

Bylaw 17916

A 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 and 17670; 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. deleting the first sentence from section 3.3.2 Residential and replace with: "Approximately 246 ha of the plan area are designated for residential land uses.";
 - b. deleting the first sentence of the fourth paragraph from section 3.3.4 Parkland System and Open Space and replace with: "Chappelle also includes a number of other pocket parks totaling approximately 9.67 ha.";
 - c. deleting the land use and population statistics entitled "Chappelle Neighbourhood Area

Structure Plan Land Use and Population Statistics Bylaw 17670” and substituting the following:

**CHAPPELLE NEIGHBOURHOOD AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 17916**

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	7.81		2.0%	
Convenience Commercial	2.20		0.6%	
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	144.82		37.0%	
Net Residential Area (NRA)	246.18		63.0%	

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>	180.78	25	4,520	2.80	12,655	73%
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>	32.49	90	2,924	1.90	5,556	13%
High Density Residential (HDR)						
<i>Medium to High Rise Units</i>	1.65	225	371	1.50	557	1%
Total	246.18		9,033		21,645	100%

Population Density (GDA):	55		ppha		
Population Density (NRA):	88		ppnrha		
Unit Density (GDA):	23		upha		
Unit Density (NRA):	37		nrupha		
LDR / MDR / HDR Ratio:	50% /	46%	/	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)

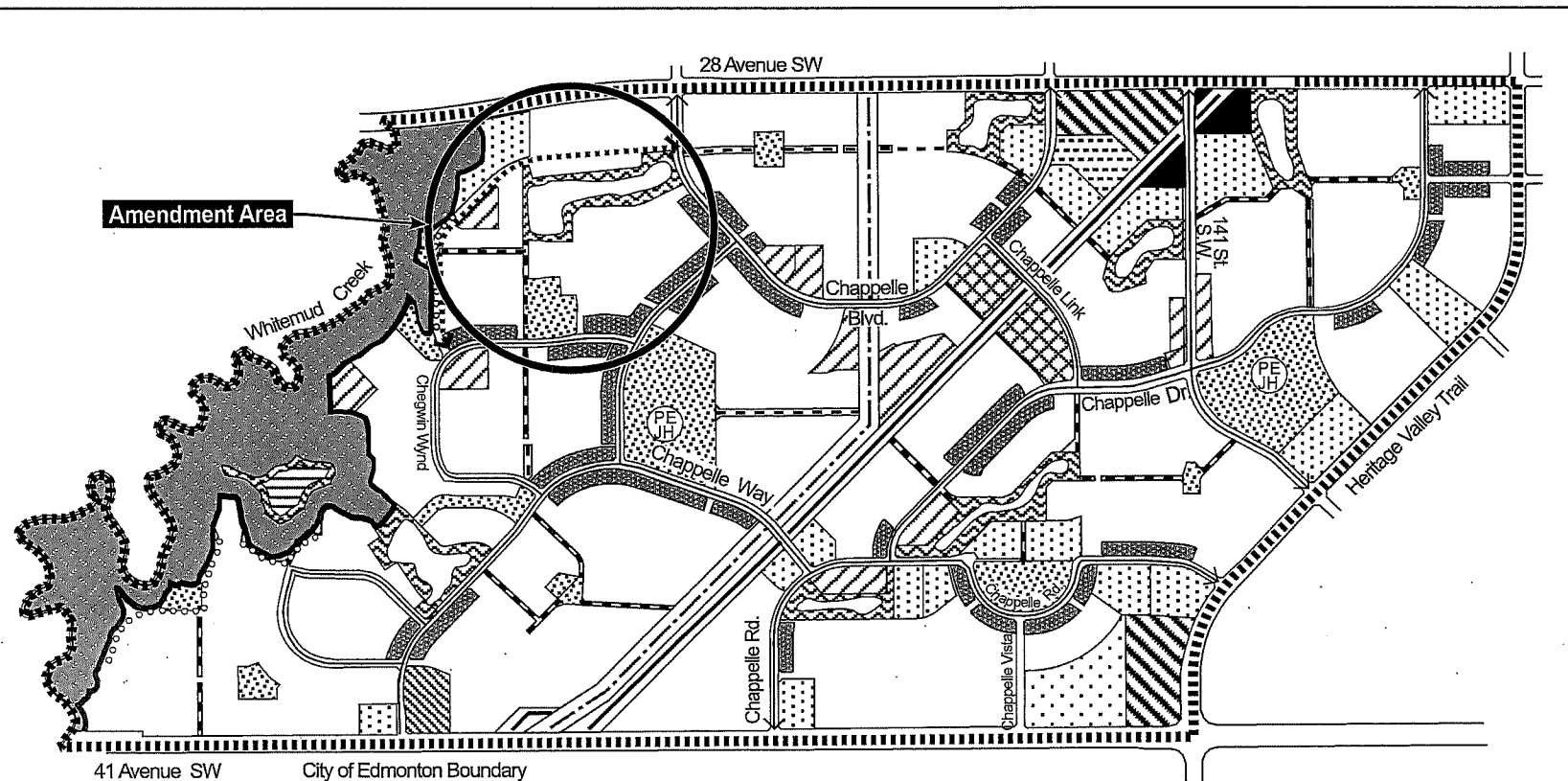
- d. deleting the map entitled “Bylaw 17670 – Amendment to Chappelle Neighbourhood Area Structure Plan” and substituting the map entitled “Bylaw 17916 Amendment to Chappelle Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- e. deleting the map entitled “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;
- f. 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;
- g. 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;
- h. 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;
- i. 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;
- j. deleting the map entitled “Figure 7.0 – 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 20th day of March , A. D. 2017;
 READ a second time this 20th day of March , A. D. 2017;
 READ a third time this 20th day of March , A. D. 2017;
 SIGNED and PASSED this 20th day of March , A. D. 2017.









