

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;

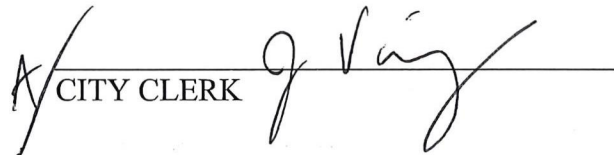
- c. Delete the land use and population statistics entitled “The Chappelle Neighbourhood Area Structure Plan Land Use and Population Statistics (Bylaw 19900)” and replace it with “Chappelle Neighbourhood Area Structure Plan Land Use and Population Statistics (Bylaw 20342)” attached hereto as Schedule “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

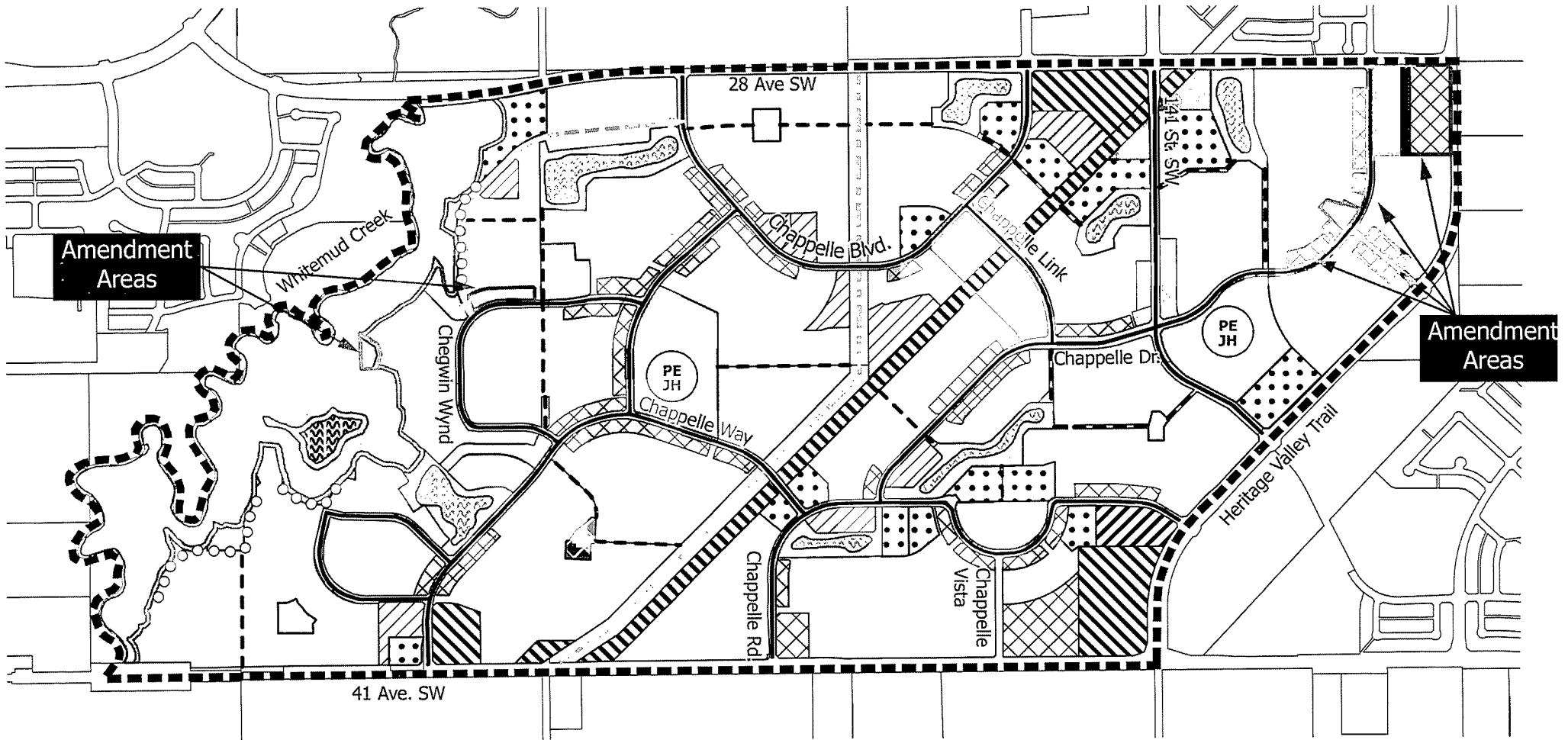
- i. Delete the map entitled “Figure 7.0 – Development Staging” and replace it with “Figure 7.0 – Staging” attached hereto as Schedule “H”, and forming part of this Bylaw.

