

Bylaw 20342

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, 19670, and 19900; 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. Delete the first sentence in Section 3.3.7 Urban Design - HDR Development Design Guidelines in its entirety and replace it with the following:

“The HDR sites are placed in prominent locations at the edges of the neighbourhood, adjacent to Chappelle Drive SW, 28 Avenue SW, and in proximity to Heritage Valley Trail and the future High Speed Transit (HST) corridor.”
  - b. Delete the map entitled “Bylaw 19900 - Chappelle Neighbourhood Area

Structure Plan” and replace it with “Bylaw 20342 - Amendment to Chappelle Neighbourhood Area Structure Plan” attached hereto as Schedule “A”, and forming part of this Bylaw;

- c. Delete the land use and population statistics entitled “The Chappelle Neighbourhood Area Structure Plan Land Use and Population Statistics (Bylaw 19900)” and replace it with “Chappelle Neighbourhood Area Structure Plan Land Use and Population Statistics (Bylaw 20342)” attached hereto as Schedule “B”, and forming part of this Bylaw;
- d. Delete the map entitled “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;
- e. Delete the map entitled “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;
- f. Delete the map entitled “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;
- g. Delete the map entitled “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;
- h. Delete the map entitled “Figure 6.0 – Servicing” and replace it with “Figure 6.0 – Servicing” attached hereto as Schedule “G”, and forming part of this Bylaw; and

- i. Delete the map entitled “Figure 7.0 – Development 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. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

