



# ADMINISTRATION REPORT REZONING CHAPPELLE

## 3103 - 156 Street SW, 2880 - Coughlan Green SW, and 2878 - Coughlan Green SW



**Recommendation:** That Charter Bylaw 19568 to amend the Zoning Bylaw from (RPL) Planned Lot Residential Zone to (DC1) Direct Development Control Provision and (RF4) Semi-detached Residential Zone be APPROVED.

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

- it will be compatible with surrounding and existing land uses;
- it will provide an opportunity for a range of choices in a variety of physical forms; and
- it conforms with the low density residential land use designation of the Chappelle Neighbourhood Structure Plan.

## Report Summary

This application was accepted from Stantec Consulting Ltd. on August 28, 2020 on behalf of Brookfield Residential. The application proposes to rezone the site from (RPL) Planned Lot Residential Zone to (DC1) Direct Development Control Provision and (RF4) Semi-detached Residential Zone. If approved, the proposed DC1 would allow for the development of Single Detached Housing with front attached garages and the proposed RF4 Zone would allow for the development of Semi-detached housing.

The proposed DC1 and RF4 Zones conform with the low density designation prescribed in the Chappelle Neighbourhood Area Structure Plan (NASP) and they meet Objective 3.3.2.1 of the NASP which seeks to provide a variety of housing types in different physical forms to meet the needs of different age and income groups.

The stated intent of the application, however, may not meet Objectives 3.3.1.3 and 3.2.4 of the Chappelle NASP which encourages a compact, integrated urban form that responsibly uses the land resources, and to develop built form with a strong relationship to the street. The front-drive housing product will reduce availability of on-street parking, decrease the number of boulevard trees along this stretch of road and will increase the number of driveways intersecting the sidewalk. This is not preferable from an aesthetic, urban design, environmental, or pedestrian comfort perspective and does not align with the City Plan's goal to be *Greener As We Grow*, and the measurement target of planting two million urban trees.

Although the proposed DC1 may not meet all of the Objectives of the Desrochers NASP as outlined above, the proposed zones and land use conform with the low density residential designation identified in the neighbourhood plan. In addition, the front drive access is limited to a small pocket of the street and will be terminated at the planned alley access to the west as shown on the aerial image below. It will also be consistent with the streetscape and RF4 front-drive housing product to the east.

All other comments from civic departments or utility agencies have been addressed.

## The Application

**CHARTER BYLAW 19568** proposes to rezone the site from (RPL) Planned Lot Residential Zone to (DC1) Direct Development Control Provision and (RF4) Semi-detached Residential Zone. If approved, the proposed DC1 Zone will allow for the development of Single Detached Housing with front attached garages on. The proposed RF4 Zone will allow for the development of Semi-detached Housing.

## Site and Surrounding Area

The site is located south of Coughlan Lane SW and east of Chappelle Boulevard SW and is undeveloped.



	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RPL) Planned Lot Residential Zone	Undeveloped
<b>CONTEXT</b>		
North	(RPL) Planned Lot Residential Zone	Undeveloped
East	(RF4) Semi-detached Residential Zone	Semi-detached housing
South	(RPL) Planned Lot Residential Zone	Single Detached House
West	(RPL) Planned Lot Residential Zone	Undeveloped land

## Planning Analysis

### PLANS IN EFFECT

The rezoning area is located within the Heritage Valley Servicing Concept Design Brief (SCDB) and the Chappelle Neighbourhood Area Structure Plan (NASP). The proposed DC1 and RF4 zones conform with the Heritage Valley SCDB, which designates the site for residential uses, conforms with the low density residential designation prescribed in the Chappelle NASP, and meets Objective 3.3.2.1 of the NASP which seeks to provide a variety of housing types in different physical forms to meet the needs of different age and income groups.

The stated intent of the application may not meet the following objectives of the Chappelle NASP:

- Objective 3.3.1.3: *Ensure a compact, integrated urban form that responsibly uses the land resource.*

Placing a front-drive housing product along a blockface with a planned future laneway is an inefficient use of land and infrastructure and will reduce availability of on-street parking.

- Objective 3.2.4: *Develop built form with a strong relationship to the street, encouraging human scale and having regard for pedestrian mobility, access, and streetscaping.*

The front-drive housing product will decrease the number of boulevard trees along this stretch of road and will increase the number of driveways intersecting the sidewalk. This is not preferable from an aesthetic, urban design, environmental or pedestrian comfort perspective and is contrary to the draft City Plan’s priority (Big City Move) to be ‘Greener as we Grow,’ and the aim of planting two million urban trees.

Although the proposed DC1 may not fully meet the Objectives of the Chappelle NASP as outlined above, the proposed zones and land use conform with the low density residential designation identified in the neighbourhood plan. In addition, the front drive access is limited to a small pocket of the street and will be terminated at the planned alley access to the west as shown on the aerial image above. It will also be consistent with the streetscape and RF4 front-drive housing product to the east.

#### **ZONE COMPARISON SUMMARY**

	<b>RPL Current</b>	<b>DC1 Proposed</b>
<b>Principal Building</b>	Single Detached Housing	Single Detached Housing
<b>Vehicular Access</b>	Each lot must be serviced by a lane and public road	Front Drive Access
<b>Height</b>	10.0 m	10.0 m
<b>Front Setback</b>	min 4.5 m (min 3.0 m if a treed boulevard is proposed)	5.5 m
<b>Interior Side Setback</b>	min 1.2 m*	min 1.2 m*
<b>Flanking Side Setback</b>	min 2.4 m (or %20 of site width)	min 2.4 m (or %20 of site width)
<b>Rear Setback</b>	min 4.0 m	7.5 m, or 4.5 m on Corner Sites

\* Zero Lot Line Development is permitted where the other side setback is a minimum

of 1.5 m

## Technical Review

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

## Community Engagement

<b>ADVANCE NOTICE</b> October 22, 2020	<ul style="list-style-type: none"><li>● Number of recipients: 85</li><li>● Number of responses: 2</li><li>● Number of responses with questions: 1<ul style="list-style-type: none"><li>○ A respondent emailed the file planner with general questions about the type of housing that would be permitted with the rezoning</li></ul></li><li>● Number of responses with concerns: 1<ul style="list-style-type: none"><li>○ A respondent emailed the file planner with concerns about the lack of street parking and volume of traffic in the neighbourhood.</li></ul></li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>● <a href="http://edmonton.ca/Chappelle">edmonton.ca/Chappelle</a></li></ul>

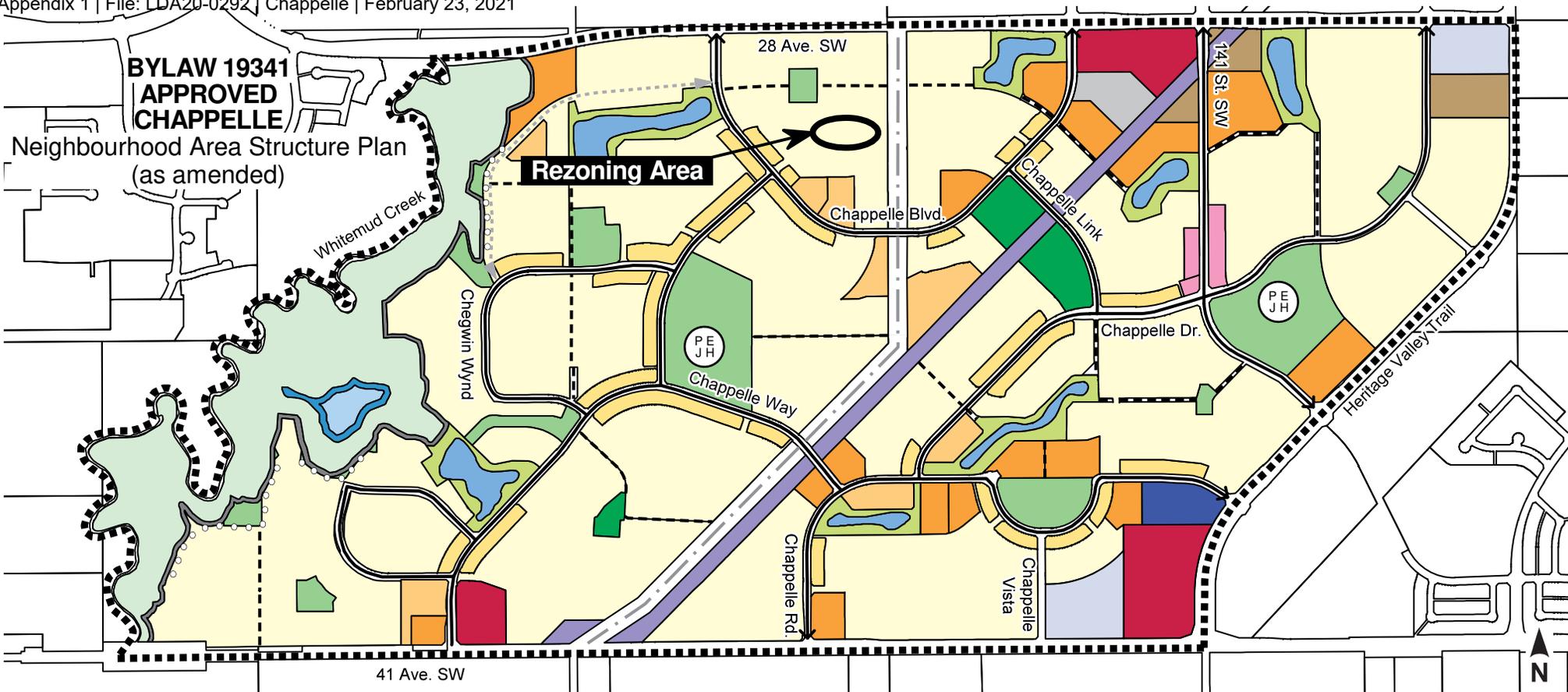
## Conclusion

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

## APPENDICES

- 1 Chappelle NASP Context Plan Map
- 2 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.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19568
Location:	South of Coughlan Lane SW; and east of Chappelle Boulevard SW
Address:	3103 - 156 Street SW, 2880 Coughlan Green SW, and 2878 Coughlan Green SW
Legal Description(s):	a portion of NW-14-51-25-4, a portion of Lot 104, Block 12, Plan 1720518, and a portion of Lot 105, Block 12, Plan 1720518
Site Area:	0.51 ha
Neighbourhood:	Chappelle
Notified Community Organization:	Chappelle Community League
Applicant:	Elise Shillington; Stantec

### PLANNING FRAMEWORK

Current Zone:	(RPL) Planned Lot Residential Zone
Proposed Zones:	(DC1) Direct Development Control Provision (RF4) Semi-detached Residential Zone
Plans in Effect:	Chappelle Neighbourhood Area Structure Plan (NASP) Heritage Valley Servicing Concept Design Brief (SCDB)
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination