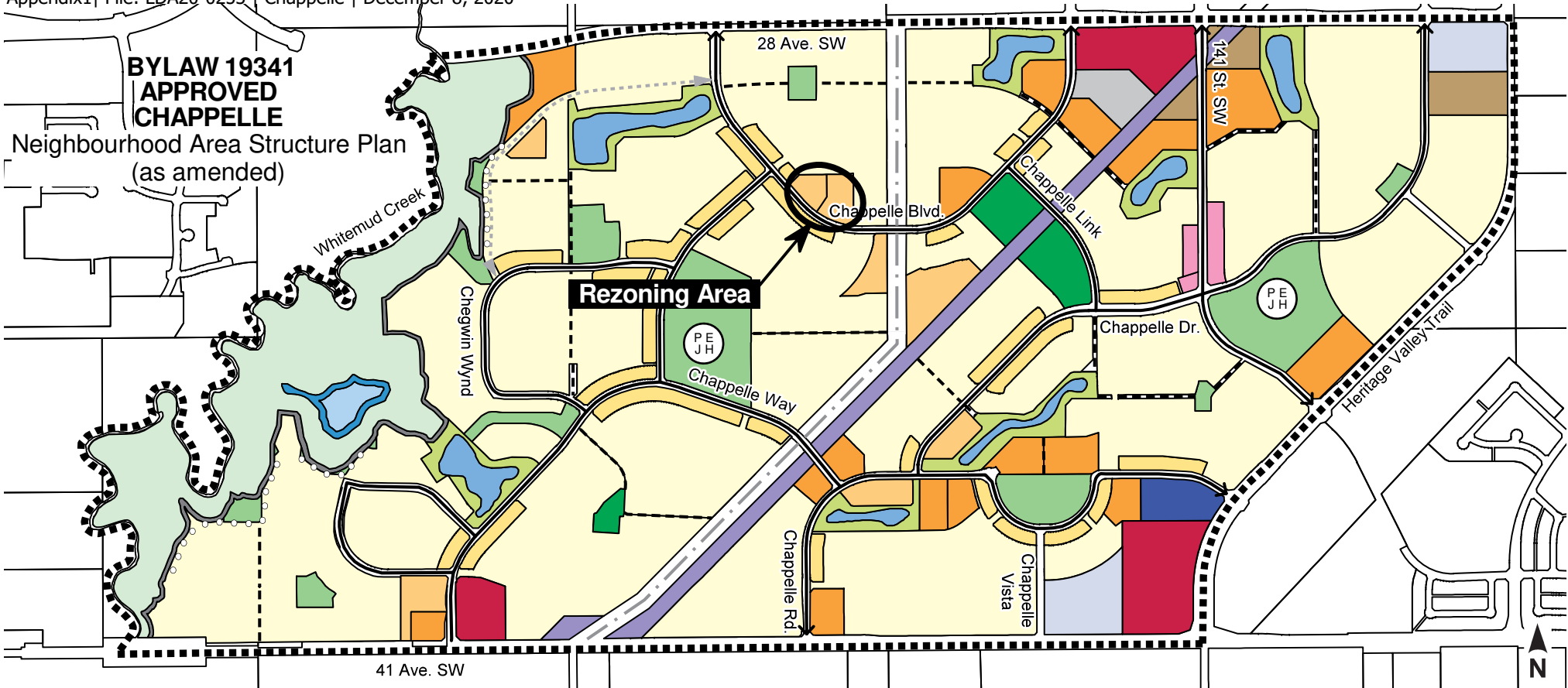
CONCLUSION

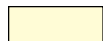

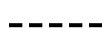
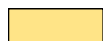
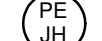



















Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context Plan Map
- 2 Track Changes of DC1
- 3 Application Summary

**BYLAW 19341
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.

SCHEDULE "B"

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

1. General Purpose

The purpose of this Zone is to provide for ~~medium density housing~~ **Muti-Unit Housing** in the form of Row Housing ~~and Stacked Row Housing~~, allowing for the efficient use of ~~land~~, where some units may not be at Grade.

2. Area of Application

This Provision shall apply to ~~a portion of NW 14 51 25 4~~ **Lot 49, Bock 13, Plan 1821525**, containing approximately 1.57 ha, located north of Chappelle Boulevard and south and west of Coughlan Road SW, as shown on Schedule "A" of the Bylaw adopting this Provision.

3. Uses

- a. Duplex Housing
- b. ~~Limited Group Homes~~
- ~~c. Lodging Houses~~
- d. Major Home Based Business
- e. Minor Home Based Business
- f. **Muti-Unit Housing**
- g. Residential Sales Centre
- h. ~~Row Housing~~
- ~~i. Semi-detached Housing~~
- j. ~~Stacked Row Housing~~ **Supportive Housing restricted to Limited Supportive Housing**
- k. Urban Gardens
- l. Urban Indoor Farms
- m. Urban Outdoor Farms
- n. Fascia On-premises Signs
- o. Freestanding On-premises Signs
- p. Projecting On-premises Signs