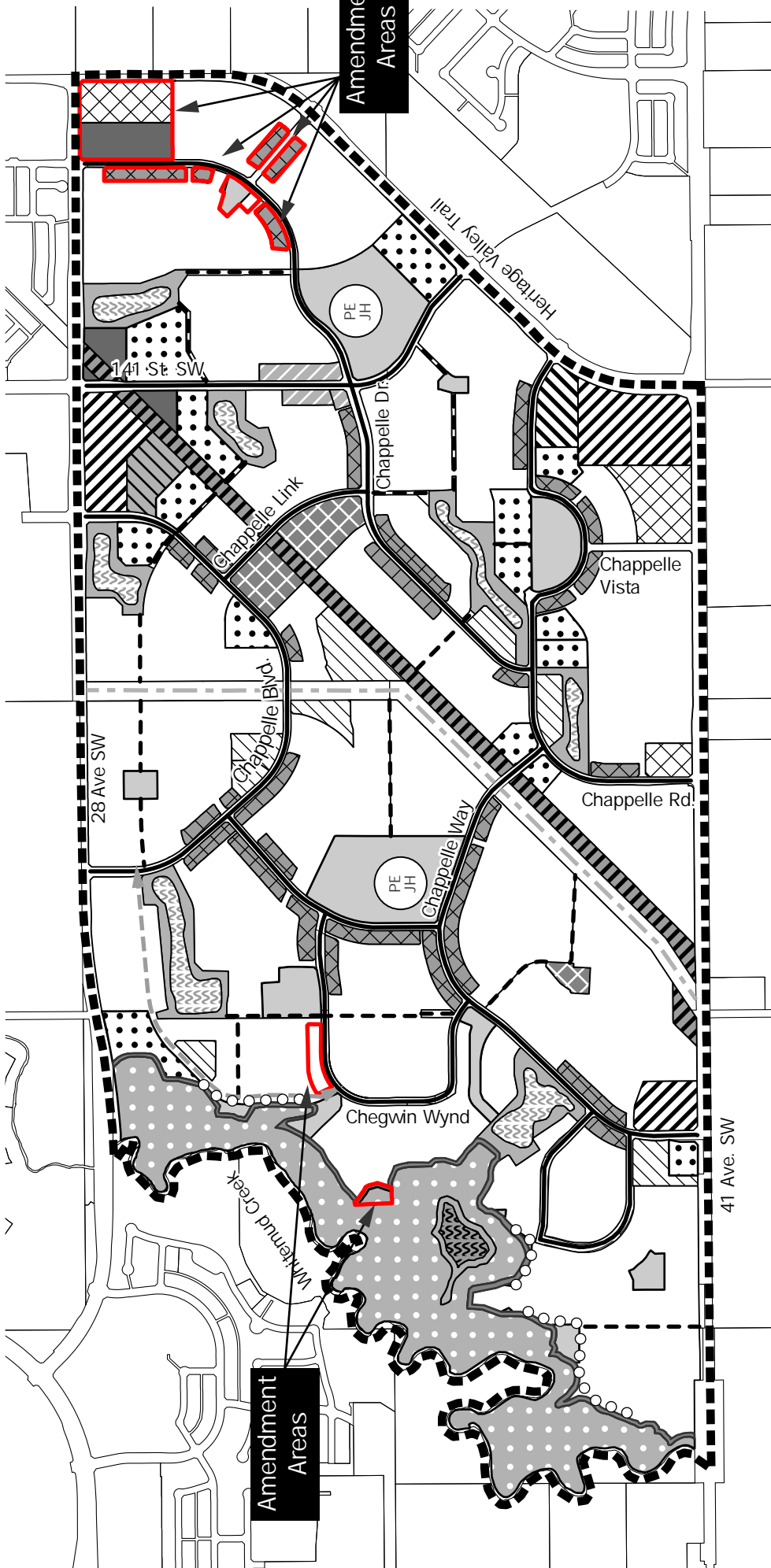
THE CITY OF EDMONTON

---

MAYOR

---

CITY CLERK



**BYLAW 20342  
AMENDMENT TO  
CHAPPELLE**  
Neighbourhood Area Structure Plan



- |  |                             |  |                          |  |                                |  |   |
|--|-----------------------------|--|--------------------------|--|--------------------------------|--|---|
|  | Low Density Residential     |  | Neighbourhood Commercial |  | Stormwater Management Facility |  | 11.5m Enhanced Local Roadway Connection |
|  | Street Oriented Residential |  | Business Employment      |  | Stormwater Pond                |  | Top of Bank Roadway                     |
|  | Town House                  |  | School/Park              |  | Institutional Use              |  | Electrical Transmission                 |
|  | Low Rise Apartments         |  | Urban Village Park       |  | Pipeline R/W                   |  | Collector Roadway                       |
|  | High Density Residential    |  | Environmental Reserve    |  | Top of Bank Walkway            |  | NASP Boundary                           |
|  | Residents Association       |  | Constructed Wetland      |  | Greenways / Multi-Use Trail    |  | Public Elementary Junior High           |
|  | Commercial                  |  | Wetland Pond             |  |                                |  | Amendment Area                          |

