

Bylaw 19341

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, 17670, 17916, 17955, 18142, 18159 and 19235; 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 the first six paragraphs of Section 3.3.2, Residential and replace with the following;
“Approximately 237 ha of the plan area are designated for residential land uses.”

“Approximately 184 ha of the plan area are designated as Low Density Residential (LDR) which allow for the development of single detached, semi-detached and duplex housing at a density of approximately 25 units per ha.”

“Approximately 17 ha of the plan area are designated as Street Oriented Residential (SO). Street Oriented Residential 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.”

“Approximately 9 ha of the plan area are designated as Town House (T). Town Houses 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.”

“Approximately 23 ha of the plan area are designated as Low Rise Apartments (LRA). Low Rise Apartments will typically be developed as 4-storey apartments with a density of 90 units per ha.”

“Approximately 4 ha of the plan area are designated as High Rise Residential (HDR). High Rise Residential will typically be comprised of high-rise units with a density of 225 units per ha.”

- b. delete the first sentence of Section 3.3.5 Business Employment and replace with the following:

“Chappelle includes two business employment sites with potential for a mix of residential uses within the southeast portion of the neighbourhood immediately north of 41 Avenue SW and the northeast portion of the neighbourhood at the intersection of Heritage Valley Trail and 28 Avenue SW.”

- c. delete the second paragraph of Section 3.3.5 Business Employment, Rational and replace with the following:

“Two business employment sites are ideally located at the southeast edge of the community, along 41 Avenue SW, and at the intersection of Heritage Valley Trail and 28 Avenue SW, where they will support businesses that require large sites and a location with good visibility and accessibility near major public roadways. These uses will be supported by commercial and residential development in the area.”

- d. delete the first sentence of the last paragraph in Section 3.3.6 Parkland System and Open Space and replace with the following:

“Chappelle also includes a number of pocket parks totaling approximately 10 ha.”

- e. delete the first sentence of in Section 3.3.7 Urban Design, Rational, HDR Development Design Guidelines and replace with the following:

“The HDR sites are placed in prominent locations at the edges of the neighbourhood, adjacent to 28 Avenue SW, Heritage Valley Trail and the future High Speed Transit (HST) corridor.”

- f. delete the land use and population statistics entitled “Chappelle Neighbourhood Area Structure Plan Land Use and Population Statistics” and replace with the following:

**Chappelle Neighbourhood Area
Structure Plan Land Use and
Population Statistics**

Bylaw 19341

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	11.46	2.9%	
Convenience Commercial	1.79	0.5%	
Business Employment	5.45	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	1.90	0.5%	
Total Non-Residential Area	155.36	39.7%	
Net Residential Area (NRA)	235.64	60.3%	

RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	184.27	25	4,606	2.80	12,896	73%
Medium Density Residential (MDR)						
Row Housing	9.13	45	410	2.20	902	4%
Street-Oriented	16.78	35	587	2.50	1,467	7%
Low-Rise/Medium Density Housing	21.53	90	1,937	1.90	3,680	9%
High Density Residential (HDR)						
Medium to High Rise Units	3.93	225	884	1.50	1,326	1%
Total	235.64		8,424		20,271	100%
Population Density (GDA):	52	ppha				
Population Density (NRA):	86	ppntha				
Unit Density (GDA):	22	upha				
Unit Density (NRA):	36	nupha				
LDR / MDR / HDR Ratio:	55% /	35% /	10%			

STUDENT GENERATION STATISTICS

Public School Board	1,564
Elementary	782
Junior High School	391
Senior High School	391
Separate School Board	626
Elementary	313
Junior High	156
Senior High	156
Total Student Population	2,190

*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)

