

Bylaw 17670

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 and 17225 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 of the fourth paragraph of Section 3.3.2 Residential and substitute with the following: “Approximately 14 ha of the plan area are designated as Town House (T).”
 - b. deleting the first sentence of the fifth paragraph of Section 3.3.2 Residential and substitute with the following: “Approximately 32 ha of the plan area are designated as Low Rise Apartments (LRA).”

- c. deleting the second paragraph of Section 3.3.2 Residential, Rationale - Variety of Housing Types and substitute with the following: “Alternative forms of development may require the use of Direct Control Provisions. A Direct Control Provision will be required for the development of Single Detached, Semi-Detached and Duplex Housing with attached Garages on smaller lots than permitted in the RSL and RF4 Zone, in select locations. A Direct Control Provision may be used for the development of alternative forms of Stacked Row Housing in areas designated Town House in cases where the regulations preclude the proposed form of development. A Direct Control Provision will permit these alternative forms of development, providing for the more efficient utilization of land, while ensuring that the development is compatible with the surrounding area.”
- d. deleting the first sentence of the first paragraph of Section 3.3.4 Parkland System and Open Space and substitute with the following: “Approximately 30 ha of the plan area are designated for parks and open space.”
- e. deleting the first sentence of the fourth paragraph of Section 3.3.4 Parkland System and Open Space and substitute with the following: “Chappelle also includes a number of pocket parks totaling approximately 10 ha.”
- f. deleting the land use and population statistics entitled “Chappelle Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 17225” and substituting the following:

**CHAPPELLE NEIGHBOURHOOD AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 17670**

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*	29.77		7.6%	% 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		10.04		2.57%
Greenways		1.05		0.27%
Community Commercial	7.81		2.0%	
Convenience Commercial	1.60		0.4%	
Resident's Association	1.94		0.5%	
Stormwater Management	19.89		5.1%	
Circulation @ 20%	81.04		20.7%	
Greenways/ROW	1.86		0.5%	
Total Non-Residential Area	143.90		36.8%	
Net Residential Area (NRA)	247.10		63.2%	

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>	180.84	25	4,521	2.80	12,659	73%
Medium Density Residential (MDR)						
<i>Row Housing</i>	13.26	45	597	2.20	1,313	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	247.10		9,073		21,735	100%

Population Density (GDA):	56		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)

- g. deleting the map entitled “Bylaw 17225 – Amendment to Chappelle Neighbourhood Area Structure Plan” and substituting the map entitled “Bylaw 17670 Amendment to Chappelle Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw:
- h. 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;
- i. 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;
- j. 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;
- k. 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;
- l. 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;
- m. 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	day of	, A. D. 2016;
READ a second time this	day of	, A. D. 2016;
READ a third time this	day of	, A. D. 2016;
SIGNED and PASSED this	day of	, A. D. 2016.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



Chappelle

Neighbourhood Area Structure Plan



February 24, 2016 - 1161 104725

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

- 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.



Figure 3.0 - Land Use Concept

Chappelle

Neighbourhood Area Structure Plan



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- Commercial
- Neighbourhood Commercial
- School/Park
- Urban Village Park
- Environmental Reserve
- Storm Water Management Facility
- Public Elementary Junior High
- Preserve Trees (Heritage Shelter Belt)
- Staging Area
- Destination Point
- Top of Bank Walkway
- Community League
- NASP Boundary
- Major Linkage (Multi Use Trail)
- Neighbourhood Pedestrian Linkage (Greenway)



