



# PLAN AMENDMENTS, REZONING APPLICATION AND TEXT AMENDMENT PAISLEY

2225, 2227, 2229, 2231 - PRICE LANE SW;  
2253, 2255, 2257, 2259 - PRICE LANE SW;  
2301, 2303, 2305, 2307 - PRICE LANE SW;  
2517, 2519, 2521, 2523 - PRICE WAY SW;  
2703, 2705, 2707, 2709 - PRICE LINK SW; and  
2716, 2718, 2720, 2722 - PRICE LINK SW.

To provide opportunity for row housing and stacked row housing with laneway suites.



## RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this applications because it:

- provides opportunity to add housing types to suit a broader range of households;
- allows for additional medium density residential development on undeveloped lots; and
- is compatible with the character and pattern of development in the area.

## THE APPLICATION

1. RESOLUTION to amend the Heritage Valley Servicing Concept Design Brief (SCDB) by updating Land Use Population Statistics to align with the land uses proposed in the Paisley Neighbourhood Area Structure Plan (NASP) amendment;
2. BYLAW 18392 to amend the Paisley Neighbourhood Area Structure Plan (NASP) to allow for a new Special Area Zone for a variety of row housing uses;
3. BYLAW 18393 to add a new Special Area Zone, (HVRH) Heritage Valley Row Housing Zone under Section 900 of the Zoning Bylaw and renumber the Bylaw accordingly as a text amendment; and
4. BYLAW 18394 to amend the Zoning Bylaw from (HVLN) Heritage Valley Low Density Zone to HVRH at six locations allowing row housing, stacked row housing and laneway suites.

The proposed resolution and neighbourhood plan amendment facilitate the creation of a new special area zone that limits the location and amount of row housing and stacked row housing that may also include laneway suites, on specific corner lots in Paisley. Affected plan statistics and the land use concept in the NASP are proposed to be amended accordingly.

The NASP amendment includes adding policy and revising maps to remove the subject locations from falling under the Special Area Zone for low density housing to fall under a new Special Area Zone for row housing. It also adds policy text only to allow medium density housing through use of a Direct Control (DC) Provision on select sites where appropriate. A separate application to rezone to a DC Provision will be proposed through a future rezoning application.

The Zoning Bylaw text amendment adds a Special Area Zone (HVRH) to Section 900 and includes a map showing the area of application. The new zone allows up to six units in each location consisting of row housing, up to four stacked row housing units and two laneway suites under a maximum site density of 45 units per net residential hectare (u/nrh) with a height maximum of 12 meters. Similar to the (HVLN) Zone, reverse housing may be allowed under the (HVRH) Zone. The intent is to accommodate four units at one end of each site separated from two accessory suites with garages at the other end for up to six units on each site.

The four-component application is ready for two readings at Council as the proposed NASP amendment requires Edmonton Metropolitan Region Board (EMRB) endorsement before it can be considered for third reading, under provincial legislation as elaborated on under the Planning Analysis section of this report. All four components would be referred to the board before any can receive final approval by Council, including the SCDB amendment.

## SITE AND SURROUNDING AREA

The application area is located east of 141 Street SW, north of the pipeline corridor that divides the neighbourhood, south of Paisley Green SW and Price Way SW. Each of the six locations have a maximum site area of approximately 920 m<sup>2</sup> and currently include four subdivided, vacant HVLD Zoned lots. Other lots west of the pipeline corridor are being developed for a mix of low density housing with limited row housing uses.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>(HVLd) Heritage Valley Low Density Zone</li> </ul>	<ul style="list-style-type: none"> <li>Vacant subdivided lots</li> </ul>
<b>CONTEXT</b>		
<b>North</b>	<ul style="list-style-type: none"> <li>(HVLd) Heritage Valley Low Density Zone</li> </ul>	<ul style="list-style-type: none"> <li>Developing low density residential</li> </ul>
<b>East</b>	<ul style="list-style-type: none"> <li>(HVLd) Heritage Valley Low Density Zone</li> <li>(PU) Public Utility Lot</li> </ul>	<ul style="list-style-type: none"> <li>Vacant subdivided lots</li> <li>Pipeline corridor</li> </ul>
<b>South</b>	<ul style="list-style-type: none"> <li>(HVLd) Heritage Valley Low Density Zone</li> <li>(AP) Public Park Zone</li> </ul>	<ul style="list-style-type: none"> <li>Vacant subdivided lots</li> <li>Developing urban village park space</li> </ul>

<b>West</b>	<ul style="list-style-type: none"> <li>• (HVLD) Heritage Valley Low Density Zone</li> <li>• (AP) Public Parks Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped</li> <li>• Developing urban village park space</li> </ul>
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## PLANNING ANALYSIS

### LAND USE PLANS

The proposal meets the intent of the Heritage Valley Servicing Concept Design Brief that designates the application area as residential and meets the intent of Paisley NASP policy by providing for a limited amount of medium density residential housing on a neighbourhood wide basis. The net increase in neighbourhood density with the proposal is minor going from 33.8 units per net residential hectare (u/nrh) to 36 u/nrh. The proposed amendment to the NASP includes changes to the text, statistics, and maps.

The application introduces the (HVRH) Heritage Valley Row Housing Zone that will be applied to six specific corner locations that will have laneway access. It adds potential for stacked row housing and laneway suites in addition to row housing currently allowed under the (HVLD) Zone. It is similar to secondary and garden suites under standard zones. Laneway housing is not included in the density calculations in the neighborhood plans.

The proposed policy text addition to the NASP to allow a Direct Control Provision (DC) to be applied to accommodate medium density housing in select locations allows flexibility to consider site context on a case by case basis and does not affect NASP density calculations or maps in the NASP. An associated rezoning proposal will be brought forward as a separate application.

### LAND USE COMPATIBILITY

The (HVRH) Zone will be a new Special Area Zone under Section 900 of the Edmonton Zoning Bylaw and includes a map that identifies the locations the zone applies to. The (HVRD) Zone introduces different building forms with densities, height, site coverage, and setback regulations comparable to regulations applicable to row housing under the (HVLD) Zone. The new (HVRH) Zone allows for a maximum site density of 45 units per hectare compared to the nearby RF6 Zoned land that allows up to 80 dwellings per hectare and RA7 Zoned sites in the neighbourhood that allow up to 125 dwellings per hectare.

Based on area, each of the six locations could accommodate up to six residential units, four as row housing and two as laneway suites similar to garden suites. Under the proposed regulations, the (HVLD) Zone offers a unique blend of residential built forms in a manner that is compatible with the character and scale of housing planned for the surrounding area.

### REGIONAL CONSIDERATIONS

The application meets several objectives of the Edmonton Metropolitan Region Growth Strategy including:

- Plan for and promote a range of housing options

- Plan for and promote market affordable and nonmarket housing to address core housing need, and
- Plan and develop complete communities within each policy tier to accommodate people’s daily needs for living at all ages.

The application area is adjacent to an Inter-Regional Pipeline identified on Schedule 8B: Energy Corridors, the Regional Evaluation Framework under Ministerial Order No. MSL:111/17, applies. It states:

*Section 4.2: A municipality must refer to the Board any proposed amendment to a statutory plan that meets one 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.*

Following closure of the Public Hearing and second reading of the proposed bylaws, the SCDB amendment and related bylaws would be referred to the Region Board. After the Edmonton Municipal Regional Board endorses the NASP amendment, Council can consider approval of the SCDB resolution and the three associated bylaws for third reading.

## TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

Drainage and EPCOR Water comments include an advisement that each separately titled parcel must be individually serviced. Although servicing will be addressed at the Development Permit stage, the applicant is expecting to run services down both roads and laneways. Servicing Concept Plans and Neighbourhood Design Report requirements will also be added at that stage. It was advised that some use classes may need to be limited if there are no sewer mains in laneways.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> March 3, 2018	<ul style="list-style-type: none"> <li>• Number of recipients: 36</li> <li>• No responses</li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>• Not required</li> </ul>
<b>WEBSITE</b>	<ul style="list-style-type: none"> <li>• <a href="http://www.edmonton.ca/paisley">www.edmonton.ca/paisley</a></li> </ul>

## CONCLUSION

Urban Form and Corporate Strategic Development recommends that City Council APPROVE Second Reading of the three proposed bylaws and the referral of all four application components to the Edmonton Metropolitan Board for endorsement, prior to the application going back to City Council for final approval.

