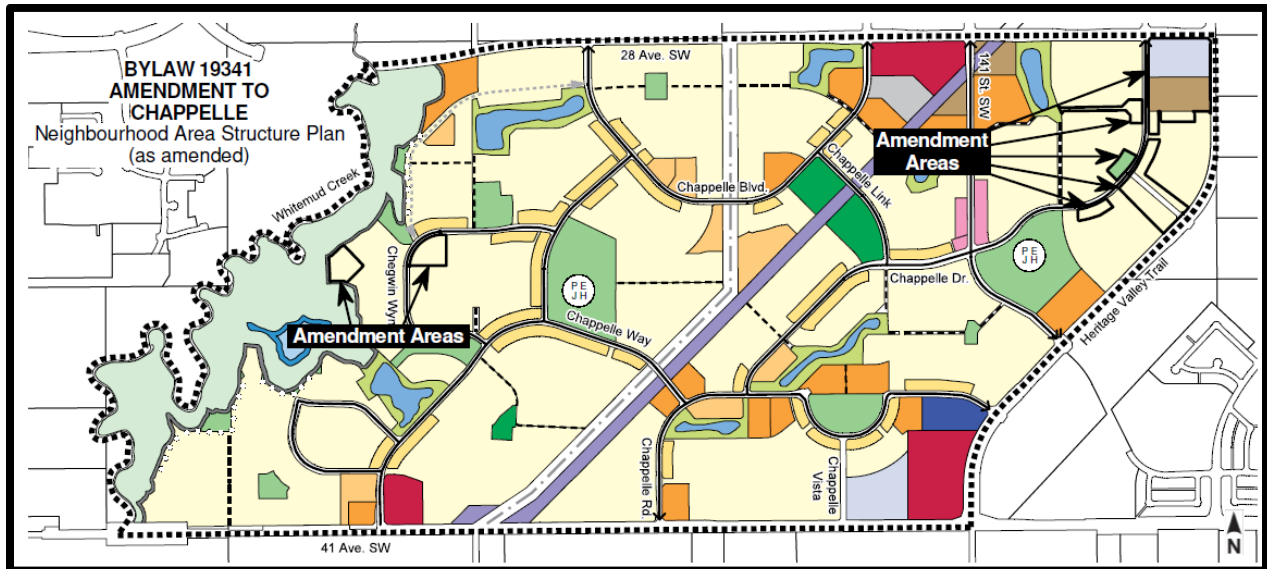




# ADMINISTRATION REPORT PLAN AMENDMENTS CHAPPELLE

## 3104 & 3130- 156 STREET SW and 13405 - 28 Avenue SW

To allow for the development of a business employment node, a variety of housing types and park uses.



## RECOMMENDATION AND JUSTIFICATION

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

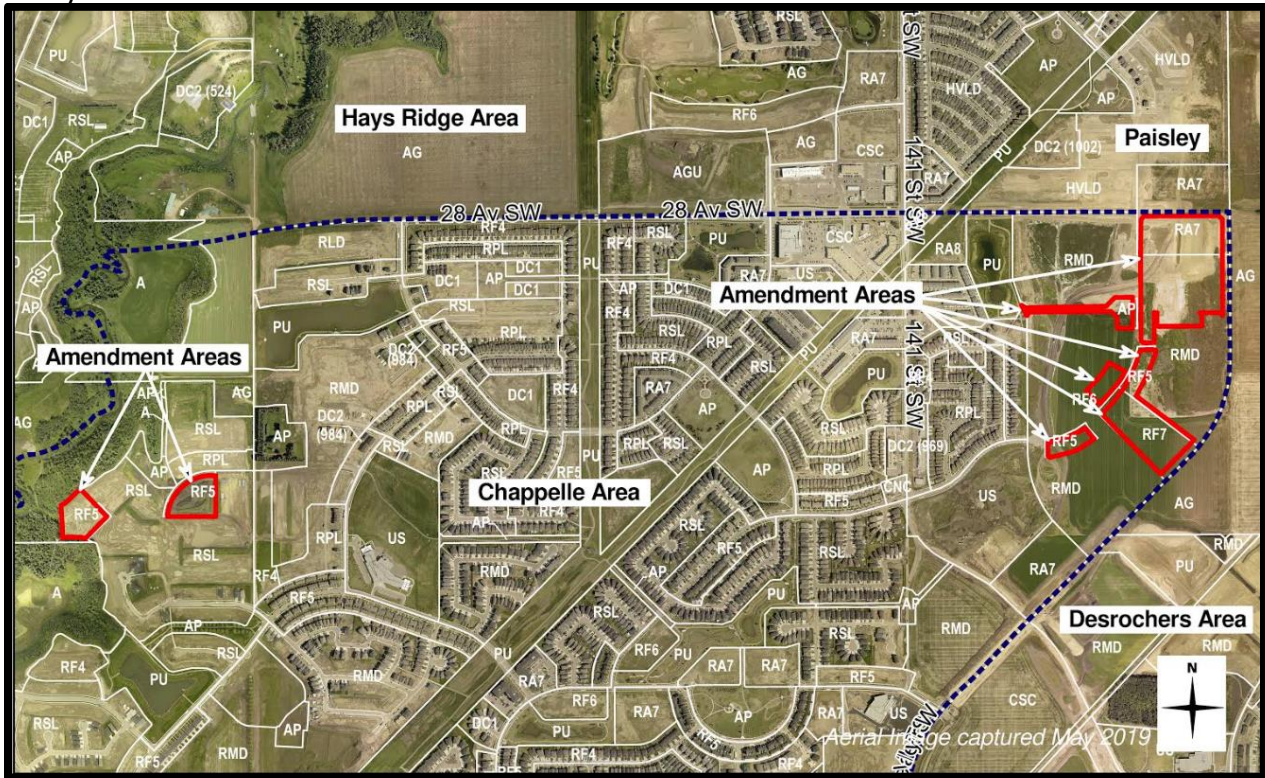
- will facilitate the development of a variety of housing types;
- will increase the range of commercial uses to serve the local community;
- will be compatible with surrounding land uses; and
- will facilitate the orderly development of the Chappelle neighbourhood.

