

Bylaw 18142

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 11, 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 15295, 15206, 15549, 15706, 16039, 16386, 16477, 16589, 16680, 17225, 17670 and 17955; and

WHEREAS an application was received by Sustainable Development 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. adding a bullet to Section 3.2.4 Land Use, which reads: “Provide the opportunity for institutional land uses within the neighbourhood.”
 - b. deleting the first sentence of Section 3.3.2 Residential, and replacing it with: “Approximately 239 ha of the plan area are designated for residential land uses.”
 - c. deleting the fifth paragraph of section 3.3.2 Residential and replacing it with “Approximately 26 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.”

- d. add a new section after 3.3.3 Commercial and renumber all subsequent sections, which reads:
 “3.3.4 Institutional
 Chappelle includes an institutional site within the southeast portion of the neighbourhood, immediately west of Heritage Valley Trail SW.”
- e. add a subsection after 3.3.4 Institutional which reads:
 “3.3.4.1
 Objective: Provide the opportunity for institutional uses within the neighbourhood.

NASP Policy: Institutional opportunities shall be provided to serve the needs of residents within Chappelle and adjacent neighbourhoods.

Implementation: Figure 3.0 – Land Use Concept illustrates the location institutional sites.”

Rationale

Institutional

Institutional sites provide the opportunity for a range of uses such as religious assembly to serve the immediate residents and greater community. These types of uses support social sustainability and contribute to a diverse and complete community.

An institutional site is ideally located at the southeast edge of the neighbourhood along Heritage Valley Trail SW, at the intersection of major roadways and adjacent to higher density residential and commercial uses. The adjacent major roadways allow for good access to the site and minimize vehicle traffic through the neighbourhood.”

- f. deleting the land use and population statistics entitled “Chappelle Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 17955” and substituting the following;

**CHAPPELLE NEIGHBOURHOOD AREA STRUCTURE PLAN
 PROPOSED LAND USE AND POPULATION STATISTICS
 BYLAW 18142**

LAND USE	Area (ha)		% of GA	
Gross Area	461.77			
Major Arterials / Road ROW	12.21			
Pipeline Transmission ROW	10.18			
Electrical Transmission ROW	9.47			
Environmental Reserves (ER)**	38.91			

	Area (ha)		% of GDA	
Gross Developable Area	391.00		100.0%	
Municipal Reserve*	29.40		7.5%	% of MR
East School / Park Site		6.88		1.76%
West School / Park Site		7.36		1.88%
Urban Village Park		4.44		1.14%
Pocket Parks		9.67		2.47%
Greenways		1.05		0.27%
Community Commercial	11.46		2.9%	
Convenience Commercial	0.45		0.1%	
Business Employment	3.25		0.8%	
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	2.10		0.5%	
Total Non-Residential Area	149.98		38.4%	
Net Residential Area (NRA)	241.03		61.6%	

Residential Land Use, Unit Count and Population

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
<i>Single/Semi-Detached</i>	180.42	25	4,511	2.80	12,629	75%
Medium Density Residential (MDR)						
<i>Row Housing</i>	12.40	45	558	2.20	1,228	5%
<i>Street-Oriented</i>	18.86	35	660	2.50	1,651	8%
<i>Low-Rise/Medium Density Housing</i>	25.56	90	2,300	1.90	4,371	11%
High Density Residential (HDR)						
<i>Medium to High Rise Units</i>	1.65	225	371	1.50	557	1%
Total	238.89		8,400		20,435	100%

Population Density (GDA):	52		ppha		
Population Density (NRA):	86		ppnrha		
Unit Density (GDA):	21		upha		
Unit Density (NRA):	35		nrupha		
LDR / MDR / HDR Ratio:	53.7%	/	41.9%	/	4.4%

Student Generation Statistics

Level	Public	Separate
Elementary	782	313
Junior High School	391	156
Senior High School	391	156
Total Student Population	1,564	626

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

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

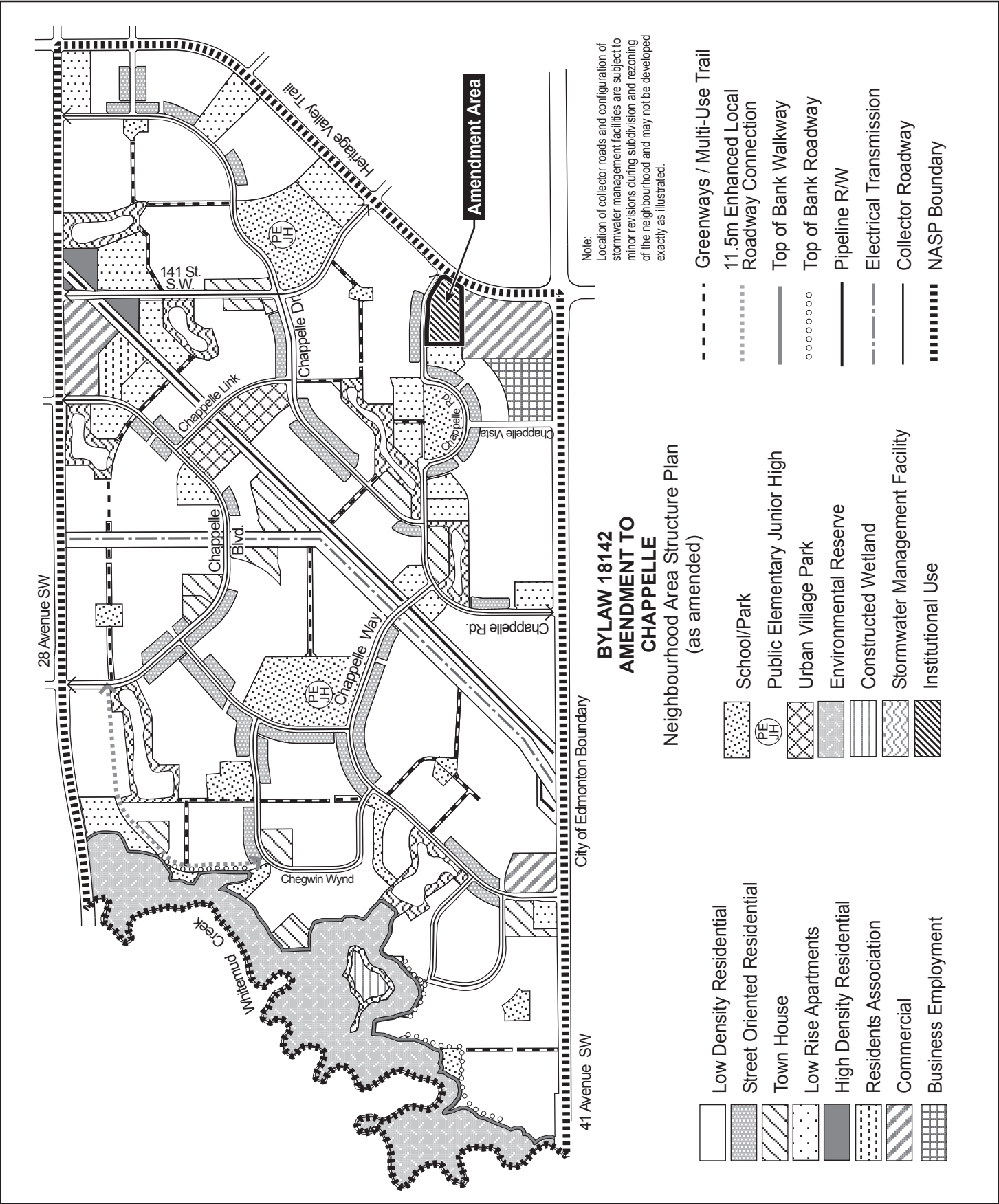
- k. deleting the map entitled “Bylaw 17955 – Amendment to Chappelle Neighbourhood Area Structure Plan” and substituting the map entitled “Bylaw 18142 Amendment to Chappelle Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw.
- l. deleting the map entitled “Figure 3.0 – Land Use Concept” and substituting the map entitled “Figure 3.0 – Land Use Concept” attached hereto as Schedule “B” and forming part of this Bylaw;
- m. deleting the map entitled “Figure 4.0 Trail Network” and substituting the map entitled “Figure 4.0 Trail Network” attached hereto as Schedule “C” and forming part of this Bylaw;
- n. deleting the map entitled “Figure 4a – Extending the Whitemud Creek Ravine” and substituting the map entitled “Figure 4a – Extending the Whitemud Creek Ravine” attached hereto as Schedule “D” and forming part of this Bylaw;
- o. deleting the map entitled “Figure 5.0 – Transportation Network” and substituting the map entitled “Figure 5.0 – Transportation Network” attached hereto as Schedule “E” and forming part of this Bylaw;
- p. deleting the map entitled “Figure 6.0 – Servicing” and substituting the map entitled “Figure 6.0 – Servicing” attached hereto as Schedule “F” and forming part of this Bylaw; and
- q. deleting the map entitled “Figure 7.0 – Development Staging” and substituting the map entitled “Figure 7.0 – Staging” attached hereto as Schedule “G” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2017;
READ a second time this	day of	, A. D. 2017;
READ a third time this	day of	, A. D. 2017;
SIGNED and PASSED this	day of	, A. D. 2017.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



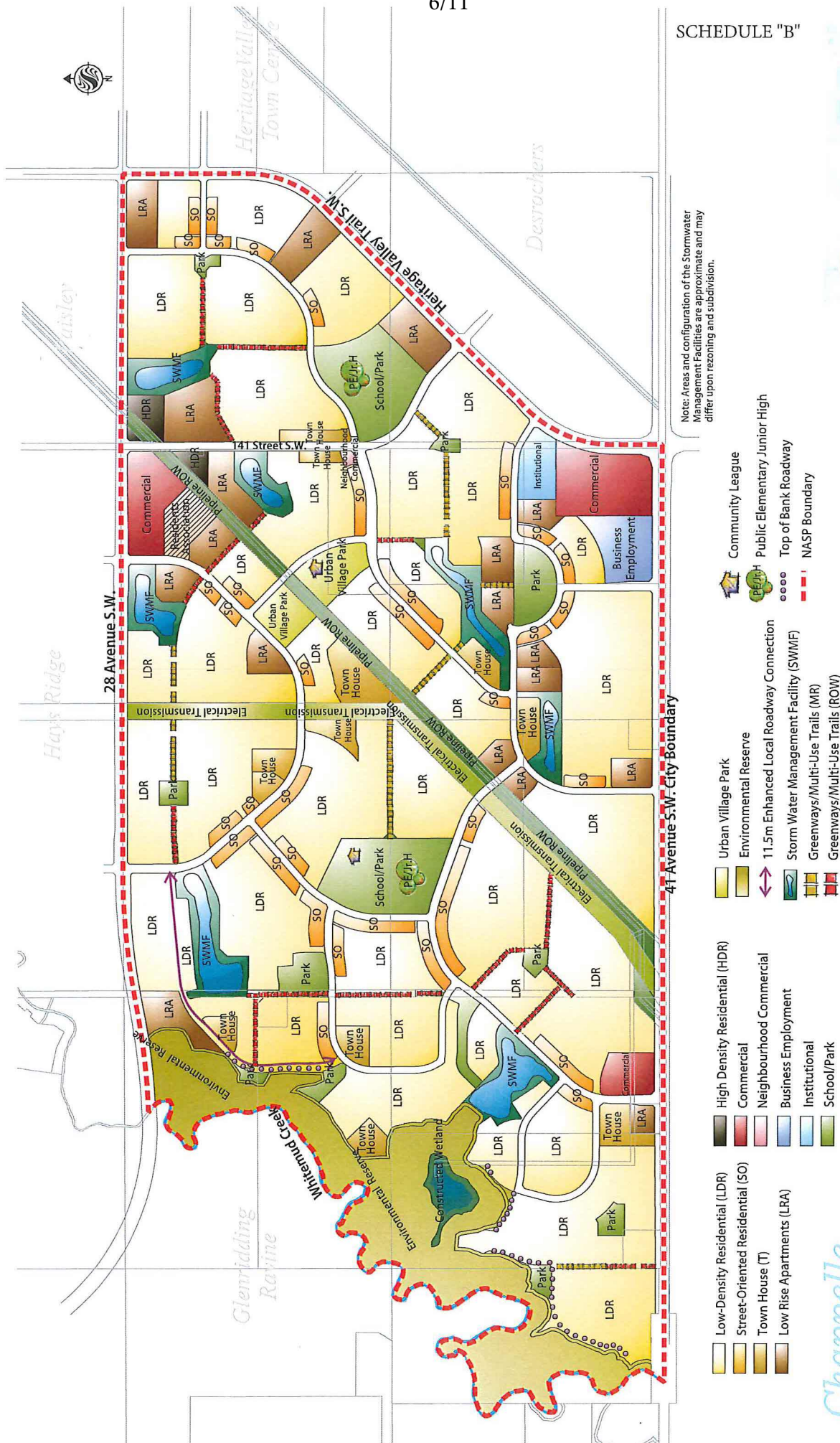
