Bylaw 18392

A Bylaw to amend Bylaw 15845 being the Paisley Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on August 29, 2011, the Municipal Council of the City of Edmonton passed Bylaw 15845, the Heritage Valley Neighbourhood 12 Neighbourhood Area Structure Plan;

WHEREAS on May 12, 2014 Council has amended the Heritage Valley Neighbourhood 12 Neighbourhood Area Structure Plan by passage of Bylaw 16809 renaming and adopting the plan as the Paisley Neighbourhood Area Structure Plan;

WHEREAS Council found it desirable to amend the Paisley Neighbourhood Area Structure Plan through the passage of Bylaws 16809 and 18073; and

WHEREAS an application was received by City Planning to amend the Paisley Neighbourhood Area Structure Plan;

WHEREAS Council considers it desirable to amend the Paisley Neighbourhood Area Structure Plan; and

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 assembled enacts as follows:

1. That Bylaw 15845, the Paisley Neighbourhood Area Structure Plan is hereby amended by:

   a. deleting the statistics entitled the “Paisley Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 18073” and substituting the following:
# Paisley Neighbourhood Area Structure Plan
## Land Use and Population Statistics
### Byaw 18392

<table>
<thead>
<tr>
<th>Area (ha)</th>
<th>% of GA</th>
<th>% of GDA</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>GROSS AREA</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pipeline &amp; Utility R/W</td>
<td>3.91</td>
<td>6.0%</td>
</tr>
<tr>
<td>Arterial Road R/W</td>
<td>3.11</td>
<td>4.8%</td>
</tr>
<tr>
<td><strong>Total Non-Developable Area</strong></td>
<td>7.02</td>
<td>10.9%</td>
</tr>
<tr>
<td><strong>GROSS DEVELOPABLE AREA</strong></td>
<td>57.68</td>
<td>100.0%</td>
</tr>
<tr>
<td>Parkland, Recreation, School (Municipal Reserve)¹</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Village Park</td>
<td>4.47</td>
<td>7.7%</td>
</tr>
<tr>
<td>Pocket Park</td>
<td>0.48</td>
<td>0.8%</td>
</tr>
<tr>
<td>Transportation Circulation²</td>
<td>12.64</td>
<td>21.9%</td>
</tr>
<tr>
<td>Infrastructure / Servicing Stormwater Management Facilities</td>
<td>3.42</td>
<td>5.9%</td>
</tr>
<tr>
<td><strong>TOTAL Non-Residential Area</strong></td>
<td>21.01</td>
<td>36.4%</td>
</tr>
<tr>
<td><strong>Net Residential Area (NRA)</strong></td>
<td>36.67</td>
<td>63.6%</td>
</tr>
</tbody>
</table>

### Residential Land Use, Dwelling Unit Count and Population

<table>
<thead>
<tr>
<th>Area (ha)</th>
<th>Units/ha</th>
<th>Units</th>
<th>% of Total</th>
<th>People/Unit</th>
<th>Population % of NRA</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Low Density Residential (LDR)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single/Semi-Detached, Reverse Single/Semi Detached, Zero Lot Line and Rowhousing</td>
<td>30.4</td>
<td>25</td>
<td>760</td>
<td>58%</td>
<td>2.80</td>
</tr>
<tr>
<td><strong>Medium Density Residential (MDR)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Row Housing/Stacked Rowhousing/Laneway Housing</td>
<td>0.57</td>
<td>45</td>
<td>26</td>
<td>2%</td>
<td>2.8</td>
</tr>
<tr>
<td>Low-Rise/Medium Density Units</td>
<td>5.77</td>
<td>90</td>
<td>519</td>
<td>40%</td>
<td>1.80</td>
</tr>
<tr>
<td><strong>Total Residential</strong></td>
<td>36.67</td>
<td>1,305</td>
<td>100.0%</td>
<td>3196</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

