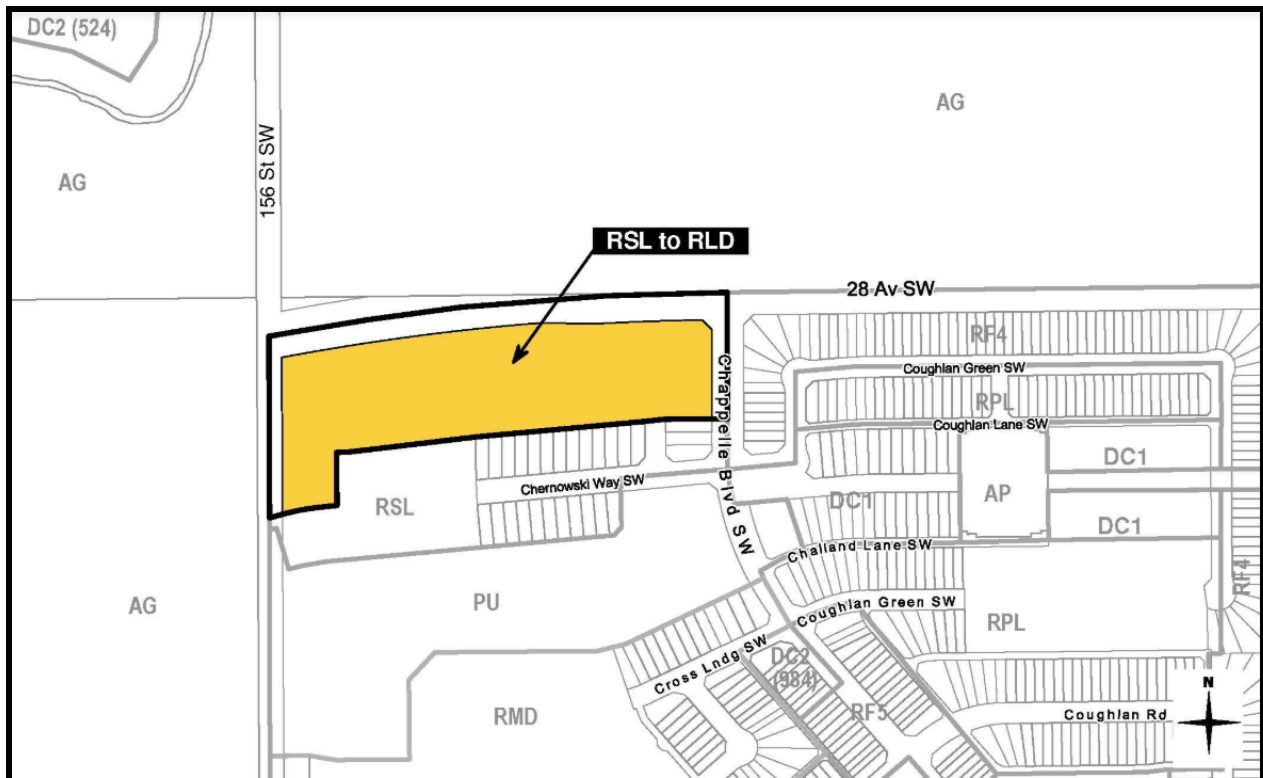




## CITY PLANNING REPORT **REZONING** CHAPPELLE

### 3103 - 156 STREET SW

To allow for a range of low density housing.



## RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

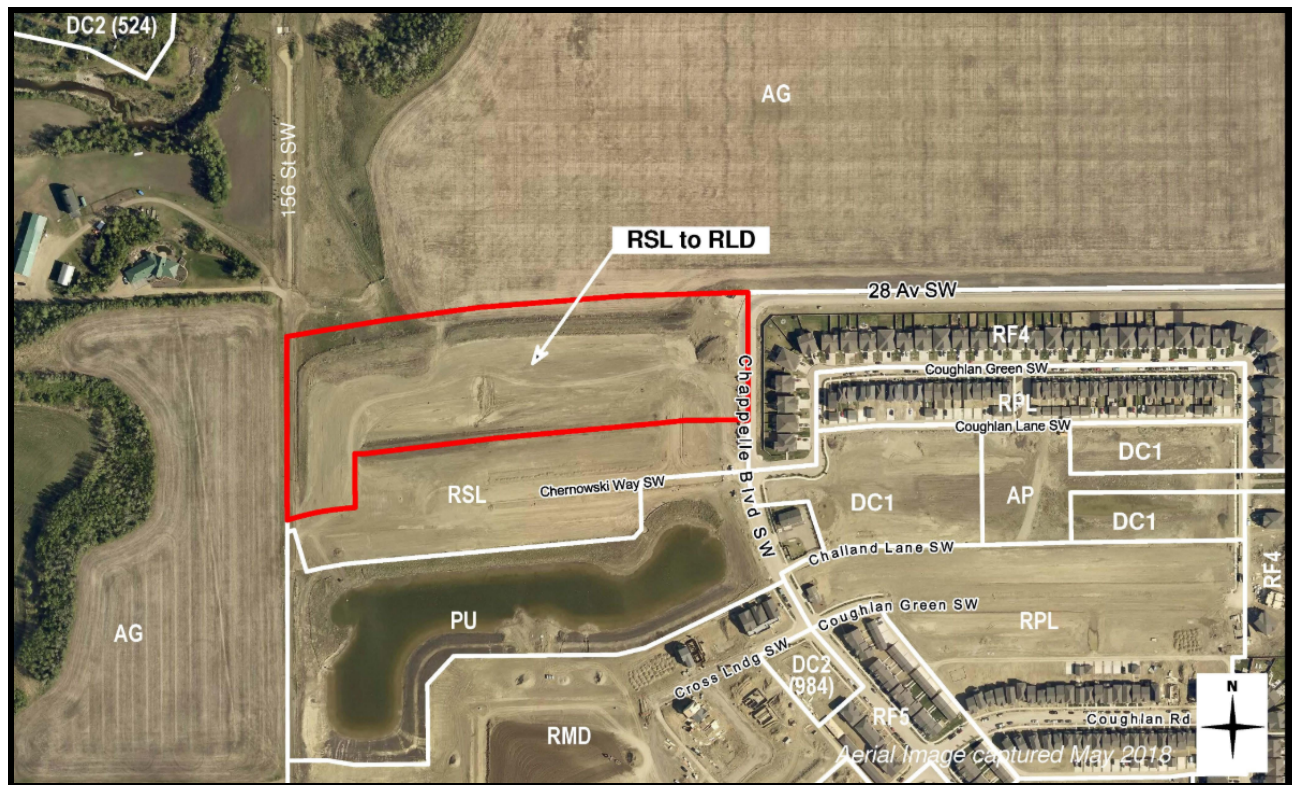
- will provide opportunity for a variety of low density housing;
- will be compatible with surrounding and future land uses; and
- conforms to the Chappelle Neighbourhood Area Structure Plan.

## THE APPLICATION

CHARTER BYLAW 18833 proposes to rezone the subject site from (RSL) Residential Small Lot Zone to (RLD) Residential Low Density Zone to allow for a variety of low density residential housing, including zero lot line development. The proposed zone will provide the opportunity for a variety of housing choices on smaller lots sizes.

## SITE AND SURROUNDING AREA

The subject site is undeveloped and is located in northwest Chappelle, south of 28 Avenue SW and west of Chappelle Boulevard SW.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RSL) Single Detached Residential Zone	Undeveloped land
<b>CONTEXT</b>		
North	(AG) Agricultural Zone	Undeveloped land
West	(AG) Agricultural Zone	Undeveloped land
South	(RSL) Residential Small Lot Zone	Undeveloped land with some subdivided lots
East	(RF4) Semi-detached Residential Zone	Semi-detached houses

## PLANNING ANALYSIS

The (RLD) Zone provides for a variety of housing types including narrow lot widths, reduced lot depth, and zero lot line opportunities. The proposed rezoning is in conformance with the Chappelle Neighbourhood Area Structure Plan (NASP), which designates the site for Low Density Residential uses.

## TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

There is a need for upstream roadway improvements within a five-year time frame to support growth and development in the Chappelle area. Ellerslie Road must be widened to a four-lane divided arterial cross-section between 127 Street and 170 Street (*2019 Windermere and Heritage Valley Transportation Infrastructure Projections Study final draft report*).

Work to reconstruct and widen Ellerslie Road to four lanes, between 127 Street and 135 Street, is being completed in 2019 as part of the Heritage Valley Park and Ride construction. The reconstruction and widening of Ellerslie Road to a four-lane urban arterial standard with shared use paths, between 135 Street and Rabbit Hill Road, will be a condition of all future subdivision approvals in the Windermere and Heritage Valley areas. It is anticipated that construction of this section of Ellerslie Road could begin as early as 2020. The reconstruction and widening of Ellerslie Road, between Rabbit Hill Road and 170 Street, will also be a condition of future subdivision approvals, with an anticipated construction timeline of approximately 2023.