## **APPENDICES**

1. Approved Heritage Valley SCDB Land Use and Population Statistics
2. Proposed Heritage Valley SCDB Land Use and Population Statistics
3. Approved Paisley NASP Land Use Population Statistics
4. Proposed Paisley NASP Land Use and Population Statistics
5. Approved Paisley NASP Land Use Concept Map
6. Proposed Paisley NASP Land Use Concept Map
7. Application Summary



## APPROVED HERITAGE VALLEY SERVICING CONCEPT DESIGN BRIEF LAND USE AND POPULATION STATISTICS

								Units														POPULATION		
	Gross Area	Creeks/Ravines (ER)	Pipelines/Electrical ROW	Transit ROW	Arterial Road Widening	Special Study (Provincial Land)	GDA	Special Study (Graydon Hill)	Cemetery	School/Parks	District Campus	Commercial	Business Employment	SWMF	Circulation	Institutional	Mixed Use	Other	Residential	LDR	MDR		HDR	Total
MacEwan	111		5		3		103		4	4			3	21	8			65	1,118	616	225	1,959	6,165	
Richford	55	10	1				43						2	7				35	352	97	246	695	1,901	
Blackmud Creek	101	18			3		80		7	4			3	18	6		11	31	635	154		789	2,656	
Rutherford	219		4	2			214		20	2			8	39				144	2,815	2,457	128	5,400	12,841	
Town Centre	119		2	2	15		100			30	14		5			22		29	150	1,605	5,684	7,439	11,835	
Callaghan	84				7		77		4				4	13			1	56	832	1,122		1,955	6,225	
Cashman	60	14			2		44		4	3	25		1	7			4				360		360	540
Cavanagh	147	30			4	26	87		8	1			5	13				59	1,187	1,022		2,209	5,219	
Allard	164	9			7		147		13	1			6	26			2	99	1,932	1,284	504	3,719	8,801	
Desrochers	110		2	1	8		99		9	16			7	20				47	785	1,074	208	2,067	4,674	
Chappelle	462	39	20		12		391		29	13	3	20	83	2				238	4,511	3,475	371	8,355	20,390	
Hays Ridge	197	66*	5		7		118		10	5			2	16			22	62	1,242	635		2,199	5,253	
Paisley	65		4		3		58		5				3	13				36	792	449		1,241	3,026	
Graydon Hill	89	3	1		5		79	15	33	8			2	5				16	340	218		558	1,345	
NHBD 14	108	1	5			102																		
<b>TOTAL</b>	<b>2,091</b>	<b>190</b>	<b>49</b>	<b>5</b>	<b>77</b>	<b>128</b>	<b>1,640</b>	<b>15</b>	<b>33</b>	<b>121</b>	<b>30</b>	<b>63</b>	<b>28</b>	<b>71</b>	<b>281</b>	<b>16</b>	<b>26</b>	<b>36</b>	<b>917</b>	<b>16,673</b>	<b>14,634</b>	<b>7,366</b>	<b>39,041</b>	<b>90,936</b>

Note: \* Includes 2.77 hectares of road right of way. The 0.81 hectares are remnant parcels that are located between the Urban Development Line and top of Bank roadway as shown in the Hays Ridge Land Use Concept (designated as Public Upland Areas). The additional 1.96 hectares is Top of Bank Road right of way which is excluded from Gross Developable Area (City Policy C542). These parcels are not Environmental Reserve.

