

Bylaw 19900

Bylaw to amend Bylaw 14779, as amended,  
the Chappelle Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on February 20, 2008, the Municipal Council of the City of Edmonton passed Bylaw 14779, as amended, being the Chappelle Neighbourhood Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend the Chappelle Neighbourhood Area Structure Plan through the passage of Bylaws 15206, 15295, 15549, 15706, 16039, 16386, 16477, 16589, 16680, 17225, 17670, 17916, 17955, 18142, 18159, 19235, 19341, and 19670; and

WHEREAS an application was received by Administration to amend the Chappelle Neighbourhood Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Chappelle Neighbourhood Area Structure Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly as follows:

1. The Chappelle Neighbourhood Area Structure Plan is hereby amended by:
  - a. Deleting the fifth paragraph under “3.3.2 Residential” and replacing it with the following:

“Approximately 22 ha of the plan area are designated as Low-Rise Apartments (LRA). Low Rise Apartments will typically be developed as 4-storey apartments with a density of 90 units per ha.”
  - b. Deleting the paragraph under “3.3.5 Business Employment” and replacing it with the following:

“Chappelle includes three business employment sites with potential for a mix of residential uses within the southeast portion of the neighbourhood immediately north of 41 Avenue SW northeast portion of the neighbourhood at the intersection of Heritage Valley Trail and 28 Avenue SW, and within the southeast portion of the neighbourhood directly abutting the 41 Avenue SW and Chappelle Road SW intersection.”

- c. Deleting the second paragraph under “Rationale - Business Employment” and replacing it with the following:  
“Three business employment sites are ideally located at the southeast edge of the community, along 41 Avenue SW, and at the intersection of Heritage Valley Trail and 28 Avenue SW, where they will support businesses that require large sites and a location with good visibility and accessibility near major public roadways. These uses will be supported by commercial and residential development in the area.”
- d. Delete the map “Bylaw 19341 – Amendment to Chappelle Neighbourhood Area Structure Plan” and replace it with “Bylaw 19900 – Amendment to Chappelle Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- e. Delete the land use and population statistics entitled “Chappelle Neighbourhood Area Structure Plan – Land Use and Population Statistics – Bylaw 19341” and replace it with “Chappelle Neighbourhood Area Structure Plan Land Use and Population Statistics (Bylaw 19900)” attached hereto as Schedule “B”, and forming part of this Bylaw;
- f. Delete the map “Figure 3.0 – Land Use Concept” and replace it with “Figure 3.0 – Land Use Concept” attached hereto as Schedule “C”, and forming part of this Bylaw;
- g. Delete the map “Figure 3.0a – Existing Land Use Concept”;

- h. Delete the map “Figure 4.0 – Trail Network” and replace it with “Figure 4.0 – Trail Network” attached hereto as Schedule “D”, and forming part of this Bylaw;
- i. Delete the map “Figure 4a – Extending the Whitemud Creek Ravine” and replace it with “Figure 4a – Extending the Whitemud Creek Ravine” attached hereto as Schedule “E”, and forming part of this Bylaw;
- j. Delete the map “Figure 5.0 – Transportation Network” and replace it with “Figure 5.0 – Transportation Network” attached hereto as Schedule “F”, and forming part of this Bylaw;
- k. Delete the map “Figure 6.0 – Servicing” and replace it with “Figure 6.0 – Servicing” attached hereto as Schedule “G”, and forming part of this Bylaw;  
and
- l. Delete the map “Figure 7.0 – Staging” and replace it with “Figure 7.0 – Staging” attached hereto as Schedule “H”, and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