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

MAYOR










CITY CLERK

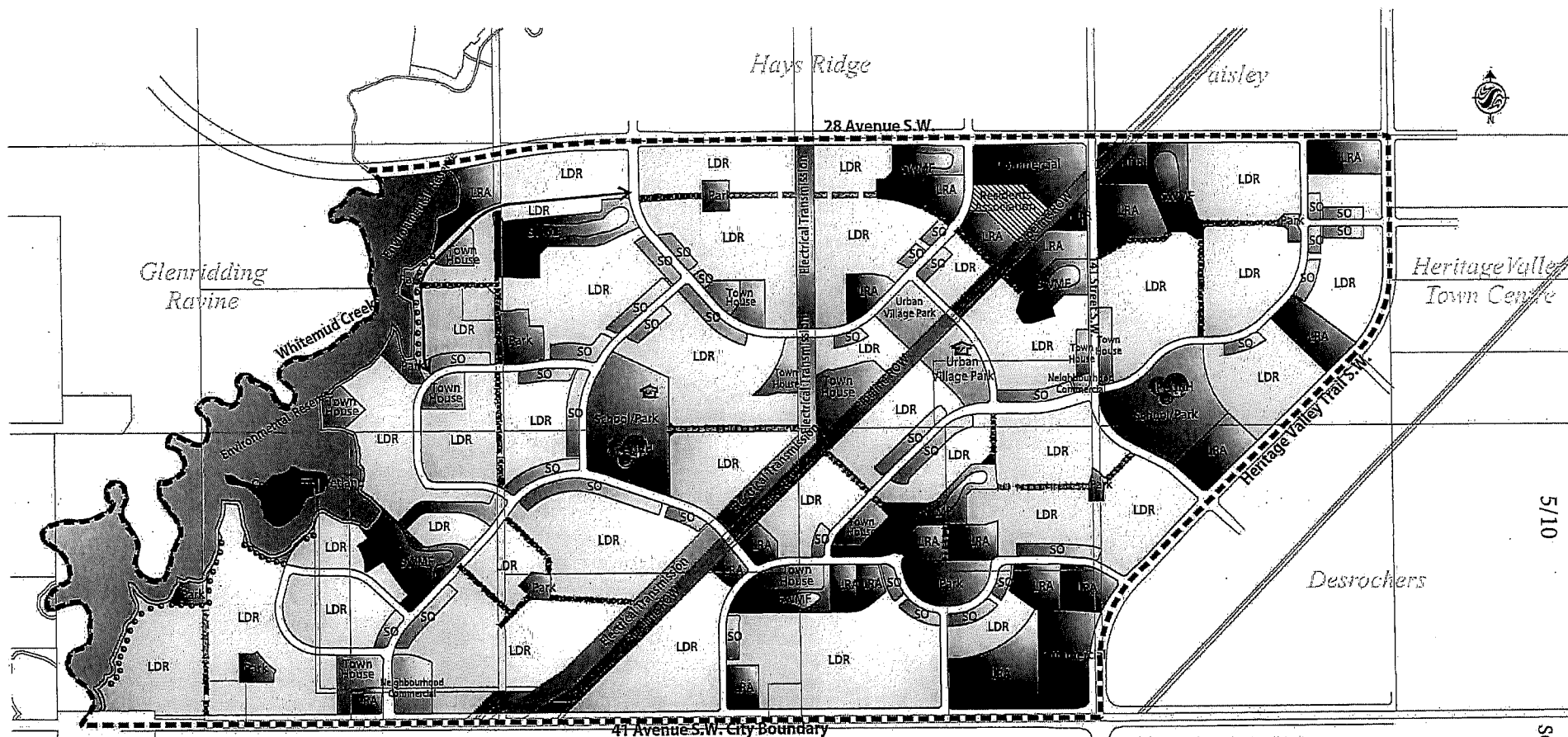


**BYLAW 17916
AMENDMENT TO
CHAPPELLE**
Neighbourhood Area Structure Plan
(as amended)

-  Low Density Residential
-  Street Oriented Residential
-  Town House
-  Low Rise Apartments
-  High Density Residential
-  Residents Association
-  Commercial
-  Neighbourhood Commercial

-  School/Park
-  Public Elementary Junior High
-  Urban Village Park
-  Environmental Reserve
-  Constructed Wetland
-  Stormwater Management Facility

-  Greenways / Multi-Use Trail
-  11.5m Enhanced Local Roadway Connection
-  Top of Bank Walkway
-  Top of Bank Roadway
-  Pipeline R/W
-  Electrical Transmission
-  Collector Roadway
-  NASP Boundary
-  Amendment Boundary



- | | |
|----------------------------------|--------------------------------|
| Low-Density Residential (LDR) | High Density Residential (HDR) |
| Street-Oriented Residential (SO) | Commercial |
| Town House (T) | Neighbourhood Commercial |
| Low Rise Apartments (LRA) | 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) |

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|-------------------------------|
| Community League |
| Public Elementary Junior High |
| Top of Bank Roadway |
| NASP Boundary |

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

SCHEDULE "B"

Chappelle

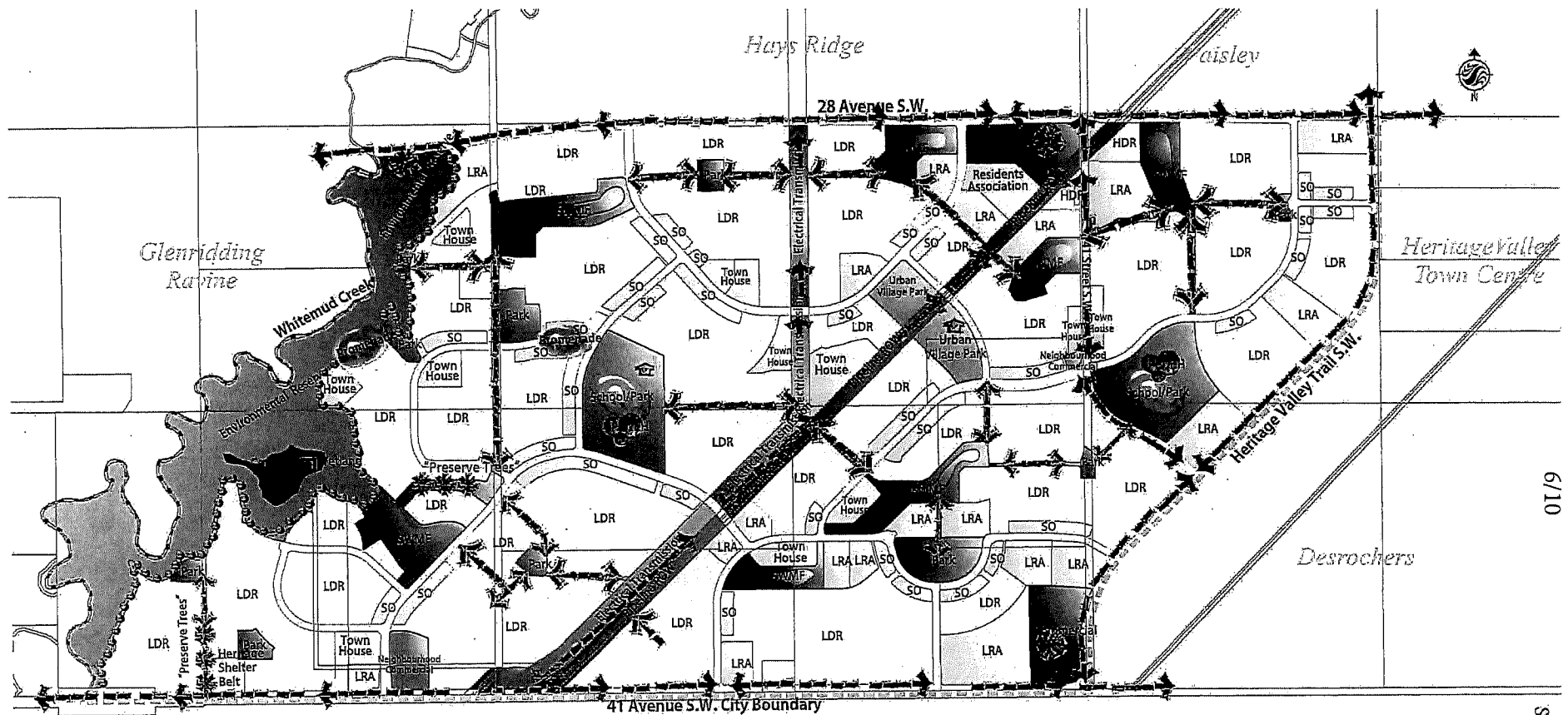
Neighbourhood Area Structure Plan

Stantec

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Heritage Valley
Figure 3.0 - Land Use Concept





- Commercial
- Neighbourhood Commercial
- School/Park
- Urban Village Park
- Environmental Reserve
- Storm Water Management Facility
- Neighbourhood Pedestrian Linkage (Greenway)
- Major Linkage (Multi Use Trail)

- Public Elementary Junior High
- Preserve Trees (Heritage Shelter Belt)
- Staging Area
- Destination Point

- Top of Bank Walkway
- Community League
- NASP Boundary

Chappelle

Neighbourhood Area Structure Plan

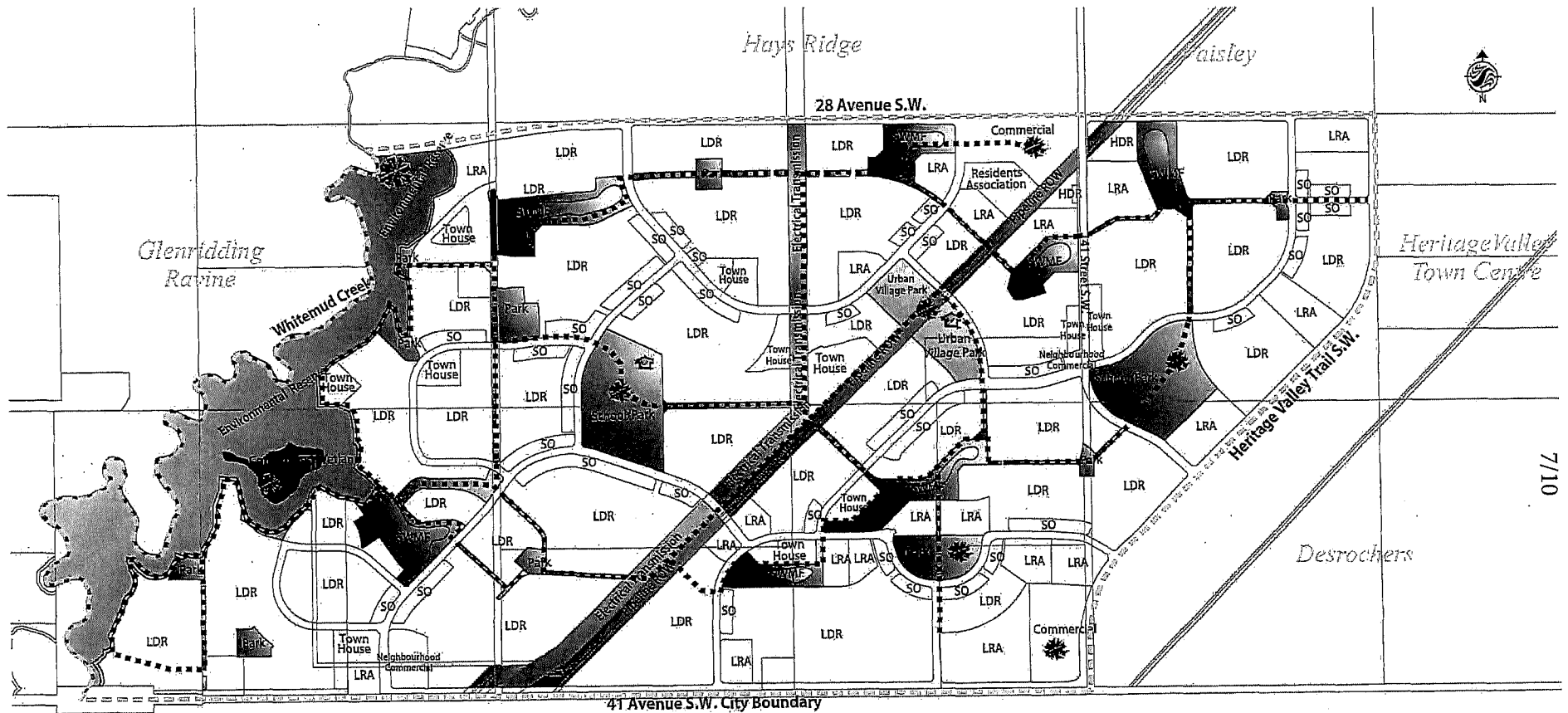
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SCHEDULE "C"