## PROPOSED HERITAGE VALLEY SERVICING CONCEPT DESIGN BRIEF LAND USE AND POPULATION STATISTICS

											Units					POPULATION								
	Gross Area	Creeks/Ravines (ER)	Pipelines/Electrical ROW	Transit ROW	Arterial Road Widening	Special Study (Provincial Land)	GDA	Special Study (Graydon Hill)	Cemetery	School/Parks	District Campus	Commercial	Business Employment	SW/MF	Circulation		Institutional	Mixed Use	Other	Residential	LDR	MDR	HDR	Total
MacEwan	111		5		3		103		4		4		3	21	8				65	1,118	616	225	1,959	6,165
Richford	55	10	1				43							2	7				35	352	97	246	695	1,901
Blackmud Creek	101	18			3		80		7		4		3	18	6		11		31	635	154		789	2,656
Rutherford	219		4	2			214		20		2		8	39					144	2,815	2,457	128	5,400	12,841
Town Centre	119		2	2	15		100			30	14		5				22		29	150	1,605	5,684	7,439	11,835
Callaghan	84				7		77		4				4	13				1	56	832	1,122		1,955	6,225
Cashman	60	14			2		44		4		3	25	1	7								360	360	540
Cavanagh	147	30			4	26	87		8		1		5	13					59	1,187	1,022		2,209	5,219
Allard	164	9			7		147		13		1		6	26				2	99	1,932	1,284	504	3,719	8,801
Desrochers	110		2	1	8		99		9		16		7	20					47	785	1,074	208	2,067	4,674
Chappelle	462	39	20		12		391		29		13	3	20	83	2				238	4,511	3,473	371	8,355	20,390
Hays Ridge	197	66*	5		7		118		10		5		2	16				22	62	1,242	639		2,199	5,253
Paisley	65		4		3		58		5				3	13					36	760	506		12661	3,095
Graydon Hill	89	3	1		5		79	15	33	8			2	5					16	340	218		558	1,345
NHBD 14	108	1	5				102																	
<b>TOTAL</b>	<b>2,091</b>	<b>190</b>	<b>49</b>	<b>5</b>	<b>77</b>	<b>128</b>	<b>1,640</b>	<b>15</b>	<b>33</b>	<b>121</b>	<b>30</b>	<b>63</b>	<b>28</b>	<b>71</b>	<b>281</b>	<b>16</b>	<b>26</b>	<b>36</b>	<b>917</b>	<b>16,641</b>	<b>14,691</b>	<b>7,366</b>	<b>39,066</b>	<b>90,961</b>

Note: \* Includes 2.77 hectares of road right of way. The 0.81 hectares are remnant parcels that are located between the Urban Development Line and top of Bank roadway as shown in the Hays Ridge Land Use Concept (designated as Public Upland Areas). The additional 1.96 hectares is Top of Bank Road right of way which is excluded from Gross Developable Area (City Policy C542). These parcels are not Environmental Reserve.



## APPROVED PAISLEY NEIGHBOURHOOD STRUCTURE PLAN

### LAND USE AND POPULATION STATISTICS – BYLAW 18073

Paisley Neighbourhood Area Structure Plan - Land Use Concept and Population Statistics							
	Area (ha)	% of GA	% of GDA				
<b>GROSS AREA</b>	<b>64.70</b>	<b>100.0%</b>					
Pipeline & Utility R/W	3.91	6.0%					
Arterial Road R/W	3.11	4.8%					
<b>Total Non-Developable Area</b>	<b>7.02</b>	<b>10.9%</b>					
<b>GROSS DEVELOPABLE AREA</b>	<b>57.68</b>		<b>100.0%</b>				
Parkland, Recreation, School (Municipal Reserve) <sup>1</sup>							
Urban Village Park	4.47		7.7%	} 8.6%			
Pocket Park	0.48		0.8%				
Transportation							
Circulation <sup>2</sup>	12.64		21.9%				
Infrastructure / Servicing							
Stormwater Management Facilities	3.42		5.9%				
<b>TOTAL Non-Residential Area</b>	<b>21.01</b>		<b>36.4%</b>				
<b>Net Residential Area (NRA)</b>	<b>36.67</b>		<b>63.6%</b>				
<b>RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION</b>							
	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population	% of NRA
<b>Low Density Residential (LDR)</b>							
Single/Semi-Detached, Reverse Single/Semi Detached, Zero Lot Line and Rowhousing	31.68	25	792	63.8%	2.80	2,218	86.4%
<b>Medium Density Residential (MDR)</b>							
Low-Rise/Medium Density Units	4.99	90	449	36.2%	1.80	808	13.6%
<b>Total Residential</b>	<b>36.67</b>		<b>1,241</b>	<b>100.0%</b>		<b>3,026</b>	<b>100.0%</b>
Population Density (ppnrha)			83				
Unit Density (upnrha)			33.8				
LDR (Single/Semi-Detached, Reverse Single/Semi Detached, Zero Lot Line & Rowhousing) // MDR (Low-Rise/Multi-/Medium Rise			64%	// 36%			
Population (%) within 500 m of Parkland							100%
Population (%) within 400 m of Transit Service							102%
Population (%) within 600 m of Commercial Service							52%
Presence/Loss of Natural Area Features				Land	Water		
Protected as Environmental Reserve (ha)				n/a	n/a		
Conserved as Naturalized Municipal Reserve (ha)				n/a	n/a		
Protected through other means (ha)				n/a	n/a		
Lost to Development (ha)				n/a	n/a		
<b>STUDENT GENERATION</b>							
<b>Public School Board</b>			<b>231</b>				
Elementary	115						
Junior High	58						
Senior High	58						
<b>Separate School Board</b>			<b>115</b>				
Elementary	58						
Junior High	29						
Senior High	29						
<b>Total Student Population</b>			<b>346</b>				

<sup>1</sup>Areas dedicated to Municipal Reserves to be confirmed by legal survey.