**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.



**Chappelle Neighbourhood Area Structure Plan Land Use and Population Statistics  
(Bylaw 20342)**

<b>LAND USE</b>	<b>Area (ha)</b>	<b>% of GA</b>	
<b>Gross Area</b>	461.77		
Major Arterials / Road ROW	11.98		
Pipeline Transmission ROW	10.18		
Electrical Transmission ROW	9.47		
Environmental Reserves (ER)**	39.36		
	<b>Area (ha)</b>	<b>% of GDA</b>	
<b>Gross Developable Area</b>	390.78	100.0%	
Municipal Reserve*	29.40	7.5%	<b>% of MR</b>
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	1.79	0.5%	
Business Employment	6.71	1.4%	
Institutional	2.14		
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>156.62</b>	<b>40.1%</b>	
<b>Net Residential Area (NRA)</b>	<b>234.16</b>	<b>59.9%</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>Population</b>	<b>% of NRA</b>
<b>Low Density Residential (LDR)</b>						
<i>Single/Semi-Detached</i>	182.22	25	4556	2.80	12755	78%
<b>Medium Density Residential (MDR)</b>						
<i>Row Housing</i>	9.13	45	411	2.20	904	4%
<i>Street-Oriented</i>	18.38	35	643	2.50	1608	8%
<i>Low-Rise/Medium Density Housing</i>	20.52	90	1847	1.90	3509	9%
<b>High Density Residential (HDR)</b>						
<i>Medium to High Rise Units</i>	3.91	225	880	1.50	1320	2%
<b>Total</b>	<b>234.16</b>		<b>8336</b>		<b>20096</b>	<b>100%</b>