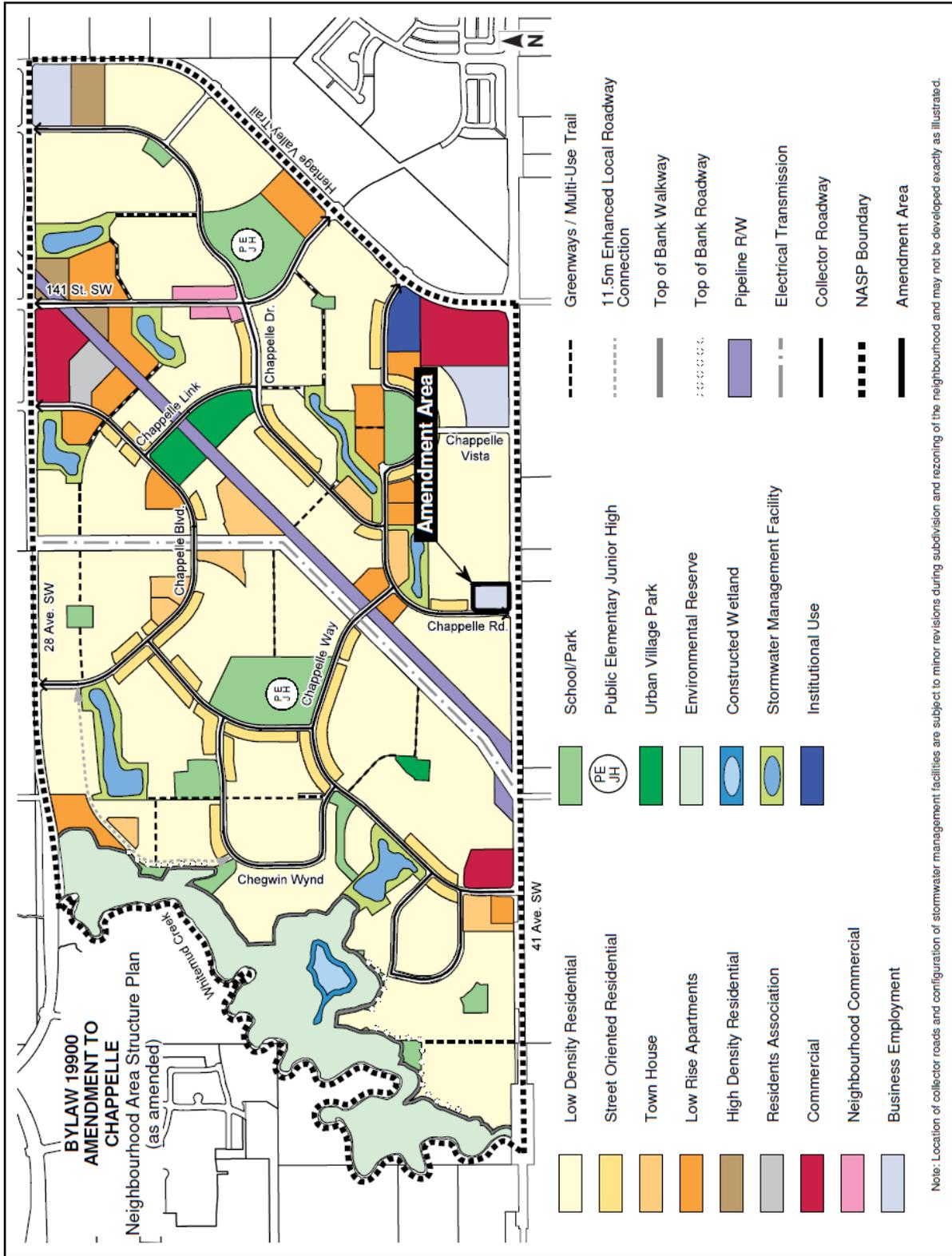
THE CITY OF EDMONTON

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MAYOR

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CITY CLERK



## SCHEDULE "B"

**The Chappelle Neighbourhood Area Structure Plan Land Use and Population Statistics  
(Bylaw 19900)**

<b>Land Use</b>	<b>Area (ha)</b>	<b>% of GA</b>
<b>Gross Area</b>	<b>461.77</b>	
Major Arterials/ Road ROW	12.21	
Pipeline Transmission ROW	10.18	
Electrical Transmission ROW	9.47	
Environmental Reserves (ER)**	38.91	
	<b>Area (ha)</b>	<b>% of GDA</b>
<b>Gross Developable Area</b>	<b>391.00</b>	<b>100%</b>
Municipal Reserve*	29.40	7.5%
East School/ Park Site		6.88
West School/ Park Site		7.36
Urban Village Park		4.44
Pocket Park		9.67
Greenways		1.05
Community Commercial	11.46	2.9%
Convenience Commercial	1.79	0.5%
Business Employment	6.46	1.7%
Institutional	2.14	0.5%
Resident's Association	1.94	0.5%
Stormwater Management	20.34	5.2%
Circulation @ 20%	81.04	20.7%
Greenways/ ROW	1.80	0.5%
<b>Total Non-Residential Area</b>	<b>156.37</b>	<b>40.0%</b>
<b>Net Residential Area (NRA)</b>	<b>234.63</b>	<b>60.0%</b>

**Residential Land Use, Unit Count and Population**

<b>Land Use</b>	<b>Area (ha)</b>	<b>Units/ ha</b>	<b>Units</b>	<b>People/ Unit</b>
<b>Low Density Residential (LDR)</b>				
Single/ Semi-Detached	184.27	25	4,606	2.80
<b>Medium Density Residential (MDR)</b>				
Row Housing	9.13	45	410	2.20
Street-Oriented	16.78	35	587	2.50
Low-Rise/ Medium Density Housing	20.52	90	1,846	1.90
<b>High Density Residential (HDR)</b>				
Medium to High Rise Units	3.93	225	884	1.50
<b>Total</b>	<b>234.63</b>		<b>8333</b>	

**STUDENT GENERATION STATISTICS**

<b>Public School Board</b>		<b>1,564</b>
Elementary	782	
Junior High School	391	
Senior High School	391	
<b>Separate School Board</b>		<b>626</b>
Elementary	313	
Junior High	156	
Senior High	156	
<b>Total Student Population</b>		<b>2,190</b>

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\*Areas dedicated to Municipal Reserves and Environmental Reserves to be confirmed by legal survey.