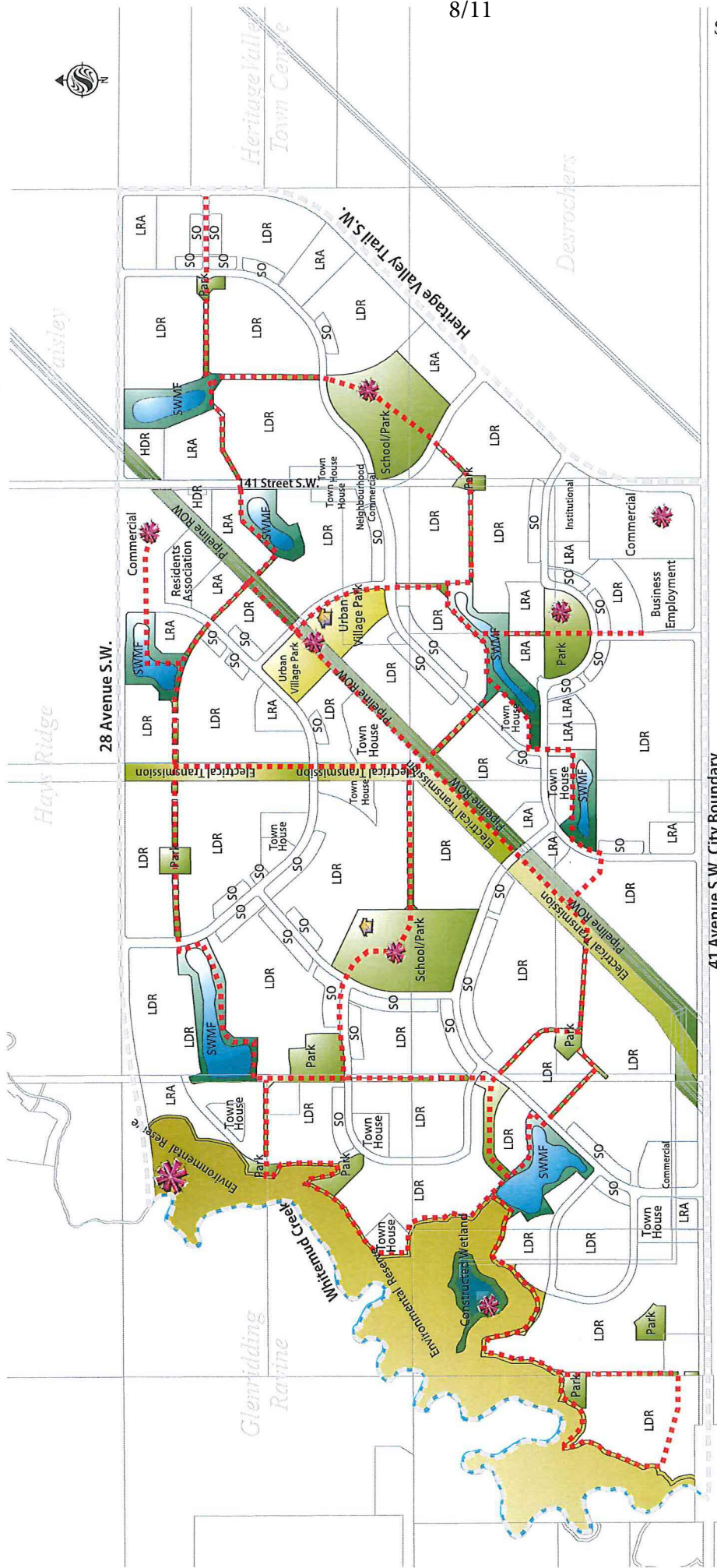


Figure 3.0 - Land Use Concept



Figure 4.0 - Trail Network



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

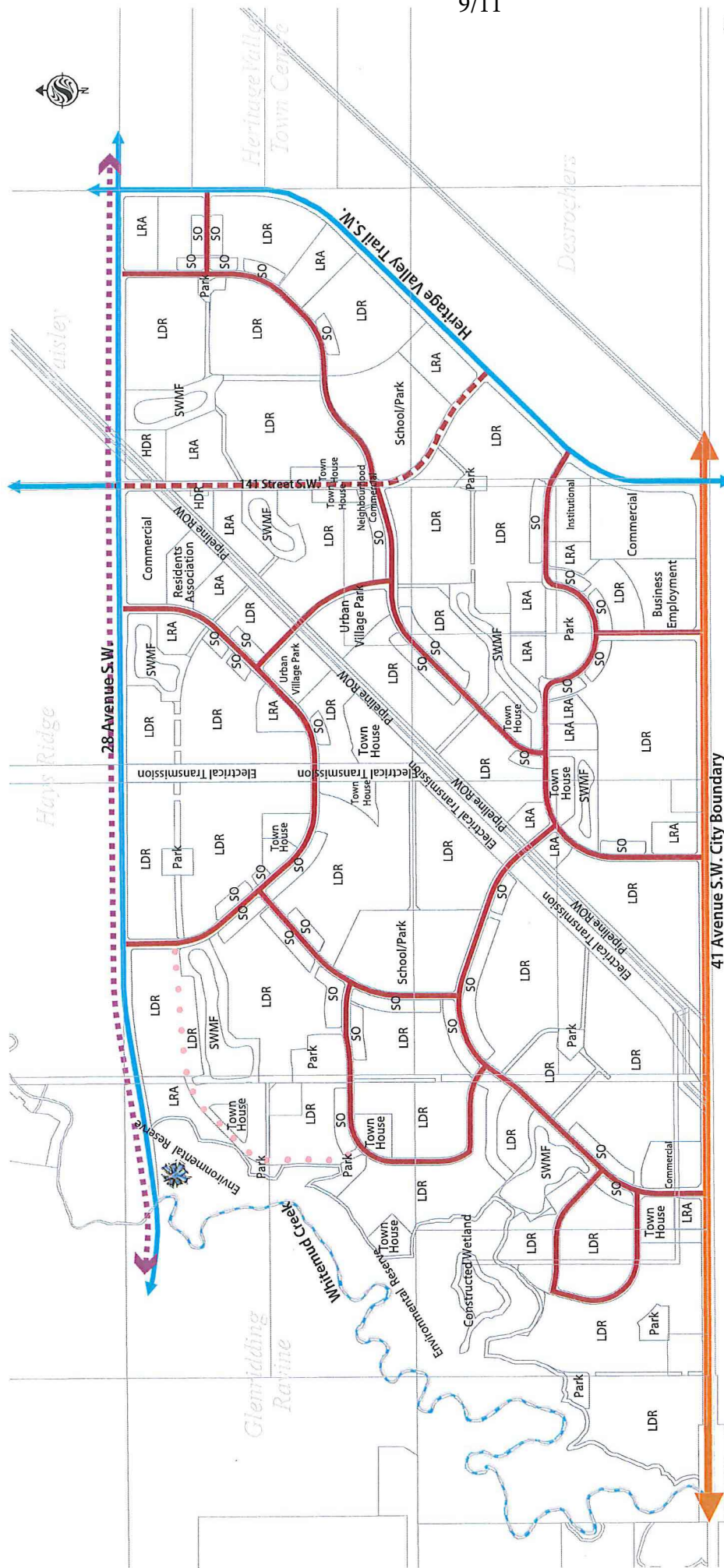
Chappelle

Neighbourhood Area Structure Plan

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Figure 4a - Extending the Whitemud Creek Ravine



