

Bylaw 18392

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;

WHEREAS Council found it desirable to amend the Paisley Neighbourhood Area Structure Plan through the passage of Bylaws 16809 and 18073; and

WHEREAS an application was received by City Planning 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 the statistics entitled the “Paisley Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 18073” and substituting the following:



**PAISLEY NEIGHBOURHOOD AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYAW 18392**

	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>

**RESIDENTIAL LAND USE,  
DWELLING UNIT COUNT AND POPULATION**

	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	30.4	25	760	58%	2.80	2,289	86.4%
<b>Medium Density Residential (MDR)</b>							
Row Housing/Stacked Rowhousing/Laneway Housing	0.57	45	26	2%	2.8	73	1.5%
Low-Rise/Medium Density Units	5.77	90	519	40%	1.80	934	13.6%
<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 Rise Units) Row/Stacked Rowhousing	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

**STUDENT GENERATION**

<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



- b. deleting the map entitled “Bylaw 18073 – Amendment to Paisley Neighbourhood Area Structure Plan” and substituting the map entitled “Bylaw 18392 Amendment to Paisley Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- c. deleting the portion of Section 3.2.6 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 a 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”;
- d. adding a new subsection in 3.2.6 Residential, after Low Density Residential and before Medium Density Residential subsections which read: “Row Housing Residential will facilitate row housing and stacked row housing at heights of up to 3.5 storeys in height and densities of approximately 45 units per hectare. Row Housing Residential: will be developed under Section 900 of the Zoning Bylaw. The Special Area will include provisions for row housing and stacked row housing residential uses, or garden suites. This unique housing form will provide additional density without affecting the row housing built form and streetscape appearance, while also activating lanes and amenity spaces. Once adopted, the Zone shall be applied to a specific area in the Paisley NASP, as shown on Figure 6 - Special Area Zoning.”;
- e. deleting the portion of Section 3.2.6 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.”;
- f. deleting the portion of Section 3.2.6 Residential, which read: “Opportunities to develop innovative multi-family sites may be explored at the rezoning and development stage to provide for special site designs or housing forms.” and replacing with the following: “Opportunities to develop innovative multi-family sites using the (HVRH) Heritage Valley Row Housing Zone may be explored at the rezoning and development stage to provide for



- special site designs or housing forms and through the use of Direct Control (DC2) provision in select locations.” ;
- g. adding to Objective (14) under “Implementation” on Page 30 “(d) Medium Density uses may be accommodated through Section 900 Special Area of the Zoning Bylaw and a Direct Control (DC2) provision in select locations.”;
  - h. deleting Objective (4) Implementation on Page 21 which read: “(c) Medium density residential development shall be implemented through Sections 100 and 200 of the Edmonton Zoning Bylaw”, and replacing with the following: “(c) Medium density residential development may be implemented through Sections 200 or 900 of the Edmonton Zoning Bylaw or by applying the use Direct Control (DC2) provision in select locations. The use of (HVRH) Heritage Valley Row Housing Zone allows for innovative or alternative housing options and choices for residents located in proximity to transit services and open space.”;
  - i. deleting the sentence on Page 22 which reads: “ Implementation of the vision requires a Section 900 Special Areas General Provision designation to regulate the use, design, and extent of development within the NASP to achieve the planning objective of the plan”, and replacing with the following: “Implementation of the vision requires a Section 900 Special Areas General Provision designation to regulate the use, design, and extent of development within the NASP to achieve the planning objective of the plan. Opportunities for innovative housing designs, lot design, or alternative development standards and/or demonstration sites/pilot projects may be provided through the (HVRH) Heritage Valley Row Housing Zone.”;
  - j. 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;
  - k. adding a new map entitled “Figure 6.0 Special Area Zone” attached hereto as Schedule “C” and forming part of this Bylaw;
  - l. deleting therefrom the map entitled “Figure 6.0 Parkland and Recreational Facilities” and substituting therefore the map entitled “Figure 7.0 Parkland and Recreational Facilities” attached hereto as Schedule “D” and forming part of this Bylaw;




- m. deleting therefrom the map entitled "Figure 7.0 Transportation Network" and substituting therefore the map entitled "Figure 8.0 Transportation Network" attached hereto as Schedule "E" and forming part of this Bylaw;
- n. deleting therefrom the map entitled "Figure 8.0 Pedestrian Linkages and Multi-Use Trails" and substituting therefore the map entitled "Figure 9.0 Pedestrian Linkages and Multi-Use Trails" attached hereto as Schedule "F" and forming part of this Bylaw;
- o. deleting therefrom the map entitled "Figure 9.0 Servicing" and substituting therefore the map entitled "Figure 10.0 Servicing" attached hereto as Schedule "G" and forming part of this Bylaw; and
- p. deleting therefrom the map entitled "Figure 10.0 Development Staging" and substituting therefore the map entitled "Figure 11.0 Development Staging" attached hereto as Schedule "H" and forming part of this Bylaw.