- Population Density (ppnrha) 87
- Unit Density (upnrha) 36
- LDR (Single/Semi-Detached, Reverse Single/Semi Detached, Zero Lot Line & Rowhousing) // MDR (Low-Rise/Multi-) 58% // 42%
- Population (%) within 500 m of Parkland 100%
- Population (%) within 400 m of Transit Service 99%
- Population (%) within 600 m of Commercial Service 50%
- Presence/Loss of Natural Area Features
  - Protected as Environmental Reserve (ha) n/a
  - Conserved as Naturalized Municipal Reserve (ha) n/a
  - Protected through other means (ha) n/a
  - Lost to Development (ha) n/a

### Student Generation

<table>
<thead>
<tr>
<th>Public School Board</th>
<th>231</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>115</td>
</tr>
<tr>
<td>Junior High</td>
<td>58</td>
</tr>
<tr>
<td>Senior High</td>
<td>58</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Separate School Board</th>
<th>115</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>58</td>
</tr>
<tr>
<td>Junior High</td>
<td>29</td>
</tr>
<tr>
<td>Senior High</td>
<td>29</td>
</tr>
</tbody>
</table>

**Total Student Population** 346

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¹Areas dedicated to Municipal Reserves to be confirmed by legal survey
²Includes all local roadways, lanes, and walkway/road right-of-ways
b. deleting the map entitled “Bylaw 18073 – Amendment to Paisley Neighbourhood Area Structure Plan” and substituting the map entitled “Bylaw 18392 Amendment to Paisley Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;

c. deleting the portion of Section 3.2.6 Residential, which read: “Low Density Residential will be developed on approximately 31.0 ha of land within the plan area and will facilitate the development of a variety of housing forms a heights up to 3 storeys and densities generally up to 25 units per hectare. and replacing with the following: Low Density Residential will facilitate the development of a variety of housing forms at heights up to 3 storeys and densities generally up to 25 units per hectare”;

d. adding a new subsection in 3.2.6 Residential, after Low Density Residential and before Medium Density Residential subsections which read: “Row Housing Residential will facilitate row housing and stacked row housing at heights of up to 3.5 storeys in height and densities of approximately 45 units per hectare. Row Housing Residential: will be developed under Section 900 of the Zoning Bylaw. The Special Area will include provisions for row housing and stacked row housing residential uses, or garden suites. This unique housing form will provide additional density without affecting the row housing built form and streetscape appearance, while also activating lanes and amenity spaces. Once adopted, the Zone shall be applied to a specific area in the Paisley NASP, as shown on Figure 6 - Special Area Zoning.”;

e. deleting the portion of Section 3.2.6 Residential, which read: “Low-Rise/Medium Rise Unit Residential will be developed on approximately 5.7 ha of land within the plan area and will typically be between 2 ½ storeys to 4 storeys in height, with densities ranging from 45 units per ha to 125 units per ha”. and replacing with the following: “Low-Rise/Medium Rise Unit Residential will typically be between 2 ½ storeys to 4 storeys in height, with densities ranging from 45 units per ha to 125 units per ha.”;

f. deleting the portion of Section 3.2.6 Residential, which read: “Opportunities to develop innovative multi-family sites may be explored at the rezoning and development stage to provide for special site designs or housing forms.” and replacing with the following: “Opportunities to develop innovative multi-family sites using the (HVRH) Heritage Valley Row Housing Zone may be explored at the rezoning and development stage to provide for
special site designs or housing forms and through the use of Direct Control (DC2) provision in select locations.”;

g. adding to Objective (14) under “Implementation” on Page 30 “(d) Medium Density uses may be accommodated through Section 900 Special Area of the Zoning Bylaw and a Direct Control (DC2) provision in select locations.”;

h. deleting Objective (4) Implementation on Page 21 which read: “(c) Medium density residential development shall be implemented through Sections 100 and 200 of the Edmonton Zoning Bylaw”, and replacing with the following: “(c) Medium density residential development may be implemented through Sections 200 or 900 of the Edmonton Zoning Bylaw or by applying the use Direct Control (DC2) provision in select locations. The use of (HVRH) Heritage Valley Row Housing Zone allows for innovative or alternative housing options and choices for residents located in proximity to transit services and open space.”;