## THE APPLICATION

1. **Resolution** proposes to amend the text, figures and statistics of the Heritage Valley Servicing Concept Design Brief to reflect and align with the proposed changes to the Chappelle Neighbourhood Area Structure Plan.
2. **Bylaw 19341** to amend the Chappelle Neighbourhood Area Structure Plan (NASP) to allow for the development of a business employment node, a variety of housing types and park uses. The proposed amendments will increase the area designated for Business Employment, Low Density Residential and High Density Residential land use, and decrease the area designated for Medium Density Residential land use. The amendment also proposes to relocate a park and an access point into the Plan area.

## SURROUNDING AREA

The subject areas are undeveloped and located south of 28 Avenue SW and west of Heritage Valley Trail.



AERIAL VIEW OF APPLICATION AREA

**EXISTING ZONING**

**CURRENT USE**

<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (RF5) Row Housing Zone</li> <li>• (RA7) Low Rise Apartment Zone</li> <li>• (RMD) Residential Mixed Dwelling Zone</li> <li>• (AP) Public Parks Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped</li> <li>• Undeveloped</li> <li>• Undeveloped</li> <li>• Undeveloped</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>• (RA7) Low Rise Apartment Zone</li> <li>• (RPL) Planned Lot Residential Zone</li> <li>• (RSL) Residential Small Lot Zone</li> <li>• (AP) Public parks</li> <li>• (A) Metropolitan Recreation Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped</li> <li>• Undeveloped</li> <li>• Undeveloped</li> <li>• Undeveloped</li> <li>• North Saskatchewan River Valley</li> </ul>
East	<ul style="list-style-type: none"> <li>• (AG) Agricultural Zone</li> <li>• (RMD) Residential Mixed Dwelling Zone</li> <li>• (RSL) Residential Small Lot Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped</li> <li>• Undeveloped</li> <li>• Undeveloped</li> </ul>
South	<ul style="list-style-type: none"> <li>• (AG) Agricultural Zone</li> <li>• (RMD) Residential Mixed Dwelling Zone</li> <li>• (RSL) Residential Small Lot Zone</li> <li>• (A) Metropolitan Recreation Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped</li> <li>• Undeveloped</li> <li>• undeveloped</li> <li>• North Saskatchewan River Valley</li> </ul>
West	<ul style="list-style-type: none"> <li>• (PU) Public Utility Zone</li> <li>• (RSL) Residential Small Lot Zone</li> <li>• (A) Metropolitan Recreation Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped</li> <li>• Undeveloped</li> <li>• North Saskatchewan River Valley</li> </ul>

## PLANNING ANALYSIS

The subject sites are guided by the Chappelle Neighbourhood Area Structure Plan (NASP) which designates the affected areas for a variety of residential uses (low density, street oriented, town house, and low rise apartment) and park land uses. Policies in the NASP provide for a variety of housing types and commercial needs that promote the creation of well-balanced, diverse neighbourhoods composed of people from a range of income and age groups, as well as various types and sizes of families.

The proposed amendment to the Chappelle NASP will increase the area designated for Business Employment, Low Density Residential and High Density Residential land uses, and decrease the area designated for Medium Density Residential land use. Furthermore, the amendment proposes to relocate a park and an access point into the Plan area.

The new Business Employment node that is proposed for the northeast corner of the neighbourhood, is intended to provide an opportunity for uses that will support the future hospital and health campus development that is proposed in Heritage Valley Neighbourhood 14, located northeast of the node.

The re-designation of High Density Residential land use is located immediately adjacent to the proposed new Business Employment node.