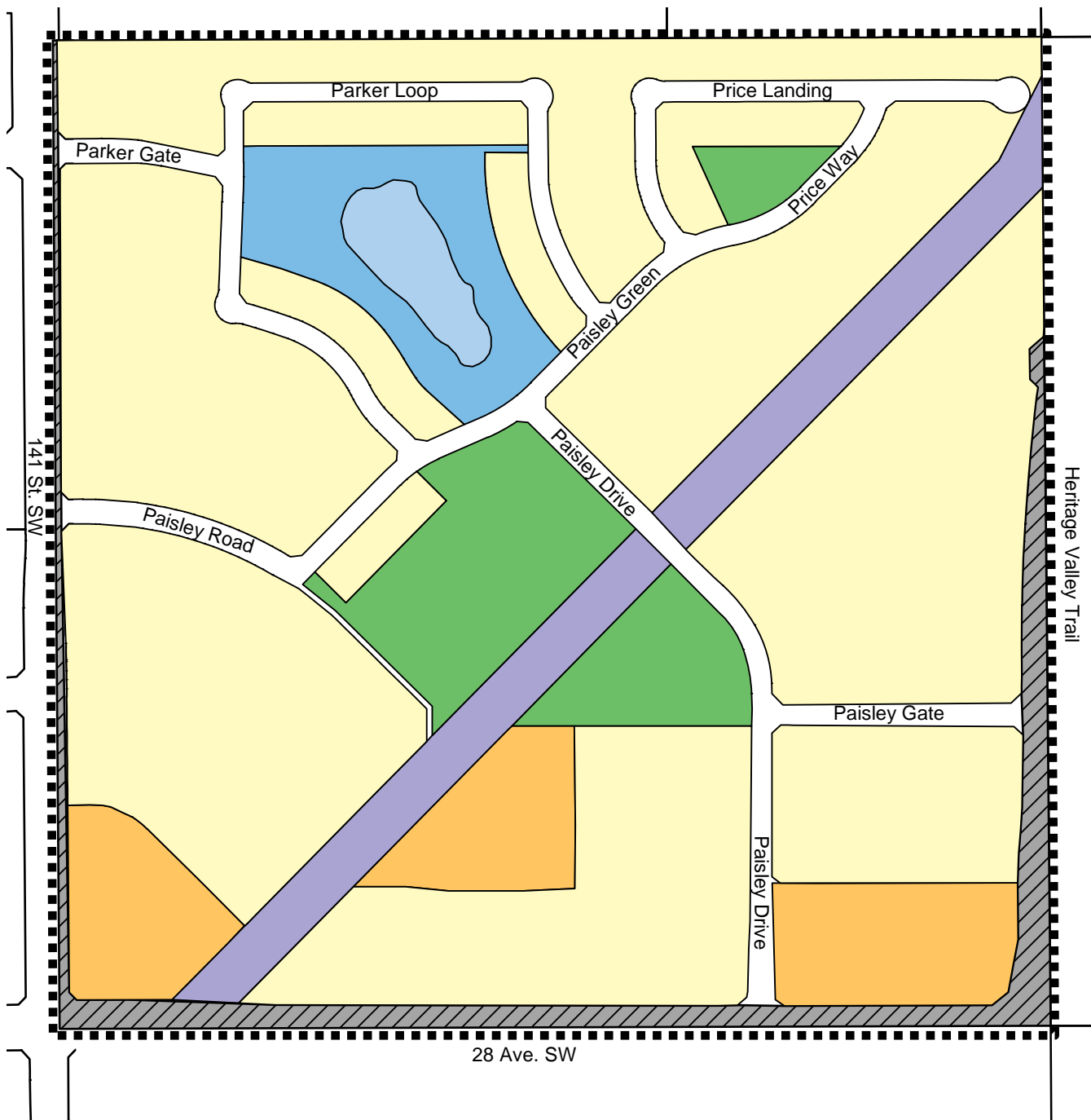
<sup>2</sup>Includes all local roadways, lanes, and walkway/road right-of-ways