Figure 4.0 - Trail Network

8/11




Chappelle

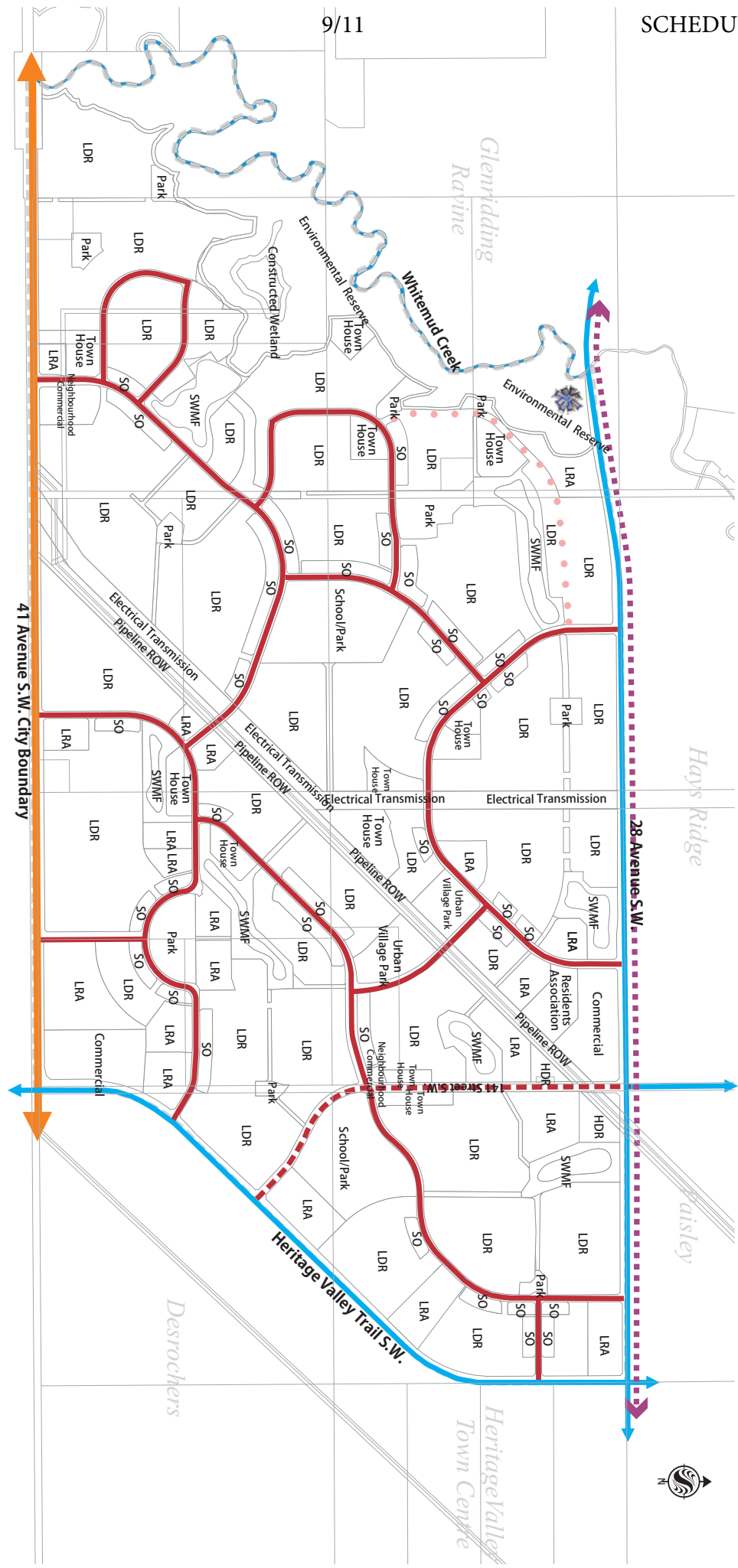
Neighbourhood Area Structure Plan

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Figure 4a - Extending the Whitemud Creek Ravine

- Collector Roadway
- - - Major Collector
- • • Enhanced Local Roadway Connection
- High Standard Arterial with Limited Access
- Arterial Roadway
- Transit Corridor
-  Staging Area



Chappelle

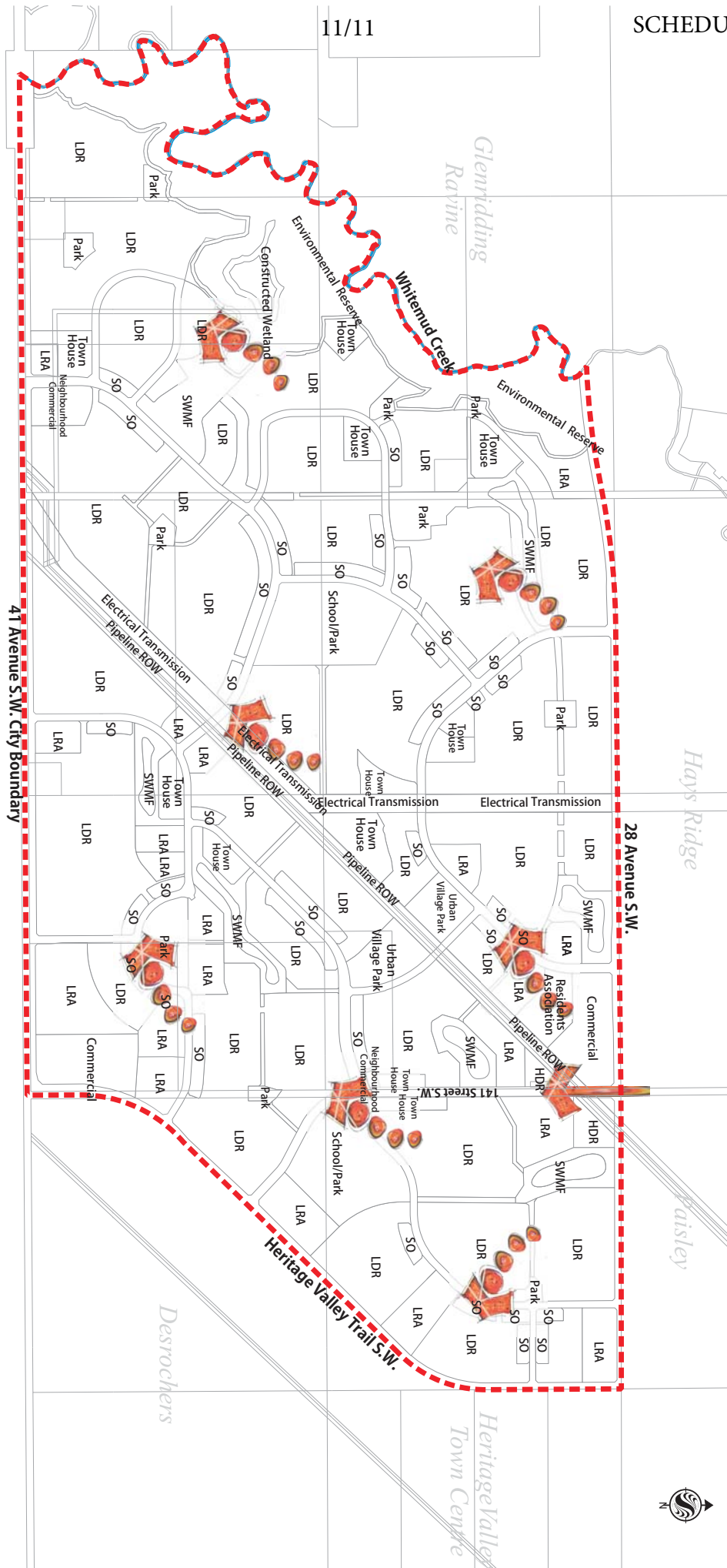
Neighbourhood Area Structure Plan
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Figure 5.0 - Transportation Network







Chappelle

Neighbourhood Area Structure Plan

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Figure 7.0 - Staging

NASP