- g. delete the map "Bylaw 19235- Amendment to Chappelle Neighbourhood Area Structure Plan" and replace with "Bylaw 19341 - Amendment to Chappelle Neighbourhood Area Structure Plan" attached hereto as schedule "A" and forming part of this bylaw;
- h. delete the map "Figure 3.0 - Land Use Concept" and replace with "Figure 3.0 - Land Use Concept" attached hereto as Schedule "B" and forming part of this bylaw;
- i. delete the map "Figure 3.0a - Existing Land Use Concept" and replace with "Figure 3.0a - Existing Land Use Concept" attached hereto as Schedule "C" and forming part of this bylaw;
- j. delete the map "Figure 4.0 - Trail Network" and replace with "Figure 4.0 - Trail Network" attached hereto as Schedule "D" and forming part of this bylaw;
- k. delete the map "Figure 4a- Extending the Whitemud Creek Ravine" and replace with "Figure 4a - Extending the Whitemud Creek Ravine" attached hereto as Schedule "E" and forming part of this bylaw;
- l. delete the map "Figure 5.0 - Transportation Network" and replace with "Figure 5.0 - Transportation Network" attached hereto as Schedule "F" and forming part of this bylaw;
- m. delete the map "Figure 6.0 - Servicing" and replace with "Figure 6.0 - Servicing" attached hereto as Schedule "G" and forming part of this bylaw; and
- n. delete the map "Figure 7.0 - Staging" and replace with "Figure 7.0 - Staging" attached hereto as Schedule "H" and forming part of this bylaw.

READ a first time this 7th day of July 2020;

READ a second time this 7th day of July 2020;

READ a third time this 21st day of October 2020;

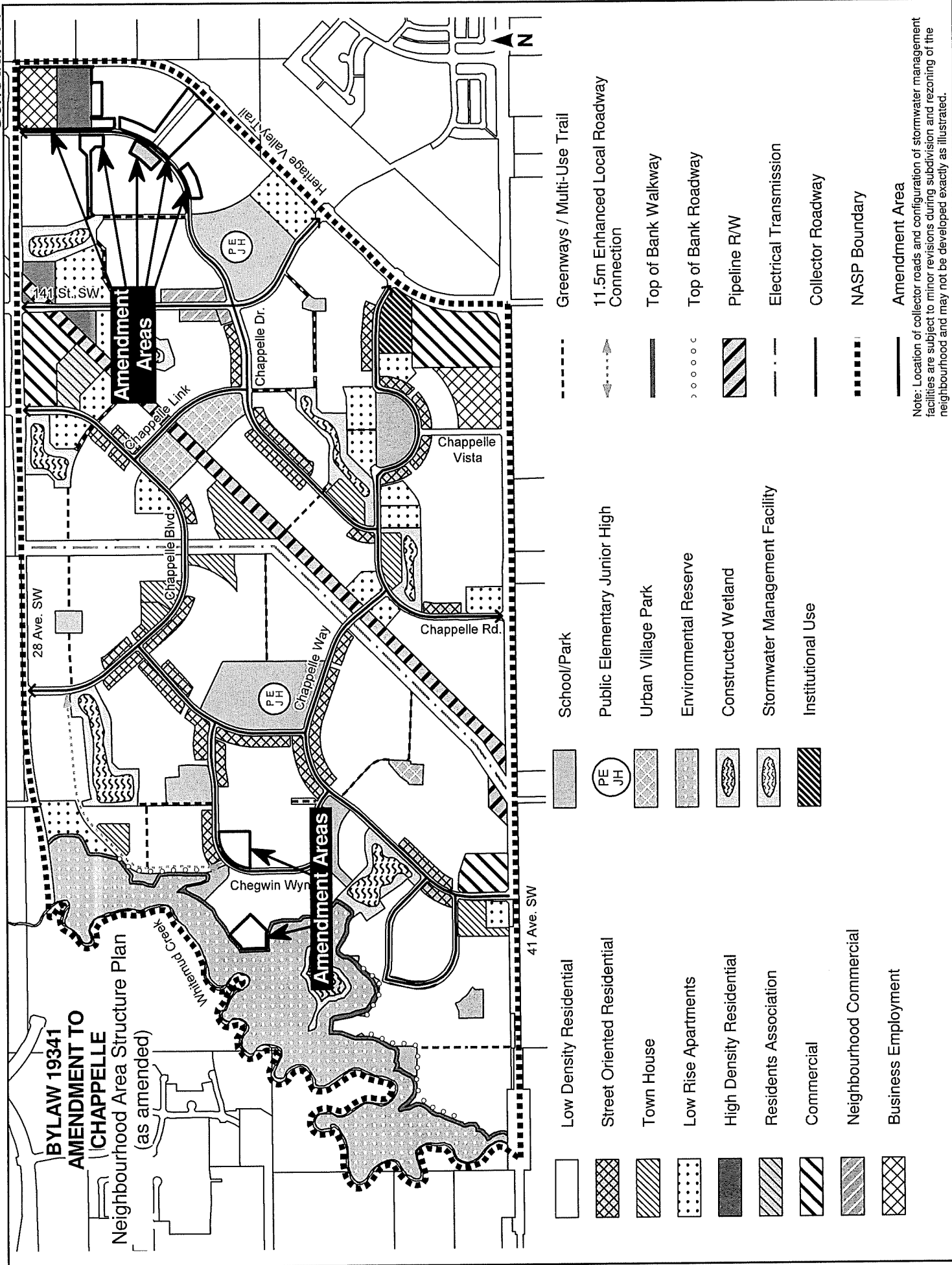
SIGNED AND PASSED this 21st day of October 2020.