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

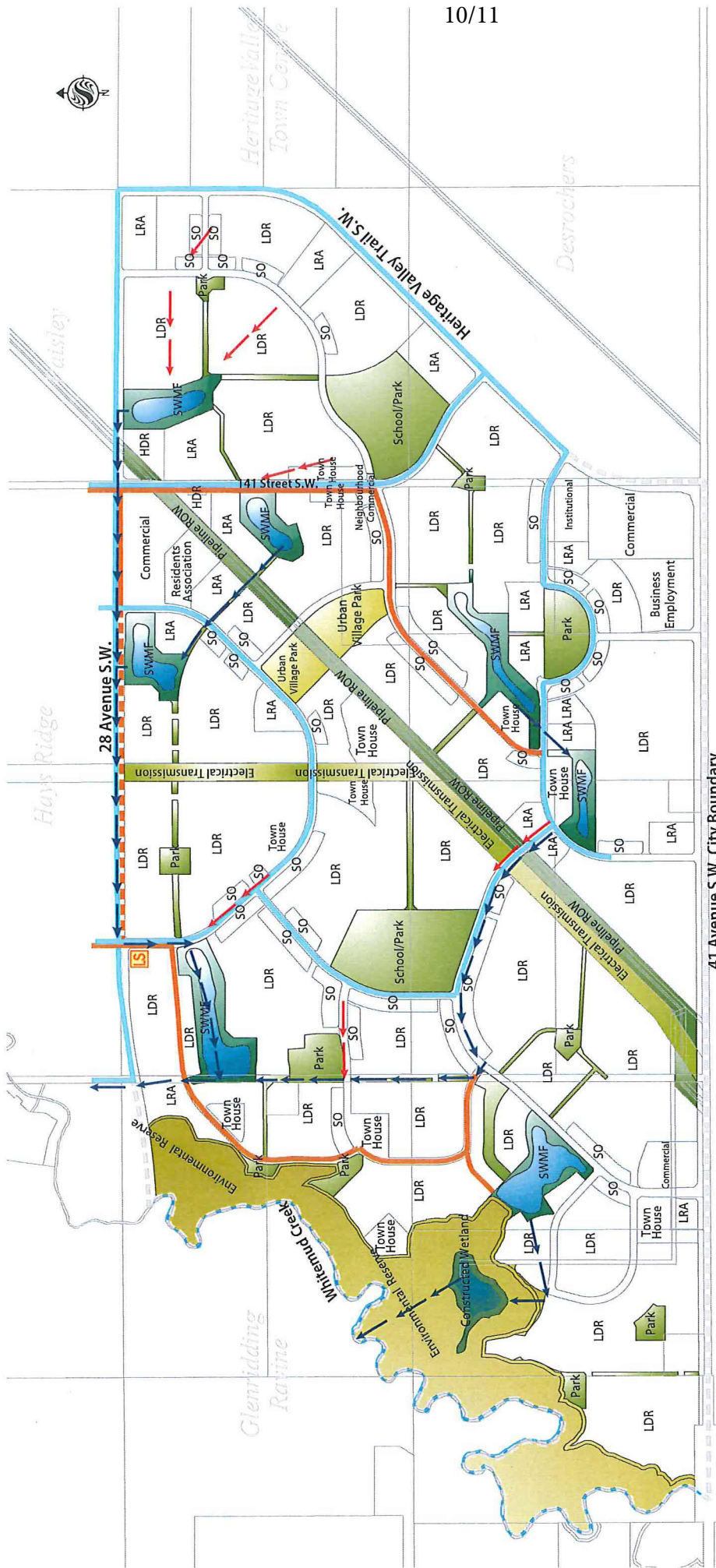
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Figure 5.0 - Transportation Network