READ a first time this	7 <sup>th</sup>	day of	May	2018;
READ a second time this	7 <sup>th</sup>	day of	May	2018;
READ a third time this	10 <sup>th</sup>	day of	July	2018;
SIGNED AND PASSED this	10 <sup>th</sup>	day of	July	2018.

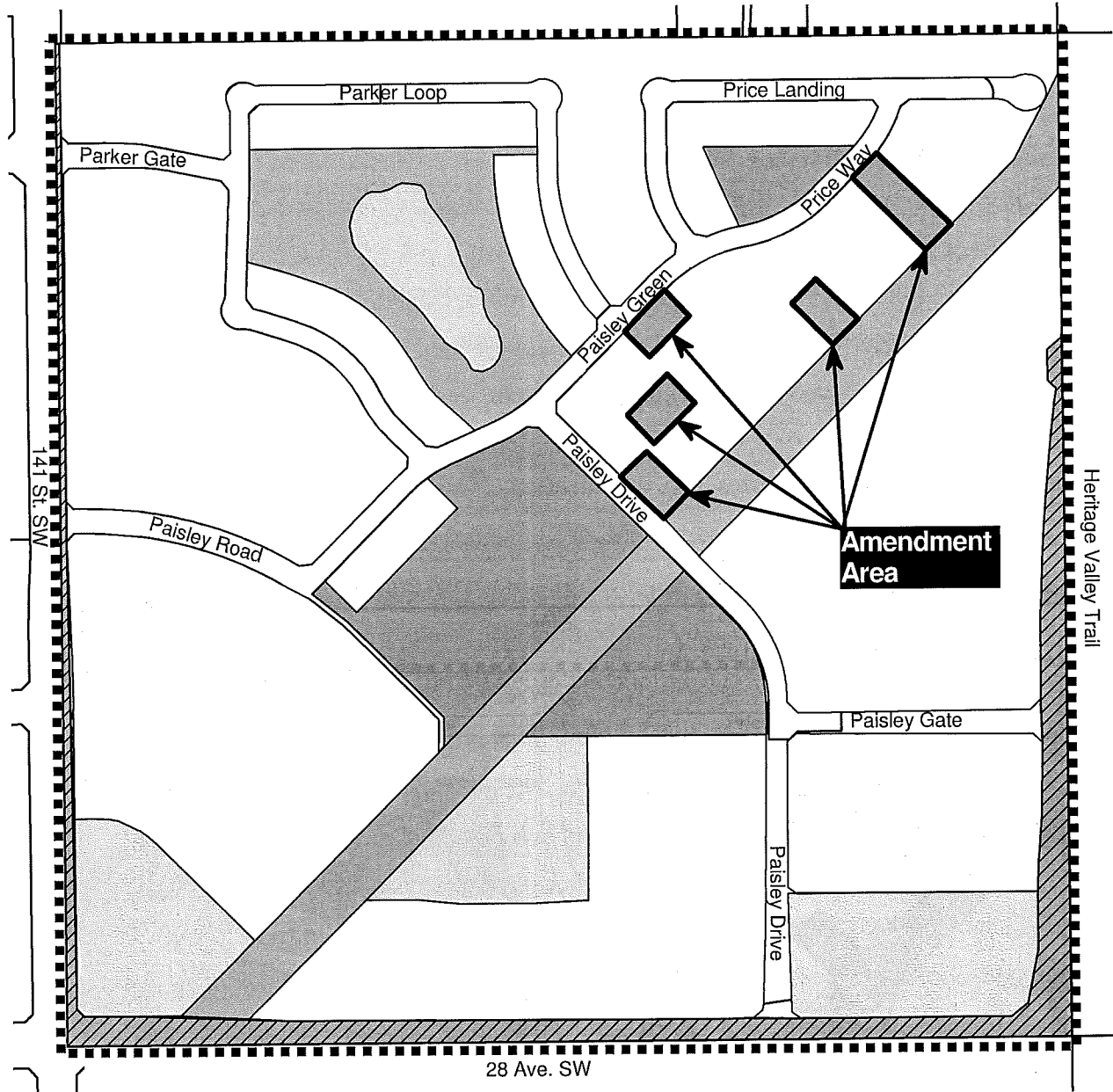
THE CITY OF EDMONTON

  
MAYOR

  
CITY CLERK












6/13



**BYLAW 18392  
AMENDMENT TO  
PAISLEY**

Neighbourhood Area Structure Plan  
(as amended)

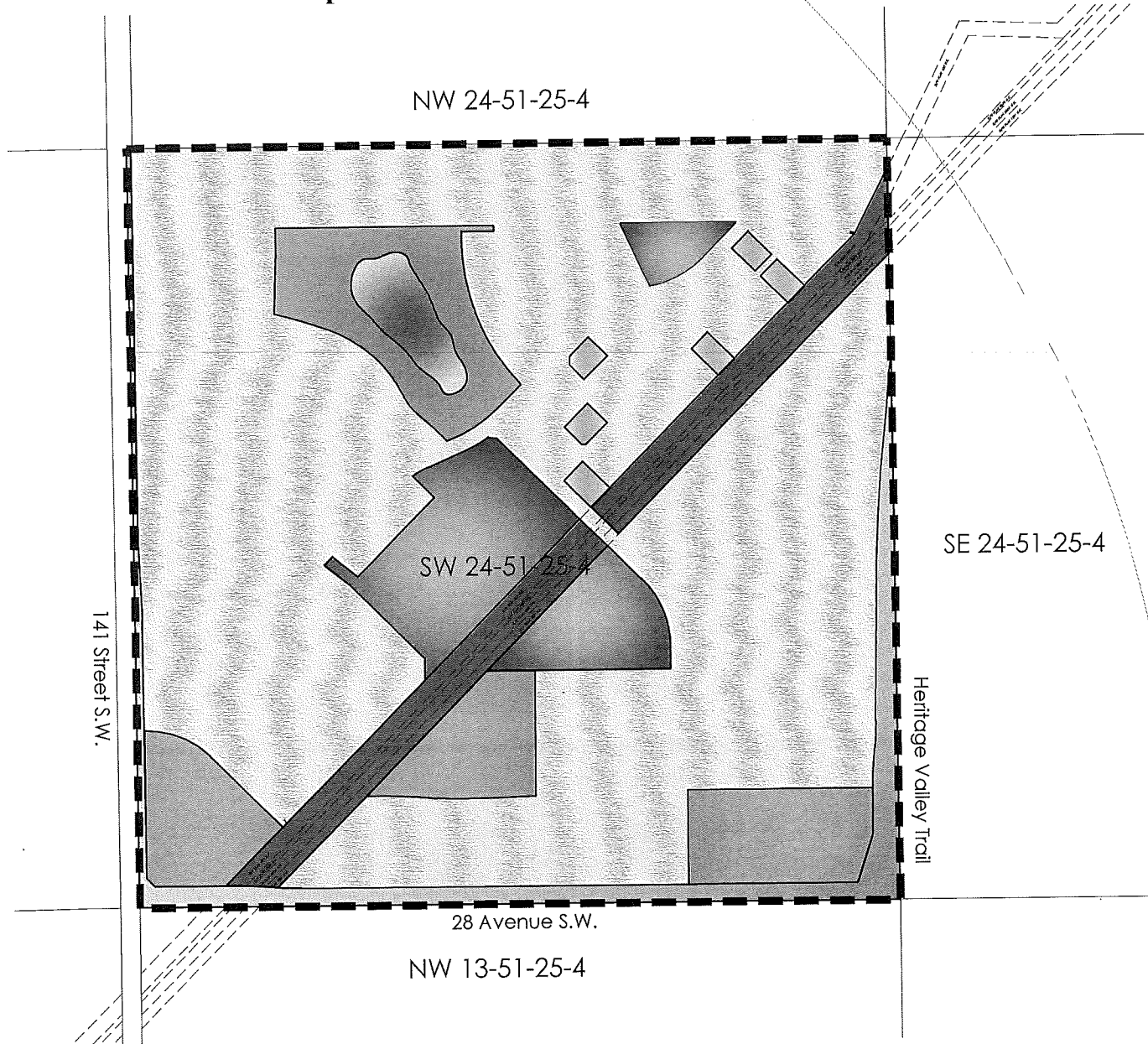


	Low Density Residential		Arterial Roadway Dedication
	Medium Density Residential		Pipeline Right-of-Way
	Parks / Municipal Reserve		NASP Boundary
	Stormwater Management Facility		Amendment Area
	Row Housing Residential		

**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.



Figure 5  
Land Use Concept



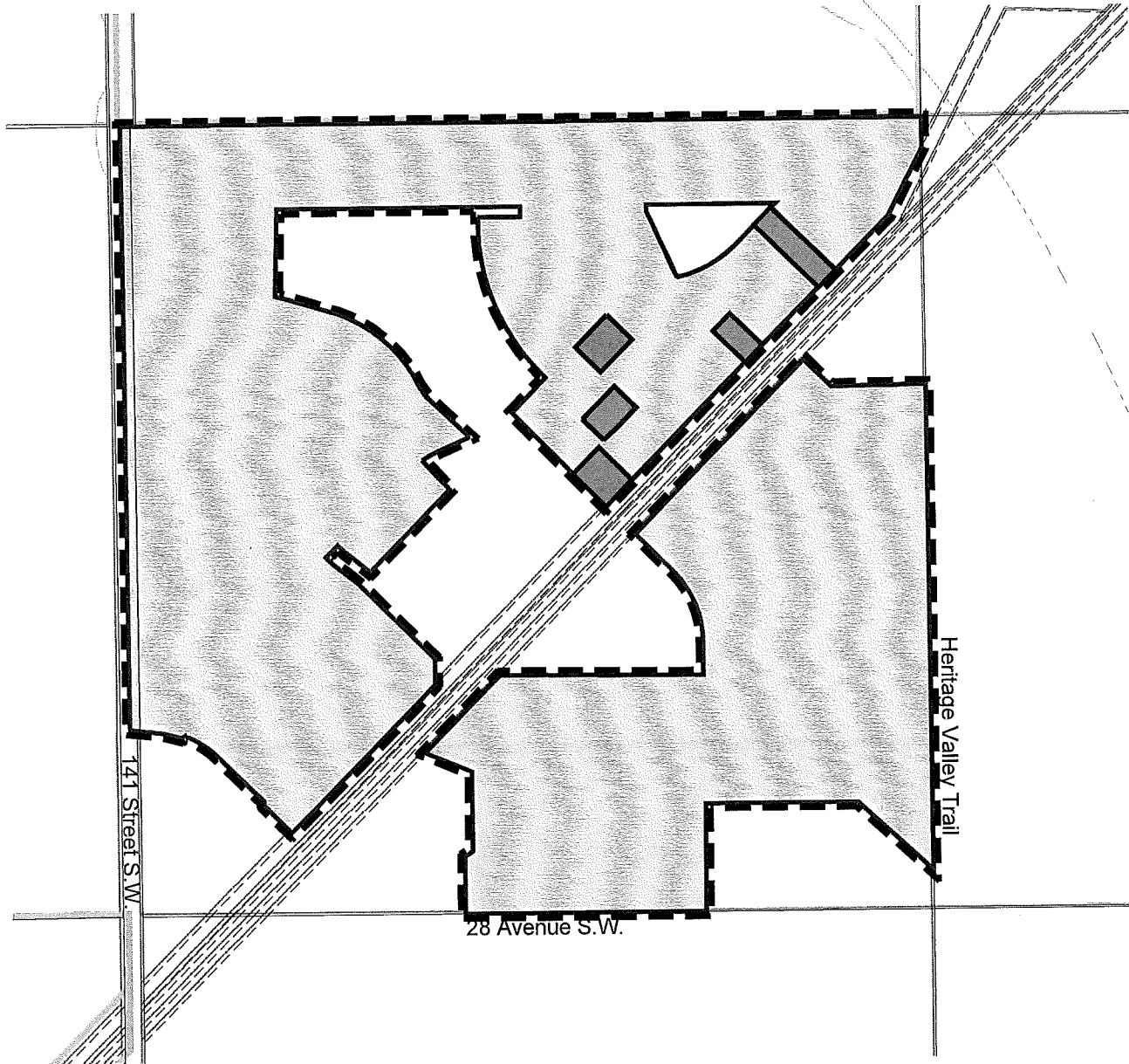
- |  |  |
|--|--|
|  Low Density Residential    |  Stormwater Management Facility |
|  Row Housing Residential    |  Pipeline Right-of-Way          |
|  Medium Density Residential |  Arterial Road Dedication       |
|  Parks / Municipal Reserve  |  NASP Boundary                  |



Figure 6.0  
Special Area Zones

8/13

SCHEDULE "C"



### Legend




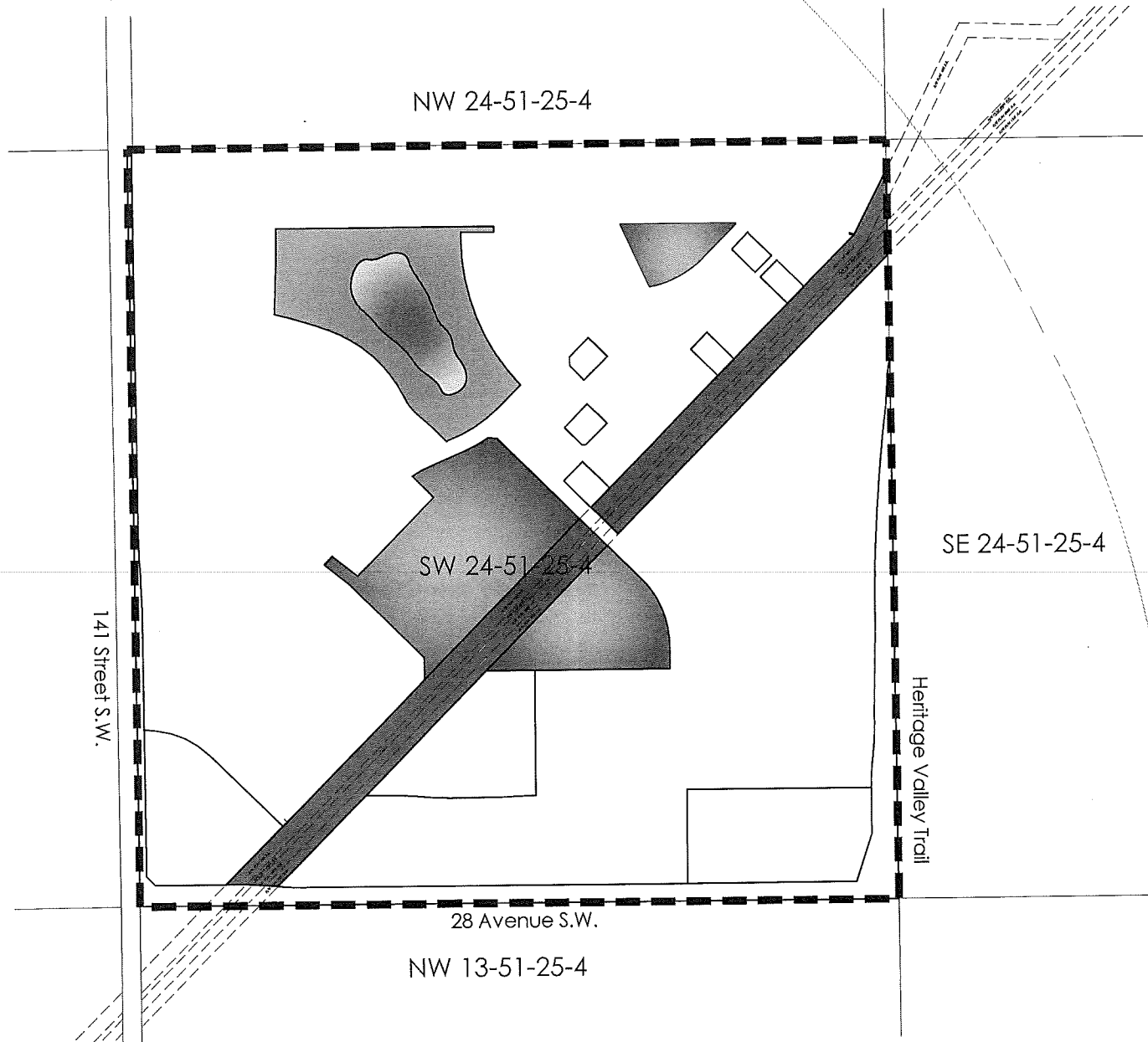
-  Heritage Valley Special Area Boundary
-  (HVLD) Heritage Valley Low Density Zone
-  (HVRH) Heritage Valley Rowhousing Zone



Figure 7.0  
Parkland and Recreational Facilities



### Legend





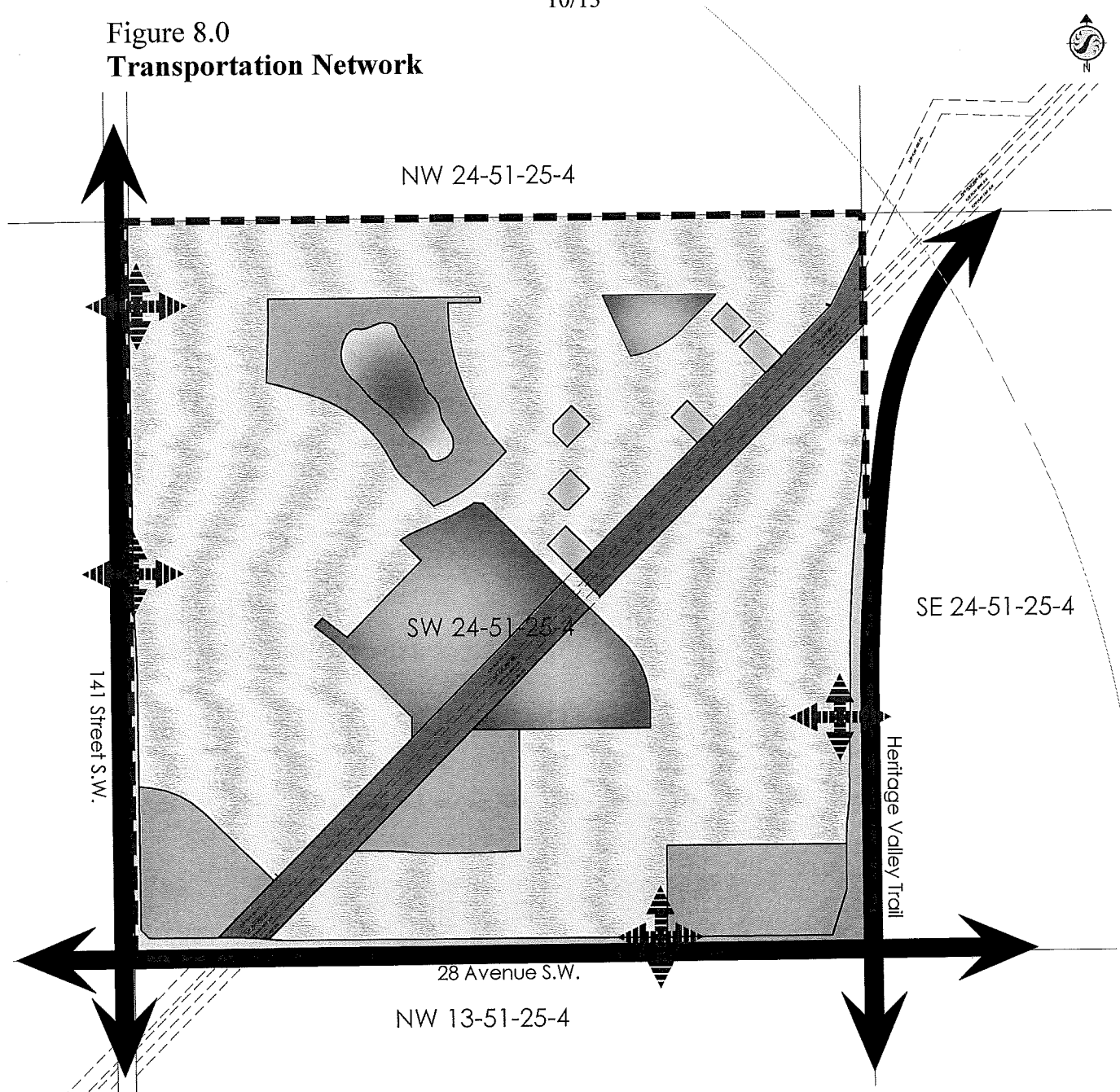
-  Parks / Municipal Reserve
-  Stormwater Management Facility
-  Pipeline Right-of-Way
-  NASP Boundary



Figure 8.0  
Transportation Network

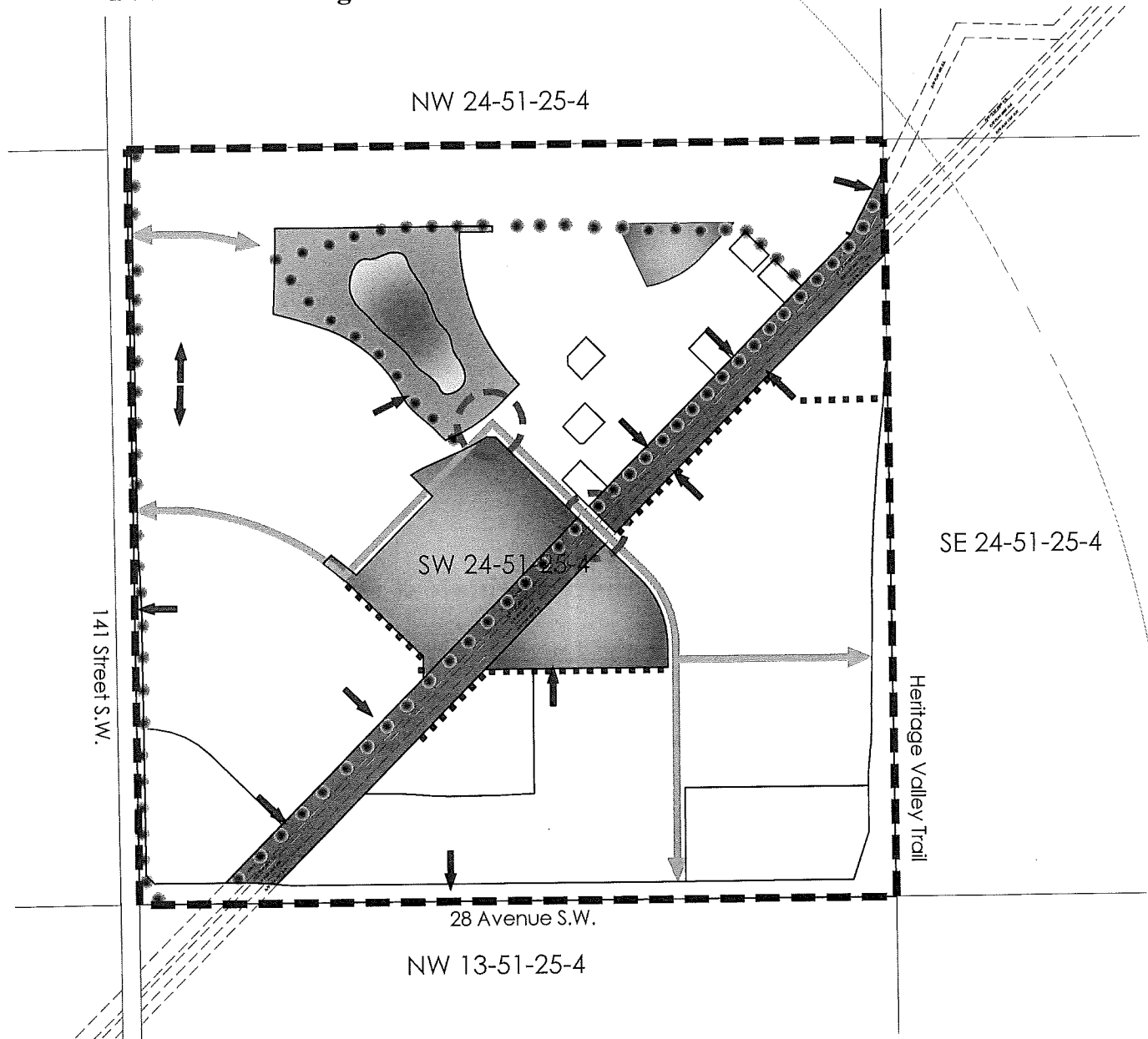


### Legend

- |                            |                                |                        |
|----------------------------|--------------------------------|------------------------|
| Low Density Residential    | Stormwater Management Facility | Arterial Roads         |
| Row Housing Residential    | Pipeline Right-of-Way          | All Directional Access |
| Medium Density Residential | Arterial Road Dedication       |                        |
| Parks / Municipal Reserve  | NASP Boundary                  |                        |



Figure 9.0  
Pedestrian Linkages & Multi-use Trails

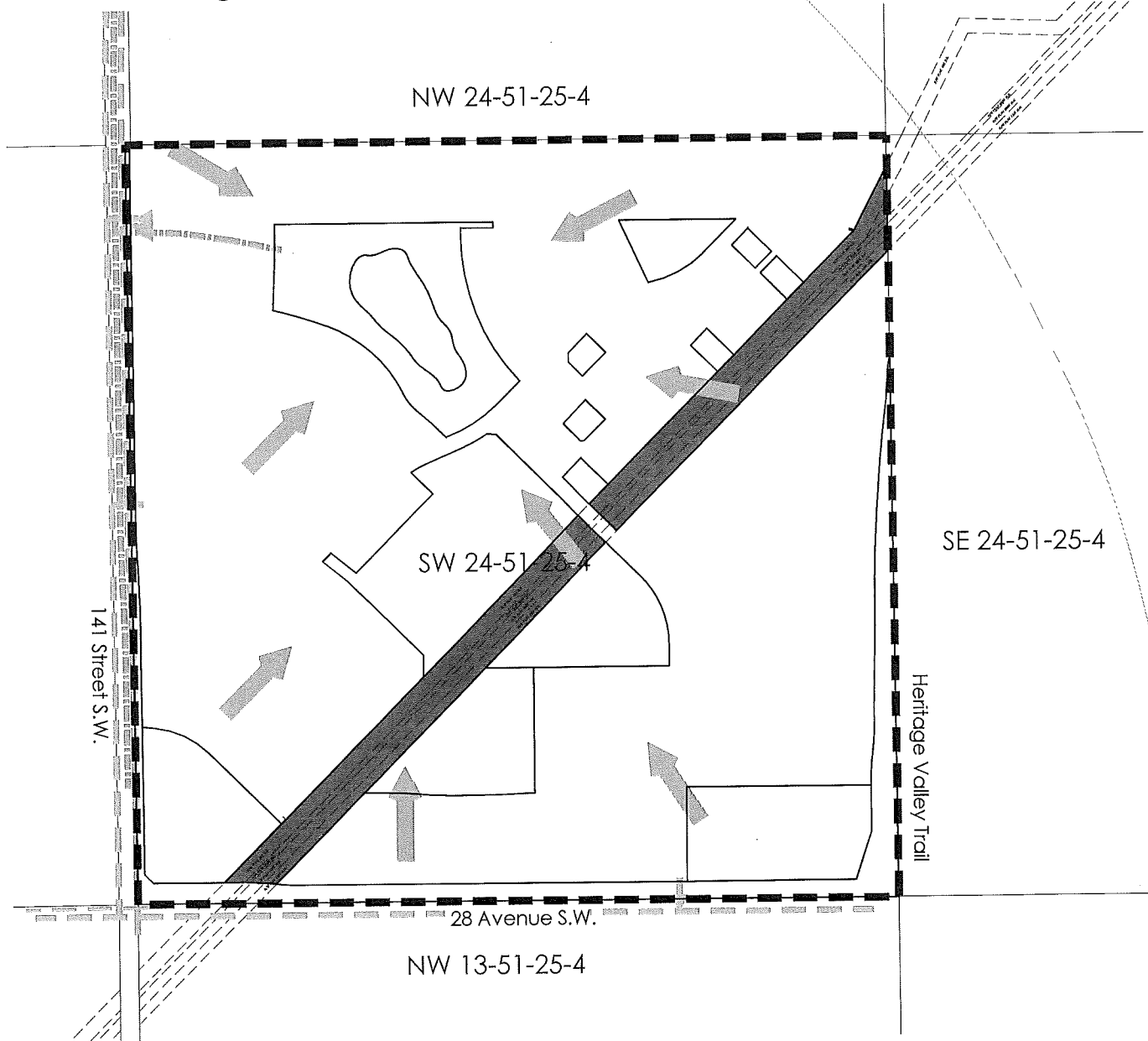


### Legend

- |                                |   |                         |
|--------------------------------|---|-------------------------|
| Parks / Municipal Reserve      | Multi-use Trail (Hard Surface)                | Key Pedestrian Crossing |
| Stormwater Management Facility | Pedestrian Sidewalk Along Roadway (Two Sides) |                         |
| Pipeline Right-of-Way          | Minor Pedestrian Linkage                      |                         |
| NASP Boundary                  | Walkway (Hard Surface)                        |                         |



Figure 10.0  
Servicing



### Legend






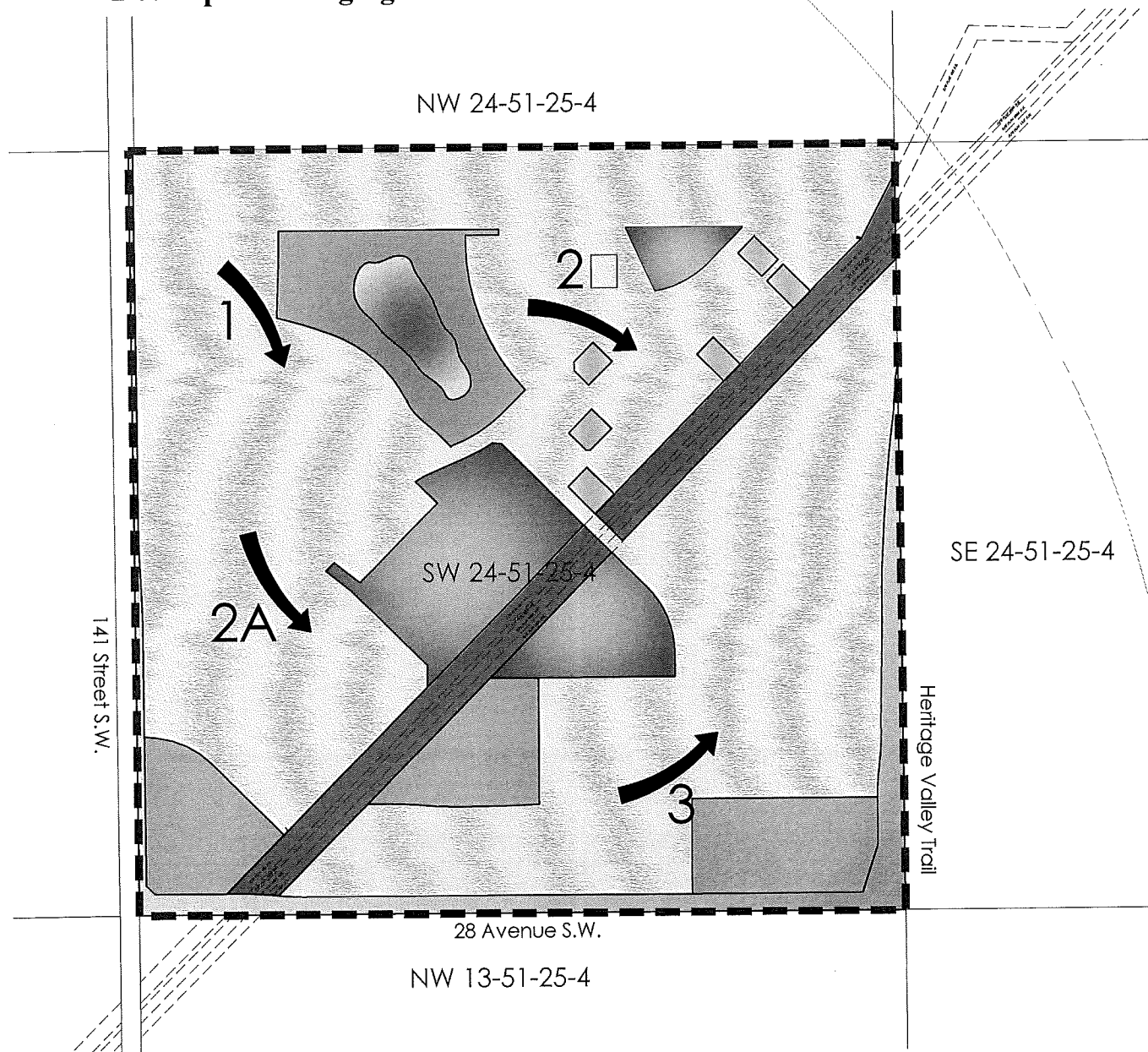





-  Stormwater
-  Flow Direction
-  Sanitary
-  Water
-  NASP Boundary







Figure 11.0  
Development Staging



### Legend

-  Low Density Residential
-  Row Housing 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