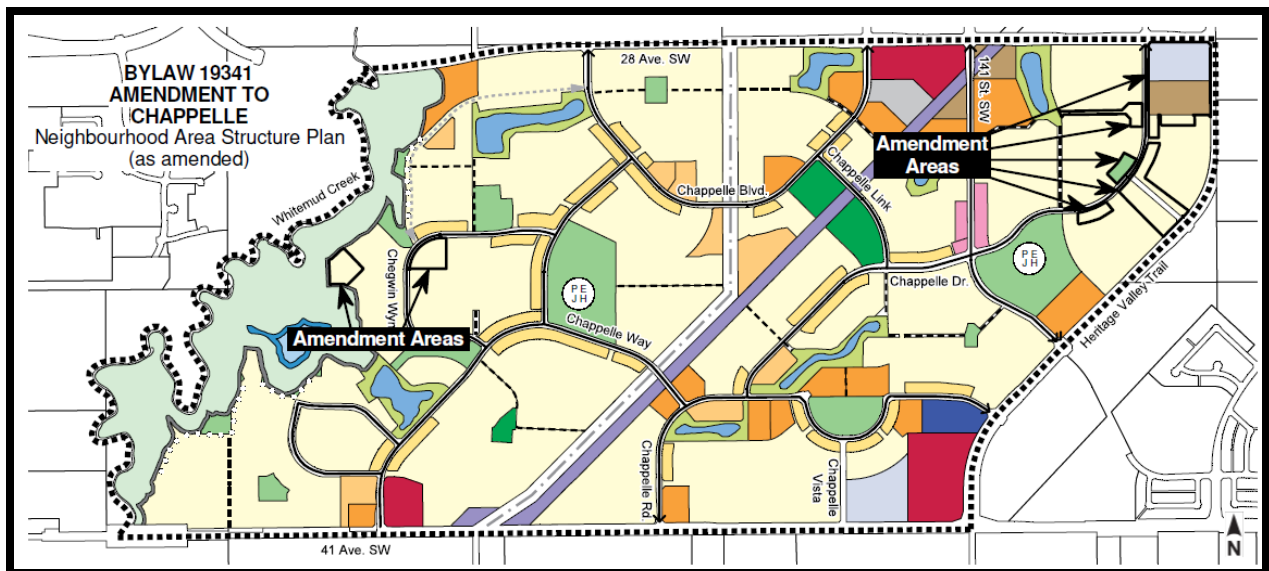




ADMINISTRATION REPORT PLAN AMENDMENTS CHAPPELLE

3104 & 3130- 156 STREET SW and 13405 - 28 Avenue SW

To allow for the development of a business employment node, a variety of housing types and park uses.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it:

- will facilitate the development of a variety of housing types;
- will increase the range of commercial uses to serve the local community;
- will be compatible with surrounding land uses; and
- will facilitate the orderly development of the Chappelle neighbourhood.

	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • Undeveloped • Undeveloped
CONTEXT		
North	<ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone • (RPL) Planned Lot Residential Zone • (RSL) Residential Small Lot Zone • (AP) Public parks • (A) Metropolitan Recreation Zone 	<ul style="list-style-type: none"> • Undeveloped • Undeveloped • Undeveloped • Undeveloped • North Saskatchewan River Valley
East	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (RMD) Residential Mixed Dwelling Zone • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • Undeveloped • Undeveloped • Undeveloped
South	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (RMD) Residential Mixed Dwelling Zone • (RSL) Residential Small Lot Zone • (A) Metropolitan Recreation Zone 	<ul style="list-style-type: none"> • Undeveloped • Undeveloped • undeveloped • North Saskatchewan River Valley
West	<ul style="list-style-type: none"> • (PU) Public Utility Zone • (RSL) Residential Small Lot Zone • (A) Metropolitan Recreation Zone 	<ul style="list-style-type: none"> • Undeveloped • Undeveloped • North Saskatchewan River Valley

PLANNING ANALYSIS

The subject sites are guided by the Chappelle Neighbourhood Area Structure Plan (NASP) which designates the affected areas for a variety of residential uses (low density, street oriented, town house, and low rise apartment) and park land uses. Policies in the NASP provide for a variety of housing types and commercial needs that promote the creation of well-balanced, diverse neighbourhoods composed of people from a range of income and age groups, as well as various types and sizes of families.

