

Bylaw 15549

A Bylaw to amend Bylaw 14779, as amended,
being 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 and 15206; and

WHEREAS an application was received by the Planning and Development Department 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 in its entirety paragraph two of section "3.3.2 Residential" and replacing it with the following:

"Approximately 168 ha of the plan area is designated as low density residential (LDR) which will allow for the development of single detached, semi-detached and duplex housing at a density of approximately 25 units per ha.";
 - b) deleting the first sentence of paragraph five of section "3.3.2 Residential" and replacing it with the following:

"Approximately 31 ha of the plan area is designated as Low Rise Apartments (LRA).";
 - c) adding the following immediately after the sixth paragraph of section "3.3.2 Residential":

“Low Density Residential (LDR) consists of single detached, semi-detached, 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.”;

- d) deleting the first sentence of the NASP Policy column of “Objective 3.3.2.4” and replacing it with the following:

“Residential densities of 41% Low Density Residential, 47% Medium Density Residential and 12% High Density Residential will exceed the approved Suburban Housing Mix Ratio for new neighbourhoods.”;

- e) deleting the second sentence of section “3.3.2 Residential Rationale – Suburban Housing Mix Ratio” and replacing it with the following:

“The Chappelle NASP exceeds this ratio by proposing 41% Low Density Residential, 47% Medium Density Residential and 12% High Density Residential development in support of suburban intensification strategies.”; and

- f) deleting therefrom the land use and population statistics entitled “Chappelle Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 15206” and substituting therefore the following:

**CHAPPELLE NEIGHBOURHOOD AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 15549**

LAND USE	Area (ha)	% of GDA
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	
Gross Developable Area	391.00	100.0%
Municipal Reserve*	31.05	7.9%
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	10.16	2.60%
Greenways	2.21	0.57%
Community Commercial	3.87	1.0%
Convenience Commercial	1.00	0.3%
Mixed Use**	3.40	0.9%
Stormwater Management	20.33	5.2%
Circulation @ 20%	78.20	20.0%
Total Non-Residential Area	137.85	35.25%
Net Residential Area (NRA)	253.15	64.75%

Residential Land Use, Unit Count and Population

Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
Low Density Residential (LDR)						
Single/Semi-Detached,	167.73	25	3,999	41%	2.80	11,197
Medium Density Residential (MDR)						
Row Housing (Townhousing)	27.08	45	1,219	12%	2.20	3,413
Street-Oriented	19.39	35	679	7%	2.50	1,698
Low-Rise/Multi-/Medium Rise Units	30.50	90	2,745	28%	1.90	5,216
High Density Residential (HDR)						
High Rise Units	1.76	225	396	4%	1.50	594
Mixed Use**	5.09	150	764	8%	1.50	1,146
Total	252		9,802	100.00%		23,264

Population Density (GDA)	59	ppha
Population Density (NRA)	92	ppnrha
Unit Density (GDA)	25	upha
Unit Density (NRA)	39	nrupha

LDR / MDR / HDR Ratio	41%	47%**	12%
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Student Generation Statistics

Level	Public	Separate
Elementary	782	313
Junior High School	391	156
Senior High School	391	156
Total	1,564	626

*Areas dedicated to Municipal Reserves and Environmental Reserves to be confirmed by legal survey.

**Distribution of residential and non-residential mixed use in these statistics is approximate


***2.10 ha of Environmental Reserve will be developed as a SWMF (Constructed Wetland)

- g) deleting the Map entitled "Bylaw 15206 Amendment to Chappelle Neighbourhood Area Structure Plan" and substituting therefor the Map entitled "Bylaw 15549 Amendment to Chappelle Neighbourhood Area Structure Plan", attached hereto as Schedule "A" and forming part of this Bylaw.
- h) deleting Figure 3.0 entitled "Figure 3.0 - Land Use Concept" and substituting therefor "Figure 3.0 – Land Use Concept" attached hereto as Schedule "B"; and
- i) deleting Figure 4.0 entitled "Figure 4.0 – Trail Network" and substituting therefor "Figure 4.0 – Trail Network" attached hereto as Schedule "C"; and
- j) deleting Figure 4a entitled "Figure 4a – Extending the Whitemud Creek Ravine" and substituting therefor "Figure 4a - Extending the Whitemud Creek Ravine" attached hereto as Schedule "D"; and