- q. Temporary On-premises Signs

4. Development Regulations

- a. The maximum Density shall be 75 Dwellings/ha.
- b. The maximum Height shall not exceed:
 - i. 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52.
 - ii. 10 m for Semi-Detached units.
- c. The maximum total Site Coverage shall be 430%, with a maximum of 298% for a principal building and a maximum of 142% for Accessory buildings. Where parking is provided as an enclosed integral part of the development, the maximum for principal buildings shall be 430%.
- d. The minimum Front Setback shall be 6.0 m, or 3.0 m when abutting a treed landscaped boulevard.
- e. The minimum Rear Setback shall be 7.5 m, except the Rear Setback may be reduced to 3.0 m where Garage access is provided from a lane.
- f. The minimum Side Setback shall be 1.0 m for each Storey or partial Storey, except that a total of at least 2.0 m shall be provided in all cases. A Side Setback shall be not less than 4.5 m when it abuts a flanking public roadway other than a Lane.
- g. The Side setback for Semi-Detached units shall be 1.2 m.
- h. Notwithstanding the other regulations of this Zone, where any building exceeds 10.0 m in Height and abuts a Site zoned to allow Single Detached Housing as a Permitted Use, or the RF5 Row Housing Zone, the following regulations shall apply along the said property line:
 - i. a minimum setback of 7.5 m, or 3.0 m where garage access is provided from a lane, shall be required, except that:
 - A. the portion of the building exceeding 10.0 m in Height shall have a minimum 2.5 m stepback; and
 - B. the Development Officer may reduce this Setback to a minimum of 1.0 m per Storey or partial Storey where an acceptable landscape buffer is provided. In no case shall the setback be less than 3.0 m.
 - ii. the Development Officer may reduce the minimum Stepback where:

- A. a sun shadow study, prepared by a qualified, registered Professional Engineer or Architect, demonstrates the shadow impact is minimal, using March 21 and September 21 as the benchmark; or
 - B. variations in Setbacks and Stepbacks, recessed balconies, or other design techniques minimize building massing and/or shadow impacts, and provide architectural interest, complimentary to the surrounding development;
- iii. no outdoor parking, garbage collection, common amenity areas, or outdoor storage areas shall be developed within 3.0 m of the property line;
- iv. a solid screen fence, 1.83 m in Height, shall be installed, except along common flanking Front Yard boundaries or where garage access is provided from a lane;
- v. design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;
- vi. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development; and
- vii. the Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.
- i. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:
 - i. in the case of buildings on separate Sites, each development complies with the Setback requirements for the building;
 - ii. in the case of buildings on the same Site, the separation distance between buildings is at least equal to the total of the minimum Side Setback requirements for both buildings.
- j. A minimum Amenity Area of 15 m² per Dwelling where any part of such Dwelling is contained in the lowest Storey, and 7.5 m² per Dwelling where no part of such Dwelling is contained in the lowest Storey, shall be provided. This required Amenity Area may be provided as Private Outdoor Amenity Area, or as communal recreation space that is aggregated into areas of not less than 50 m²:
 - i. Amenity Area provided as communal recreation space may be provided indoors or outdoors; and

- ii. When Amenity Area is provided as communal recreation space outdoors, it shall be provided in an area that is central to the overall development in a courtyard type configuration.
- k. Dwelling Units along Chappelle Boulevard SW shall be oriented to the street and have a clearly identifiable primary entrance facing this public roadway, except in the case of Stacked Row Housing where access to Dwellings above the first Storey may be shared by two dwellings.
- l. A minimum of 90% of Dwellings on the Site shall be any combination of ~~Row Housing and/or Stacked Row Housing~~ Multi-Unit Housing.
- m. The roof design of a building may include Green Roofs, solar panels, Rooftop Terrace, and/or Amenity Area for residents of the building.
- n. ~~Parking shall be provided in accordance with the regulations found in Section 54 of this Bylaw. ¶~~
- o. ~~Parking shall not be permitted between a building and Chappelle Boulevard SW.~~
- p. ~~Limited Group Homes and Lodging Houses shall comply with Section 96 of this Bylaw. ¶~~
- q. ~~All Regulations in the Zoning Bylaw shall apply to development in this Direct Control Provision, unless such regulations are specifically excluded or modified in the Provision. ¶~~
- r. ~~Landscaping shall be in accordance with regulations found in Schedule 55 of this Bylaw. ¶~~
- s. Signs shall comply with the regulations found in Schedule 59 and Schedule 59B of this Bylaw.
- t. ~~Urban Gardens, Urban Indoor Farms, and Urban Outdoor Farms shall comply with Section 98 of this Bylaw. ¶~~

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19509
Location:	North of Chappelle Boulevard SW and west of Coughlan Road SW
Address:	1234 - Chappelle Boulevard SW
Legal Description:	Lot 49, Block 13, Plan 1821525
Site Area:	1.57 ha
Neighbourhood:	Chappelle
Notified Community Organization:	Greater Chappelle Community League
Applicant:	PK Developments

PLANNING FRAMEWORK

Current Zone and Overlay:	(DC1) Direct Development Control Provision
Proposed Zone and Overlay:	(DC1) Direct Development Control Provision
Plan in Effect:	Chappelle Neighbourhood Area Structure Plan
Historic Status:	None

Written By:	Kerry Girvan
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination