



# ADMINISTRATION REPORT REZONING, PLAN AMENDMENT CHAPPELLE

## 3103 - 156 Street SW

To allow back-to-back Stacked Row Housing.



**Recommendation:** That Bylaw 19670 to amend the Chappelle Neighbourhood Area Structure Plan and Charter Bylaw 19671 to amend the Zoning Bylaw from (RPL) Planned Lot Residential Zone to (DC2) Site Specific Development Control Provision 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 housing 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 Mike Vivian (Stantec) on October 23, 2021 on behalf of Brookfield Residential. This application proposes to amend the Chappelle Neighbourhood Area Structure Plan (NASP) by adding multi-unit housing options to the lands designated for Low Density Residential land use. These housing options will be limited in form to Row Housing, Stacked Row Housing, or other innovative forms, will be limited to corner sites, and will allow for Direct Control Provisions to be used in cases where this objective cannot be achieved through the use of a standard zone. An associated application is proposed to rezone the subject site from (RPL) Planned Lot Residential Zone to (DC2) Site Specific Development Control Provision, to allow for Stacked Row Housing in the form of four back-to-back dwellings on separate parcels, on what would normally be two single detached residential lots.

The proposal is in alignment with the City Plan (MDP) by facilitating the development of residential uses in the Chappelle neighbourhood and allowing the Southwest District to accommodate future growth to a population milestone of 1.25 million within Edmonton's existing boundaries.

## The Application

1. **BYLAW 19670** to amend the Chappelle Neighbourhood Area Structure Plan (NASP) to add multi-unit housing options to the Low Density Residential designation in the form of Row Housing, Stacked Row Housing, and other innovative forms limited to corner sites, and allow for Direct Control Provisions to be used in cases where unique multi-unit housing forms in the Low Density Residential designation cannot be achieved through the use of a standard zone.
2. **CHARTER BYLAW 19671** proposes to rezone the site from (RPL) Planned Lot Residential Zone to (DC2) Site Specific Development Control Provision, to allow for Stacked Row Housing in the form of four units, back-to-back, on separate parcels, on what would normally be two single detached residential lots.

## Site and Surrounding Area

The subject site is approximately 0.10 ha in size and is undeveloped. It is located north of Coughlan Green SW and east of Chappelle Boulevard SW in the north-central portion of the Chappelle neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	● (RPL) Planned Lot Residential Zone	● Undeveloped land
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>● (AP) Public Park Zone</li> <li>● (DC1) Direct Development Control Provision</li> </ul>	<ul style="list-style-type: none"> <li>● Undeveloped land (Future Park site)</li> <li>● Undeveloped land (Future Reverse Housing)</li> </ul>
East	<ul style="list-style-type: none"> <li>● (RF4) Semi-detached Residential Zone</li> <li>● (RPL) Planned Lot Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>● Semi-detached Housing</li> <li>● Undeveloped land</li> </ul>
South	<ul style="list-style-type: none"> <li>● (RF4) Semi-detached Residential Zone</li> <li>● (RPL) Planning Lot Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>● Semi-detached Housing</li> <li>● Undeveloped Housing</li> </ul>
West	<ul style="list-style-type: none"> <li>● (RPL) Planned Lot Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>● Undeveloped land</li> </ul>

## Planning Analysis

The subject site is located in the north-central portion of the Chappelle neighbourhood and is adjacent to other Low density Residential land uses and a School / Park Site. The proposed plan amendment seeks to add Multi-unit Housing to the Low Density Residential (LDR) land use designation within the Chappelle NASP. These housing options will be limited to Row Housing, Stacked Row Housing, or other innovative forms and will be limited to corner sites. This amendment will accommodate a proposed rezoning to DC2 to allow for Stacked Row Housing in the form of four back-to-back dwellings on separate parcels, and will provide opportunities for soft densification within other LDR areas of the Chappelle neighbourhood.

**Chappelle Neighbourhood Area Structure Plan**

The application meets following goals and objectives of the Chappelle NASP:

- 3.3.2.1 - Provide a variety of housing types in different physical forms to meet the needs of different age and income groups;
- 3.3.2.3 - To establish affordable housing opportunities in Chappelle; and
- 3.3.2.4 - To establish increased residential densities in support of neighbourhood intensification.

**ZONE COMPARISON SUMMARY**

	<b>RPL</b> <i>Current</i>	<b>DC2</b> <i>Proposed</i>
<b><u>Primary Residential uses</u></b>	Single Detached Housing	Multi-unit Housing, in the form of Row Housing
<b>Height</b>	10.0 m	12.0 m
<b>Site Coverage</b>	max 55%	max 73%
<b>Front Setback</b>	min 4.5 m (min 3.0 m if a treed boulevard is proposed)	min 3.0 m for Dwellings facing a Public roadway or a Public Lane
<b>Rear Setback</b>	min 4.0 m	0.0 m
<b>Site Width</b>	7.6 m	min 8.0 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>Landscaping</b>	2 trees + 4 shrubs	1 tree + 2 shrubs/lot (equivalent to 2 trees + 4 shrubs/standard lot)
* Zero Lot Line Development is permitted where the other side setback is a minimum of 1.5 m		

## City Plan Alignment

The proposed amendment and rezoning will facilitate residential development within a developing area (as defined in the City Plan) providing housing for the City's anticipated population growth from 1-1.25 million people.