READ a first time this	6th day of December	, A. D. 2022;
READ a second time this	6th day of December	, A. D. 2022;
READ a third time this	6th day of December	, A. D. 2022;
SIGNED and PASSED this	6th day of December	, 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

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

LAND USE	Area (ha)	% of GA	
Gross Area	461.77		
Major Arterials / Road ROW	11.98		
Pipeline Transmission ROW	10.18		
Electrical Transmission ROW	9.47		
Environmental Reserves (ER)**	39.36		
	Area (ha)	% of GDA	
Gross Developable Area	390.78	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	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%	
Total Non-Residential Area	156.62	40.1%	
Net Residential Area (NRA)	234.16	59.9%	

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>	182.22	25	4556	2.80	12755	78%
Medium Density Residential (MDR)						
<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%
High Density Residential (HDR)						
<i>Medium to High Rise Units</i>	3.91	225	880	1.50	1320	2%
Total	234.16		8336		20096	100%

Population Density (GDA)	51	ppha
Population Density (NRA)	86	ppnrha
Unit Density (GDA)	21	upha
Unit Density (NRA)	36	nrupha

STUDENT GENERATION STATISTICS

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

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

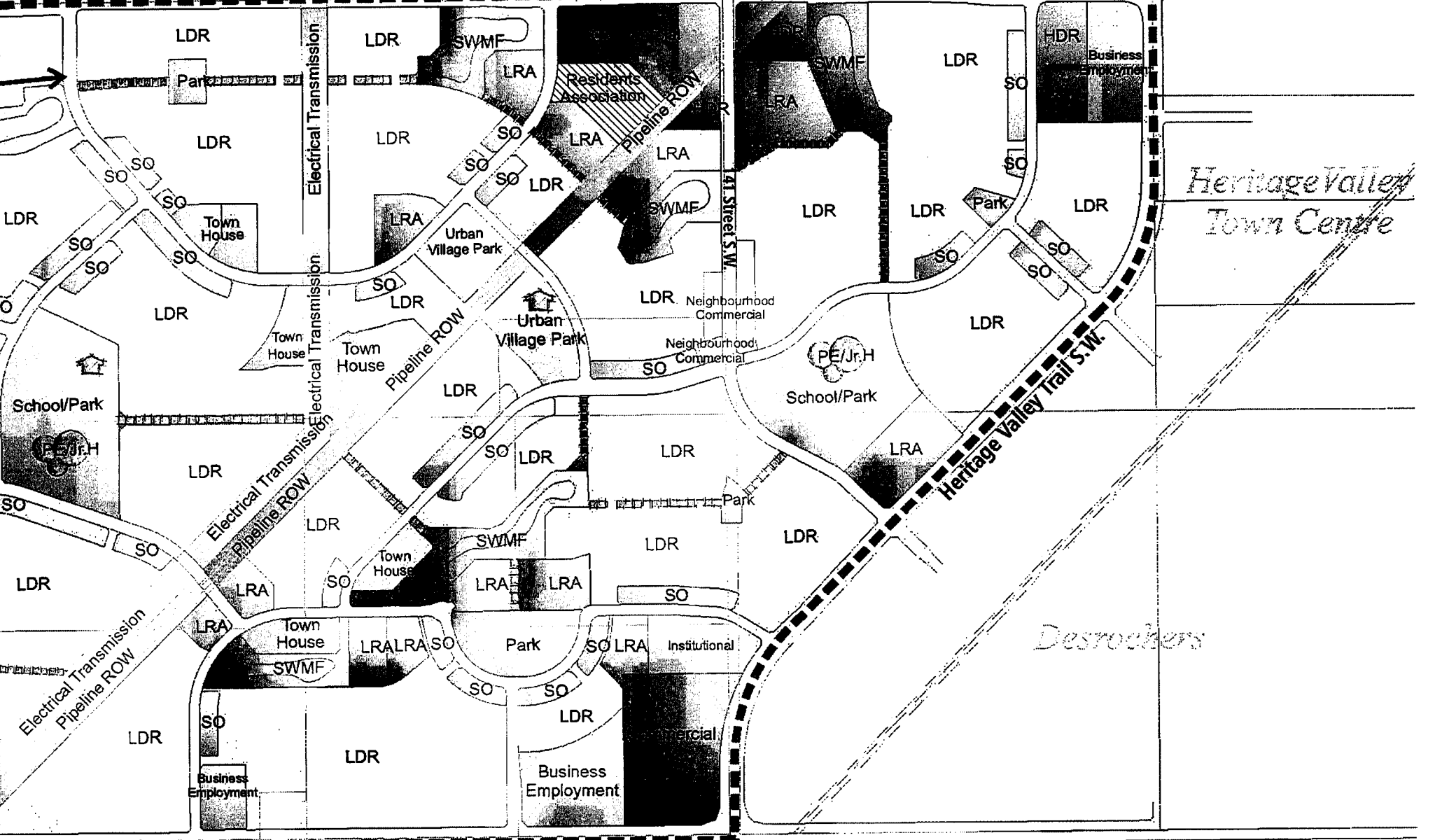
**2.10 ha of Environmental Reserve will be developed as a SWMF (Constructed Wetland)