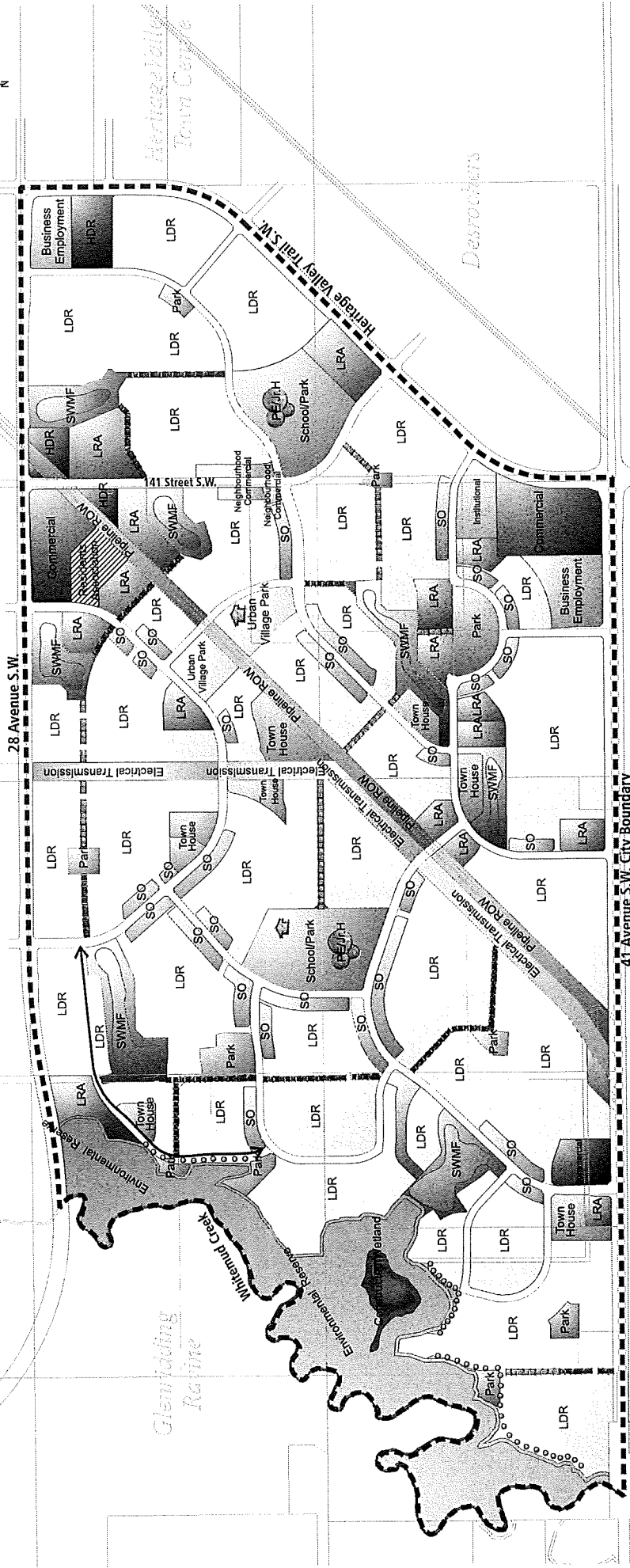
THE CITY OF EDMONTON


MAYOR


CITY CLERK

**BYLAW 19341
AMENDMENT TO
CHAPPELLE
Neighbourhood Area Structure Plan
(as amended)**

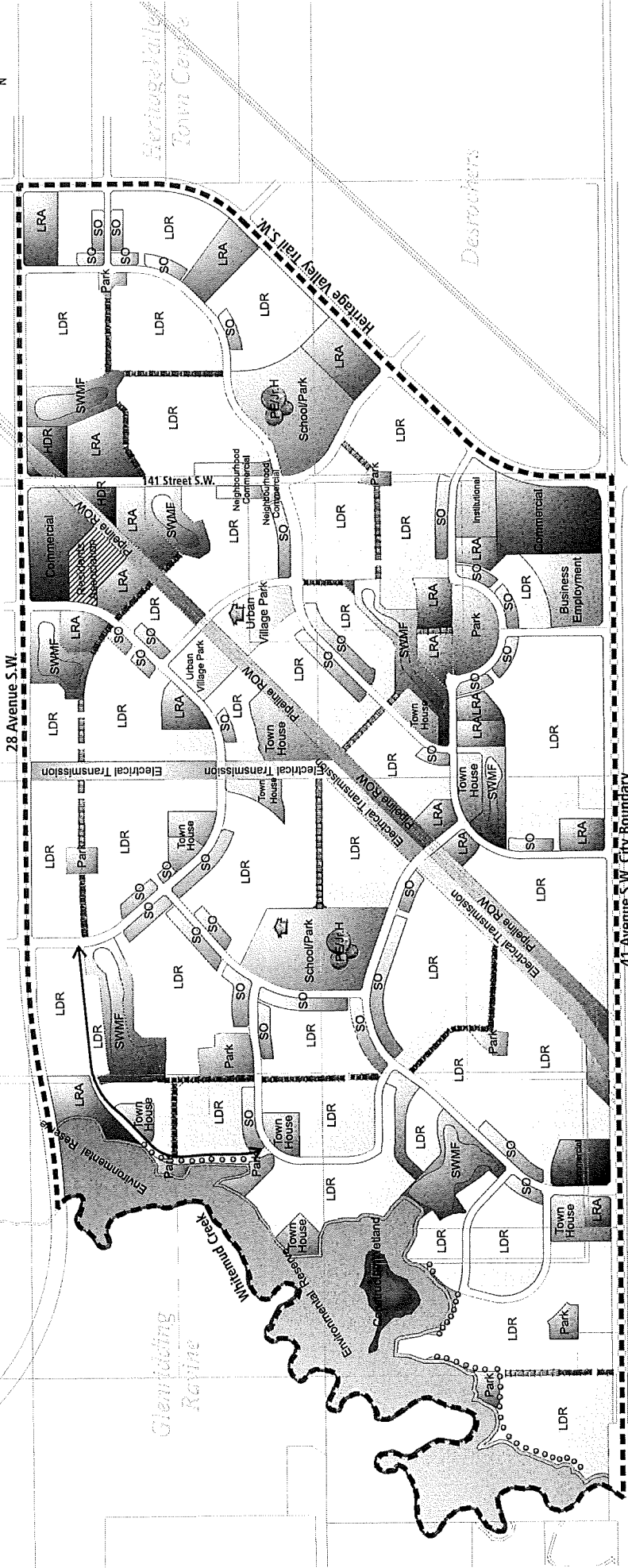




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|--|---|--|----------------------------------|--|-------------------------------|
| | Low-Density Residential (LDR) | | High Density Residential (HDR) | | Community League |
| | Street-Oriented Residential (SO) | | Commercial | | Public Elementary Junior High |
| | Town House (T) | | Neighbourhood Commercial | | Top of Bank Roadway |
| | Low Rise Apartments (LRA) | | Business Employment | | NASP Boundary |
| | School/Park | | | | |
| | Storm Water Management Facility (SWMF) | | Greenways/Multi-Use Trails (MR) | | |
| | Greenways/Multi-Use Trails (ROW) | | Greenways/Multi-Use Trails (ROW) | | |
| | Urban Village Park | | Environmental Reserve | | |
| | 11.5m Enhanced Local Roadway Connection | | | | |
| | Electrical Transmission | | | | |

