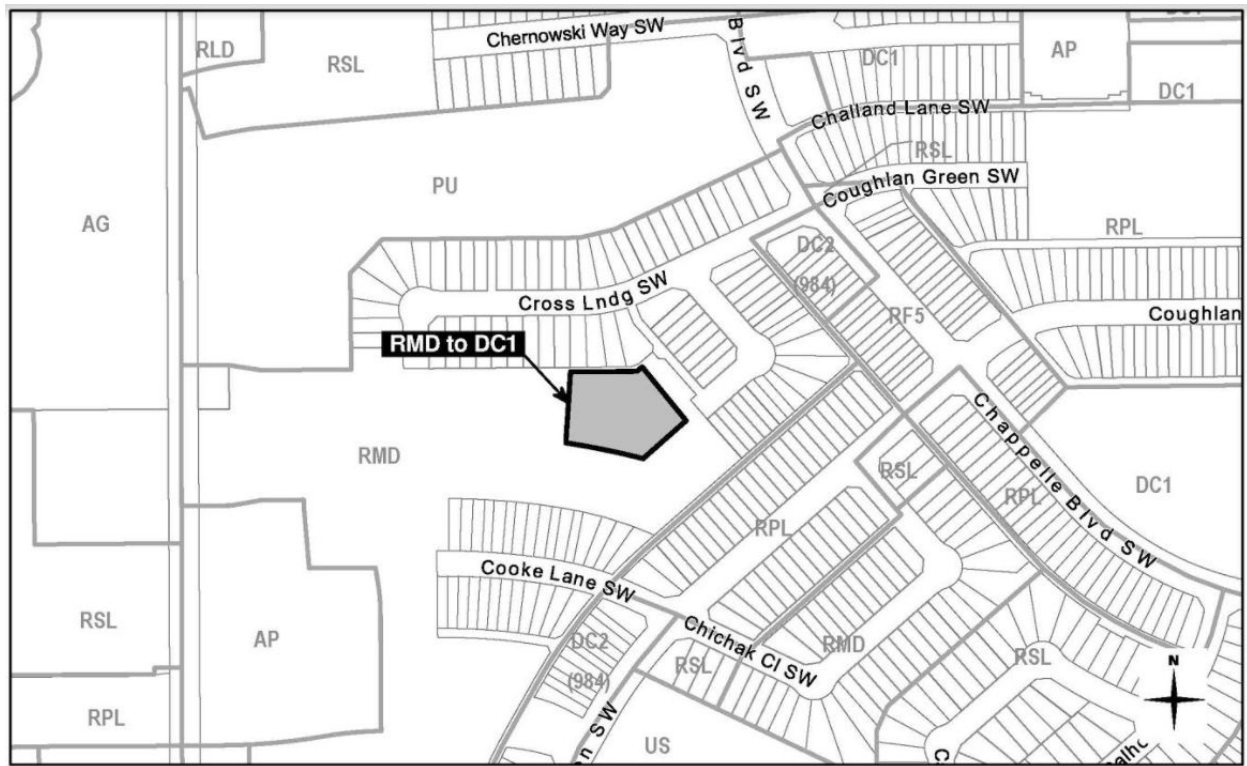




ADMINISTRATION REPORT **REZONING** Chappelle



3103 - 156 Street SW

Recommendation: That Charter Bylaw 19546 to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone to (DC1) Direct Development Control Provision be APPROVED.

Administration **SUPPORTS** this application because:

- it will provide opportunity for a range of housing choices; and
- it conforms with the low density residential land use designation of the Chappelle Neighbourhood Structure Plan.

Report Summary

This application was submitted by Stantec Consulting Ltd. on October 1, 2020 on behalf of Brookfield Residential. The application proposes to rezone the site from (RMD) Residential Mixed Dwelling Zone to (DC1) Direct Development Control Provision. If approved, the proposed DC1 will allow for the development of single detached housing with the opportunity for Secondary Suites and Garage Suites on the same lots. The proposal conforms to the Chappelle Neighbourhood Area Structure Plan.

The Application

CHARTER BYLAW 19546 proposes to rezone the subject site from (RMD) Residential Mixed Dwelling Zone to (DC1) Direct Development Control Provision. The proposed DC1 Provision will allow for the development of a single-detached house with the potential for both garage suites and secondary suites on the same lot.