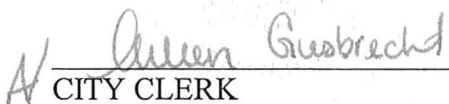
- k) deleting Figure 5.0 entitled "Figure 5.0 – Transportation Network" and substituting therefor "Figure 5.0 - Transportation Network" attached hereto as Schedule "E"; and
- l) deleting Figure 6.0 entitled "Figure 6.0 – Servicing" and substituting therefor "Figure 6.0 - Servicing" attached hereto as Schedule "F"; and
- m) deleting Figure 7.0 entitled "Figure 7.0 – Staging" and substituting therefor "Figure 7.0 – Staging" attached hereto as Schedule "G"; and

READ a first time this	13th	day of	September	, A. D. 2010;
READ a second time this	13th	day of	September	, A. D. 2010;
READ a third time this	13th	day of	September	, A. D. 2010;
SIGNED and PASSED this	13th	day of	September	, A. D. 2010.

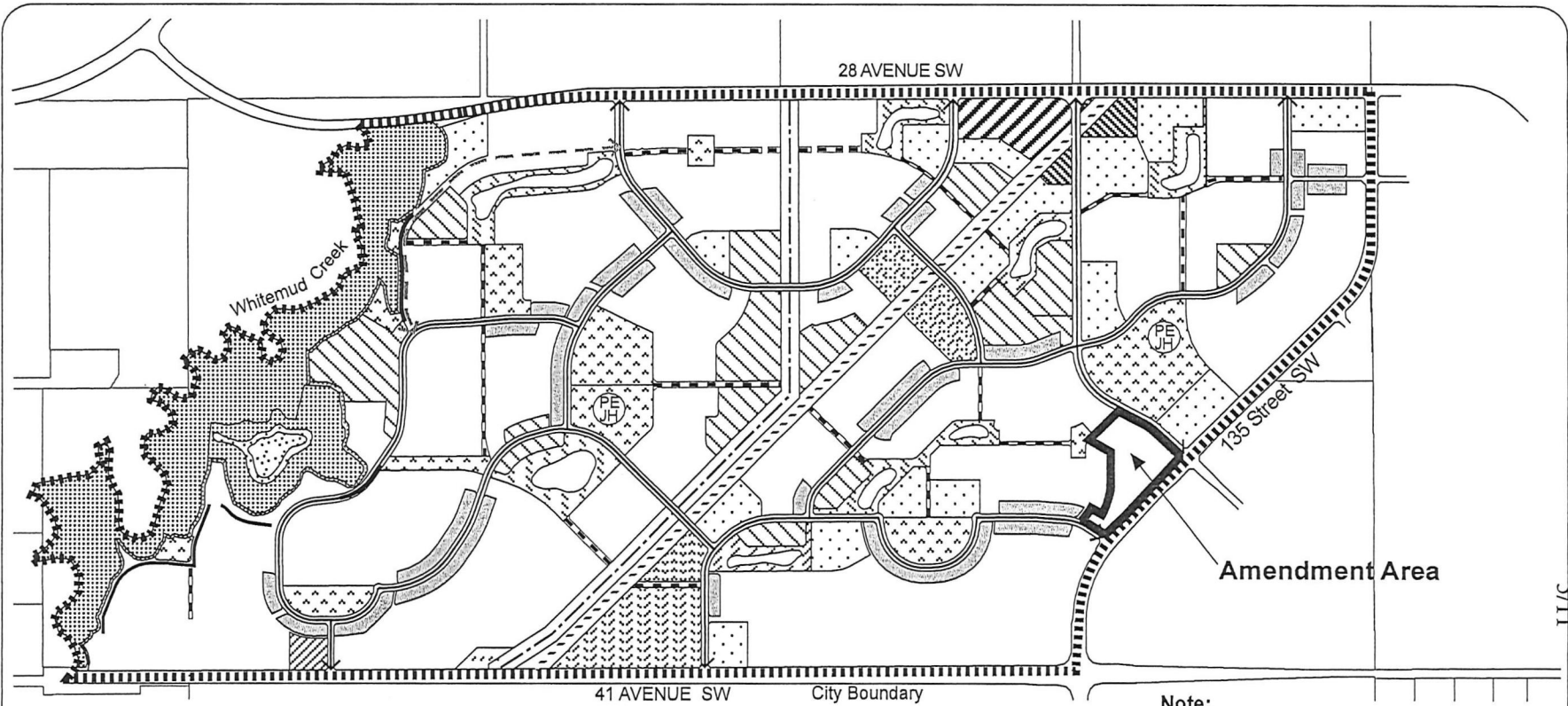
THE CITY OF EDMONTON



MAYOR



CITY CLERK



**BYLAW 15549
AMENDMENT TO CHAPPELLE
Neighbourhood Area Structure Plan**

- Low Density Residential
- Street Oriented Residential
- Town House
- Low Rise Apartments
- High Density Residential
- Commercial
- Neighbourhood Commercial

- School/Park
- Public Elementary Junior High
- Urban Village Park
- Environmental Reserve
- Mixed Use
- Constructed Wetland
- Stormwater Management Facility

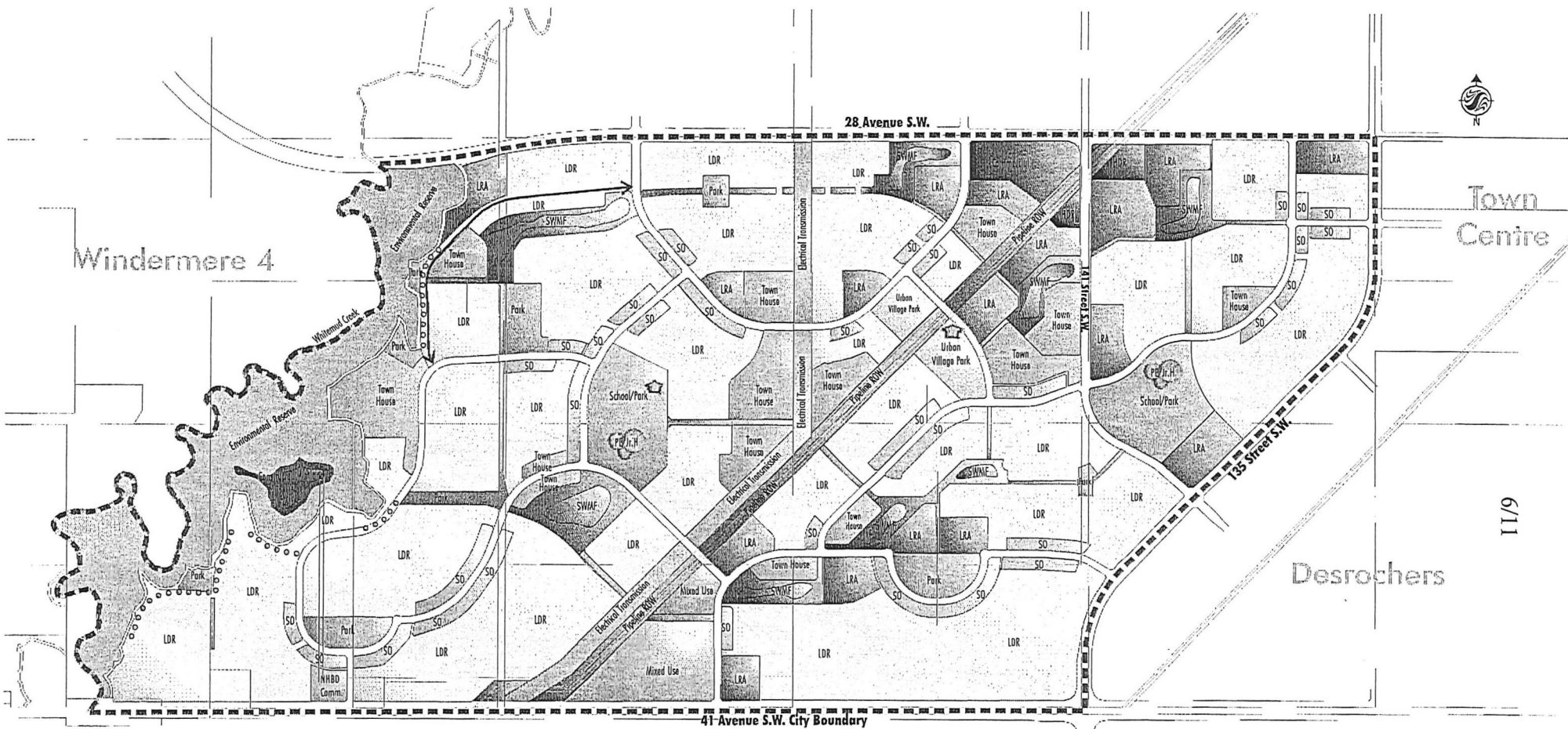
Note:
Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