Heritage Valley
Figure 4.0 - Trail Network



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

Chappelle

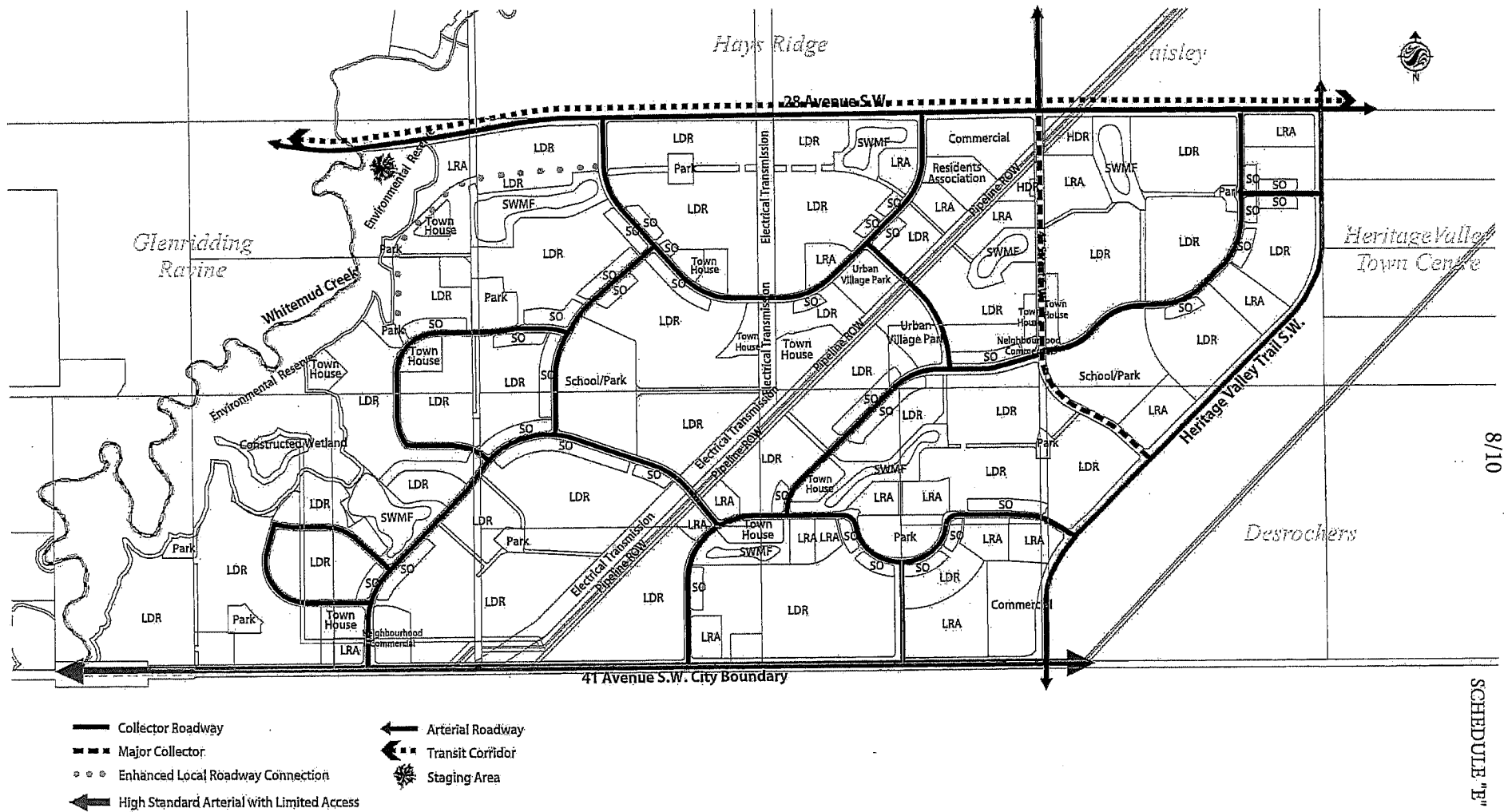
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SCHEDULE "D"