Hays Ridge

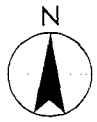
Paisley

28 Avenue S.W.



41 Avenue S.W. City Boundary

Note: Areas and configuration of the Stormwater Management Facilities are approximate and may



28 Avenue S.W.

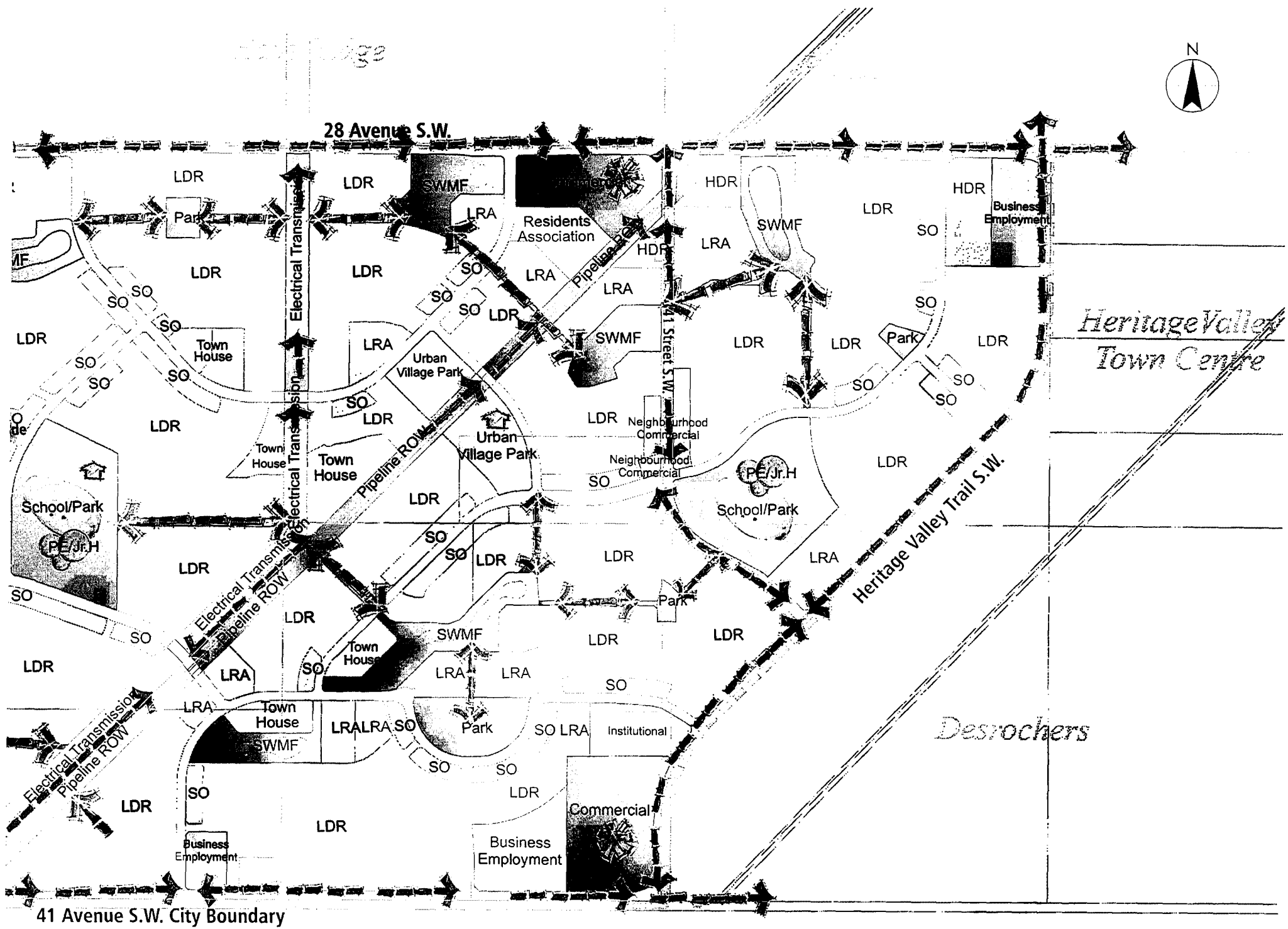
28 Avenue S.W.

