

ITEMS 3.13 & 3.14
BYLAW 20684 & CHARTER BYLAW 20685
Chappelle

DEVELOPMENT
SERVICES
Dec 11, 2023





Comments (5)

- Opposed to multi-unit housing at this location (3)
- Traffic congestion (2)
- Effect on the river valley
- Street safety



CITY WEBPAGE
Apr 24, 2023



MAILED NOTICE
June 21, 2023



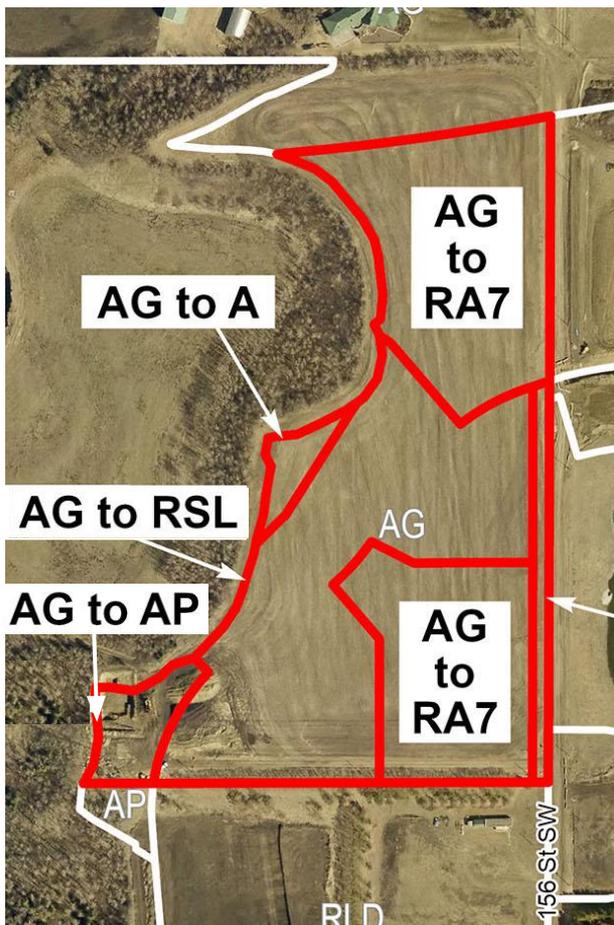
SITE SIGNAGE
June 27, 2023



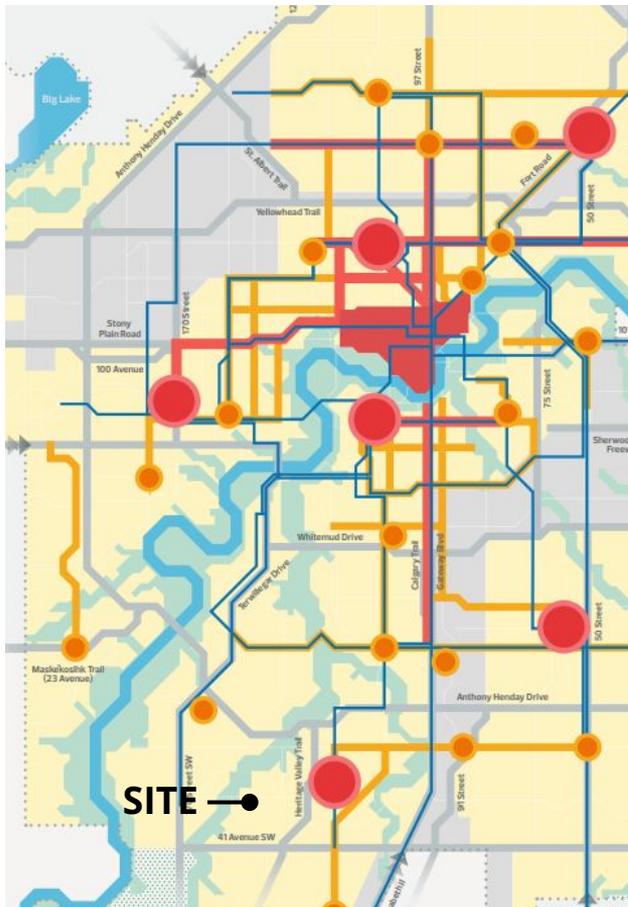
PUBLIC HEARING
NOTICE
Nov 16, 2023



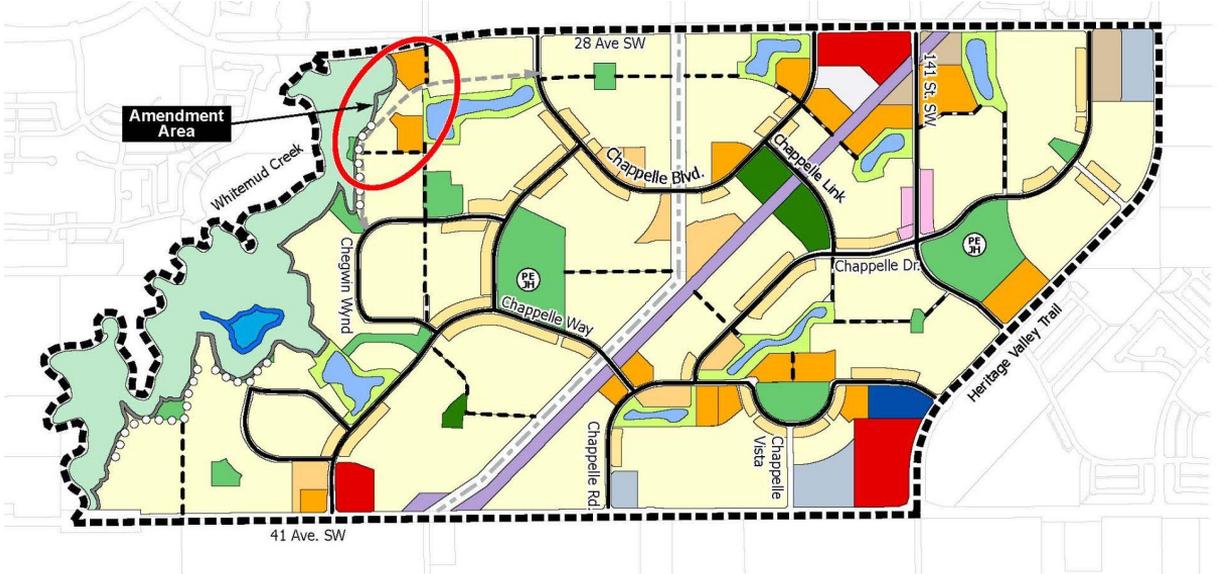
JOURNAL AD
Nov 24 & Dec 2,
2023



REGULATION	RA7 Proposed	RM h16.0 Zoning Bylaw 20001 Equivalent
