

Bylaw 17916

Amendment to the Chappelle Neighbourhood Area Structure Plan

Purpose

To reconfigure and increase the size and capacity of a Storm Water Management Facility. This amendment also includes changes to a Greenway, a Pocket Park, and land designated for Low Density Residential and Town House Uses. An administrative amendment correcting convenience commercial statistics has also been included. Associated text, figures and statistics are amended accordingly. An associated Heritage Valley Servicing Concept Design Brief amendment is proposed concurrently.

Readings

Bylaw 17916 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 17916 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, March 3, 2017, and Saturday, March 11, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed amendment to the Chappelle Neighbourhood Area Structure Plan includes map, statistical and text amendments. The proposed amendment includes:

- Reconfiguring a Storm Water Management Facility and increasing its size by 0.45 hectares.
- Reconfiguring a Greenway and increasing its size by 0.24 hectares.
- Increasing the area of land designated for Low Density Residential uses by 0.54 hectares.
- Decreasing the area of land designated as Town House uses by 0.86 hectares.
- Reconfiguring a Pocket Park and decreasing its size by 0.37 hectares.

The application supports the objectives of the Chappelle Neighbourhood Area Structure Plan, which promotes principles of walkability through an integrated greenway and open space network, offers a diverse mix of housing types, and offers opportunities for community interaction and recreation.

All comments from affected civic departments and utility agencies have been addressed.

Policy

The proposed amendment to the Chappelle Neighbourhood Area Structure Plan complies with all relevant principles, policies and density targets of the Edmonton Metropolitan Regional Growth Plan.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

Sustainable Development sent an advance notice to the surrounding property owners, the Heritage Point Community League and Leduc County on February 8, 2017. No concerns or questions were received in response to the notice.

Attachments

1. Bylaw 17916
2. Sustainable Development report (attached to Amendment to the Heritage Valley Servicing Concept Design Brief – Item 3.2)