<b>Population Density (GDA)</b>	<b>51</b>	<b>ppha</b>
<b>Population Density (NRA)</b>	<b>86</b>	<b>ppnrha</b>
<b>Unit Density (GDA)</b>	<b>21</b>	<b>upha</b>
<b>Unit Density (NRA)</b>	<b>36</b>	<b>nrupha</b>

#### **STUDENT GENERATION STATISTICS**

<b>Public School Board</b>		<b>1564</b>
Elementary	782	
Junior High School	391	
Senior High School	391	
<b>Separate School Board</b>		<b>625</b>
Elementary	313	
Junior High School	156	
Senior High School	156	
<b>Total Student Population</b>		<b>2189</b>

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

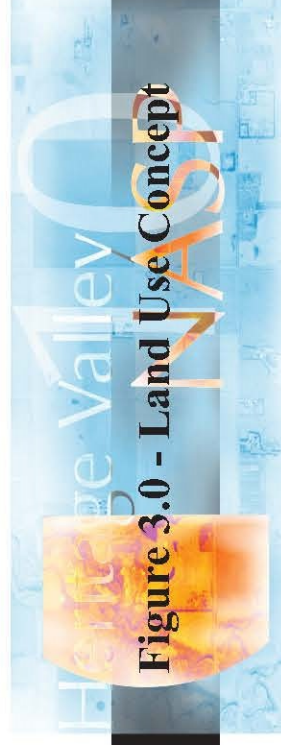
\*\*2.10 ha of Environmental Reserve will be developed as a SWMF (Constructed Wetland)





Note: Areas and configuration of the Stormwater Management Facilities are approximate and may differ upon rezoning and subdivision.

- Low-Density Residential (LDR)
- Street-Oriented Residential (SO)
- Town House (T)
- Low Rise Apartments (LRA)
- High Density Residential (HDR)
- Commercial
- Neighbourhood Commercial
- Business Employment
- School/Park
- Urban Village Park
- Environmental Reserve
- 11.5m Enhanced Local Roadway Connection
- Storm Water Management Facility (SWMF)
- Greenways/Multi-Use Trails (MR)
- Greenways/Multi-Use Trails (ROW)
- Community League
- Public Elementary Junior High
- Top of Bank Roadway
- NASP Boundary



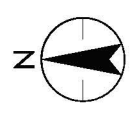
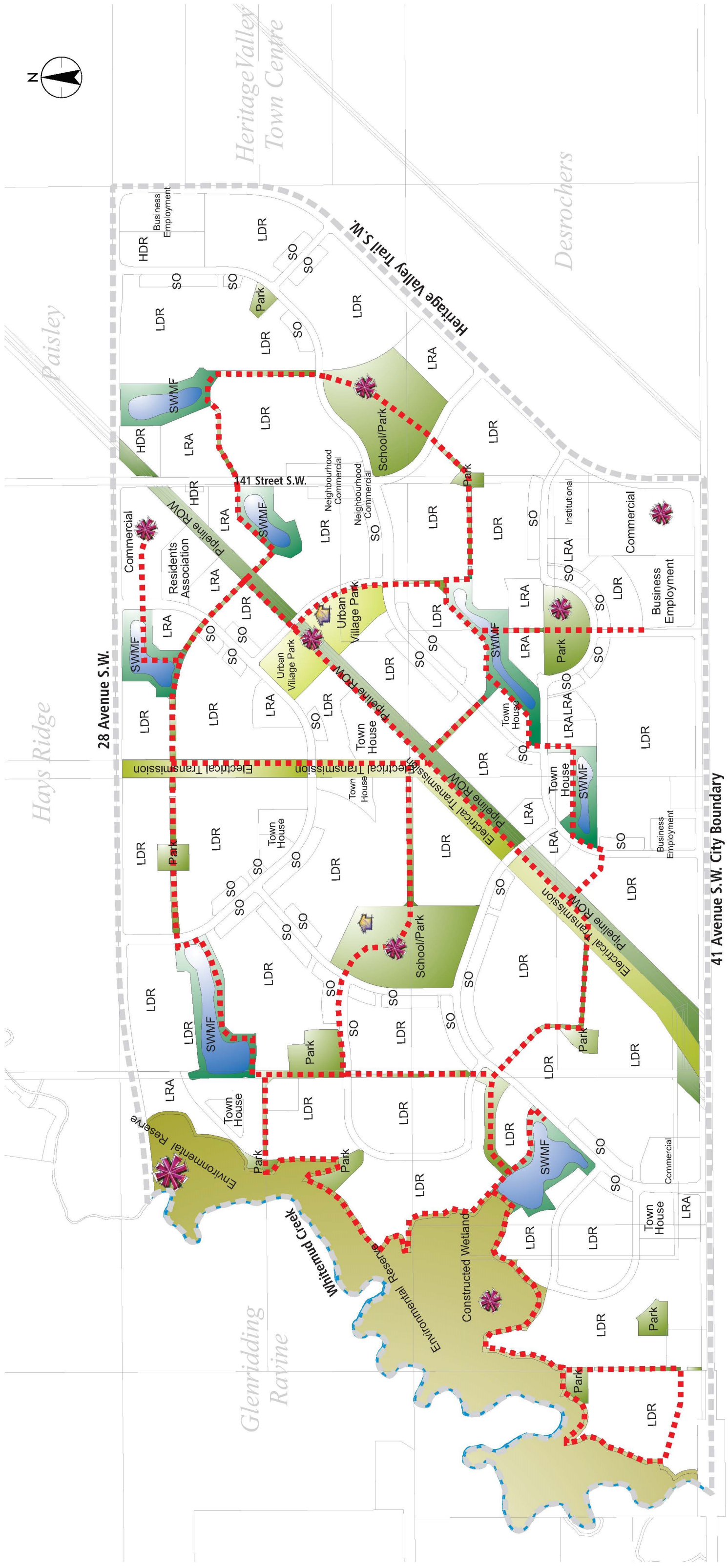











