

Bylaw 20684

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, 19900, and 20342; 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 3.3.2 Residential and replace it with the following:

"3.3.2 Residential

Low Density Residential (LDR) allows for the development of single detached, semi-detached, duplex housing, and multi-unit housing at a density of approximately 25 units per ha or greater. Multi-unit housing developed

within the LDR designation should take the form of Row housing, Stack Row Housing, or other innovative forms that sensitively complement the built form of Semi-detached and Single Detached housing and will be limited to corner sites.

Street Oriented Residential (SO) will typically be developed as single detached, semi-detached, row housing and stacked row housing with smaller front yard setbacks (street oriented) and rear lanes. Street-Oriented Residential will typically be developed at an average density of 35 units per ha.

Town Houses (T) will typically be developed as row housing or stacked row housing with or without a rear lane at an average density of 45 units per ha.

Low Rise Apartments (LRA) will typically be developed as 4-storey apartments with a density of 90 units per ha.

High Rise Residential (HDR) will typically be comprised of high-rise units with a density of 225 units per ha.

Low Density Residential (LDR) consists of single detached, semi-detached, duplex, reverse single detached and zero lot line dwellings. Medium Density Residential (MDR) consists of row housing, low rise apartments, multi-rise units and medium rise units. High Density Residential (HDR) consists of high rise units.”

- b. Delete NASP Policy 3.3.2.2 and replace it with the following: “HDR and LRA uses shall be placed along arterial, collector and/or enhanced local roadways, around the commercial sites, transit routes and High Speed Transit stop and school/park sites.”
- c. Delete Rationale, Staging Area paragraph under 3.3.6 and replace it with the following:

“Staging Area

A Staging area will be provided near Whitemud Creek, south of 28 Avenue

SW, as shown in Figure 4.0 - Trail Network. This staging area will include pedestrian enhancements, such as signage for wayfinding, seating, and bike parking, potentially within the Top of Bank setback. Opportunities for vehicular access from 28 Avenue and associated parking spaces will be explored at the 28 Avenue Concept Plan stage.”

- d. Delete Rationale, Focal Points paragraph under 3.3.7 and replace it with the following:

“Focal Points

Neighbourhood focal points are developed to create community destinations within the neighbourhood. Through careful design and site planning, the development of these focal points create active neighbourhood places which are alive and utilized and promote community interaction. Neighbourhood focal points within Chappelle are the mixed use site, the commercial site, and school/park sites. Whitemud Creek / staging area is a potential focal point if the future 28 Avenue could provide vehicular and pedestrian access. Identity of community focal points differ, depending on the user."

- e. Delete Rationale, Top of Bank Multi-Use Trail paragraph under 3.3.10 and replace it with the following:

“Top of Bank Shared Use Path

As per ‘Map 8: Development Concept’ of the Heritage Valley SCDB, the Chappelle NASP identifies a TOB shared-use path (SUP) along the eastern bank of the Whitemud Creek Ravine. The TOB SUP will provide inter-neighbourhood linkages and access to the future 41 Avenue SW. Links to the TOB SUP are proposed via area parks, pedestrian connections, and the TOB roadway. This includes a shared-use path along the eastern edge of the public park south of 28 Avenue abutting Whitemud Creek Ravine in order to protect the existing natural vegetation on the upland area. Additional access to the TOB SUP would also be provided if the 28 Avenue Concept Plan can

accommodate it.”

- f. Delete the map entitled “Bylaw 20342 - Chappelle Neighbourhood Area Structure Plan” and replace it with “Bylaw 20684 - Amendment to Chappelle Neighbourhood Area Structure Plan” attached hereto as Schedule “A”, and forming part of this Bylaw;
- g. Delete the map entitled “Figure 3.0 – Land Use Concept” and replace it with “Figure 3.0 – Land Use Concept” attached hereto as Schedule “B”, and forming part of this Bylaw;
- h. Delete the map entitled “Figure 4.0 – Trail Network” and replace it with “Figure 4.0 – Trail Network” attached hereto as Schedule “C”, and forming part of this Bylaw;
- i. 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 “D”, and forming part of this Bylaw;
- j. Delete the map entitled “Figure 5.0 – Transportation Network” and replace it with “Figure 5.0 – Transportation Network” attached hereto as Schedule “E”, and forming part of this Bylaw;
- k. Delete the map entitled “Figure 6.0 – Servicing” and replace it with “Figure 6.0 – Servicing” attached hereto as Schedule “F”, and forming part of this Bylaw;
- l. Delete the map entitled “Figure 7.0 – Development Staging” and replace it with “Figure 7.0 – Staging” attached hereto as Schedule “G”, and forming part of this Bylaw; and
- m. Delete the land use and population statistics entitled “The Chappelle Neighbourhood Area Structure Plan Land Use and Population Statistics (Bylaw 20342)” and replace it with “Chappelle Neighbourhood Area