The proposed amendment to the Chappelle NASP will increase the area designated for Business Employment, Low Density Residential and High Density Residential land uses, and decrease the area designated for Medium Density Residential land use. Furthermore, the amendment proposes to relocate a park and an access point into the Plan area.

The new Business Employment node that is proposed for the northeast corner of the neighbourhood, is intended to provide an opportunity for uses that will support the future hospital and health campus development that is proposed in Heritage Valley Neighbourhood 14, located northeast of the node.

The re-designation of High Density Residential land use is located immediately adjacent to the proposed new Business Employment node.

The proposed re-designations of Low and Medium Density Residential land uses and the relocation of the park site will allow for the development of a variety of housing types and will maintain the planned residential density set out in the approved NASP (36 upnrha).

In summary the amendment proposes to:

- Re-designate approximately 1.90 ha of Low Rise Apartments and 0.30 ha Low Density Residential to Business Employment land use in the northeastern portion of the Plan area;
- Re-designate approximately 1.42 ha of Street Oriented Housing and 2.13 ha of Low Rise Apartments to Low Density Residential land use in the eastern portion of the Plan area;
- Re-designate approximately 1.93 ha of Town House to Low Density Residential land use in the western portion of the Plan area;
- Re-designate approximately 0.66 ha of Street Oriented Residential and 1.62 ha Low Density Residential to High Density Residential land use in the northeastern portion of the Plan area;
- Re-locate a Park site along a collector roadway in the eastern portion of the Plan area;
- Re-locate a neighbourhood access point in the northeastern portion of the Plan area; and
- Update the text, figures and statistics to reflect the revised land uses.

The Resolution proposes to amend the Heritage Valley SCDB to align with the proposed changes to the NASP. All relevant text, figures and statistics will be updated accordingly.

The following is a summary of changes to NASP Statistics as a result of the proposed land use amendments:

Land Use Designation	Existing (ha)	Proposed (ha)	Total Change (ha)
Business Employment	3.25	5.45	+2.20
Single / Semi-detached	180.71	184.00	+3.29
Row Housing	11.06	9.13	-1.93

Street Oriented	18.86	16.78	-2.08
Low Rise / Medium Density Housing	25.56	23.17	-2.39
Medium to High Rise Units	1.65	3.93	+2.28

REGIONAL CONSIDERATIONS

As the application proposes to amend the Chappelle Neighbourhood Area Structure within 0.8 kilometres from a regionally significant pipeline corridor, and within 0.8 km of a planned LRT line (Capital Line South extension), the Edmonton Metropolitan Region Board (EMRB) must review and approve the application before Council can give third reading of the bylaws, pursuant to Regional Evaluation Framework (REF) 2.0 Ministerial Order NO MSL: 111/17.

TECHNICAL REVIEW

This application has been reviewed by all necessary City Departments and utility agencies. The proposed change in land use can be accommodated by the planned civic and utility infrastructure. All comments from affected City Departments and utility agencies have been addressed.

With regard to transportation, a comprehensive access review will be required along the Heritage Valley Trail SW with the subsequent rezoning and/or subdivision of lands in the plan area.

With regard to drainage, permanent sanitary and storm servicing for the subject areas must be provided in general accordance with the servicing schemes as identified in the Chappelle Neighbourhood Design Report.

With regard to water servicing, all stages of development must be designed and constructed in accordance with the City of Edmonton Design and Construction Standards and the applicable Hydraulic Network Analysis to the satisfaction of EPCOR Water, Director of Water Distribution and Transmission.

PUBLIC ENGAGEMENT

ADVANCE NOTICE Date: March 25, 2020	<ul style="list-style-type: none"> Number of recipients: 3083 1 email was received requesting more clarification, detailed information and rationale for the application.
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PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• www.edmonton.ca/chappelle