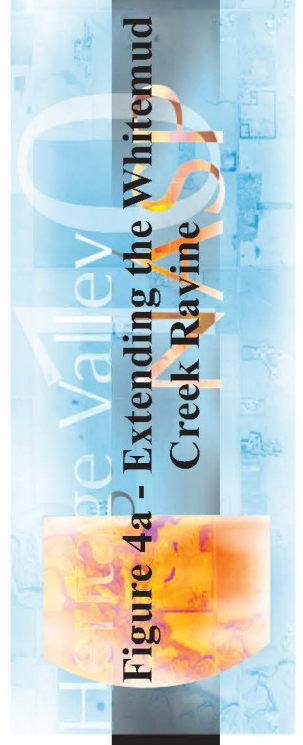
- Commercial
- Neighbourhood Commercial
- Business Employment
- Institutional
- School/Park
- Urban Village Park
- Environmental Reserve
- Storm Water Management Facility
- Neighbourhood Pedestrian Linkage (Greenway)
- Major Linkage (Multi Use Trail)
- Top of Bank Walkway
- Community League
- NASP Boundary
- Public Elementary Junior High
- Preserve Trees (Heritage Shelter Belt)
- Staging Area
- Destination Point

**Figure 4.0 - Trail Network**



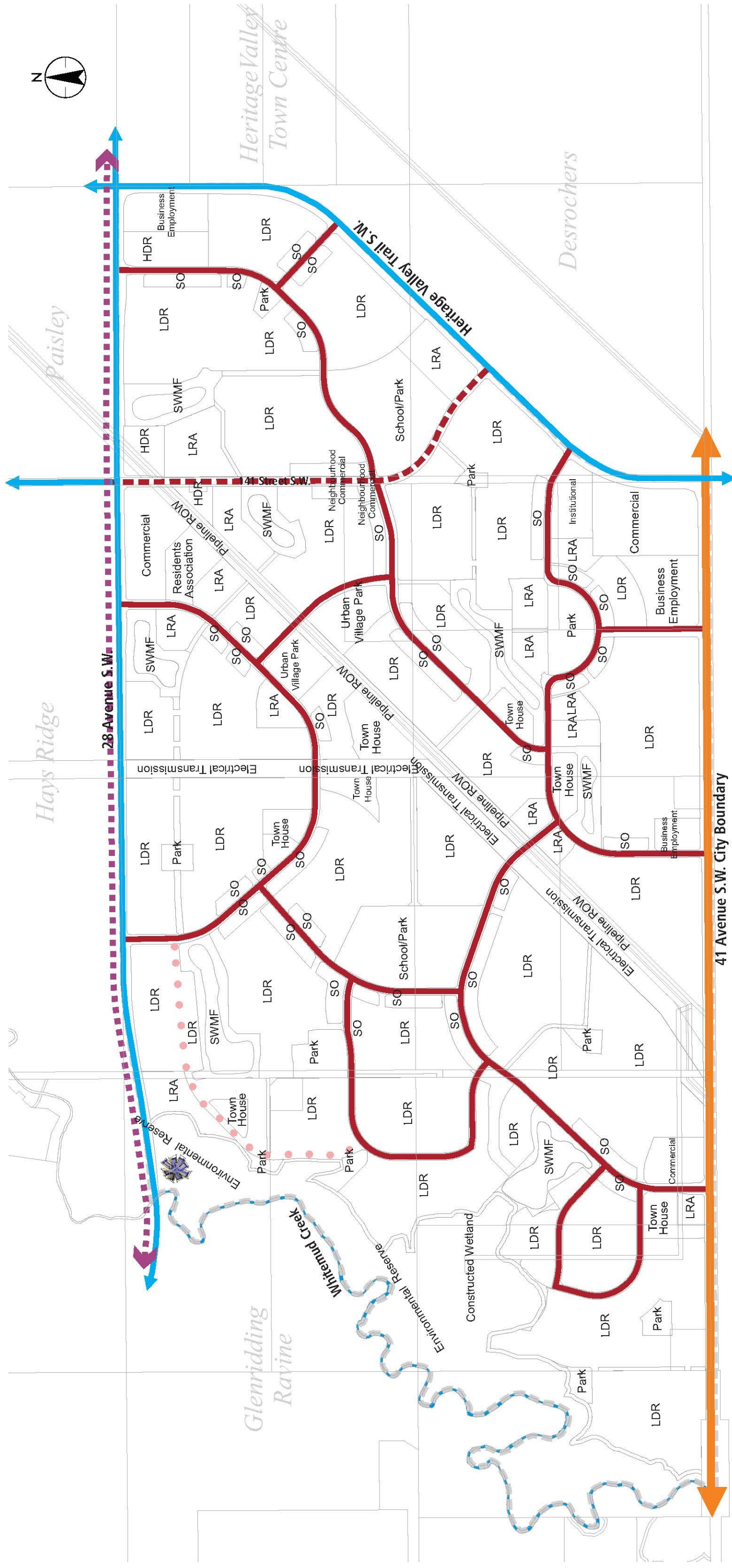


-  School/Park
-  Urban Village Park
-  Environmental Reserve
-  Storm Water Management Facility
-  Major Pedestrian Circuit
-  Destination Point
-  Community League

