

## Bylaw 17670

### Amendment to the Chappelle Neighbourhood Area Structure Plan

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#### Purpose

To relocate a School/Park site and increase its area; increase the area of a Storm Water Management Facility; reduce the area designated for Low Rise Apartments (LRA) and increase the area designated for Town Houses; reconfigure a collector roadway to provide for more efficient lot design and a more efficient transportation network; allow for alternative forms of Row Housing and Stacked Row Housing on sites designated for Town House development through the use of a Direct Control Provision; and amend associated text, figures, and statistics accordingly.

#### Readings

Bylaw 17670 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 17670 be considered for third reading."

#### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 10, 2016, and Saturday, June 18, 2016. 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, statistics, and text amendments. The proposed amendments include:

- relocating a School/Park site and increasing its area by 0.175 ha
- increasing the area of a Storm Water Management Facility by 0.055 ha
- reducing the area designated for Low Rise Apartments (LRA) by 1.5 ha and increasing the area designated for Town Houses by 1.5 ha
- reconfiguring a collector roadway to provide for more efficient lot design and a more efficient transportation network
- allowing for alternative forms of Row Housing and Stacked Row Housing on sites designated for Town House development through the use of a Direct Control Provision

The application supports the objectives of the Chappelle Neighbourhood Area Structure Plan. The application is compatible with 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.

The proposed Chappelle Neighbourhood Area Structure Plan amendment is advancing concurrently with an amendment to the Heritage Valley Servicing Concept Design Brief and with Bylaw 17671, rezoning from (AP) Public Parks Zone, (RA7) Low Rise Apartment Zone, and (RSL) Residential Small Lot Zone to (AP) Public Parks Zone, (PU) Public Utility Zone, (RF4) Semi-detached Residential Zone, (RF5) Row Housing Zone, and (RSL) Residential Small Lot Zone.

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 Capital Region Growth Plan.

The proposed amendment complies with *The Way We Grow* policies of accommodating growth and housing choices in developing neighbourhoods, including:

- 3.6.1.6 – Support contiguous development and infrastructure in order to accommodate growth in an orderly and economical fashion
- 4.4.1.1 – Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods
- 4.4.1.2 – Provide a greater range of housing choice in association with the location of education, recreation and health uses

This application supports the following policies of *The Way We Live*:

- 2.1.3 – Provides infrastructure and public spaces to promote and encourage healthy and active living; and
- 2.2.1 – Provides access to its parks, natural areas and green spaces for the enjoyment of Edmontonians

### Corporate Outcomes

- Edmonton is attractive and compact
- The City of Edmonton has sustainable and accessible infrastructure
- Edmontonians are connected to the city in which they live, work and play
- Edmontonians use facilities and services that promote healthy living

### Public Consultation

Sustainable Development sent advance notices to the surrounding property owners, the Heritage Point Community League, and Leduc County on October 23, 2015, and March 14, 2016. The rezoning application was revised in early 2016, necessitating two advance notice mail-outs. No concerns or questions were received in response to the notice.

**Attachments**

1. Bylaw 17670
2. Sustainable Development report (attached to Amendment to the Heritage Valley Servicing Concept Design Brief – Item 3.1)