- School/Park/Community League
- Urban Village Park
- Environmental Reserve
- Storm Water Management Facility
- Watermain
- Sanitary Trunk
- Temporary Sanitary Trunk
- Sanitary Lift Station
- Stormwater Flow Direction
- Sanitary Points of Service

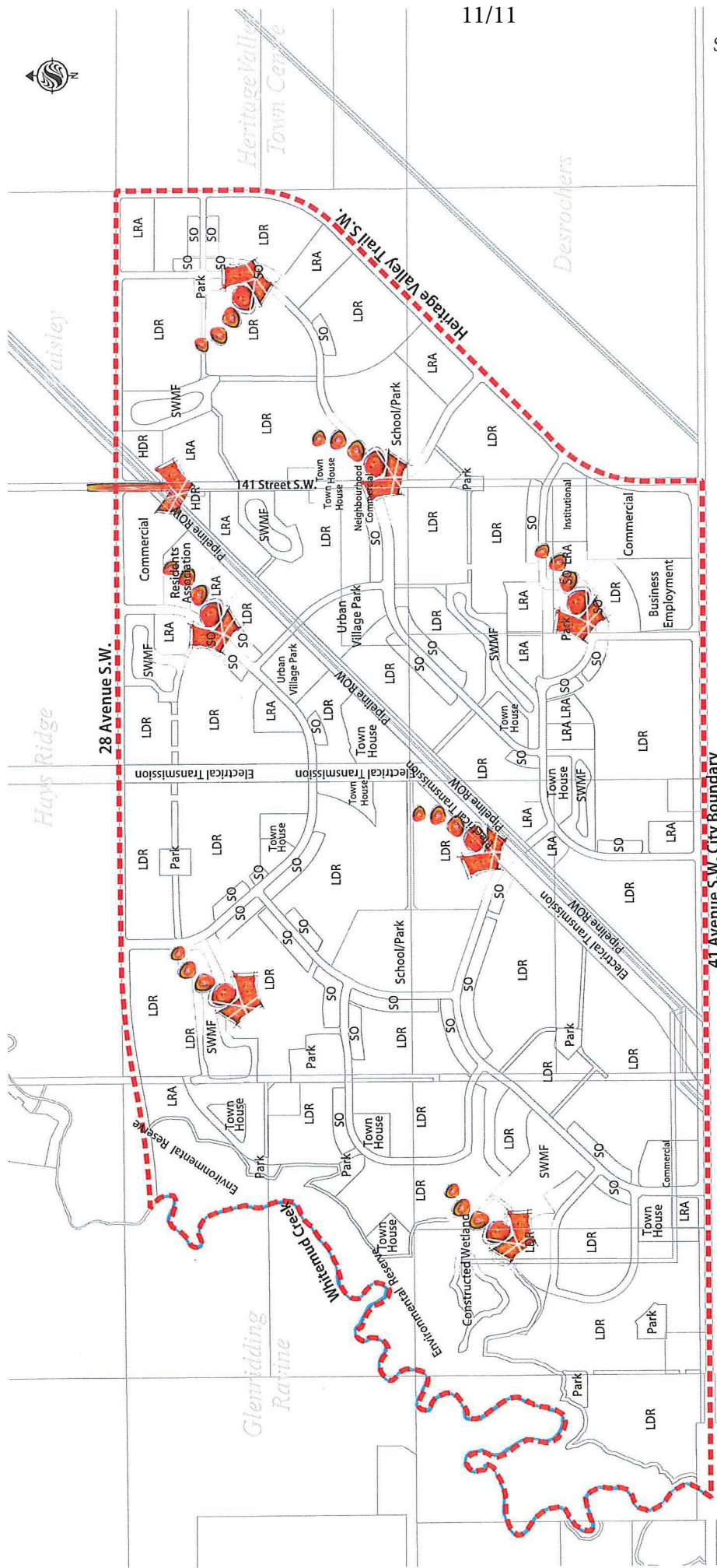
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Figure 6.0 - Servicing



General Direction of Development

NASP Boundary

Initial Stage of Development

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Figure 7.0 - Staging