*Heritage Valley
Town Centre*

Heritage Valley Trail S.W.

Desrochers

41 Avenue S.W. City Boundary





Paisley

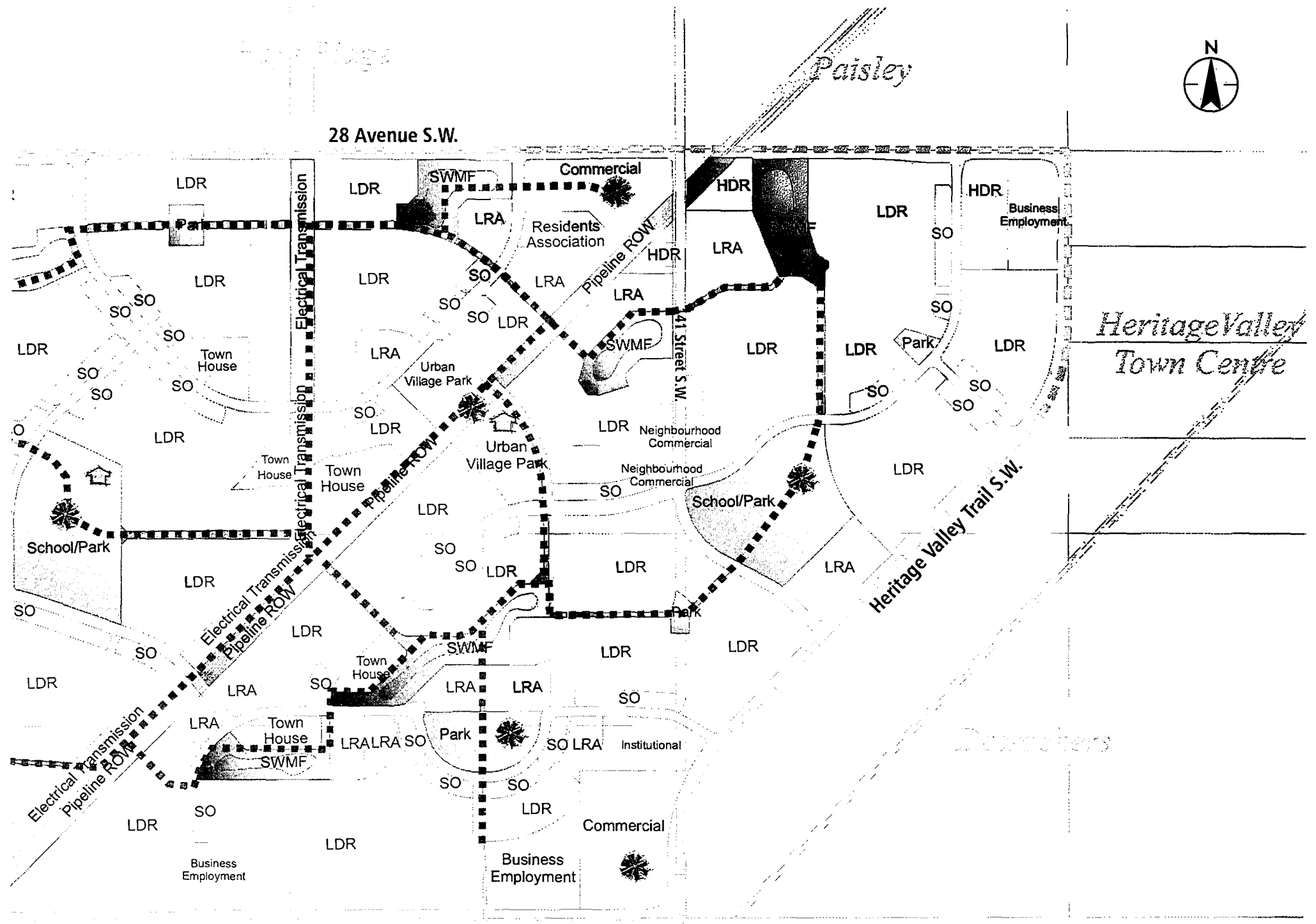
28 Avenue S.W.