## PROPOSED PAISLEY NEIGHBOURHOOD AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS - BYLAW 18392

Paisley Neighbourhood Area Structure Plan - Land Use Concept and Population Statistics							
	Area (ha)	% of GA			% of GDA		
<b>GROSS AREA</b>	<b>64.70</b>	<b>100.0%</b>					
Pipeline & Utility R/W	3.91	6.0%					
Arterial Road R/W	3.11	4.8%					
Total Non-Developable Area	7.02	10.9%					
<b>GROSS DEVELOPABLE AREA</b>	<b>57.68</b>				<b>100.0%</b>		
Parkland, Recreation, School (Municipal Reserve) <sup>1</sup>							
Urban Village Park	4.47				7.7%	} 8.6%	
Pocket Park	0.48				0.8%		
Transportation							
Circulation <sup>2</sup>	12.64				21.9%		
Infrastructure / Servicing							
Stormwater Management Facilities	3.42				5.9%		
<b>TOTAL Non-Residential Area</b>	<b>21.01</b>				<b>36.4%</b>		
<b>Net Residential Area (NRA)</b>	<b>36.67</b>				<b>63.6%</b>		
<b>RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION</b>							
	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population	% of NRA
<b>Low Density Residential (LDR)</b>							
Single/Semi-Detached, Reverse Single/Semi Detached, Zero Lot Line and Rowhousing	30.40	25	760	58.6%	2.80	2,128	82.9%
<b>Medium Density Residential (MDR)</b>							
Rowhousing/ Stacked Rowhousing	0.57	45	26	5.2%	2.80	73	1.5%
Low-Rise/Medium Density Units	5.7	90	519	1.80	1.8	934	
<b>Total Residential</b>	<b>36.67</b>		<b>1,305</b>	<b>100.0%</b>		<b>3196</b>	<b>100.0%</b>
Population Density (ppnrha)			87				
Unit Density (upnrha)			36				
LDR (Single/Semi-Detached, Reverse Single/Semi Detached, Zero Lot Line & Rowhousing) // MDR (Low-Rise/Multi-/Medium			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			Land		Water		
Protected as Environmental Reserve (ha)			n/a		n/a		
Conserved as Naturalized Municipal Reserve (ha)			n/a		n/a		
Protected through other means (ha)			n/a		n/a		
Lost to Development (ha)			n/a		n/a		
<b>STUDENT GENERATION</b>							
<b>Public School Board</b>			<b>231</b>				
Elementary	115						
Junior High	58						
Senior High	58						
<b>Separate School Board</b>			<b>115</b>				
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<b>Total Student Population</b>			<b>346</b>				

<sup>1</sup>Areas dedicated to Municipal Reserves to be confirmed by legal survey.