- Greenways / Multi-Use Trail
- 11.5m Enhanced Local Roadway Connection
- Top of Bank Walkway
- Top of Bank Roadway
- Pipeline R/W
- Electrical Transmission
- Collector Roadway
- NASP Boundary
- Boundary of Amendment

PLANNING AND DEVELOPMENT

S/11

SCHEDULE "A"



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

- High Density Residential (HDR)
- Commercial
- Neighbourhood Commercial
- School/Park
- Community League

- Urban Village Park
- Environmental Reserve
- Mixed Use
- 11.5m Enhanced Local Roadway Connection
- Storm Water Management Facility (SWMF)

- 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.

Chappelle

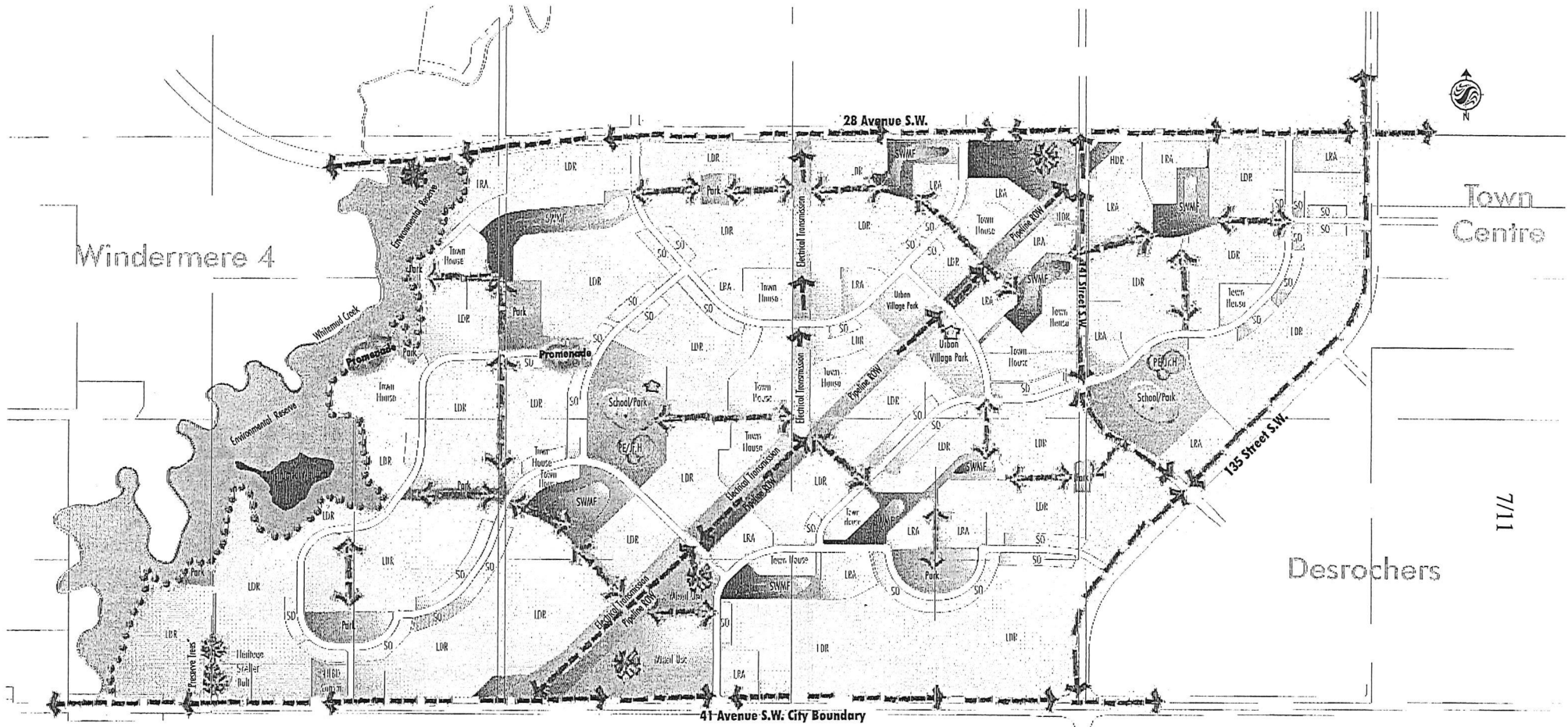
Neighbourhood Area Structure Plan

Stantec

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Figure 3.0 - Land Use Concept