Heritage Valley
Figure 4a - Extending the Whitemud
Creek Ravine



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SCHEDULE "E"

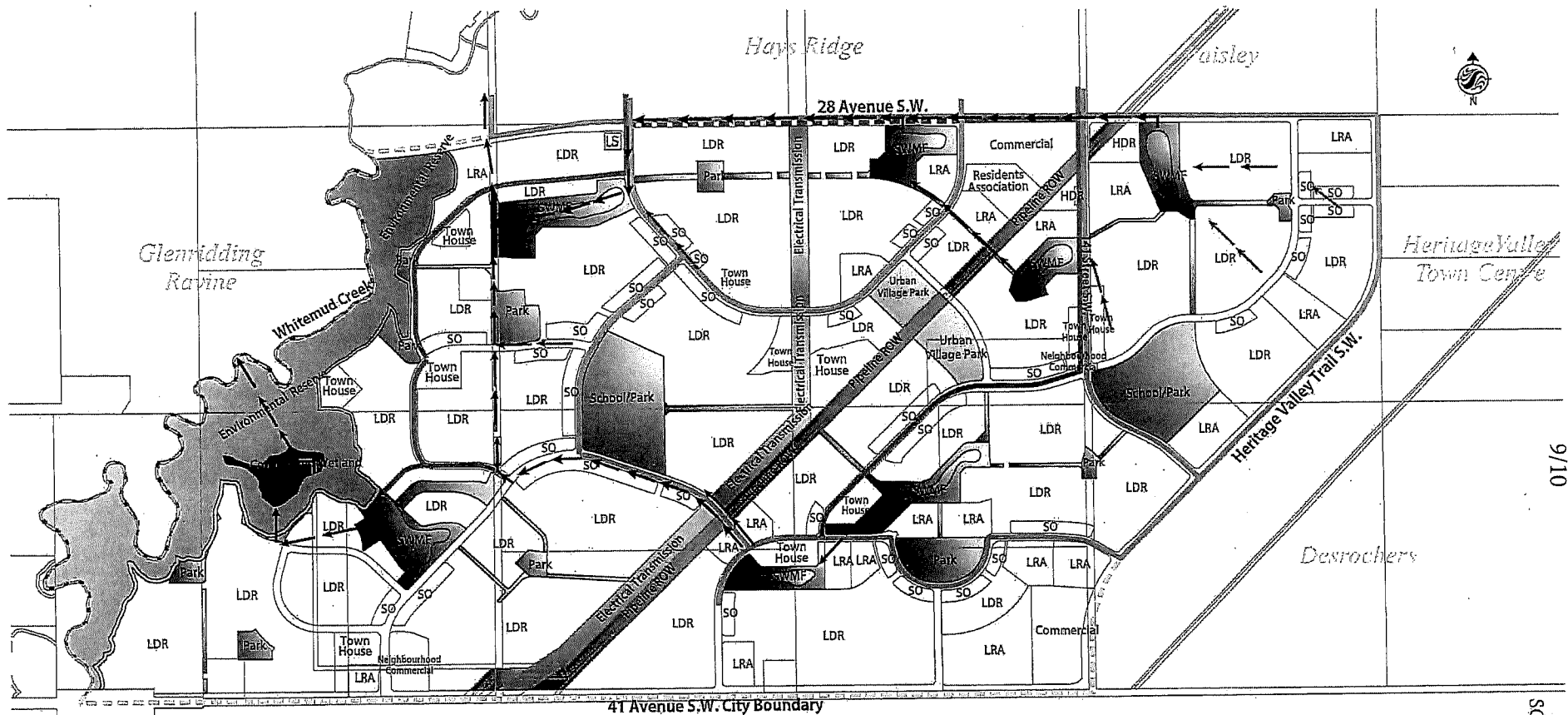
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Figure 5.0 - Transportation Network