Principal Building	Multi-Unit Housing	Residential
Height	16.0 m	16.0 m
Density	(45 du/ha) Min: 50 (north site) Min: 45 (south site) No max	(45 du/ha) Min: 50 (north site) Min: 45 (south site) No max
Setbacks		
Front	4.5 m	3.0 m
Interior Side	3.0 m	3.0 m
Flanking Side	3.0 m	3.0 m
Rear	7.5 m	3.0 m
Max FAR	2.3-2.5	2.3-3.0



THE CITY PLAN

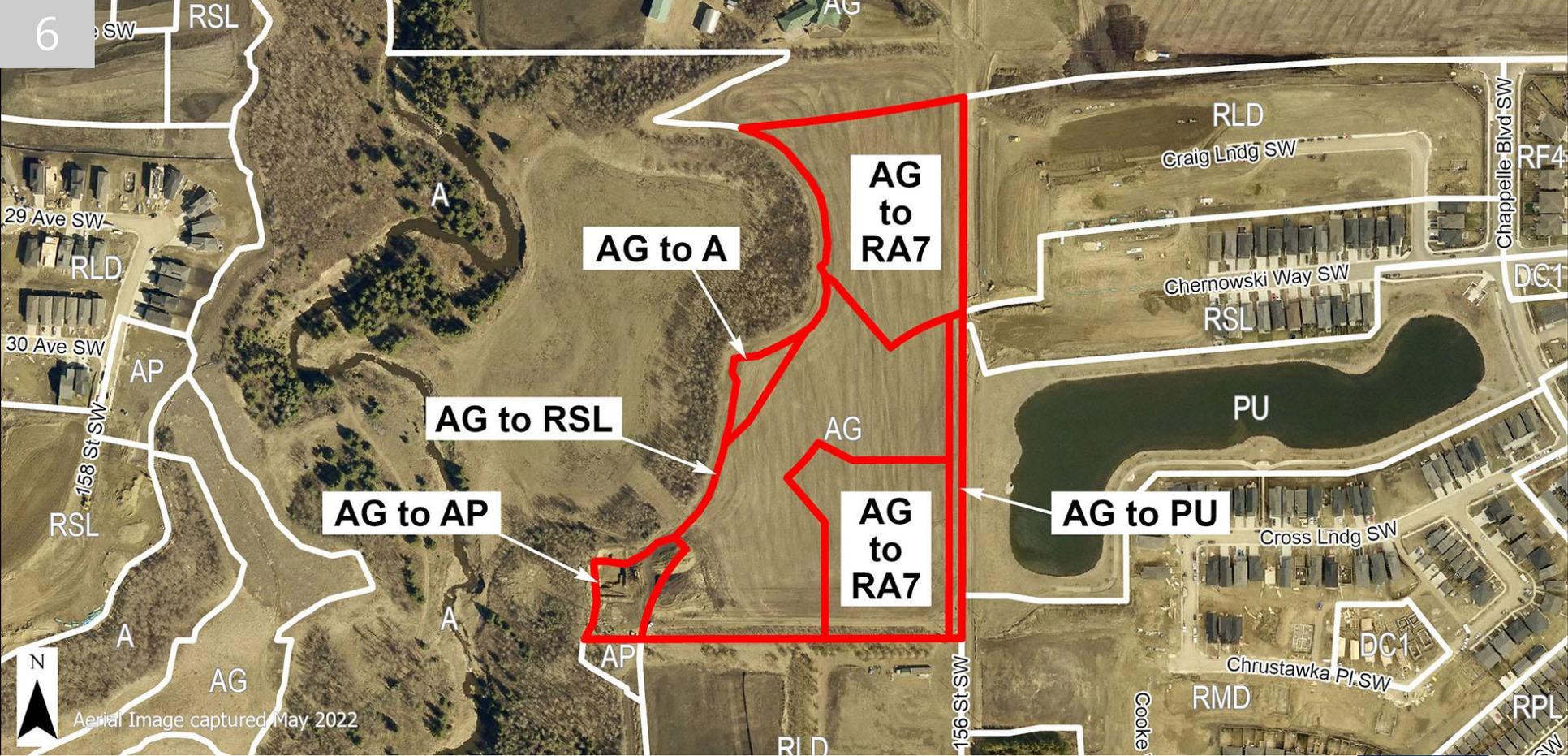


**BYLAW 20684
AMENDMENT TO
CHAPPELLE
Neighbourhood Area Structure Plan**



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

CHAPPELLE NASP



ADMINISTRATIONS RECOMMENDATION: **APPROVAL**