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

Figure 3.0 - Land Use Concept



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

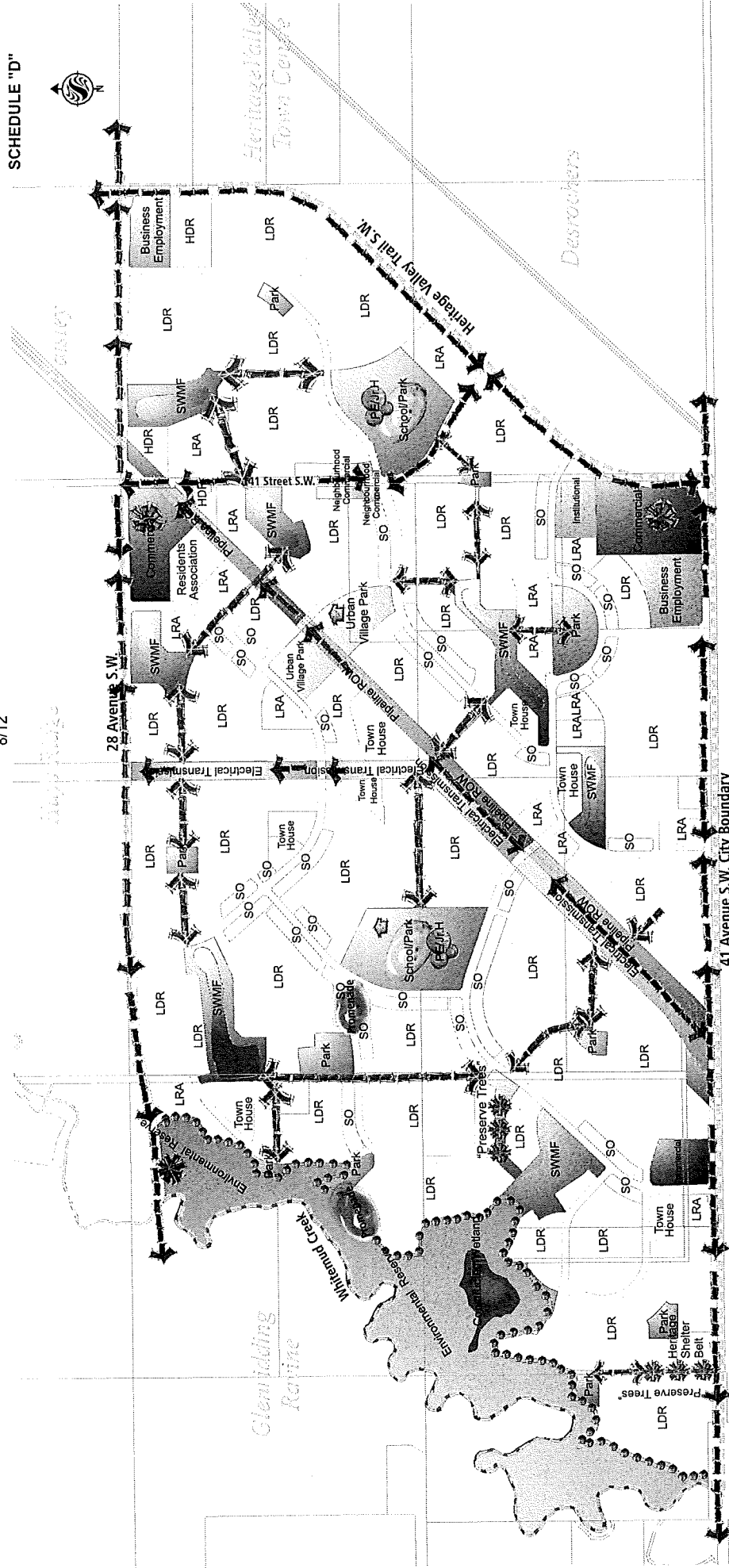
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| | Low-Density Residential (LDR) | | High Density Residential (HDR) | | Urban Village Park | | Community League |
| | Street-Oriented Residential (SO) | | Commercial | | Environmental Reserve | | Public Elementary Junior High |
| | Town House (T) | | Neighbourhood Commercial | | 11.5m Enhanced Local Roadway Connection | | Top of Bank Roadway |
| | Low Rise Apartments (LRA) | | Business Employment | | Storm Water Management Facility (SWMF) | | NASP Boundary |
| | Institutional | | School/Park | | Greenways/Multi-Use Trails (MR) | | |
| | | | | | Greenways/Multi-Use Trails (ROW) | | |

Existing Bylaw 19235, as Amended.