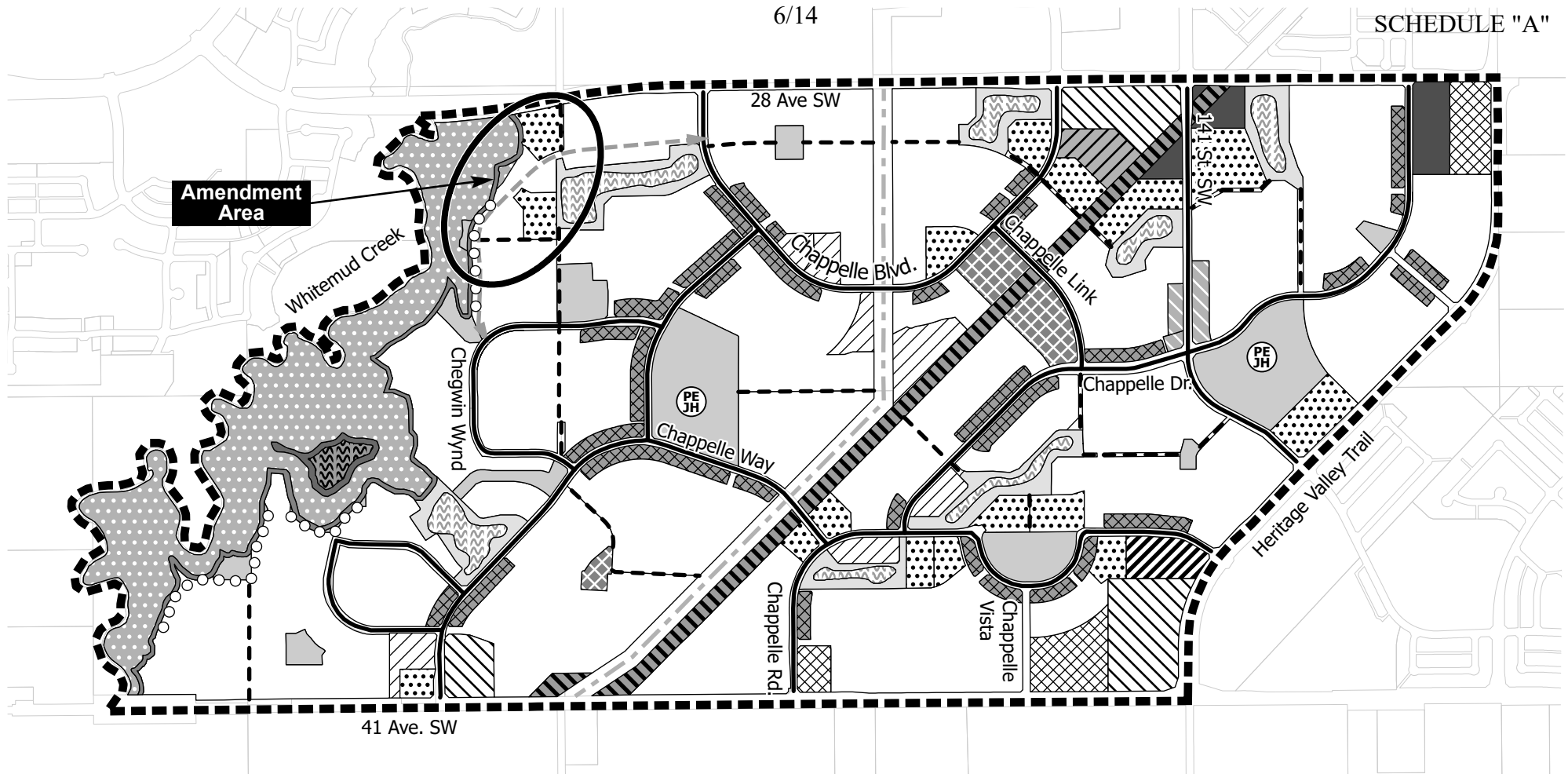
Structure Plan Land Use and Population Statistics” attached hereto as
Schedule “H”, and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2023;
READ a second time this	day of	, A. D. 2023;
READ a third time this	day of	, A. D. 2023;
SIGNED and PASSED this	day of	, A. D. 2023.