\*\*2.10 ha of Environmental Reserve will be developed as a SWMF (Constructed Wetland)



Figure 3.0 - Land Use Concept

SCHEDULE "D"



Figure 4.0 - Trail Network



- School/Park
- Urban Village Park
- Environmental Reserve
- Storm Water Management Facility
- Major Pedestrian Circuit
- Destination Point
- Community League

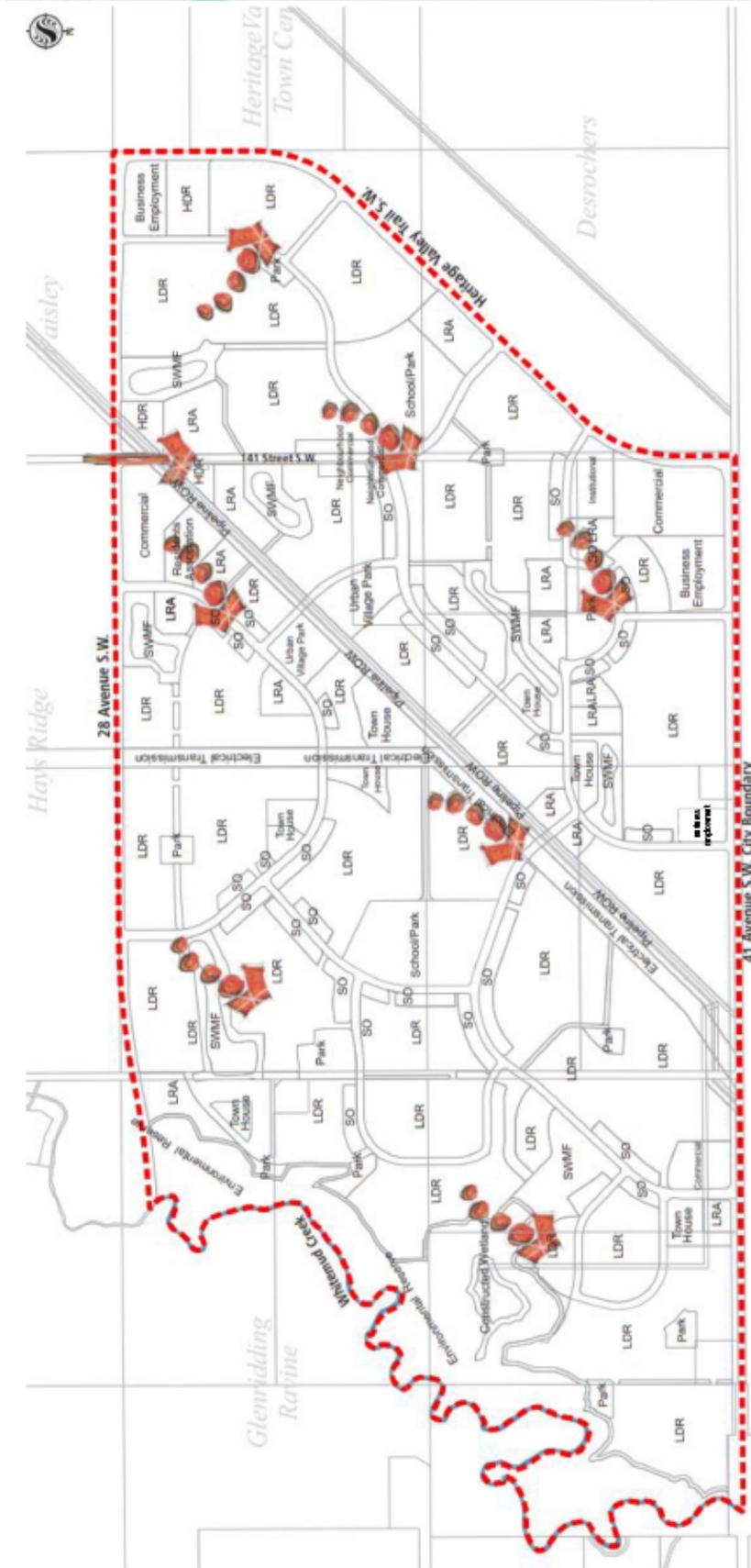
Figure 4a - Extending the Whitened Creek Ravine



- Collector Roadway
- Major Collector
- Enhanced Local Roadway Connection
- High Standard Arterial with Limited Access
- Arterial Roadway
- Transit Corridor
- Staging Area







General Direction of Development



NASP Boundary



Initial Stage of Development

Chappelle

Neighbourhood Area Structure Plan



June 12, 2020 - 1161 109635



Figure 7.0 - Staging