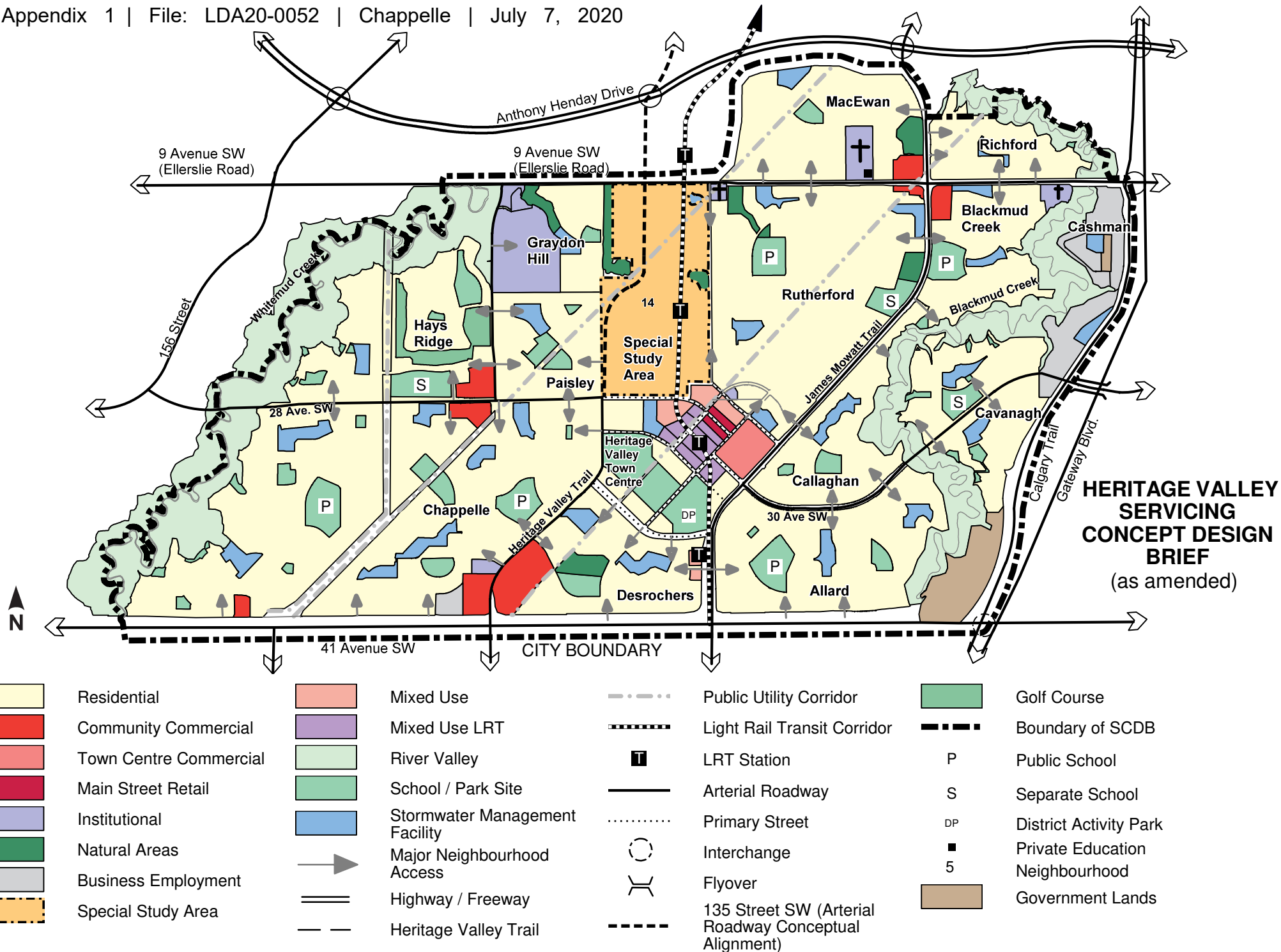
Advance Notice was sent to surrounding property owners and the Blackmud Creek, Chappelle and the Greater Windermere Community Leagues on March 25, 2020. One email response was received requesting more detailed information and rationale about the proposal. In response, the Administration provided the resident with the amendment rationale, more information on planning practices, and links to guiding Statutory Plans.