Figure 3.0a - Existing Land Use Concept

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SCHEDULE "D"



- Commercial
- Neighbourhood Commercial
- Business Employment
- Institutional
- 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

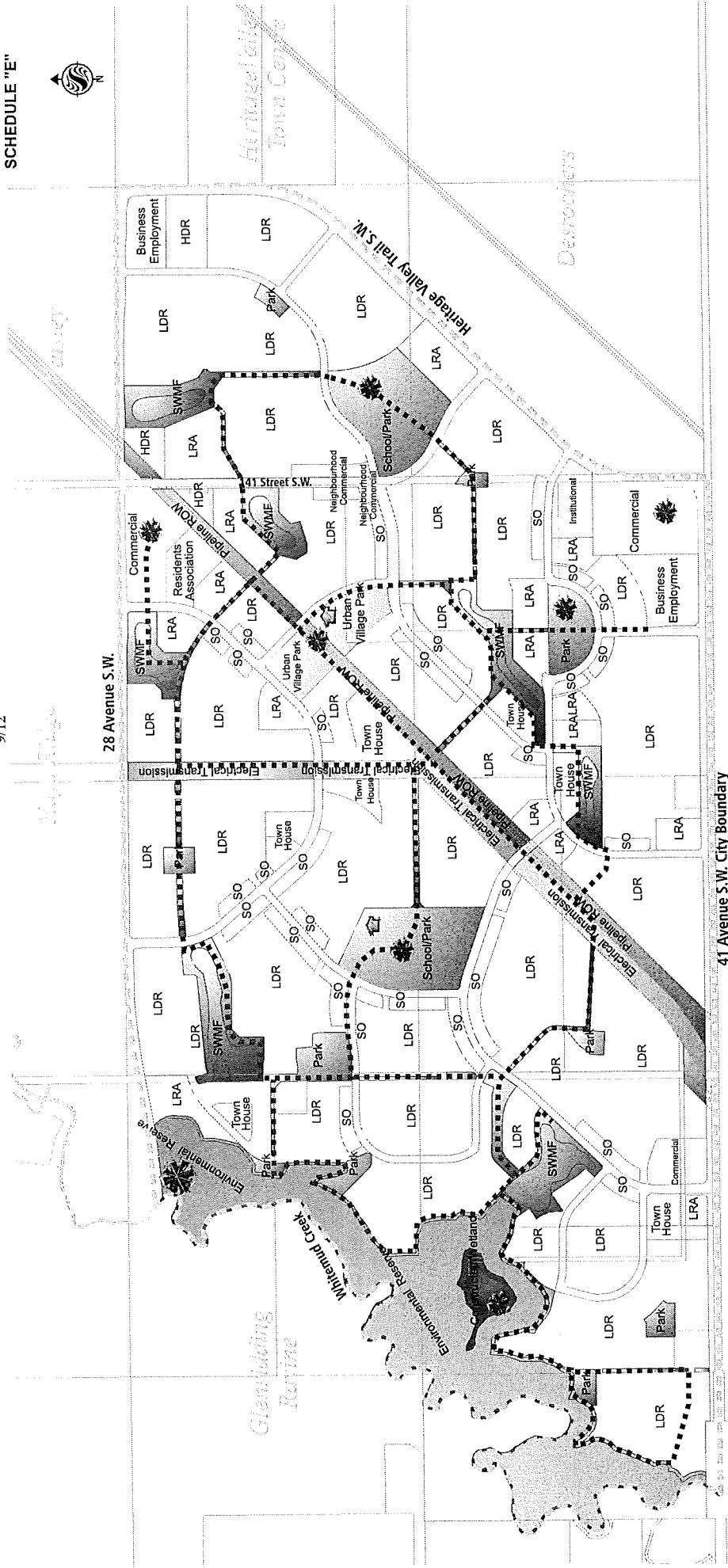
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Figure 4.0 - Trail Network