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SCHEDULE "F"

- 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

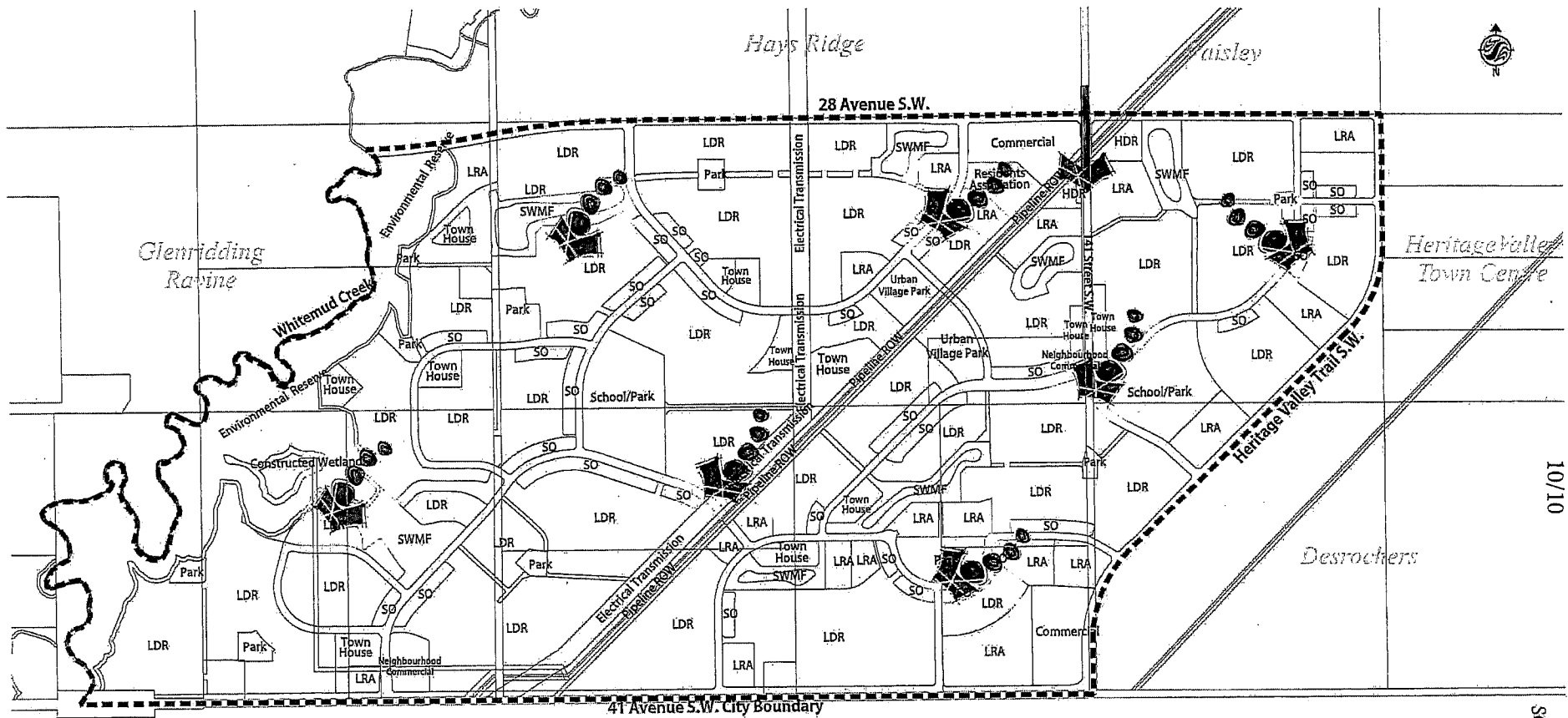
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Heritage Valley
Figure 6.0 - Servicing
NAGP



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General Direction of Development

NASP Boundary

Initial Stage of Development

Chappelle

Neighbourhood Area Structure Plan

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SCHEDULE "G"

Heritage Valley
Figure 7.0 - Staging