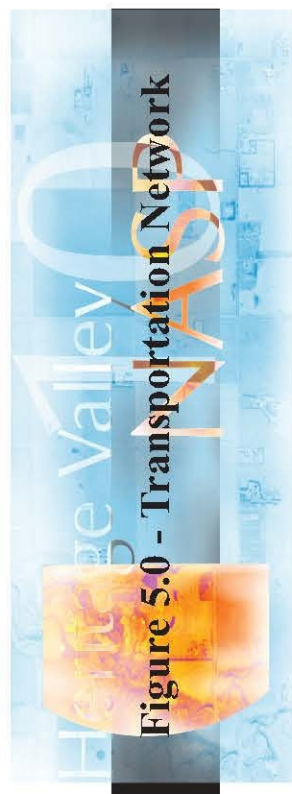


**Figure 4a - Extending the Whitemud Creek Rayline**

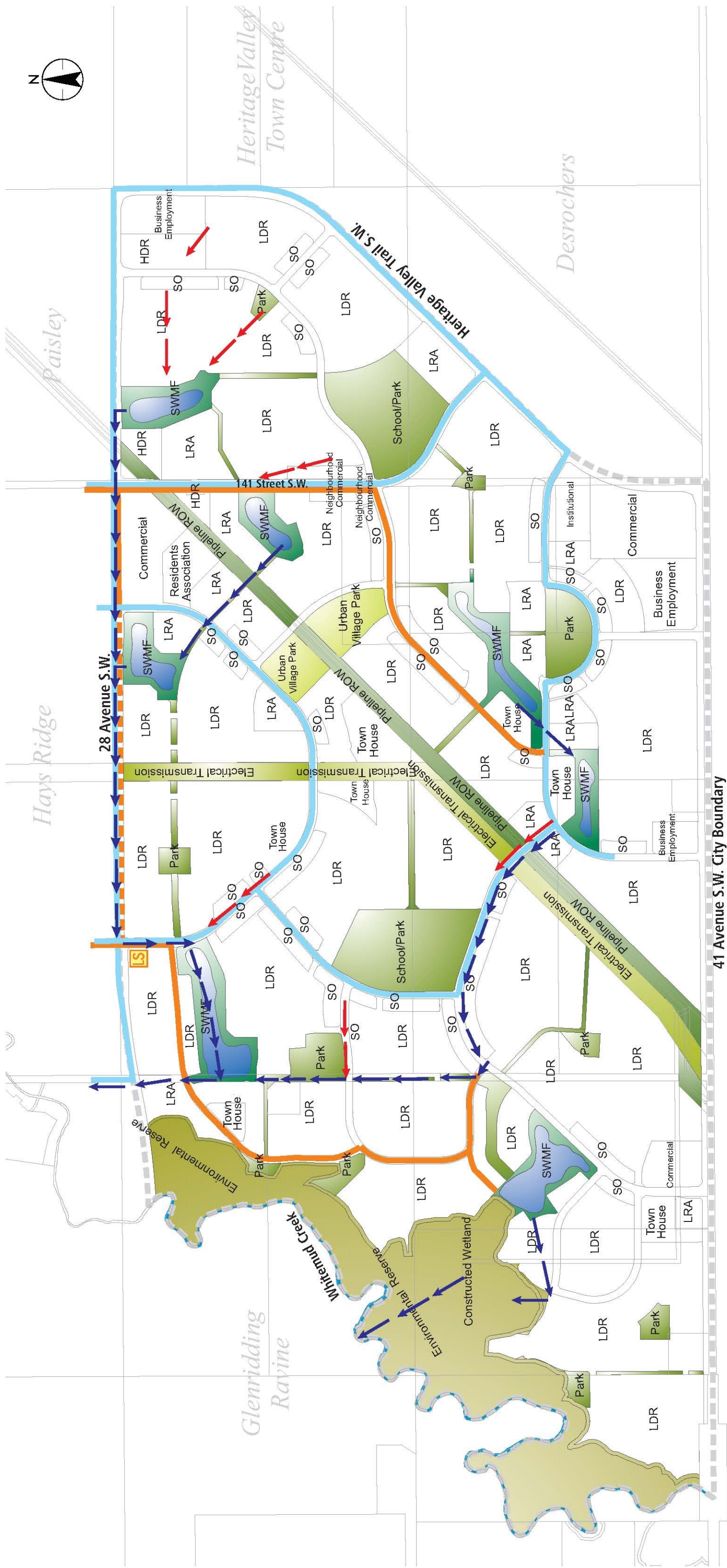














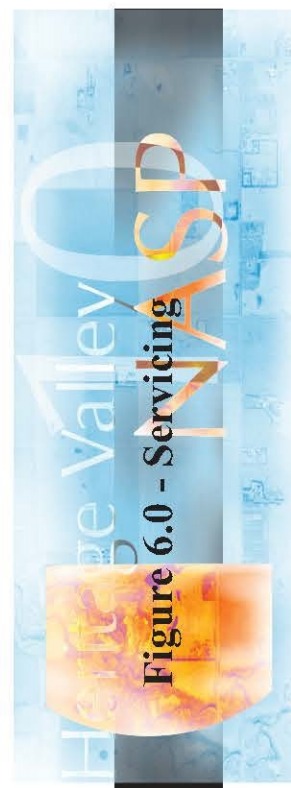
- Collector Roadway
- Major Collector
- Enhanced Local Roadway Connection
- High Standard Arterial with Limited Access
- Arterial Roadway
- Transit Corridor
- Staging Area



