



# Bylaw 19341

## Amendment to the Chappelle Neighbourhood Area Structure Plan

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### **Purpose**

To amend the Chappelle Neighbourhood Area Structure Plan.

### **Readings**

Bylaw 19341 is ready for first and second readings after the public hearing has been held. This application must be referred to the Edmonton Metropolitan Region Board prior to returning to City Council for third and final reading.

### **Advertising and Signing**

This Bylaw has been advertised in the Edmonton Journal on June 19, 27, and 30, 2020. The Bylaw can be passed following third reading.

### **Position of Administration**

Administration supports this proposed Bylaw.

### **Report**

Bylaw 19341 proposes to redistribute residential uses within the Chappelle neighbourhood, create a business employment node, and relocate a park and an access point into the Plan area.

The proposed amendments are in keeping with the intent of the existing Chappelle NASP, which envisions a complete neighbourhood with opportunities for a variety of housing types, local commercial/business activities, and recreational uses. The proposed amendment will maintain the neighbourhood's planned residential density.

A proposed amendment to the Heritage Valley Servicing Concept Design Brief (Resolution) accompanies this application.

This application must be reviewed by the Edmonton Metropolitan Region Board (EMRB) prior to third reading, because the subject site is located within 0.8 kilometres from a specified pipeline corridor, and also within 0.8 km of a planned LRT line (Capital Line South extension), pursuant to Regional Evaluation Framework (REF) 2.0 Ministerial Order NO MSL: 111/17.

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.

**Public Engagement**

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 as a result of the notice, and is summarized in the Administration Report.

**Attachments**

1. Bylaw 19341
2. Administration Report (Attached to the Resolution - item 3.5)