SCHEDULE "B"



- Commercial
- School/Park
- Urban Village Park
- Environmental Reserve
- Mixed Use

- Neighbourhood Commercial
- Destination Point
- Preserve Trees (Heritage Shelter Belt)
- Staging Area

- Neighbourhood Pedestrian Linkage (Greenway)
- Major Linkage (Multi Use Trail)
- Storm Water Management Facility
- Public Elementary Junior High
- Top of Bank Walkway
- Community League

Chappelle

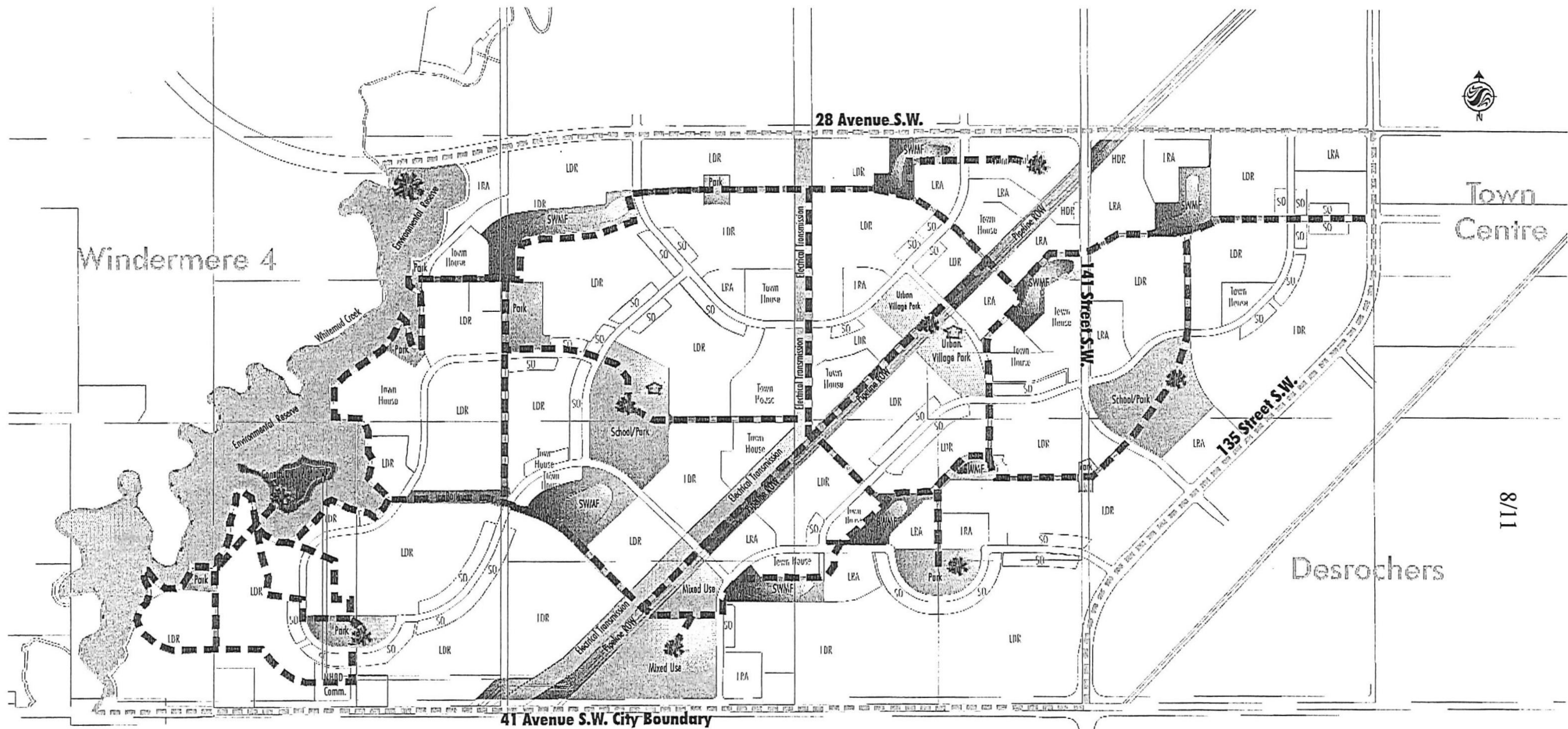
Neighbourhood Area Structure Plan



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Figure 4.0 Trail Network

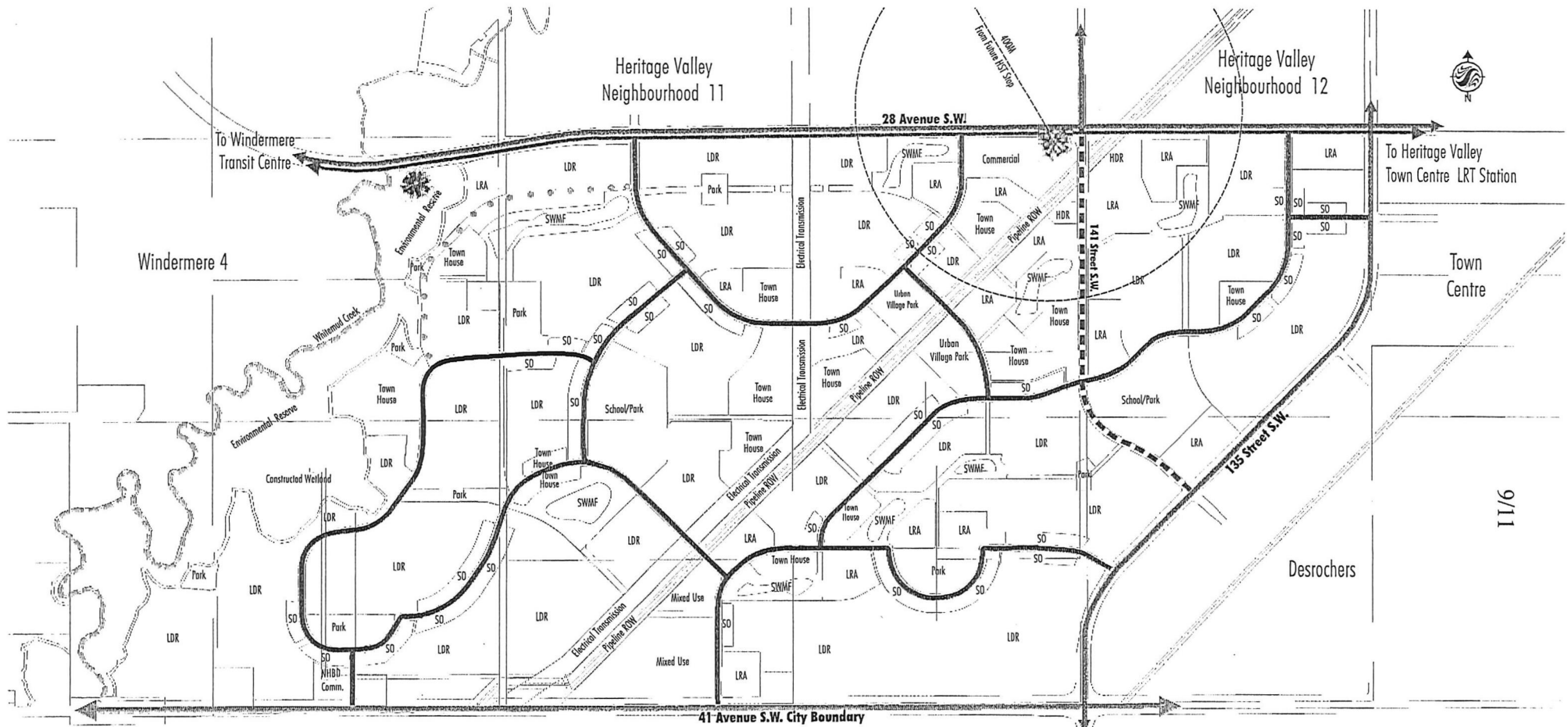
SCHEDULE "C"



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

Figure 4a Extending the
Whitemud Creek Ravine

SCHEDULE "D"

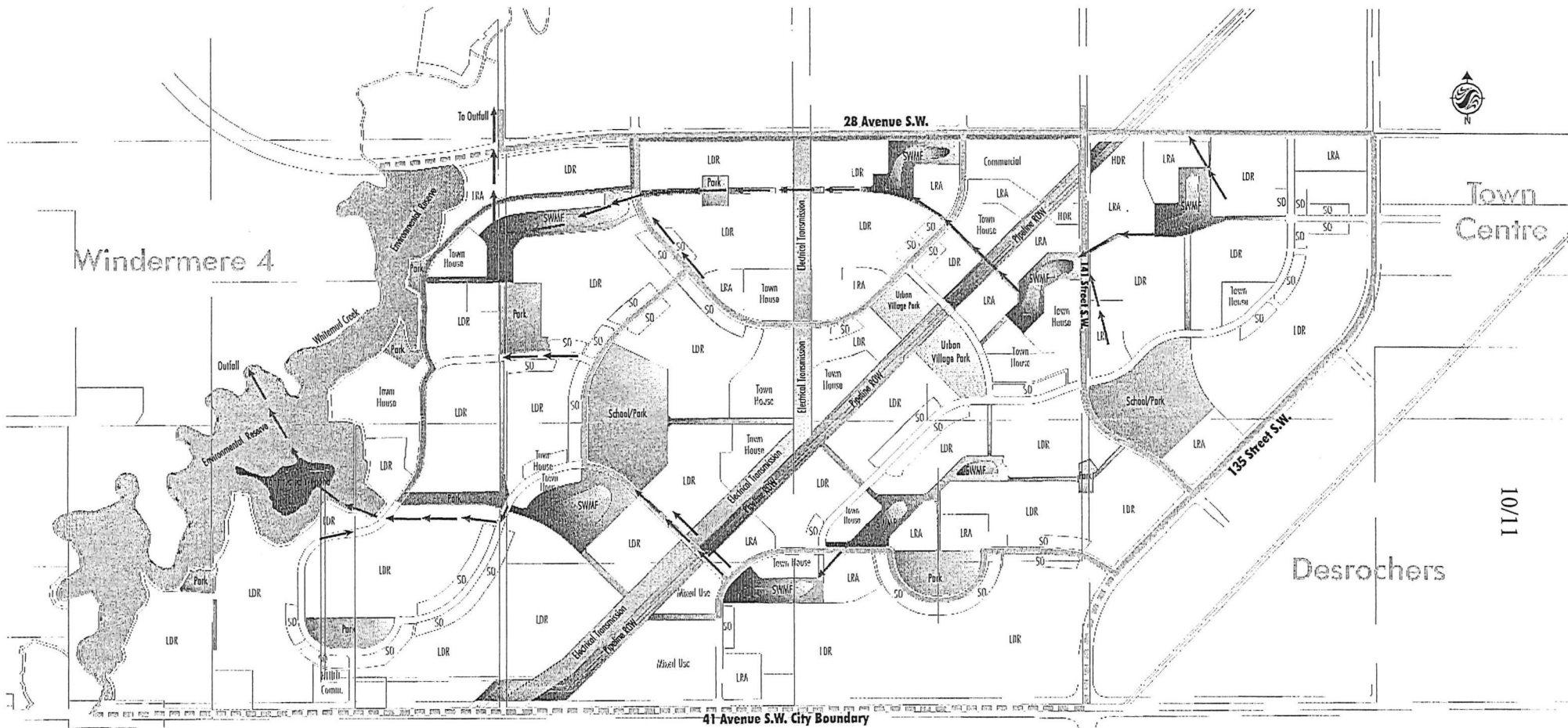


- Collector Roadway
- Major Collector
- Enhanced Local Roadway Connection
- High Standard Arterial with Limited Access
- High Speed Transit Route
- Arterial Roadway
- High Speed Transit Stop
- Staging Area

Figure 5.0 Transportation Network

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SCHEDULE "E"



- School/Park/Community League
- Urban Village Park
- Environmental Reserve

- Watermain
- Sanitary Trunk
- Storm Water Management Facility

- Stormwater Flow Direction
- Sanitary Points of Service

Chappelle

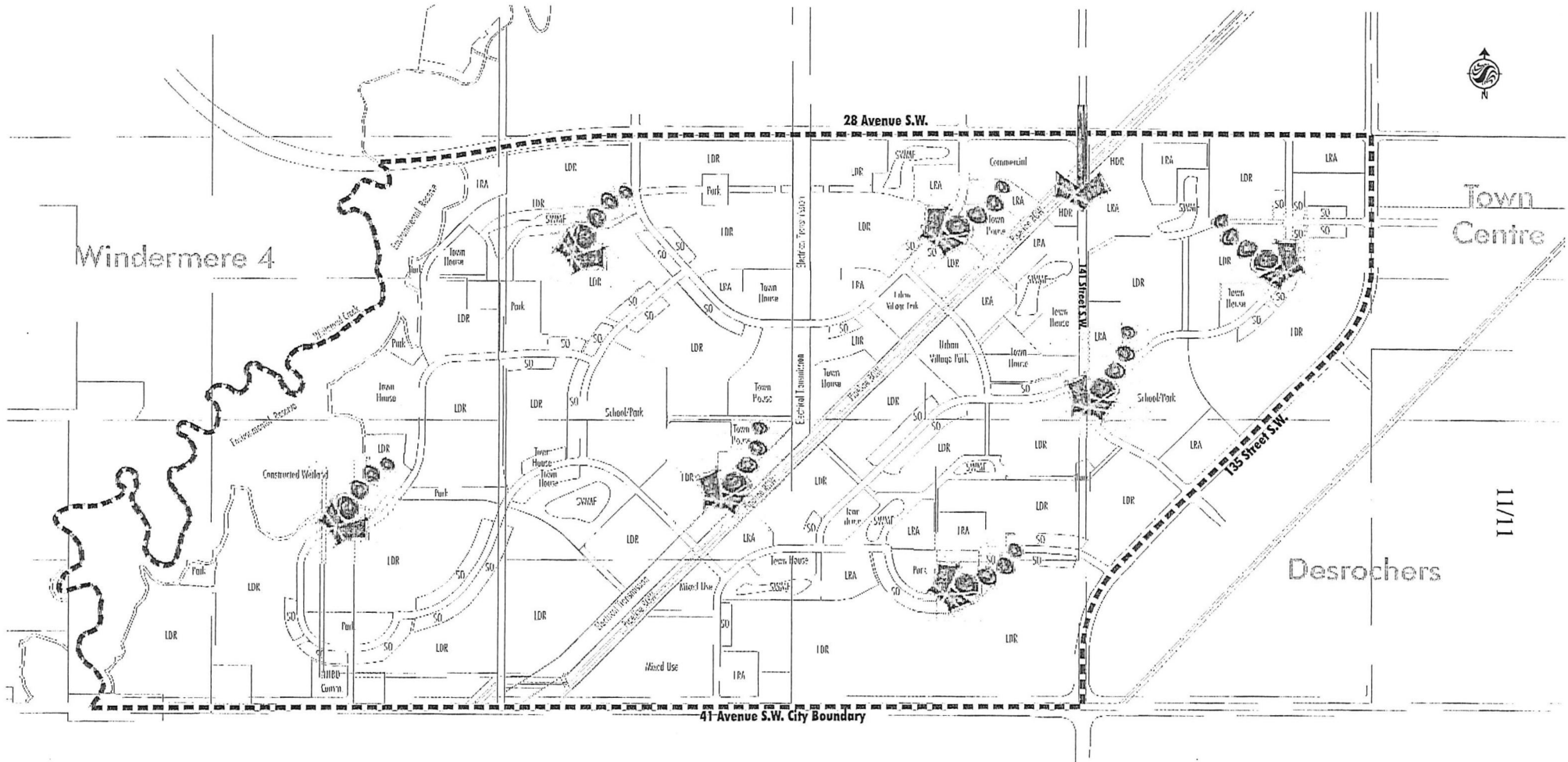
Neighbourhood Area Structure Plan



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Figure 6.0 Servicing

SCHEDULE "F"



General Direction of Development

NASP Boundary

Initial Stage of Development

Chappelle

Neighbourhood Area Structure Plan

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Figure 7.0 Staging

SCHEDULE "G"