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

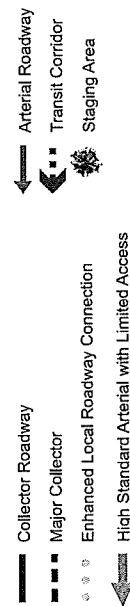
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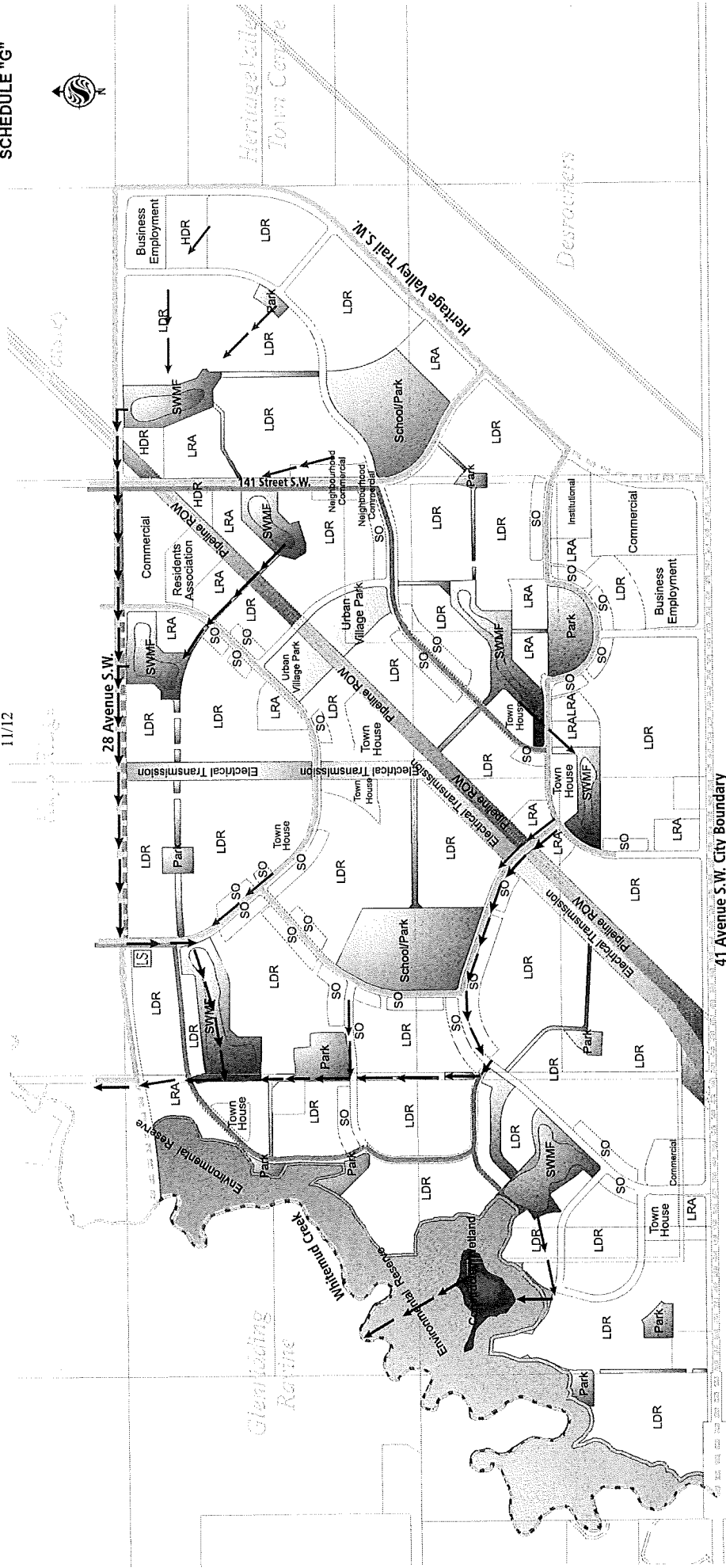
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Figure 4a - Extending the Whitemud Creek Ravine





