

# Charter Bylaw 18393

Text Amendment to the Zoning Bylaw 12800 – To create a new Special Area Zone under Section 900, the Heritage Valley Row Housing Zone

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## Purpose

The proposed text amendment adds a new Special Area Zone under Section 900 of the Zoning Bylaw, the Heritage Valley Row Housing Zone that allows row housing, stacked row housing and laneway suites in a portion of the Paisley neighbourhood.

## Readings

Charter Bylaw 18393 is ready for third reading.

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on April 20, 2018, and April 28, 2018.

## Position of Administration

Administration supports this Bylaw.

## Previous Council/Committee Action

At the May 7, 2018, City Council Public Hearing Charter Bylaw 18393, Bylaw 18392 and Charter Bylaw 18394 received first and second reading. Third reading is being withheld pending review by the Edmonton Metropolitan Region Board.

## Report

The purpose of this Charter Bylaw is to create a new Special Area Zone, the Heritage Valley Row Housing Zone, under Section 900 of the Zoning Bylaw, to facilitate the associated proposed rezoning from Heritage Valley Low Density Zone to the Heritage Valley Row Housing Zone to allow for row housing, stacked row housing and laneway suites in a portion of the Paisley neighbourhood. The proposed special area zone allows medium density housing up to a density of 45 units per net residential hectare, in accordance with Paisley Neighbourhood Area Structure Plan design objectives and Neighbourhood Area Structure Plan associated amendment under proposed Bylaw 18392. Other associated amendments to the Heritage Valley Servicing Concept Design Brief, and rezoning Bylaw 18394 are also proposed concurrently.

Under Ministerial Order No. MLS:111/17, the proposed Neighbourhood Area Structure Plan amendment requires Edmonton Metropolitan Region Board endorsement prior to being considered for third reading as elaborated on in the council report. The related proposed Servicing Concept Design Brief resolution and Zoning Bylaw amendments are support material required to be submitted with the referral and they are dependent on the endorsement of the Neighbourhood Area Structure Plan amendment by the Edmonton Metropolitan Region Board before Council can consider the four component application for that approval.

### **Policy**

The proposed amendment supports *The Way We Grow* by providing for a broader choice of housing for a variety of households.

### **Corporate Outcomes**

- Edmonton is attractive and compact

### **Public Consultation**

Urban Form and Corporate Strategic Development sent an advance notice on March 3, 2018, to surrounding property owners and the Heritage Point Community League. No responses were received.

### **Attachments**

1. Charter Bylaw 18393
2. Urban Form and Corporate Strategic Development report