THE CITY OF EDMONTON




























MAYOR

CITY CLERK



**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

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.



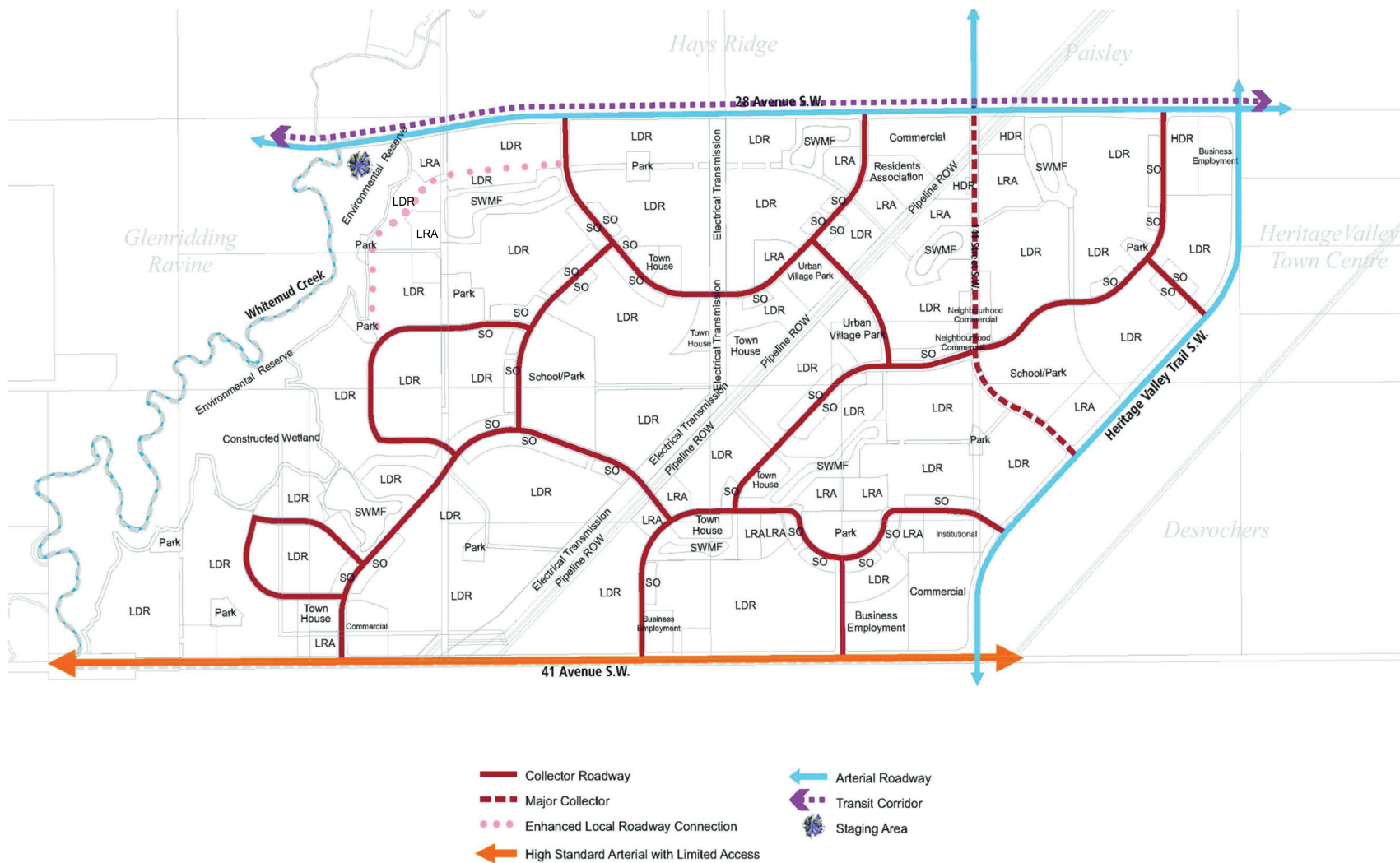


CHAPPELLE
NEIGHBOURHOOD AREA STRUCTURE PLAN

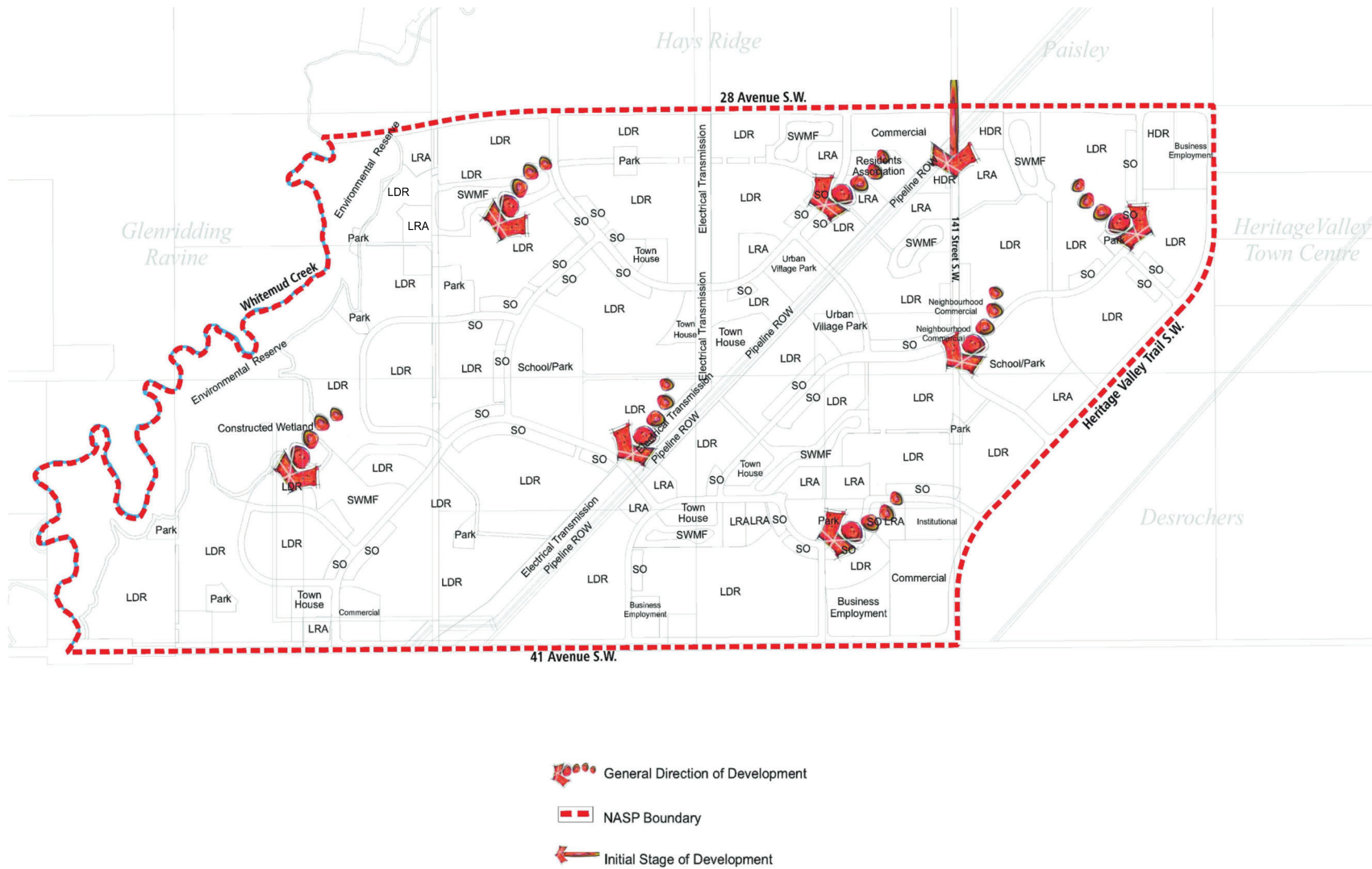
FIGURE 4 | TRAIL NETWORK











Chappelle Neighbourhood Area Structure Plan Land Use and Population Statistics

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	1.95	0.5%	
Total Non-Residential Area	156.77	40.1%	
Net Residential Area (NRA)	234.01	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>	182.31	25	4558	2.80	12761	78%
Medium Density Residential (MDR)						
<i>Row Housing</i>	8.55	45	384	2.20	846	4%
<i>Street-Oriented</i>	18.38	35	643	2.50	1608	8%
<i>Low-Rise/Medium Density Housing</i>	20.86	90	1877	1.90	3567	9%
High Density Residential (HDR)						
<i>Medium to High Rise Units</i>	3.91	225	880	1.50	1320	2%
Total	234.01		8342		20102	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)