



## REF 2018-004, City of Edmonton Paisley Neighbourhood Area Structure Plan Amendment

### Recommendation

*EMRB Administration recommends that REF application 2018-004 be approved.*

### Background

On May 14, 2018, the EMRB received an application from the City of Edmonton (the City) for approval of a proposed amendment to the Paisley Neighbourhood Area Structure Plan (NASP). The City submitted the proposed amendment 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 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.*

EMRB Administration deemed the application complete on May 17, 2018.

### Application

The purpose of the amendment includes revisions to NASP text, statistics and maps. The proposed amendment will allow for medium density housing and a Special Area Zone to be applied in select locations within the Paisley Neighbourhood. The amendment allows for a mix of row housing, stacked row housing and garden suites. The net result of the amendment is an increase in planned residential density for the NASP from 33.8 dwelling units per net residential hectare (du/nrha) to 36 du/nrha.

### Evaluation

EMRB Administration obtained the assistance of ISL Engineering and Land Services Ltd. to evaluate the application with respect to the REF requirements. The ISL evaluation (attached) reviewed the proposed NASP amendment in relation to the objectives of the Edmonton Metropolitan Region Growth Plan in Section 8 of the EMRB Regulation 189/2017, the Principles and Policies of the Growth Plan, and the remaining evaluation criteria in Section 8 in Schedule A of the REF Ministerial Order MSL 111/17. The ISL evaluation recommends that City of Edmonton's amendment to Paisley NASP be approved by the EMRB.



## EMRB Administration Comments

The Paisley NASP amendment is situated in the Metropolitan Area tier of the Metropolitan Regional Structure to 2044 (Schedule 2 of the Growth Plan) whereby the application is evaluated for its consistency with the principles and policies of this tier pursuant to the Policy Areas in the Growth Plan.

The proposed amendment to the Paisley NASP includes several sites totalling approximately 1.28ha. The nature of the amendment is to redesignate these sites from Low Density Residential to Medium Density Residential, resulting in an increase to the NASP's planned residential density. This amendment will allow future development of row housing, stacked row housing and innovative multi-family dwellings such as garden suites. The proposed amendment is in close proximity to a nearby pipeline corridor and the future Capital Line South LRT extension. The amendment attempts to respect and capitalize on these key regional infrastructure assets and does not pose any threats to them.

The proposed NASP amendment areas are located in close proximity to the approved Capital Line South LRT extension and other transit infrastructure. The proposed increase in density will increase future LRT ridership potential and enhance regional competitiveness through the efficient movement of people in the Region. In addition, the proposed amendment ensures the integration of land use and infrastructure by enabling a more compact development pattern, optimizing and prioritizing regional transit infrastructure investments and developing at a higher density to concentrate people in a strategic location within the Metropolitan Area.

Further, the proposed amendment will introduce a diversified mix of housing options to be developed in the Paisley neighbourhood. Row housing, stacked row housing and garden suites will enable the development of a complete community by promoting a range of housing options that can supply unique housing types to accommodate all ages. The provision of row housing and garden suites in the neighbourhood introduces a housing form that is more affordable and responds to the changing lifestyle options, income levels and demographics of the Region.

Section 8.2 of the REF states that when evaluating a statutory plan amendment to a statutory plan (other than a Municipal Development Plan) that was approved by the Board under the Capital Region Growth Plan: Growing Forward, the Board may use the density targets of that plan rather than the density targets of the EMRGP. In this regard, the Paisley NASP was originally approved in 2011 under the Capital Region Growth Plan: Growing Forward, subject to the density targets of Priority Growth Area Cw, 30-40 dwelling units per net residential hectare (du/nrha). The proposed NASP amendment increases the planned residential density from 33.8 du/nrha to 36 du/nrha demonstrating the desire for compact growth and striving toward the new density targets outlined in the EMRGP (45 du/nrha for the City of Edmonton).

Overall, the proposed Paisley NASP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8 of the EMRB Regulation.



EMRB Administration agrees with the REF Consultant evaluation and supports approval of the NASP amendment by the Edmonton Metropolitan Region Board.

### **Recommendation**

EMRB Administration recommends that REF 2018-004 be approved.

### **Attachments**

Evaluation	ISL Engineering and Land Services Ltd.
REF Documents	<ol style="list-style-type: none"><li>1. Cover Letter – Paisley NASP Amendment</li><li>2. Bylaw #18392 Paisley NASP Amendment</li><li>3. Paisley NASP</li><li>4. Paisley NASP Amendment – Report to Council</li><li>5. Approved Bylaw #18073</li><li>6. Paisley NASP – Zoning Bylaw Amendment Allow Medium Density</li><li>7. Paisley NASP – Zoning Bylaw Text Amendment</li><li>8. Paisley NASP Amendment to Heritage Valley Servicing Concept Design</li></ol>