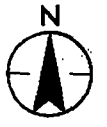
*Heritage Valley
Town Centre*

Heritage Valley Trail S.W.

Deerfoot

41 Avenue S.W. City Boundary





28 Avenue S.W.

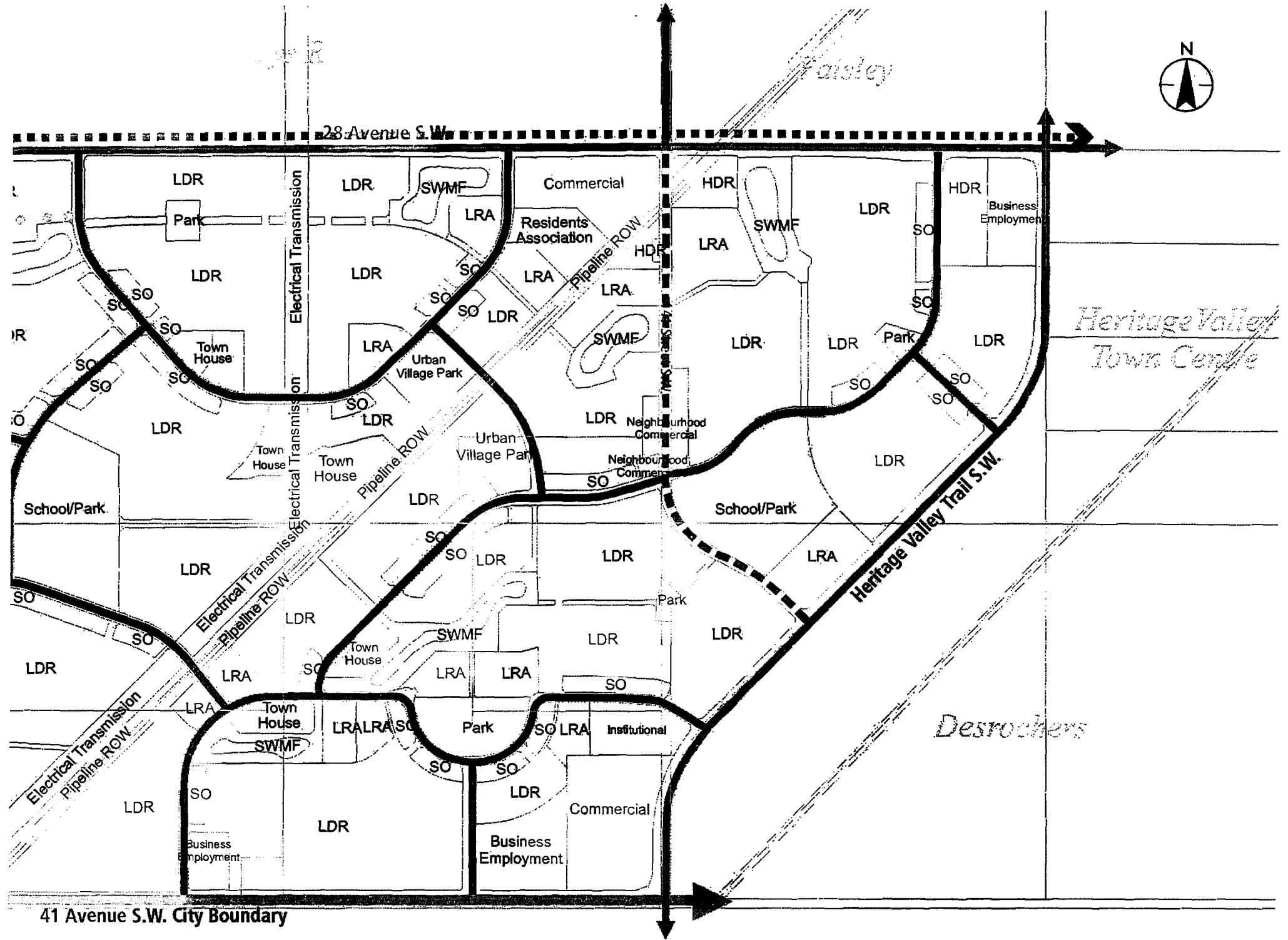
Fairley

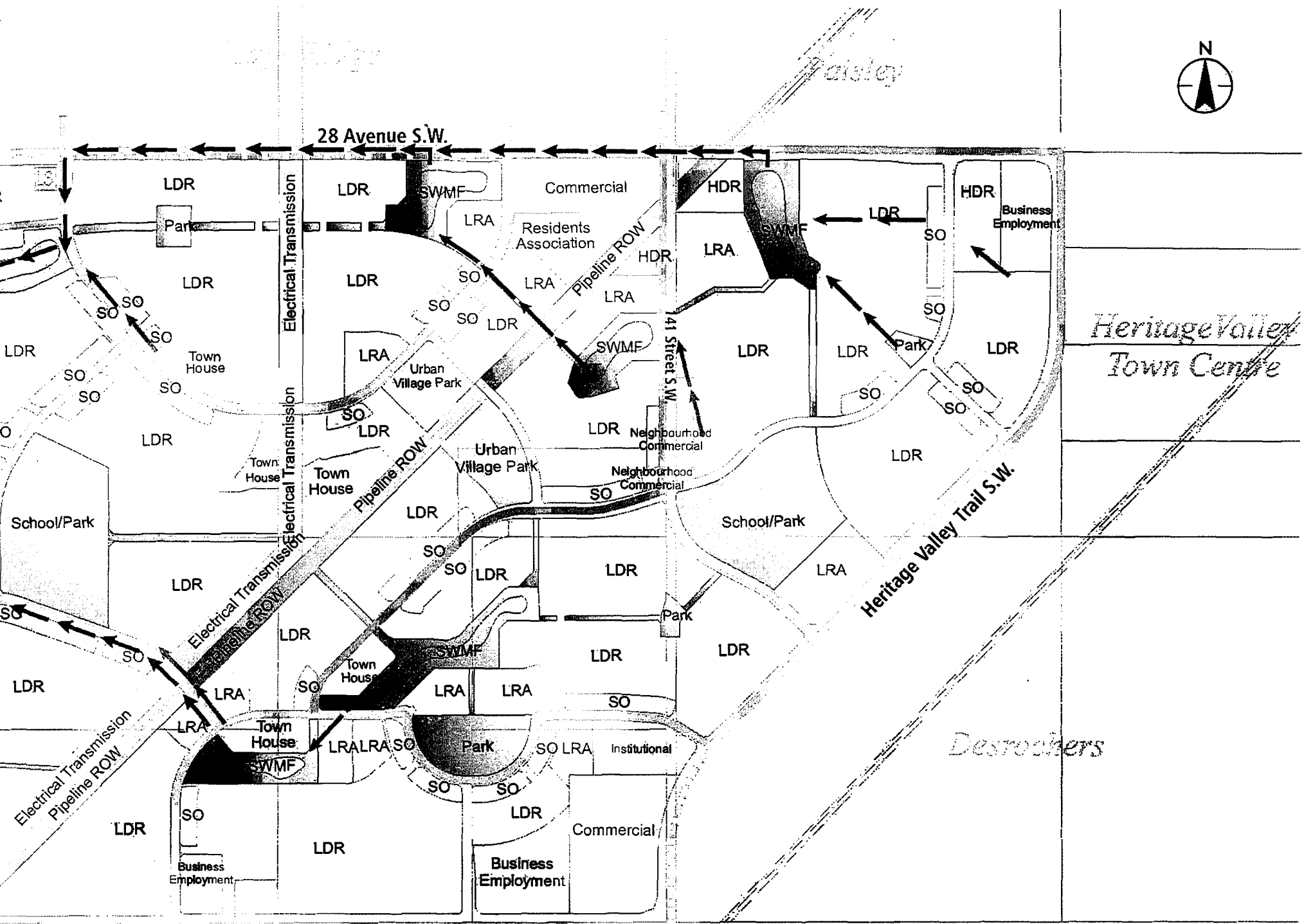
*Heritage Valley
Town Centre*

Heritage Valley Trail S.W.