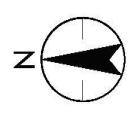
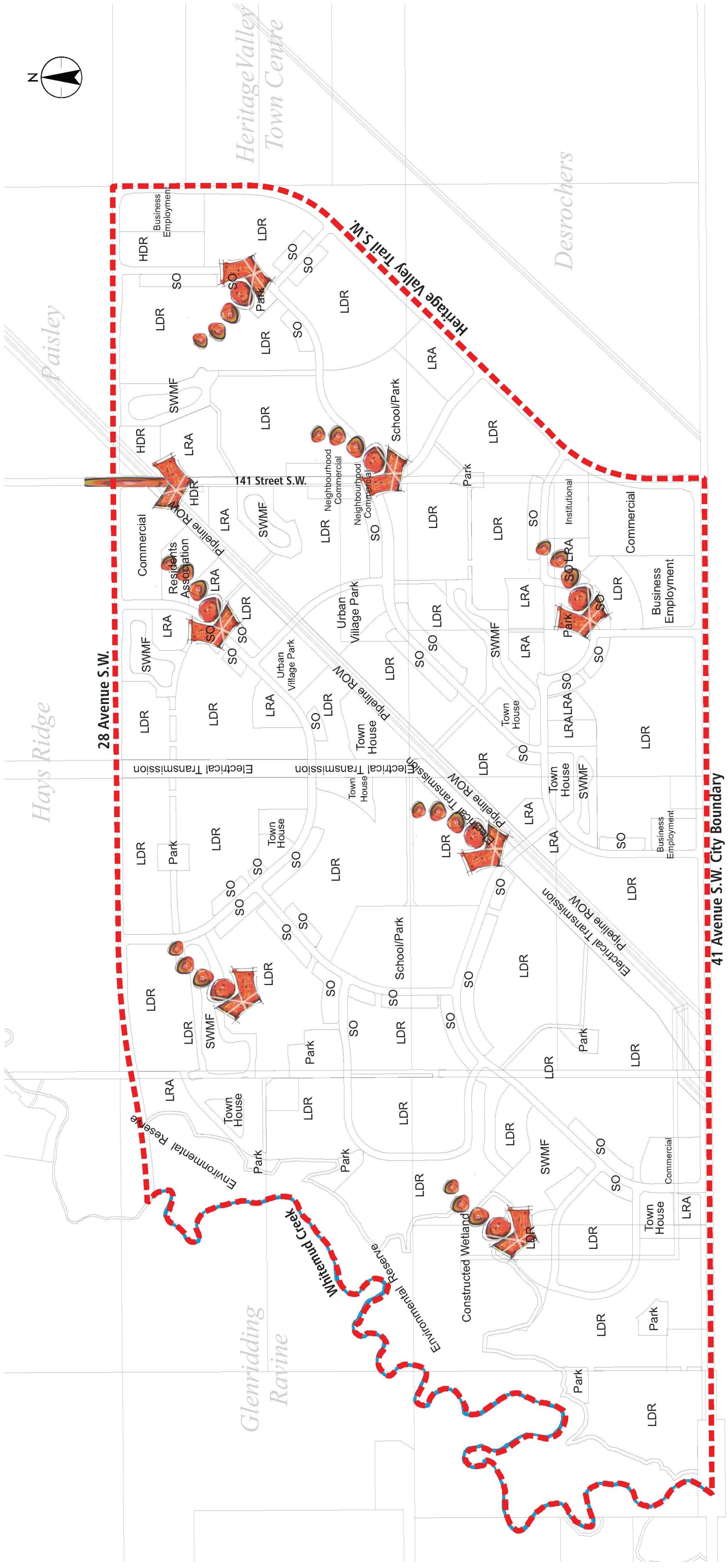







-  School/Park/Community League
-  Urban Village Park
-  Environmental Reserve
-  Storm Water Management Facility
-  Watermain
-  Sanitary Trunk
-  Temporary Sanitary Trunk
-  Sanitary Lift Station
-  Stormwater Flow Direction
-  Sanitary Points of Service







-  General Direction of Development
-  NASP Boundary
-  Initial Stage of Development