CONCLUSION

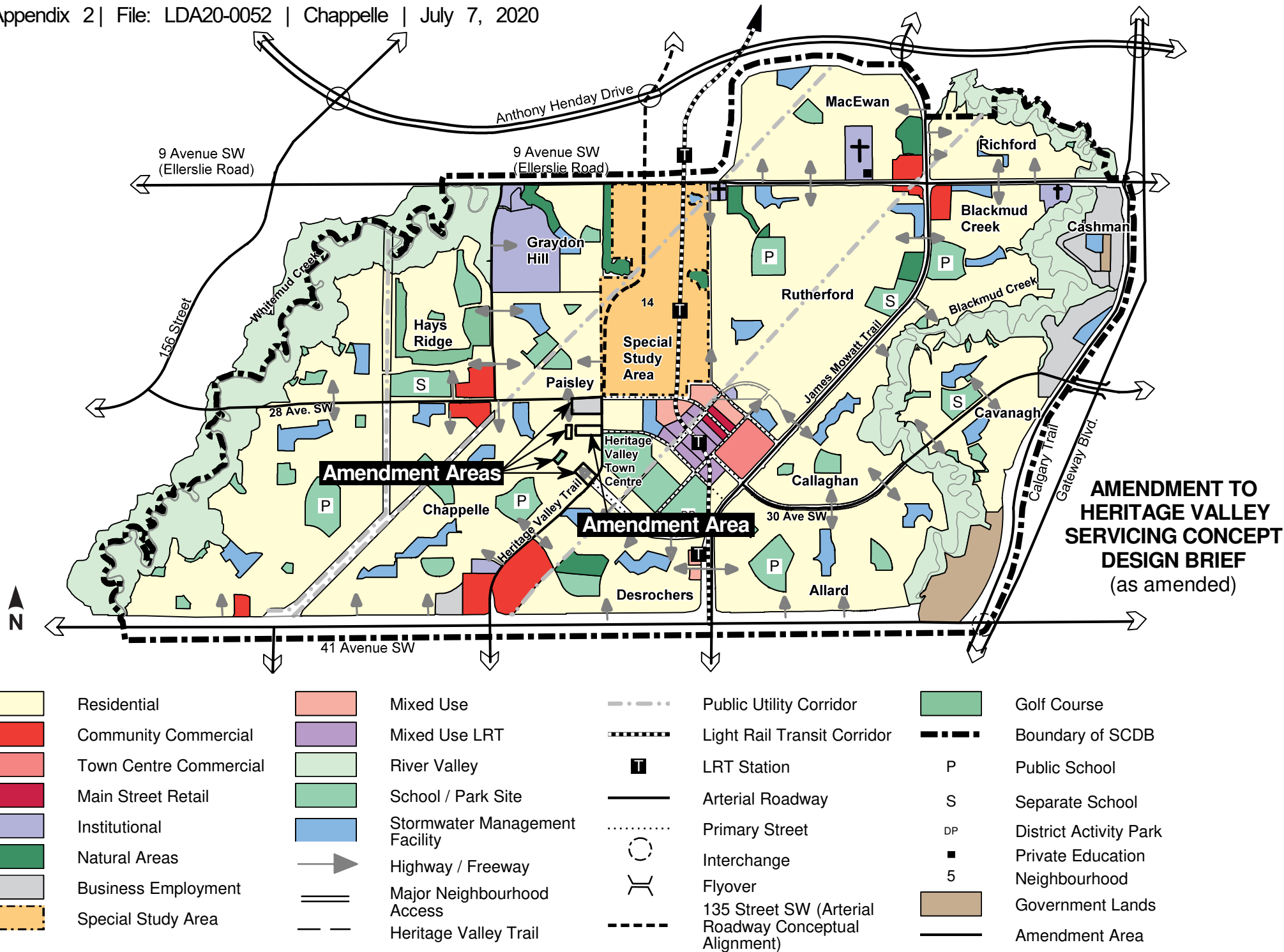
Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Approved Heritage Valley SCDB - Resolution
- 2 Proposed Heritage Valley SCDB - Resolution
- 3 Approved Chappelle NASP - Bylaw 19235
- 4 Proposed Chappelle NASP - Bylaw 19341
- 5 Approved Heritage Valley SCDB Land Use and Population Statistics - Resolution
- 6 Proposed Heritage Valley SCDB Land Use and Population Statistics - Resolution
- 7 Approved Chappelle NASP Land Use and Population Statistics – Bylaw 19235
- 8 Proposed Chappelle NASP Land Use and Population Statistics – Bylaw 19341
- 9 Application Summary



