Bylaw 18073

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; and

WHEREAS an application was received by Sustainable Development 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 section 3.2.6 Low Density 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 at 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.”

b. Deleting section 3.2.6 Low-Rise/Medium Rise Unit 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."

c. deleting the statistics entitled the “Paisley Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 15845” and substituting the following:

**PAISLEY NEIGHBOURHOOD AREA STRUCTURE PLAN**  
**LAND USE AND POPULATION STATISTICS**  
**BYAW 18073**

<table>
<thead>
<tr>
<th>Area (ha)</th>
<th>% of GA</th>
<th>% of GDA</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROSS AREA</td>
<td>64.70</td>
<td>100.0%</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>Total Non-Developable Area</td>
<td>7.02</td>
<td>10.9%</td>
</tr>
</tbody>
</table>

**GROSS DEVELOPABLE AREA**  
8.6%

<table>
<thead>
<tr>
<th>Area (ha)</th>
<th>% of GA</th>
<th>% of GDA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Non-Residential Area</td>
<td>21.01</td>
<td>36.4%</td>
</tr>
</tbody>
</table>

**Net Residential Area (NRA)**  
63.6%

**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</th>
<th>% of NRA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential (LDR)</td>
<td></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>31.68</td>
<td>25</td>
<td>792</td>
<td>63.8%</td>
<td>2.80</td>
<td>2,218</td>
</tr>
<tr>
<td>Medium Density Residential (MDR)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low-Rise/Medium Density Units</td>
<td>4.99</td>
<td>90</td>
<td>449</td>
<td>36.2%</td>
<td>1.80</td>
<td>808</td>
</tr>
<tr>
<td>Total Residential</td>
<td>36.67</td>
<td>1241</td>
<td></td>
<td></td>
<td>3,026</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

| 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 Units) | 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 | | |
| 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**

**Public School Board**  
Elementary 115  
Junior High 58  
Senior High 58

**Separate School Board**  
Elementary 58  
Junior High 29  
Senior High 29

Total Student Population 346

1Areas dedicated to Municipal Reserves to be confirmed by legal survey
2Includes all local roadways, lanes, and walkway/road right-of-ways
d. deleting the map entitled “Bylaw 15845 – Amendment to Paisley Neighbourhood Area Structure Plan” and substituting the map entitled “Bylaw 18073 Amendment to Paisley Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw; and

e. 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;

f. deleting therefrom the map entitled “Figure 6.0 Parkland and Recreational Facilities” and substituting therefore the map entitled “Figure 6.0 Parkland and Recreational Facilities” attached hereto as Schedule “C” and forming part of this Bylaw;

g. deleting therefrom the map entitled “Figure 7.0 Transportation Network” and substituting therefore the map entitled “Figure 7.0 Transportation Network” attached hereto as Schedule “D” and forming part of this Bylaw;

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

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

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

READ a first time this 28th day of June, A. D. 2017;
READ a second time this 28th day of June, A. D. 2017;
READ a third time this 28th day of June, A. D. 2017;
SIGNED and PASSED this 28th day of June, A. D. 2017.

THE CITY OF EDMONTON

[Signature]

MAYOR

[Signature]

CITY CLERK
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.
Figure 6.0  
Parkland and Recreational Facilities

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

SCHEDULE "C"

NW 13-51-25-4

SE 24-51-25-4

SW 24-51-25-4

28 Avenue S.W.

141 Street S.W.

Heritage Valley Trail
Figure 7.0
Transportation Network

Legend

- Low Density 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 8.0 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

NW 24-51-25-4
SE 24-51-25-4
SW 24-51-25-4
NW 13-51-25-4

141 Street S.W.
28 Avenue S.W.
Heritage Valley Trail

8/10

Schedule "E"
Figure 9.0
Servicing

Legend
- Stormwater
- Flow Direction
- Sanitary
- Water
- NASP Boundary

NW 24-51-25-4
SW 24-51-25-4
NW 13-51-25-4
28 Avenue S.W.
141 Street S.W.

Heritage Valley Trail

SE 24-51-25-4

SCHEDULE "F"

V:\116\Active\116103390\drawing\Planning\NASP_amend\nasap_amend_overlay_01Jun2017.dwg
Figure 10.0
Development Staging

Legend

- Yellow: Low Density Residential
- Brown: Medium Density Residential
- Green: Parks / Municipal Reserve
- Blue: Stormwater Management Facility
- Dark Green: Pipeline Right-of-Way
- Light Gray: Arterial Road Dedication
- Purple: NASP Boundary
- Black Direction Arrows: General Direction and Timing of Development

N 13-51-25-4

W 24-51-25-4

S 24-51-25-4

E 24-51-25-4

Legend

- Low Density Residential
- Medium Density Residential
- Parks / Municipal Reserve
- Stormwater Management Facility
- Pipeline Right-of-Way
- Arterial Road Dedication
- NASP Boundary
- General Direction and Timing of Development