## PUBLIC ENGAGEMENT

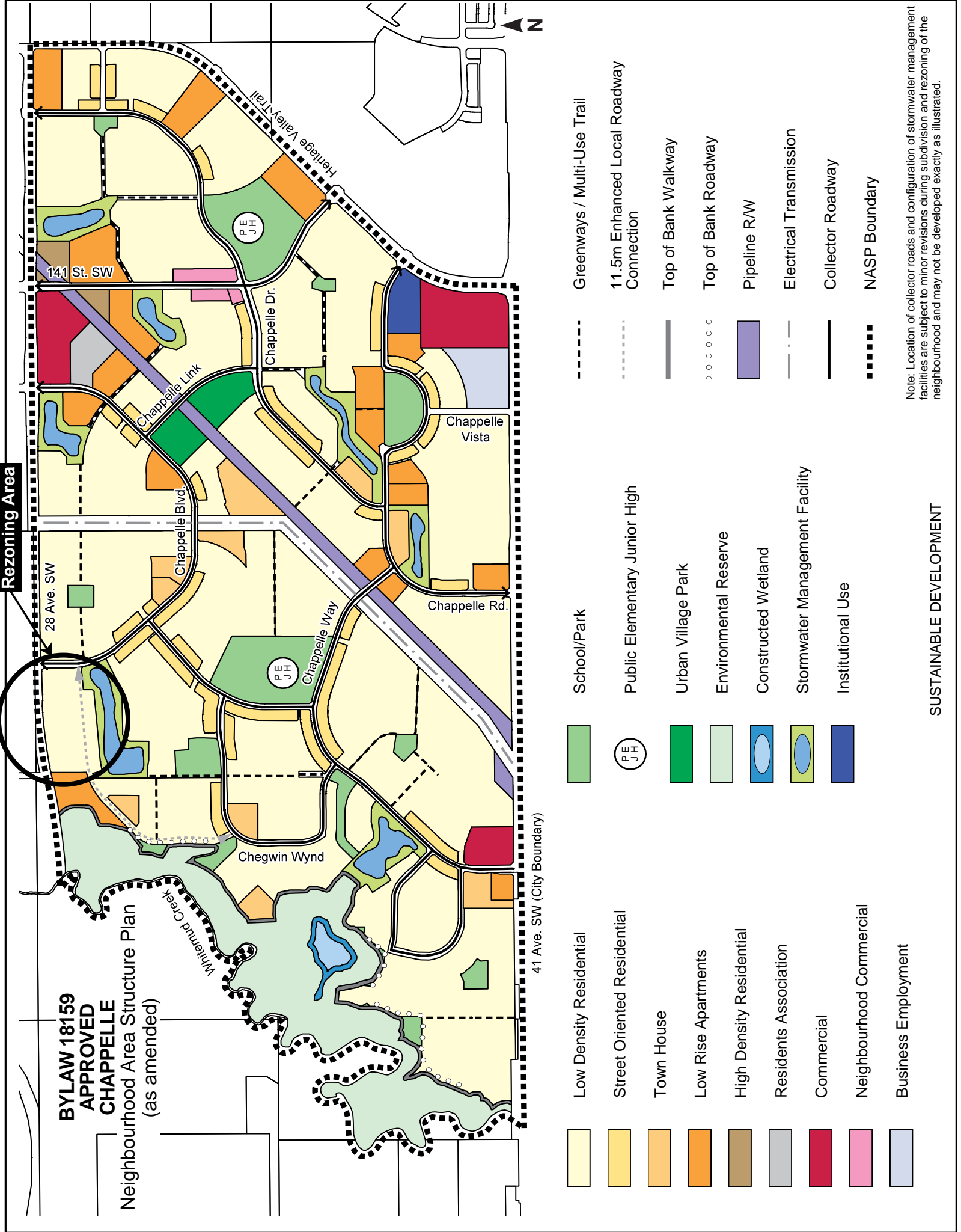
<b>ADVANCE NOTICE</b> February 12, 2019	<ul style="list-style-type: none"><li>• Number of recipients: 177</li><li>• No response received</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• N/A</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://www.edmonton.ca/chappelle">www.edmonton.ca/chappelle</a></li></ul>

## CONCLUSION

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

## APPENDICES

- 1 Context Map
- 2 Application Summary



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	Charter Bylaw 18833
Date of Application Acceptance	January 18, 2019
Location:	Northwest of Chappelle neighbourhood, south of 28 Avenue SW and west of Chappelle Blvd. SW
Address:	3103 - 156 Street SW
Legal Description:	A portion of NW-14-51-25-W4M
Site Area:	3.2 ha
Neighbourhood:	Chappelle
Ward - Councillor:	09 - Tim Cartmell
Notified Community Organization(s):	Heritage Point Community League
Applicant:	Elise Shillington, Stantec Consulting Ltd.

### PLANNING FRAMEWORK

Current Zone and Overlay:	(RSL) Residential Small Lot Zone
Proposed Zone and Overlay:	(RLD) Residential Low Density Zone
Plan(s) in Effect:	Chappelle Neighbourhood Area Structure Plan (NASP) Heritage Valley Servicing Concept Design Brief
Historic Status:	None

Written By:	Anshu Gupta
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination