

Charter Bylaw 18465

To allow for public utility uses and medium density housing with a reduced development setback on the south property line, Paisley

Purpose

Rezoning from RA7 to DC2 and PU, located at 3041 - Paisley Green SW, Paisley.

Readings

Charter Bylaw 18465 is ready for two readings after the public hearing has been held. An associated Paisley Neighbourhood Area Structure Plan amendment was referred to the Edmonton Municipal Region Board following second reading by Council under proposed Bylaw 18392 on May 7, 2018. The associated Neighbourhood Area Structure Plan amendment includes policy text revisions to allow the Direct Control Provision proposed under Charter Bylaw 18465 to be applied for the intended purpose at the rezoning stage.

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on June 22, 2018, and June 30, 2018.

Position of Administration

Administration supports this Bylaw.

Report

The proposed rezoning from (RA7) Low Rise Apartment zone to (PU) Public Utility zone will accommodate a utility service line required along the edge of the area proposed to be rezoned to DC2. The proposed (DC2) Site Specific Direct Control Provision is based on the RA7 Zone with a change in regulations that reduces the minimum yard setback along the southern edge of the property. This reduced setback allows a larger site area to be considered for development as the parcel is an irregular triangular-shape and abuts an existing pipeline corridor that limit development potential on the subject site.

The application is ready for two readings as it is dependent on an Neighbourhood Area Structure Plan amendment that has been referred to the Edmonton Metropolitan Region Board after receiving second reading by Council. The Neighbourhood Area Structure Plan amendment was referred to the Board because it affected land within proximity to a regional pipeline corridor in accordance with Ministerial Order No. MSL:111/17.

Policy

The proposed rezoning supports *The Way We Grow* by allowing for a greater range of housing types to meet a variety of households.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

Urban Form and Corporate Strategic Development sent an advance notice of this application on December 12, 2017, to surrounding property owners and the Heritage Point Community League. No expression of concern or questions were received in response to it.

Attachments

1. Charter Bylaw 18465
2. Urban Form and Corporate Strategic Development report