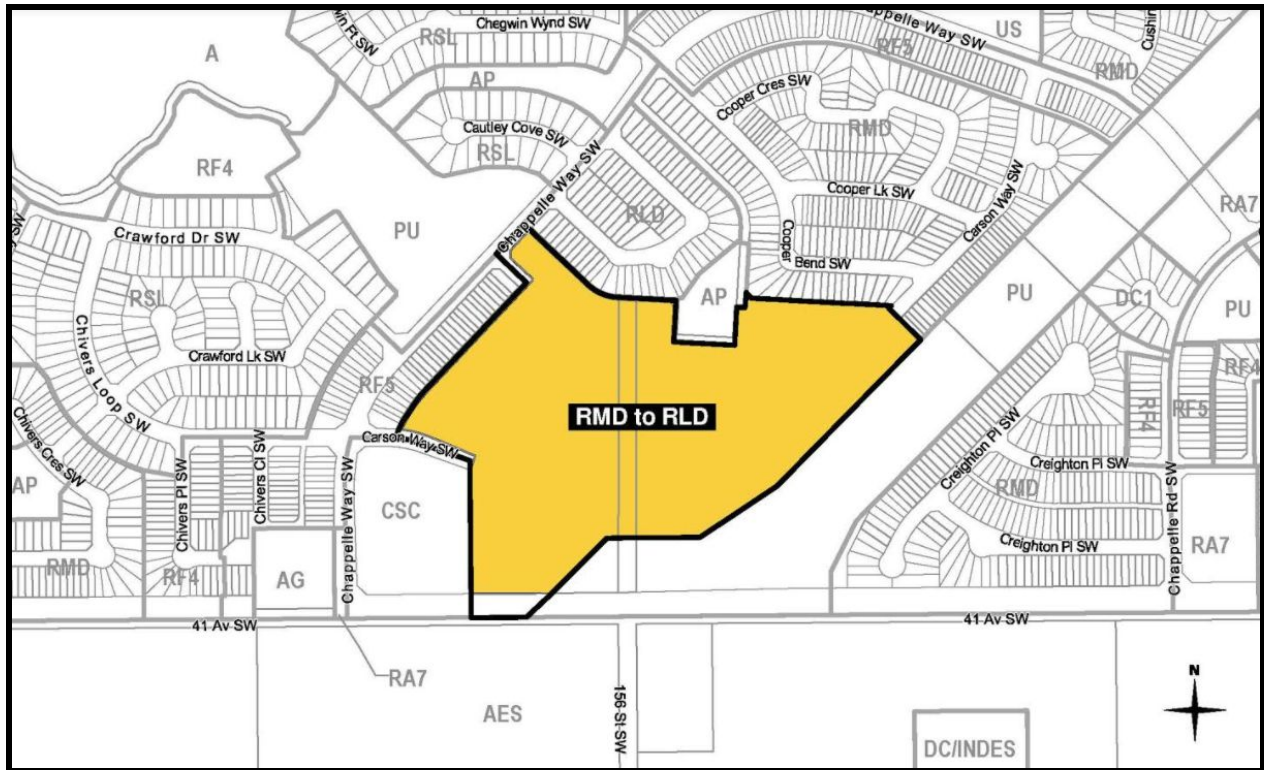




ADMINISTRATION REPORT **REZONING** CHAPPELLE

Portions of 3515 - 156 STREET SW & 15600 - 41 AVENUE SW



Recommendation: That Charter Bylaw 19609 to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone be APPROVED.

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

- it will allow for a variety of low density residential uses;
- it will be compatible with surrounding and planned land uses; and
- it conforms to the Chappelle Neighbourhood Area Structure Plan.

Report Summary

This rezoning application was submitted by Qualico Communities on November 6, 2020 which proposes to change the zoning of the subject site from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone to allow for a range of low density housing forms.

The proposal is in alignment with the Chappelle Neighbourhood Area Structure Plan which designates the site for low density residential land uses.

An associated subdivision application is currently under review by Administration for a portion of the subject area.

The Application

CHARTER BYLAW 19609 to amend the Zoning Bylaw to rezone from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone to allow for a range of low density housing forms.

Site and Surrounding Area

The subject site is located north of 41 Avenue SW and east of Chappelle Way SW. The subject site area is currently in an undeveloped condition and is surrounded by a mix of low density residential and commercial zoning, with the exception of a pipeline corridor along its eastern edge.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RMD) Residential Mixed Dwelling Zone	Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (RLD) Residential Low Density Zone • (AP) Public Parks Zone • (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> • Low density housing • Park space (undeveloped) • Low density housing
East	(PU) Public Utility Zone	Pipeline / Utility Corridor
South	(AES) Agricultural Edmonton South	Agricultural land
West	<ul style="list-style-type: none"> • (CSC) Shopping Centre Zone • (RF5) Row Housing Zone 	<ul style="list-style-type: none"> • Undeveloped land • Row housing •

Planning Analysis

LAND USE COMPATIBILITY

The application proposes to rezone the subject area from RMD to RLD. The proposed zone will allow for a range of low density residential uses that will provide for greater flexibility of lot sizes and widths to accommodate a mix of housing types, including Zero Lot Line Development.

The land adjacent to the site is developed or planned as low density residential uses, row housing, commercial uses and a pipeline corridor. The proposed RLD zone will be compatible with the surrounding development.