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- | | | | | | |
|--|---------------------------------|--|--------------------------|--|----------------------------|
| | School/Park/Community League | | Watermain | | Stormwater Flow Direction |
| | Urban Village Park | | Sanitary Trunk | | Sanitary Points of Service |
| | Environmental Reserve | | Temporary Sanitary Trunk | | |
| | Storm Water Management Facility | | Sanitary Lift Station | | |

Chappelle

Neighbourhood Area Structure Plan

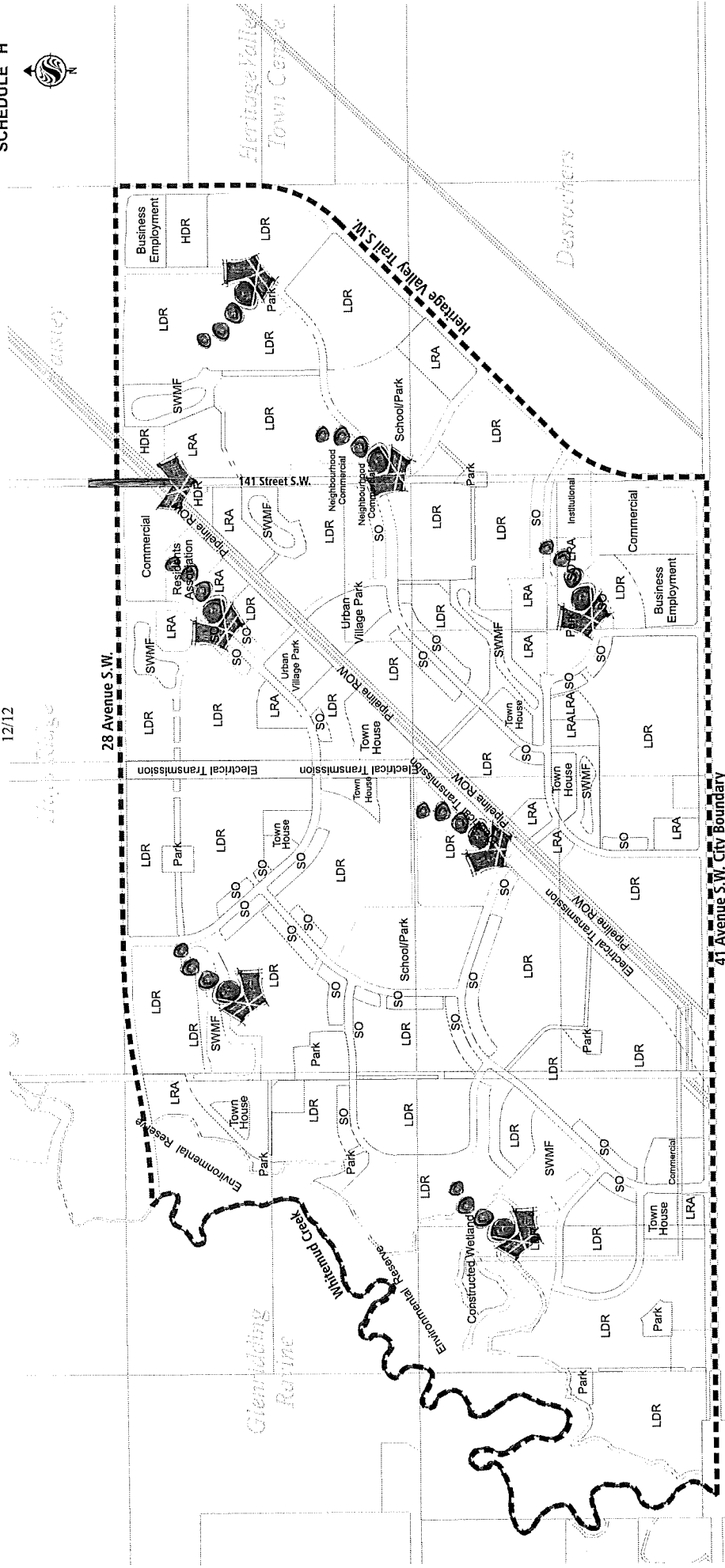
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Figure 6.0 - Servicing



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General Direction of Development

NASP Boundary

Initial Stage of Development

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