i. deleting the sentence on Page 22 which reads: “Implementation of the vision requires a Section 900 Special Areas General Provision designation to regulate the use, design, and extent of development within the NASP to achieve the planning objective of the plan”, and replacing with the following: “Implementation of the vision requires a Section 900 Special Areas General Provision designation to regulate the use, design, and extent of development within the NASP to achieve the planning objective of the plan. Opportunities for innovative housing designs, lot design, or alternative development standards and/or demonstration sites/pilot projects may be provided through the (HVRH) Heritage Valley Row Housing Zone.”;

j. deleting therefrom the map entitled “Figure 5.0 Land Use Concept” and substituting therefore the map entitled “Figure 5.0 Land Use Concept” attached hereto as Schedule “B” and forming part of this Bylaw;

k. adding a new map entitled “Figure 6.0 Special Area Zone” attached hereto as Schedule “C” and forming part of this Bylaw;

l. deleting therefrom the map entitled “Figure 6.0 Parkland and Recreational Facilities” and substituting therefore the map entitled “Figure 7.0 Parkland and Recreational Facilities” attached hereto as Schedule “D” and forming part of this Bylaw;
m. deleting therefrom the map entitled “Figure 7.0 Transportation Network” and substituting therefore the map entitled “Figure 8.0 Transportation Network” attached hereto as Schedule “E” and forming part of this Bylaw;

n. deleting therefrom the map entitled “Figure 8.0 Pedestrian Linkages and Multi-Use Trails” and substituting therefore the map entitled “Figure 9.0 Pedestrian Linkages and Multi-Use Trails” attached hereto as Schedule “F” and forming part of this Bylaw;

o. deleting therefrom the map entitled “Figure 9.0 Servicing” and substituting therefore the map entitled “Figure 10.0 Servicing” attached hereto as Schedule “G” and forming part of this Bylaw; and

p. deleting therefrom the map entitled “Figure 10.0 Development Staging” and substituting therefore the map entitled “Figure 11.0 Development Staging” attached hereto as Schedule “H” and forming part of this Bylaw.

READ a first time this day of , A. D. 2018;
READ a second time this day of , A. D. 2018;
READ a third time this day of , A. D. 2018;
SIGNED and PASSED this day of , A. D. 2018.

THE CITY OF EDMONTON

_______________________________________
MAYOR

_______________________________________
CITY CLERK
BYLAW 18392
AMENDMENT TO
PAINSLEY
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.
Legend

- Heritage Valley Special Area Boundary
- (HVLD) Heritage Valley Low Density Zone
- (HVRH) Heritage Valley Rowhousing Zone
**Figure 7.0**  
**Parkland and Recreational Facilities**

**Legend**
- Parks / Municipal Reserve
- Stormwater Management Facility
- Pipeline Right-of-Way
- NASP Boundary

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Figure 8.0
Transportation Network

Legend

- Low Density Residential
- Row Housing Residential
- Medium Density Residential
- Parks / Municipal Reserve
- Stormwater Management Facility
- Pipeline Right-of-Way
- Arterial Road Dedication
- NASP Boundary
- Arterial Roads
- All Directional Access
Figure 9.0
Pedestrian Linkages & Multi-use Trails

Legend
- Parks / Municipal Reserve
- Stormwater Management Facility
- Pipeline Right-of-Way
- NASP Boundary
- Multi-use Trail (Hard Surface)
- Pedestrian Sidewalk Along Roadway (Two Sides)
- Minor Pedestrian Linkage
- Walkway (Hard Surface)
- Key Pedestrian Crossing
Figure 10.0
Servicing

Legend
- Stormwater
- Flow Direction
- Sanitary
- Water
- NASP Boundary
Figure 11.0
Development Staging