PLANS IN EFFECT

The Chappelle Neighbourhood Area Structure Plan designates the subject area for the development of low density residential uses, as outlined in Appendix 1. The proposed RLD Zone conforms with the plan.

Technical Review

The proposed amendments have been reviewed by all required technical agencies. The planned civic infrastructure can accommodate the proposed rezoning and will be provided as development progresses.

Transportation & Transit

The proposed rezoning can be supported from a transportation and transit perspective. The required infrastructure will be required at the subdivision stage and will include walkway connectivity, berm and noise attenuation fencing and arterial roadway contributions.

Drainage

The proposed rezoning can be supported by the existing and planned drainage infrastructure. Storm and sanitary services will be provided at the subdivision stage.

EPCOR Water

EPCOR Water supports the proposed rezoning and advises that the necessary infrastructure will be required at the subdivision stage.

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

Community Engagement

ADVANCE NOTICE November 25, 2020	<ul style="list-style-type: none">• Number of recipients: 88• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/chappelle

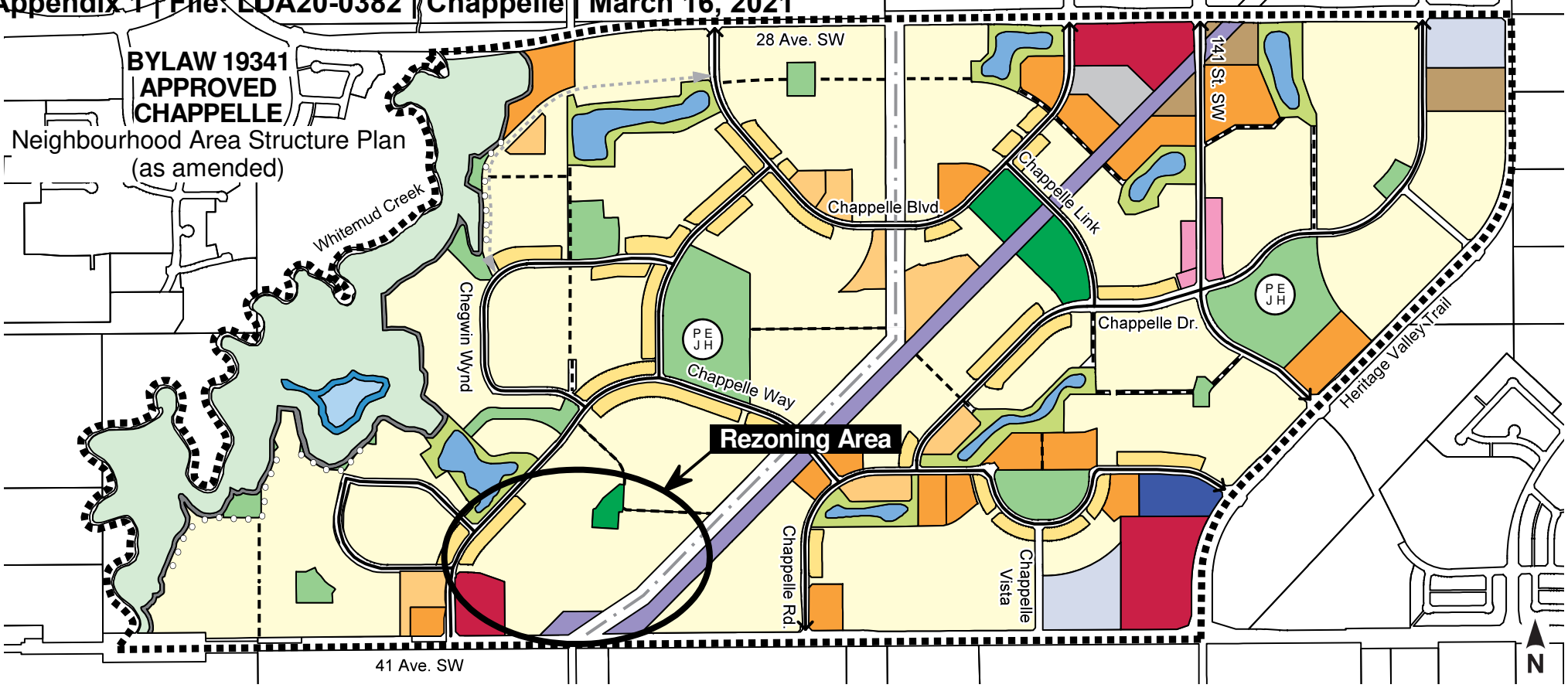
Conclusion

























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)



- | | | | | | |
|--|-----------------------------|---|--------------------------------|---|---|
|  | 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:	19609
Location:	North of 41 Avenue SW; and East of Chappelle Way SW
Addresses:	3515 - 156 Street SW; and 15600 - 41 Avenue SW
Legal Descriptions:	A portion of Block C, Plan 1721297; and Lot M, Block 99, Plan 1423965
Site Area:	12.0 hectares
Neighbourhood:	Chappelle
Notified Community Organization:	Chappelle Community League
Applicant:	Shane Guerin, Qualico Communities

PLANNING FRAMEWORK

Current Zone:	(RMD) Residential Mixed Dwelling Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plans in Effect:	Chappelle Neighbourhood Area Structure Plan; and Heritage Valley Servicing Concept Design Brief
Historic Status:	None

Written By:	Stuart Carlyle
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination