

Bylaw 18392

Amendment to the Paisley Neighbourhood Area Structure Plan

Purpose

This proposed Paisley Neighbourhood Area Structure Plan amendment will add a section to the plan to allow a new Special Area Zone to be created and applied to a certain portion of the plan area, accommodating row housing and stacked row housing and a potential for laneway suites. Following two readings by Council, in accordance with provincial requirements, it would be referred to the Edmonton Metropolitan Region Board, prior to being considered for third reading.

Readings

Bylaw 18392 is ready for third reading.

Advertising and Signing

This 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

Proposed Bylaw 18392 amends the Paisley Neighbourhood Area Structure Plan. The section being added to the plan will allow for a new medium density Special Area Zone to be created and applied to a portion of the neighbourhood. The new Heritage Valley Row Housing Zone will allow row housing and stacked row housing with laneway suites. Associated Bylaws 18393 and 18394 are a proposed Zoning Bylaw text amendment and rezoning. In addition, the associated Heritage Valley Servicing Concept Design Brief is proposed to be amended in support of the Neighbourhood Area Structure Plan amendment. The associated proposed bylaws and plan amendment are being considered concurrently. The Neighbourhood Area Structure Plan amendment includes adding a text reference to allow a Direct Control (DC) Provision to be applied to accommodate medium density housing in select locations where appropriate. An application to rezone specific land under a DC Provision will be proposed in a separate report to council.

Under Ministerial Order No. MLS:111/17, the proposed Neighbourhood Area Structure Plan amendment requires Edmonton Metropolitan Region Board's endorsement prior to third reading as the land affected is within 0.8 kilometres of an Inter-Regional Pipeline

identified in the Edmonton Metropolitan Regional Growth Plan. The four planning components proposed under this application would be referred to the Edmonton Metropolitan Region Board following second reading of the bylaws and before Servicing Concept Design Brief amendment approved by council. The proposed related resolution and bylaws would be brought back to a regular council meeting for resolution approval and bylaw's third reading following endorsement by the Edmonton Metropolitan Region Board.

Policy

The proposed amendment supports *The Way We Grow* by providing for the provision of a broader and more varied choice of housing that can serve 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. Bylaw 18392
2. Urban Form and Corporate Strategic Development (attached to Bylaw 18393 – Item 7.8)