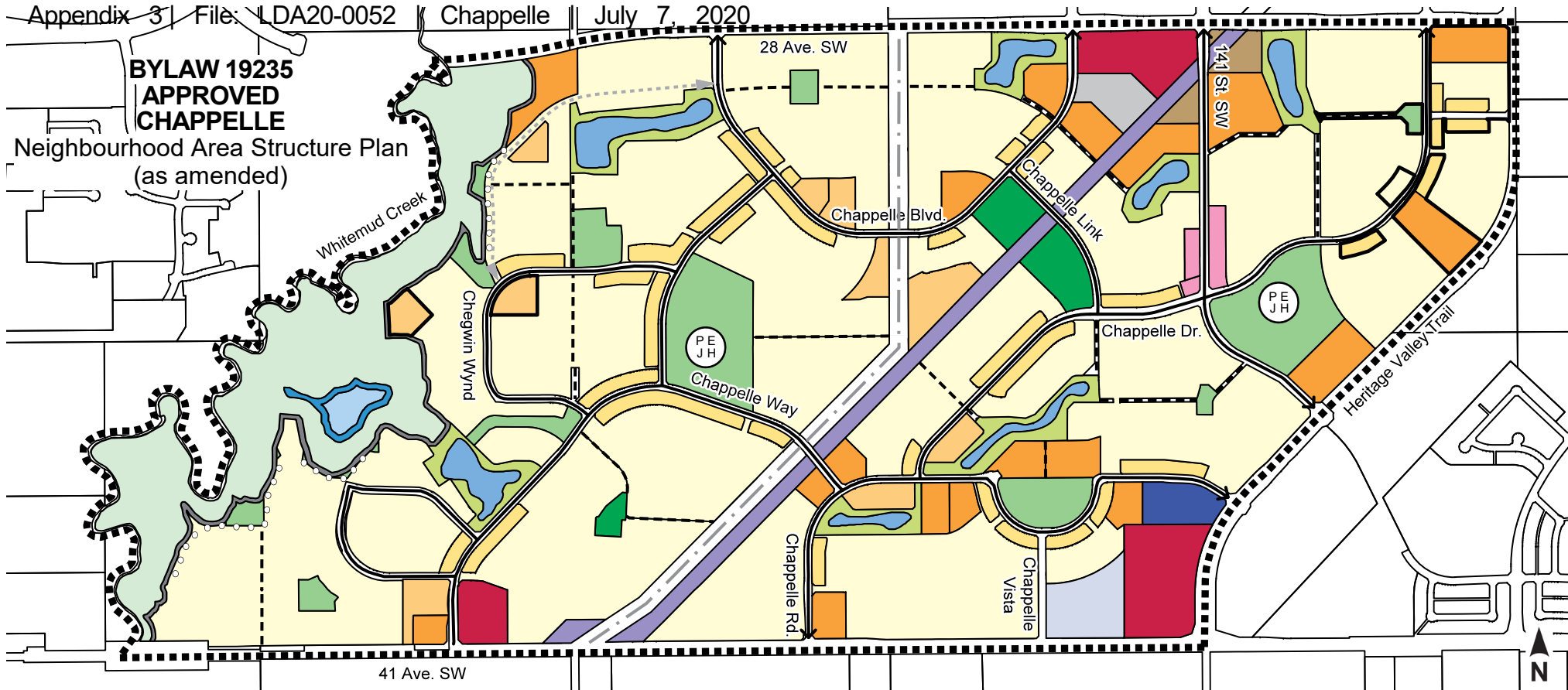
Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.



























Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

**BYLAW 19235
APPROVED
CHAPPELLE**

**Neighbourhood Area Structure Plan
(as amended)**

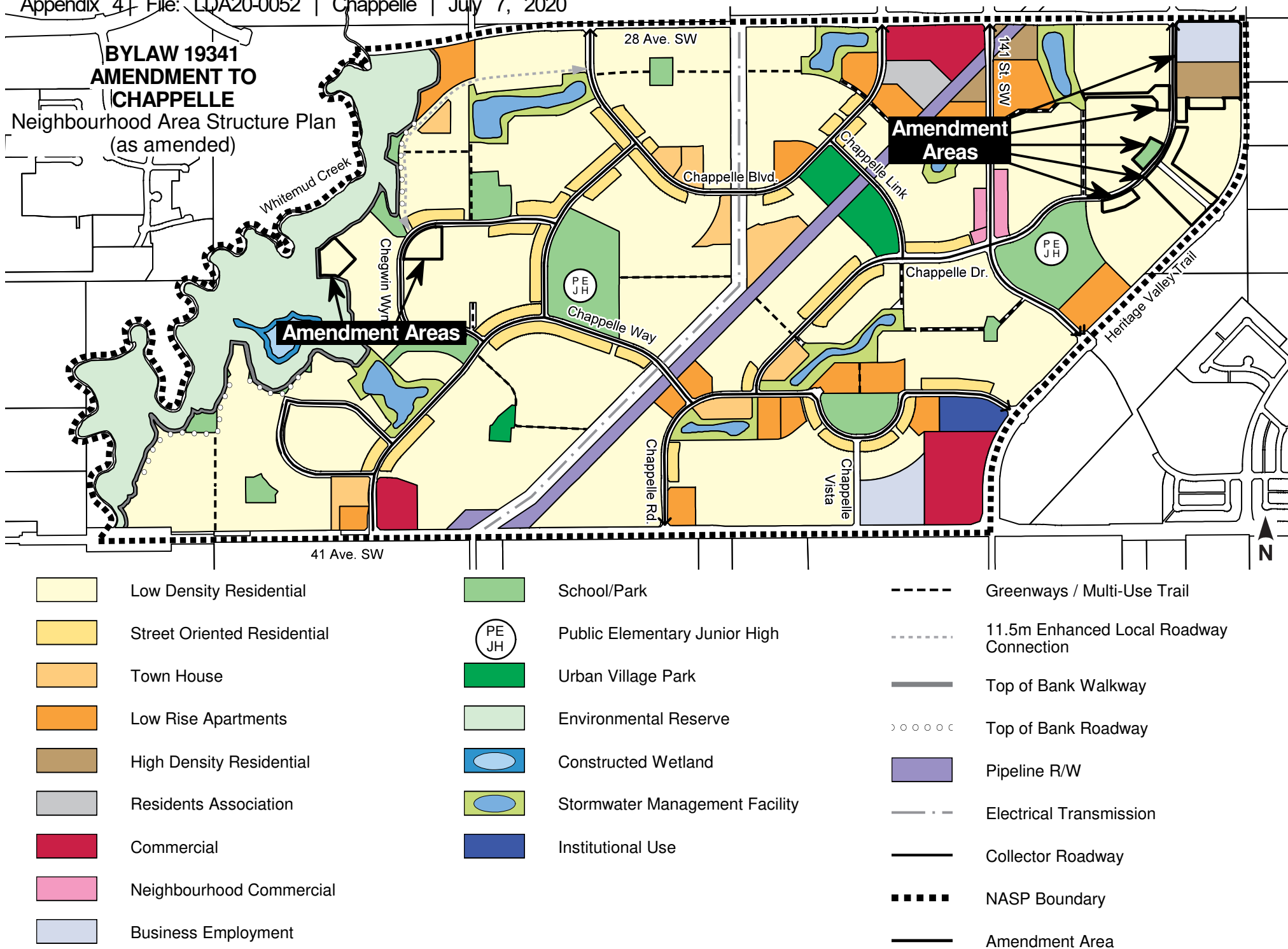


- | | | | | | |
|--|-----------------------------|---|--------------------------------|---|---|
|  | Low Density Residential |  | School/Park |  | Greenways / Multi-Use Trail |
|  | Street Oriented Residential |  | Public Elementary Junior High |  | 11.5m Enhanced Local Roadway Connection |
|  | Town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

SUSTAINABLE DEVELOPMENT

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.

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



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.

