



REF 2020-009, City of Edmonton Chappelle Neighbourhood Area Structure Plan Amendment

Recommendation

EMRB Administration recommends that REF application 2020-009 be approved.

Background

On August 10, 2020, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of Edmonton (the City) for approval of amendments to the Chappelle Neighbourhood Area Structure Plan (NASP). The City submitted the plan pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

4.2 *A municipality must refer to the Board any proposed amendment to a statutory plan that meets one or more of the following conditions:*

f) *The boundaries of the proposed amendment to the statutory plan are within 0.8 km of a pipeline corridor as depicted on Schedule 8B: Energy Corridors in the Edmonton Metropolitan Region Growth Plan;*

And

j) *The plan area of the proposed amendment to the statutory plan includes a Park and Ride or Planned LRT line or the boundaries of the proposed amendment to the statutory plan are within 0.8 km of a Park and Ride or Planned LRT line as identified on Schedule 10B: Transportation Systems – Regional Transit and Trails to 2044 in the Edmonton Metropolitan Region Growth Plan.*

EMRB Administration deemed the application complete on August 12, 2020.

Application

The proposed amendment to the Chappelle NASP increases the area for Business Employment, Low Density Residential, and High Density Residential land uses, resulting in a decrease to Medium Density Residential. The amendment additionally relocates a park and an access point into the Plan area. The Chappelle NASP is located within the overall Heritage Valley Servicing Concept Design Brief.

Evaluation

EMRB Administration obtained the assistance of V3 Companies of Canada (V3) to evaluate the application with respect to the REF requirements. The V3 evaluation (attached) reviewed the



proposed amendments to the NASP in relation to: Part 3 of EMRB Regulation 189/2017; Section 8 of Schedule A of REF Ministerial Order MSL 111/17; and, the Principles and Policies of the Edmonton Metropolitan Region Growth Plan (EMRGP). The V3 evaluation recommends that the proposed amendments to the Chappelle Neighbourhood Structure Plan be approved by the EMRB.

EMRB Administration Comments

The Plan area falls within the Metropolitan Area Tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the EMRGP). Therefore, the application is evaluated for its consistency with the principles and policies of this tier pursuant to the Policy Area in the Growth Plan.

The Chappelle NASP area is characterized as a mix of Built-Up Urban Areas and Greenfield Areas. It is bounded by the neighbourhoods of Desrochers and Heritage Valley Town Centre to the east and Whitemud Creek to the west. The Plan is additionally adjacent to the Hay's Ridge and Paisley neighbourhoods to the north and undeveloped lands to the south.

The application proposes a number of minor amendments resulting in the redistribution of land uses to increase employment and low and high density residential uses in the northeast corner as seen in Figure 1 below. The plan area is located wholly within the Heritage Valley Servicing Concept Design Brief (HVSCDB). While not a statutory plan, the HVSCDB provides the general direction and intent for development in the area and provides a framework for the creation of NASPs for more detailed statutory planning.



Figure 1: Land Use Concept



The substantive component of the proposed amendment locates additional business employment and high density residential uses in the northeast corner of the Plan area in proximity to the Planned LRT Line and at the corner of 28 Avenue and Heritage Valley Trail SW. This mixed use, high density, and compact development in proximity to major transportation corridors will connect the area to the surrounding neighbourhoods and promote the efficient movement of people, goods, and services locally. The increase in high density residential units will promote a range of housing options for all ages, lifestyles, and incomes. Additionally, a relocated and expanded park in the northeast corner adjacent to the employment centre and high density residential provides an amenity to residents, a necessary component of a complete community.

Although the amendment proposes several minor adjustments to the residential land uses, by increasing high and low density and decreasing medium density, there is no overall change to the net residential density of the NASP. Section 8.2 of the REF allows for the Board to use the density targets of the Capital Region Growth Plan (CRGP) when evaluating plans adopted prior to the Edmonton Metropolitan Region Growth Plan (EMRGP) if the amendments are consistent with the overall direction of the EMRGP. The Chappelle NASP was adopted prior to the approval of the EMRGP, and the proposed amendments are consistent with the EMRGP. Therefore, the Board can apply Section 8.2 of the REF maintaining the existing density of the NASP in accordance with the CRGP.

Overall, the proposed amendments to the Chappelle NASP are consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the REF.

Recommendation

EMRB Administration recommends that REF 2020-009 be approved.

Attachments

Evaluation	V3 Companies of Canada
REF Documents	1. Cover Letter
	2. Bylaw 19341
	3. Resolution to Heritage Valley SCDB
	4. Council Report
	5. Law Signed Bylaw 19341
	6. EMRB Chart
	7. Heritage Valley Servicing Concept Design Brief Consolidation
	8. Chappelle NASP Consolidation
	9. Notification Letter