Desrockers

41 Avenue S.W. City Boundary





28 Avenue S.W.

41 Street S.W.

Heritage Valley Trail S.W.

Heritage Valley
Town Centre

Desrochers

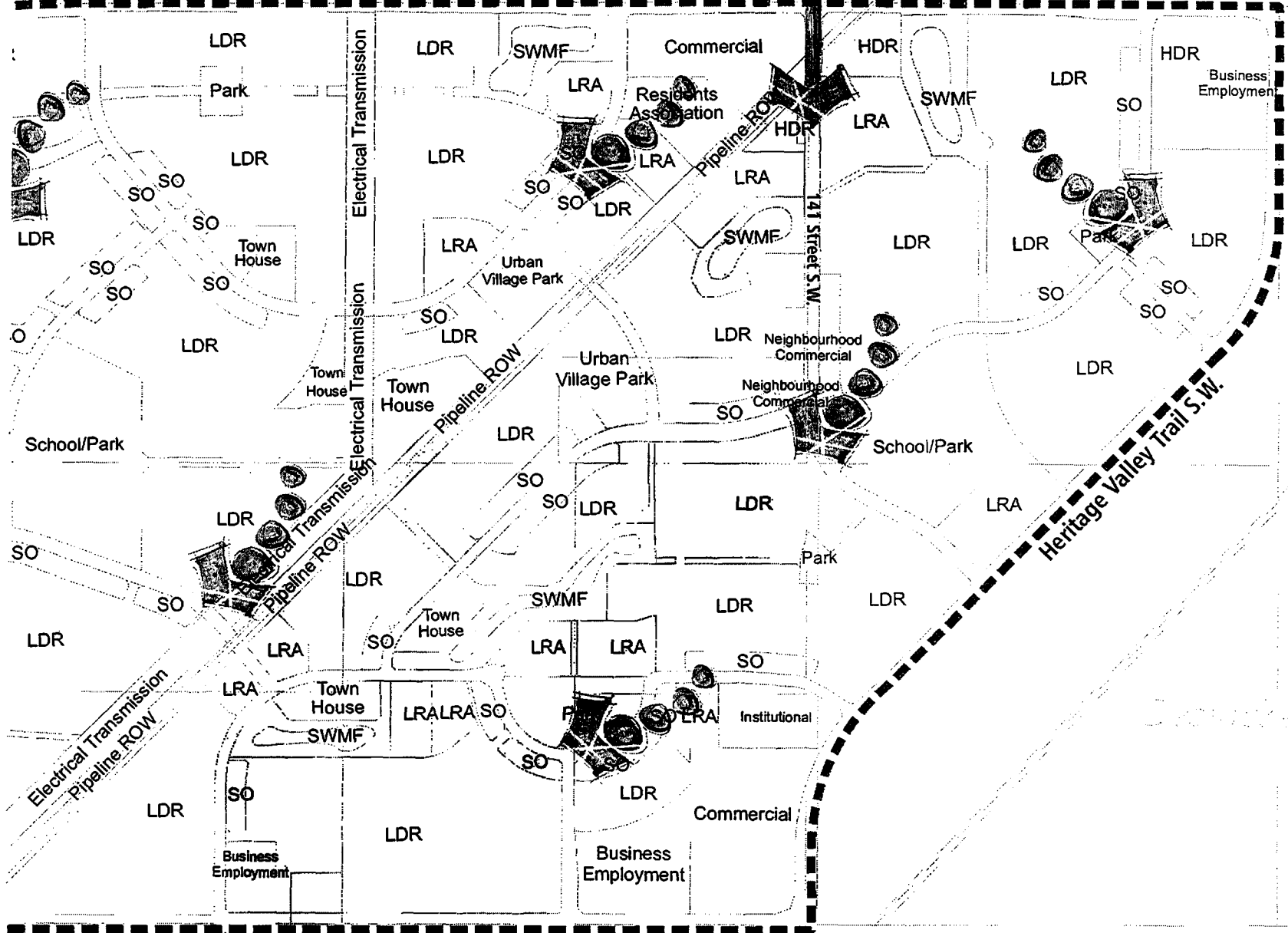
41 Avenue S.W. City Boundary



Floyd Ridge

Paisley

28 Avenue S.W.



Heritage Valley Trail S.W.

South

41 Avenue S.W. City Boundary