The proposed re-designations of Low and Medium Density Residential land uses and the relocation of the park site will allow for the development of a variety of housing types and will maintain the planned residential density set out in the approved NASP (36 upnrha).

In summary the amendment proposes to:

- Re-designate approximately 1.90 ha of Low Rise Apartments and 0.30 ha Low Density Residential to Business Employment land use in the northeastern portion of the Plan area;
- Re-designate approximately 1.42 ha of Street Oriented Housing and 2.13 ha of Low Rise Apartments to Low Density Residential land use in the eastern portion of the Plan area;
- Re-designate approximately 1.93 ha of Town House to Low Density Residential land use in the western portion of the Plan area;
- Re-designate approximately 0.66 ha of Street Oriented Residential and 1.62 ha Low Density Residential to High Density Residential land use in the northeastern portion of the Plan area;
- Re-locate a Park site along a collector roadway in the eastern portion of the Plan area;
- Re-locate a neighbourhood access point in the northeastern portion of the Plan area; and
- Update the text, figures and statistics to reflect the revised land uses.

The Resolution proposes to amend the Heritage Valley SCDB to align with the proposed changes to the NASP. All relevant text, figures and statistics will be updated accordingly.

**The following is a summary of changes to NASP Statistics as a result of the proposed land use amendments:**

<b>Land Use Designation</b>	<b>Existing (ha)</b>	<b>Proposed (ha)</b>	<b>Total Change (ha)</b>
Business Employment	<b>3.25</b>	<b>5.45</b>	<b>+2.20</b>
Single / Semi-detached	<b>180.71</b>	<b>184.00</b>	<b>+3.29</b>
Row Housing	<b>11.06</b>	<b>9.13</b>	<b>-1.93</b>

Street Oriented	<b>18.86</b>	<b>16.78</b>	<b>-2.08</b>
Low Rise / Medium Density Housing	<b>25.56</b>	<b>23.17</b>	<b>-2.39</b>
Medium to High Rise Units	<b>1.65</b>	<b>3.93</b>	<b>+2.28</b>

### **REGIONAL CONSIDERATIONS**

As the application proposes to amend the Chappelle Neighbourhood Area Structure within 0.8 kilometres from a regionally significant pipeline corridor, and within 0.8 km of a planned LRT line (Capital Line South extension), the Edmonton Metropolitan Region Board (EMRB) must review and approve the application before Council can give third reading of the bylaws, pursuant to Regional Evaluation Framework (REF) 2.0 Ministerial Order NO MSL: 111/17.

### **TECHNICAL REVIEW**

This application has been reviewed by all necessary City Departments and utility agencies. The proposed change in land use can be accommodated by the planned civic and utility infrastructure. All comments from affected City Departments and utility agencies have been addressed.

With regard to transportation, a comprehensive access review will be required along the Heritage Valley Trail SW with the subsequent rezoning and/or subdivision of lands in the plan area.

With regard to drainage, permanent sanitary and storm servicing for the subject areas must be provided in general accordance with the servicing schemes as identified in the Chappelle Neighbourhood Design Report.

With regard to water servicing, all stages of development must be designed and constructed in accordance with the City of Edmonton Design and Construction Standards and the applicable Hydraulic Network Analysis to the satisfaction of EPCOR Water, Director of Water Distribution and Transmission.

### **PUBLIC ENGAGEMENT**

<p><b>ADVANCE NOTICE</b> Date: March 25, 2020</p>	<ul style="list-style-type: none"> <li>• Number of recipients: 3083 1 email was received requesting more clarification, detailed information and rationale for the application.</li> </ul>
<p><b>PUBLIC MEETING</b></p>	<ul style="list-style-type: none"> <li>• Not held</li> </ul>
<p><b>WEBPAGE</b></p>	<ul style="list-style-type: none"> <li>• <a href="http://www.edmonton.ca/chappelle">www.edmonton.ca/chappelle</a></li> </ul>

Advance Notice was sent to surrounding property owners and the Blackmud Creek, Chappelle and the Greater Windermere Community Leagues on March 25, 2020. One email response was received requesting more detailed information and rationale about the proposal. In response, the Administration provided the resident with the amendment rational, more information on planning practices, and links to guiding Statutory Plans.

## CONCLUSION

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

## APPENDICES

- 1 Approved Heritage Valley SCDB - Resolution
- 2 Proposed Heritage Valley SCDB - Resolution
- 3 Approved Chappelle NASP - Bylaw 19235
- 4 Approved Chappelle NASP - Bylaw 19341
- 5 Approved Heritage Valley SCDB Land Use and Population Statistics - Resolution
- 6 Proposed Heritage Valley SCDB Land Use and Population Statistics - Resolution
- 7 Approved Chappelle NASP Land Use and Population Statistics – Bylaw 19235
- 8 Proposed Chappelle NASP Land Use and Population Statistics – Bylaw 19341
- 9 Application Summary