## Technical Review

The proposed plan amendment and rezoning has 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:***

Administration from the Transportation and Transit teams support the proposed plan amendment and rezoning application. The Bus Network Redesign (April 2021) will provide new transit service along Chappelle Boulevard located close to Coughlan Road SW. The subject sites are located within 400 m of the new transit service.

### ***Drainage:***

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

### ***EPCOR Water:***

EPCOR Water supports the proposed plan amendment and rezoning application and advises that the required infrastructure will be provided at the subdivision stage.

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

## Community Engagement

<b>ADVANCE NOTICE</b> January 7, 2021	<ul style="list-style-type: none"><li>• Number of recipients: 3,345</li><li>• No responses received</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/chappelleplanningapplications">edmonton.ca/chappelleplanningapplications</a></li></ul>

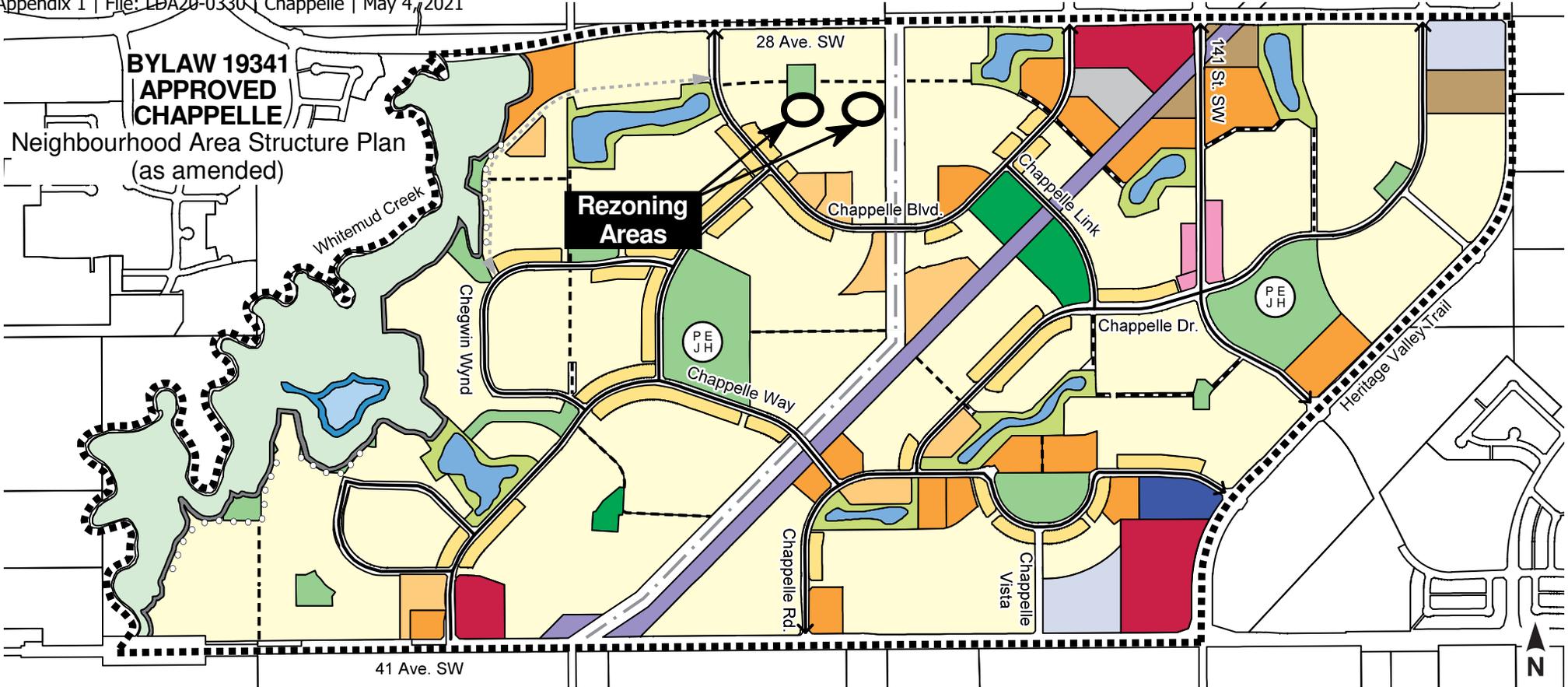
## Conclusion

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:	Plan Amendment Rezoning
Bylaw Charter Bylaw:	19670 19671
Location:	North of Coughlan Road SW and East of Chappelle Boulevard SW
Addresses:	3103 - 156 Street SW
Legal Descriptions:	Portions of NW-14-51-25-4
Site Area:	0.10 ha
Neighbourhood:	Chappelle
Notified Community Organizations:	Chappelle and Greater Windermere Community Leagues
Applicant:	Mike Vivian; Stantec

### PLANNING FRAMEWORK

Current Zone:	(RPL) Planned Lot Residential Zone
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plans in Effect:	Chappelle Neighbourhood Area Structure Plan (NASP) Heritage Valley Servicing Concept Design Brief (SCDB)
Historic Status:	None

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