Site and Surrounding Area

The subject site is approximately 0.36 ha in area and is located north of Cooke Lane SW and west of Chappelle Boulevard SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RMD) Residential Mixed Dwelling Zone	Vacant lot
CONTEXT		
North	(RMD) Residential Mixed Dwelling Zone	Vacant lot
East	(RMD) Residential Mixed Dwelling Zone	Vacant lot
South	(RMD) Residential Mixed Dwelling Zone	Vacant lot
West	(RMD) Residential Mixed Dwelling Zone	Vacant lot

Planning Analysis

The proposal conforms to the Chappelle Neighbourhood Area Structure Plan which designates the area for low density residential development, and meets Objective 3.3.2.3, to establish affordable housing by encouraging increased opportunities for secondary suites. Furthermore, the proposed DC1 Provision will be compatible with the planned surrounding low density residential development. The proposed rezoning will increase residential housing opportunities by moderately increasing density within a pocket of single detached residential lots.

It is worth noting that the concept of allowing Single Detached Housing, Secondary Suites, and Garden Suites on the same lot already exists within the Zoning Bylaw. Currently both a Secondary Suite and Garden Suite may be developed in conjunction with a principal Dwelling within the following zones:

1. (RF1) Single Detached Residential Zone;
2. (RF2) Low Density Infill Zone;
3. (RF3) Small Scale Infill Development Zone;
4. (GLG) Griesbach Low Density Residential with Garden Suite Zone; and
5. (GLD) Griesbach Low Density Residential Zone.

Note the current proposed DC1 is intended to apply to 7 lots, as shown in the draft subdivision plan.



Draft subdivision plan (for illustrative purposes)

Technical Review

Drainage

Planning Coordination (Drainage) has no objection to the proposed rezoning as any increased flows from the subject site can be accommodated within the capacity of the planned sewer infrastructure.

All other comments from affected City Departments and utility agencies have been addressed. All required utility services and connections will be available from the abutting roadways.

Community Engagement

ADVANCE NOTICE October 26, 2020	<ul style="list-style-type: none"> • Number of recipients: 278 • No responses received
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/chappelleplanningapplications

Conclusion

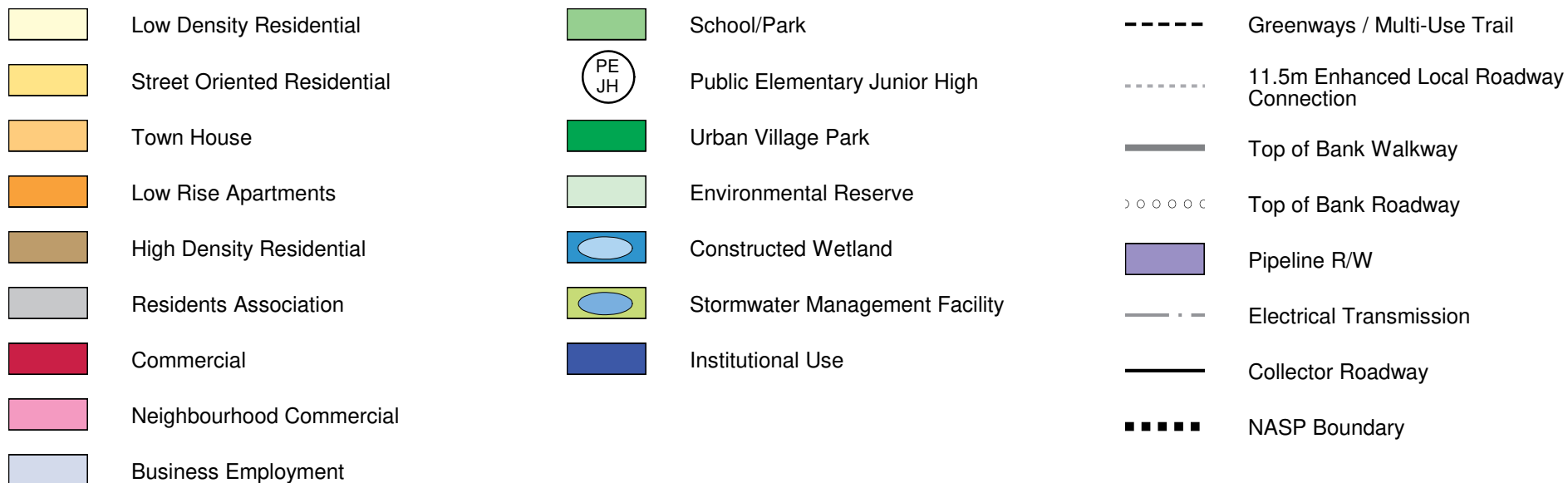
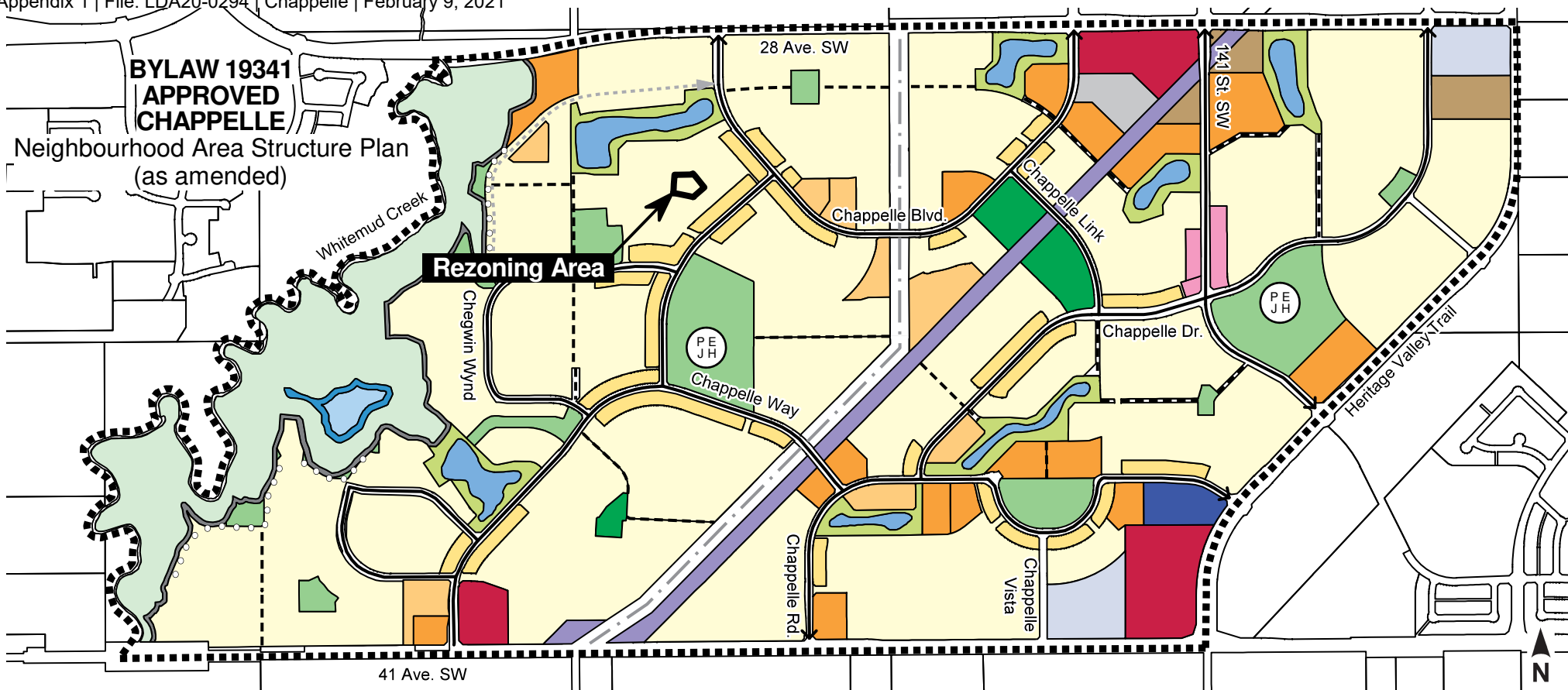
Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary

**BYLAW 19341
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:	19546
Location:	North of Cooke Lane SW and east of 156 Street SW
Address:	3103-156 Street SW
Legal Description:	A portion of NW-14-51-25-4
Site Area:	3619 m2 (0.3619 ha)
Neighbourhood:	Chappelle
Notified Community Organization:	Chappelle Community League
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zone:	(RMD) Residential Mixed Dwelling Zone
Proposed Zone:	(DC1) Direct Development Control Provision
Plans in Effect:	Chappelle Neighbourhood Area Structure Plan, Heritage Valley Servicing Concept Design Brief
Historic Status:	None

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