7.0 LAND USE AND POPULATION STATISTICS

Amended by
Editor

HERITAGE VALLEY SERVICING CONCEPT DESIGN BRIEF LAND USE AND POPULATION STATISTICS

																		Units					POPULATION	
	Gross Area	Creeks/Ravines (ER)	Pipelines/Electrical ROW	Transit ROW	Arterial Road Widening	Special Study (Provincial Land)		GDA	Special Study (Graydon Hill)	Cemetery	School/Parks	District Campus	Commercial	Business Employment	SWMF	Circulation	Institutional	Mixed Use	Other	Residential	LDR	MDR		HDR
MacEwan	111		5		3		103			4		4		3	21	8			65	1,118	615	225	1,959	6,165
Richford	55	10	1				43							2	7				35	352	97	246	695	1,901
Blackmud Creek	101	18			3		80			7		4		3	18	6		11	31	635	154		789	2,656
Rutherford	219		4	2			214			20		2		8	39				144	2,815	2,457	128	5,400	12,841
Town Centre	119		2	2	15		100				30	14		5			22		29	150	1,605	5,684	7,439	11,835
Callaghan	84				7		77			4				4	13			1	56	832	1,122		1,955	6,225
Cashman	60	14			2		44			4		3	25	1	7		4				360		360	540
Cavanagh	147	30			4	26	87			8		1		5	13				59	1,187	1,022		2,209	5,219
Allard	164	9			7		147			13		1		6	26			2	99	1,932	1,284	504	3,719	8,801
Desrochers	110		2	1	8		99			9		16		8	213				50	790	1,248	720	2,758	5,816
Chappelle	462	39	20		12		391			29		13	3	20	83	2			238	4,511	3,513	371	8400	20,435
Hays Ridge	197	66*	5		7		118			10		5		2	16			22	62	1,242	639		2,199	5,253
Paisley	65		4		3		58			5				3	13				36	792	513		1,287	3,091
Graydon Hill	89	3	1		5		79	15	33	8				2	5				16	340	213		558	1,345
NHBD 14	108	1	5			102																		
TOTAL	2,091	190	49	5	77	128	1,640	15	33	121	30	59	28	72	281	16	26	36	921	16,678	14,853	7,868	39,817	92,123

Note: * Includes 2.77 hectares of road right of way. The 0.81 hectares are remnant parcels that are located between the Urban Development Line and top of Bank roadway as shown in the Hays Ridge Land Use Concept (designated as Public Upland Areas). The additional 1.96 hectares is Top of Bank Road right of way which is excluded from Gross Developable Area (City Policy C542). These parcels are not Environmental Reserve.

Note: *Includes 2.77 hectares of road right of way. The 0.81 hectares are remnant parcels that are located between the Urban Development Line and Top of Bank roadway as shown in the Hays Ridge Land Use Concept (designated as Public Upland Areas). The additional 1.96 hectares is Top of Bank road right of way which is excluded from Gross Developable Area (City Policy C542). These parcels are not Environmental Reserve.

Heritage Valley Servicing Concept Design Brief Proposed Land Use and Population Statistics

																				Units				
	Gross Area	Creeks/Ravines (ER)	Pipelines/Electrical ROW	Transit ROW	Arterial Road Widening	Special Study (Provincial Land)	GDA	Special Study (Graydon Hill)	Cemetery	School/Parks	District Campus	Commercial	Business Employment	SWMF	Circulation	Institutional	Mixed Use	Other	Residential	LDR	MDR	HDR	Total Dwelling Units	Total Population
MacEwan	111		5		3		103			4		4		3	21	8			65	1118	615	225	1959	6165
Richford	55	10	1				43							2	7				35	352	97	246	695	1901
Blackmud Creek	101	18			3		80			7		4		3	18	6		11	31	635	154		789	2656
Rutherford	219		4	2			214			20		2		8	39				144	2815	2457	128	5400	12841
Town Centre	119		2	2	15		100				30	14		5			22	1	29	150	1605	5684	7439	11835
Callaghan	84				7		77			4				4	13				56	832	1122		1955	6225
Cashman	60	14			2		44			4		3	25	1	7		4				360		360	540
Cavanagh	147	30			4	26	87			8		1		5	13				59	1187	1022		2209	5219
Allard	164	9			7		147			13		1		6	26			2	99	1932	1284	504	3719	8801
Desrochers	110		2	1	8		99			9		16		8	213				50	790	1248	720	2758	5816
Chappelle	462	39	20		12		391			29		13	5	20	83	2		2	236	4600	3083	884	8567	20539
Hays Ridge	197	* 66	5		7		118			10		5		2	16			22	62	1242	639		2199	5253
Paisley	65		4		3		58			5				3	13				36	790	513		1287	3091
Graydon Hill	89	3	1		5		79	15	33	8				2	5				16	340	213		558	1345
NHBD 14	108	1	5			102	0																0	
TOTAL	2,091	190	49	5	77	128	1,640	15	33	121	30	59	30	72	281	16	26	38	921	16,684	14,797	7,868	39,762	92,227

Note: * Includes 2.77 hectares of road right of way. The 0.81 hecatres are remnant parcels that are located between the Urban Development Line and top of Bank roadway as shown in the Hays Ridge Land Use Concept (designated as Public Upland Areas). The additional 1.96 hectares is Top of Bank Road right of way which is excluded from Gross Developable Area (City Policy C542). These parcels are not Environmental Reserve.