<sup>2</sup>Includes all local roadways, lanes, and walkway/road right-of-ways

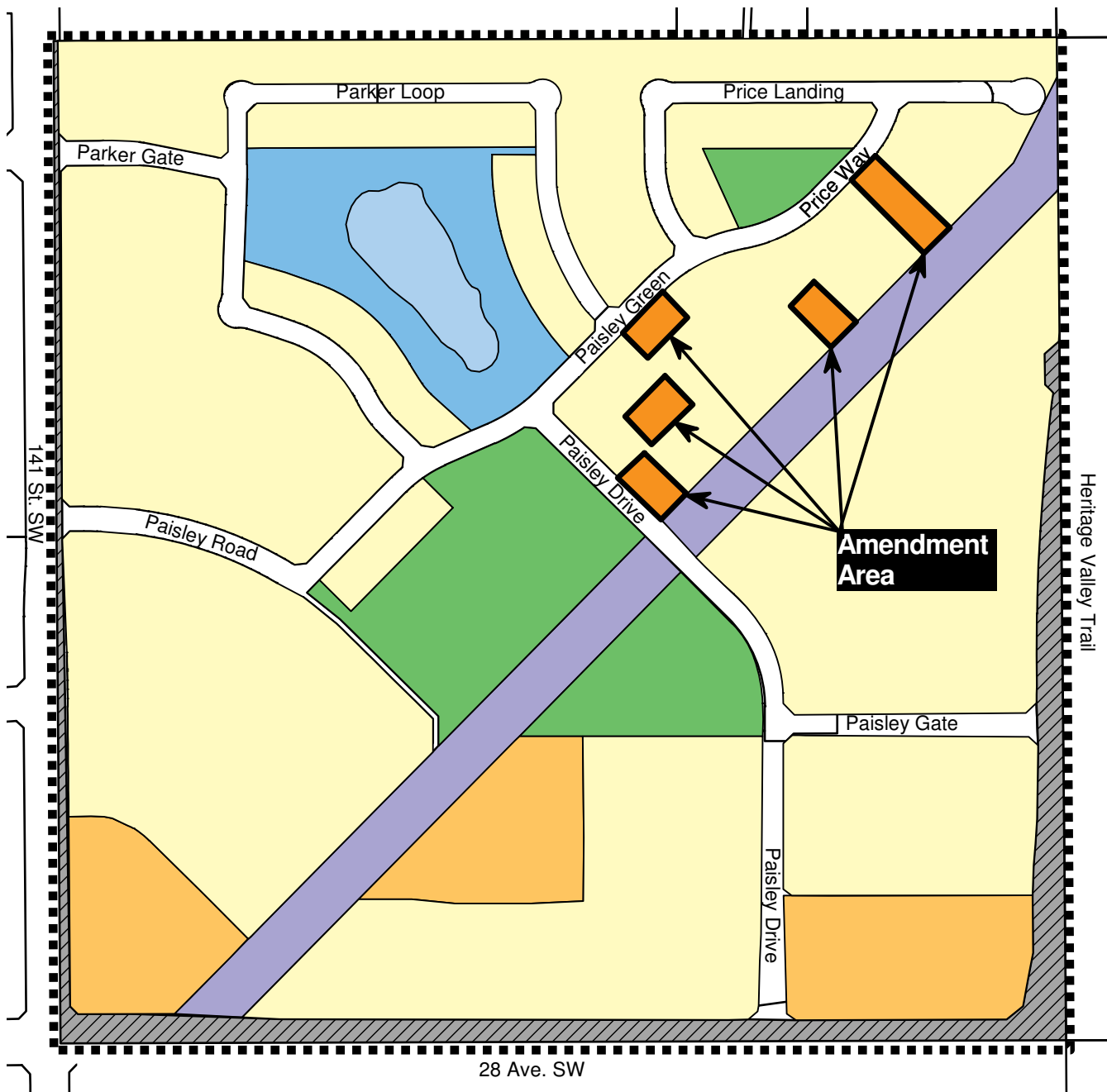


**BYLAW 18073**  
**APPROVED PAISLEY**  
 Neighbourhood Area Structure Plan  
 (as amended)



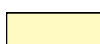








- |   |                                |   |                             |
|---|--------------------------------|---|-----------------------------|
|  | Low Density Residential        |  | Arterial Roadway Dedication |
|  | Medium Density Residential     |  | Pipeline Right-of-Way       |
|  | Parks / Municipal Reserve      |  | NASP Boundary               |
|  | 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.



**BYLAW 18392  
AMENDMENT TO  
PAISLEY**  
Neighbourhood Area Structure Plan  
(as amended)



- |   |                                |   |                             |
|---|--------------------------------|---|-----------------------------|
|  | Low Density Residential        |  | Arterial Roadway Dedication |
|  | Medium Density Residential     |  | Pipeline Right-of-Way       |
|  | Parks / Municipal Reserve      |  | NASP Boundary               |
|  | Stormwater Management Facility |  | Amendment Area              |
|  | Row Housing Residential        |   |                             |

**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.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendments, Rezoning, Text Amendment and rezoning
Bylaw(s):	Resolution, 18392, 18393, and 18394
Location:	North of 28 Avenue SW and east of 141 Street SW
Address:	3041-Paisley Green SW
Legal Description(s):	Portion(s) of SW-24-51-25-4
Site Area:	N/A
Neighbourhood:	Paisley
Ward - Councillor:	9 – T. Cartmell
Notified Community Organization(s):	Heritage Point Community League
Applicant:	Stantec Consulting

### PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	<ul style="list-style-type: none"> <li>• (HVLD) Heritage Valley Low Density Zone</li> <li>•</li> </ul>
Proposed Zone(s) and Overlay(s):	<ul style="list-style-type: none"> <li>• (HVRH) Heritage Valley Row Housing Zone</li> </ul>
Plan(s) in Effect:	Heritage Valley Servicing Concept Deign Brief, Paisley Neighbourhood Area Structure Plan
Historic Status:	None

Written By:	Don Read
Approved By:	Tim Ford
Department:	City Planning
Section:	Planning Coordination