



REZONING

Paisley

Portion of 3041 PAISLEY GREEN SW

The purpose of this application is to allow public utility uses and medium density housing with a reduced development setback on the south property line.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application on the basis that it:

- is in conformance with Paisley Neighbourhood Area Structure Plan;
- will allow residential development on a site restricted by its irregular shape and location abutting an existing pipeline corridor; and
- is compatible with planned adjacent residential land uses.

THE APPLICATION

CHARTER BYLAW 18465 proposes to amend the Zoning Bylaw from (RA7) Low Rise Apartment Zone to (PU) Public Utility Zone and (DC2) Site Specific Direct Control Provision to allow for a utility service lot and a range of medium density housing in the form of semi-detached, row housing, stacked row housing and apartment housing.

This application is ready for two readings as it is dependent on an amendment to the Paisley Neighbourhood Area Structure Plan that was referred to the Edmonton Metropolitan Region Board (EMRB). The NASP 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.

The proposed uses and regulations in the zone are comparable to the RA7 zone. The proposed DC2 Provision is based on the RA7 Zone with the exception that the setback along the south property line is reduced.

SITE AND SURROUNDING AREA

The application area is currently vacant land, located east of 141 Street SW, south of the pipeline corridor that divides the Paisley neighbourhood. The majority of the eastern portion of the neighbourhood has not been subdivided with adjacent land to the north, east and south currently undeveloped.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> Undeveloped
CONTEXT		
East and South	<ul style="list-style-type: none"> (HVLD) Heritage Valley Low Density Zone 	<ul style="list-style-type: none"> Undeveloped
North	<ul style="list-style-type: none"> (AP) Public Parks Zone 	<ul style="list-style-type: none"> Undeveloped park space
West	<ul style="list-style-type: none"> (PU) Public Utility Zone 	<ul style="list-style-type: none"> Pipeline corridor

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The proposed rezoning conforms to the Paisley Neighbourhood Area Structure Plan by contributing to a variety of housing types that ensures a compact urban form. The proposed regulations offer a unique blend of medium density residential built forms in a manner that is compatible with the character and scale of housing planned for the surrounding area. Furthermore, the site is suitably located adjacent to a future public park under the (AP) Public Park Zone.

The proposed DC2 is modeled after the RA7 Zone allowing semi-detached row, stacked row and apartment housing uses, and applies the same development regulations with the exception of reducing one building setback requirement along the southern edge of the proposed DC2 area. Along the south property line, the minimum rear setback would be reduced to 3.0 meters provided garage access is provided from a lane.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

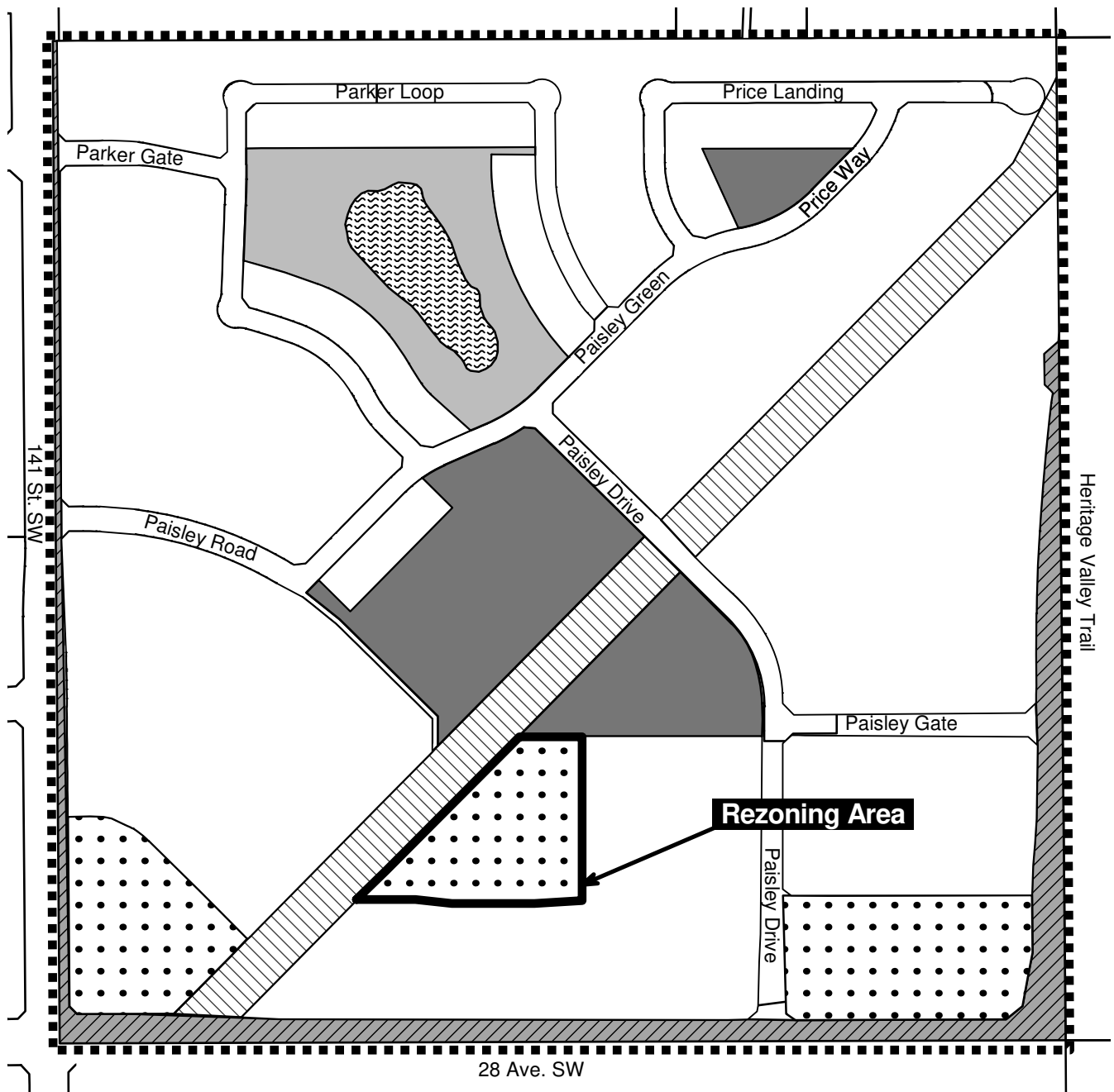
ADVANCE NOTICE November 16, 2017	<ul style="list-style-type: none"> Number of recipients: 136 No responses
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CONCLUSION

City Planning recommends that City Council APPROVE this application.








APPENDICES

- 1 Paisley Neighbourhood Area Structure Plan Concept Map
- 2 Application Summary



BYLAW 18073
APPROVED 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 | | |

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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18465
Location:	3041 - PAISLEY GREEN SW
Addresses:	3041 - PAISLEY GREEN SW
Legal Descriptions:	Portion of SW-24-51-25-4
Site Area:	1.51 ha.
Neighbourhood:	Paisley
Ward - Councillor:	9 – T. Carmell
Notified Community Organization:	Heritage Point Community League
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zones and Overlay:	(RA7) Low Rise Apartment Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision (PU) Public Utility
Plans in Effect:	Paisley Neighbourhood Area Structure Plan
Historic Status:	NA

Written By:
Approved By:
Branch:
Section:

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