Chappelle Neighbourhood Area Structure Plan Amended Land Use and Population Statistics

Chappelle Neighbourhood Area Structure Plan Land Use and
Population Statistics
Bylaw 19235

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	12.80	3.3%	
Convenience Commercial	1.79	0.5%	
Business Employment	3.25	0.8%	
Institutional	2.14		
Resident's Association	1.94	0.5%	
Stormwater Management	20.34	5.2%	
Circulation @ 20%	81.04	20.7%	
Greenways/ROW	1.80	0.5%	
Total Non-Residential Area	153.16	39.2%	
Net Residential Area (NRA)	237.84	60.8%	

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	180.71	25	4,517	2.80	12,650	73%
Medium Density Residential (MDR)						
Row Housing	11.06	45	497	2.20	1,095	5%
Street-Oriented	18.86	35	660	2.50	1,650	8%
Low-Rise/Medium Density Housing	25.56	90	2,300	1.90	4,370	11%
High Density Residential (HDR)						
Medium to High Rise Units	1.65	225	371	1.50	557	1%
Total	237.84		8,345		20,322	100%
Population Density (GDA):	52	ppha				
Population Density (NRA):	85	ppnrha				
Unit Density (GDA):	21	upha				
Unit Density (NRA):	35	nrupha				
LDR / MDR / HDR Ratio:	54% / 41% / 4%					

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)

CHAPPELLE NASP AMENDED STATISTICS

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	12.80	3.3%	
Convenience Commercial	1.79	0.5%	
Resident's Association	1.94	0.5%	
Stormwater Management	20.34	5.2%	
Circulation @ 20%	81.04	20.7%	
Greenways/ROW	2.10	0.5%	
Business Employment	5.45	1.4%	
Total Non-Residential Area	154.85	39.6%	
Net Residential Area (NRA)	236.15	60.4%	

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	183.98	25	4,600	2.80	12,879	78%
Medium Density Residential (MDR)						
Row Housing	9.13	45	411	2.20	904	4%
Street-Oriented	16.78	35	587	2.50	1,469	7%
Low-Rise/Medium Density Housing	23.17	90	2,085	1.90	3,962	10%
High Density Residential (HDR)						
Medium to High Rise Units	3.93	225	884	1.50	1,326	1%
Total	236.99		8,567		20,539	100%
Population Density (GDA):	53	ppha				
Population Density (NRA):	87	ppnrha				
Unit Density (GDA):	22	upha				
Unit Density (NRA):	36	nrupha				
LDR / MDR / HDR Ratio:	53%	/	43%	/	4.30%	

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)

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendments
Resolution: Bylaw:	To amend the Heritage Valley SCDB; and Bylaw 19341
Location:	South of 28 Avenue SW and west of Heritage Valley Trail
Addresses:	3104 & 3130 - 156 Street SW; and 13405 - 28 Avenue SW
Legal Descriptions:	Portions of NW 13-51-25-4 Lot F, Block 99, Plan 1024614 Lot L, Block 99, Plan 1125833
Site Area:	7.68 ha
Neighbourhood:	Chappelle
Notified Community Organizations:	Blackmud Creek, Chappelle and the Greater Windermere Community Leagues
Applicant:	Mike Vivian, Stantec

PLANNING FRAMEWORK

Current Zones:	(RF5) Row Housing Zone (RA7) Low Rise Apartment Zone (RMD) Residential Mixed Dwelling Zone (AP) Public Parks Zone
Proposed Zones:	NA (Plan Amendment only)
Plans in Effect:	Heritage Valley Servicing Concept Design Brief; and Chappelle Neighbourhood Area Structure Plan
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination