

Urban Form & Corporate Strategic Development
City Planning

City of Edmonton
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May 14, 2018

Edmonton Metropolitan Region Board
#1100 Bell Tower
10104 -103 Avenue NW
Edmonton, AB T5J 0H8

Edmonton Metro Region Board

MAY 14 2018

RECEIVED

Attention: Neal Sarnecki

Dear Mr. Sarnecki

RE: Referral of File LDA17-0408 – Paisley Heritage Valley Row Housing Special Area Amendment

- **Paisley Neighbourhood Area Structure Plan (NASP) Amendment - Bylaw 18392**
- **Heritage Valley Servicing Concept Design Brief (SCDB) – Resolution**
- **Paisley Special Area Row Housing Zone – Bylaw 18393**
- **Rezoning Bylaw –Bylaw 18394**

Please accept this letter as a request by the City of Edmonton for review of the proposed matter by the Edmonton Metropolitan Region Board, in reference to the following relevant conditions under Ministerial Order No. MLS:111/17, Regional Evaluation Framework (REF) 2.0:

Section 4.2: Amendments to Statutory Plans

A municipality must refer to the Board any proposed amendment to a statutory plan that meets the following condition:

- f) The boundaries of the proposed 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.

Section 5.0: Referral of Statutory Plans

5.1 Statutory plans or statutory plan amendments referred to the Capital Region Board pursuant to sections 4 must be referred to the Board after 1st reading and before 3rd reading of a bylaw or bylaws; and

5.2 A statutory plan or statutory plan amendment referred by a municipality to the Board must include:

- a) the proposed statutory plan or statutory plan amendment bylaw;
- b) sufficient documentation to explain the statutory plan or statutory plan amendment;
- c) sufficient information to ensure that the statutory plan or statutory plan amendment can be evaluated pursuant to the evaluation criteria in section 8.0; and
- d) a copy of the most recent amended plan without the proposed amendment.

A copy of the required documents and information is enclosed. The associated proposed resolution to revise the Heritage Valley SCDB, zoning bylaw text amendment, and rezoning bylaw, referenced in the Council Report provide context for the proposed Paisley NASP amendment. The information provided shows the location of a regional pipeline corridor that bisects the NASP, with some of the subject lots abutting it and all of them within 0.8 km if it.

In summary, the subject plan amendments includes NASP text, statistics, and map revisions to allow for a Direct Control Provision for medium density housing and a Special Area Zone to be applied in select locations in the Paisley neighbourhood. These proposed revisions facilitate the proposed rezoning to allow for a mix of row housing, stacked row housing and garden suites in six locations. The net result is a minor increase the NASP planned residential density from 33.8 units per net residential hectare (u/nrha) to 36 u/nrha.

The Planning consultant on record for this application is Stantec, Edmonton, Alberta.

For your information, the 3 related bylaws received first and second reading on May 7, 2018 after closure of the Public Hearing. Following the endorsement of the NASP amending bylaw from the EMRB, city administration will prepare the proposed plan and zoning bylaw amendments to be considered by City Council for final approval.

If you have any questions or require further assistance with this matter, please contact Beatrice McMillan (780) 496-6177. Thank you for your time and attention to this matter.

Yours truly,

Fe Villamayor
Bylaw Amendment Officer
Planning Coordination, City Planning Branch
Urban Form and Corporate Strategic Development
City of Edmonton

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Enclosures:

Attachment 1 - Charter Bylaw 18393 - Text Amendment to the Zoning Bylaw 12800

Attachment 2 - Bylaw 18392 - Amendment to the Paisley Neighbourhood Structure Plan

Attachment 3 - Charter Bylaw 18394 - To allow medium density residential uses, Paisley

Attachment 4 - Amendment to the Heritage Valley Servicing Concept Design Brief

Attachment 5 - Urban Form and Corporate Strategic Development Report

Attachment 6 - Paisley Neighbourhood Area Structure Plan

Attachment 7 - Approved Bylaw 18073