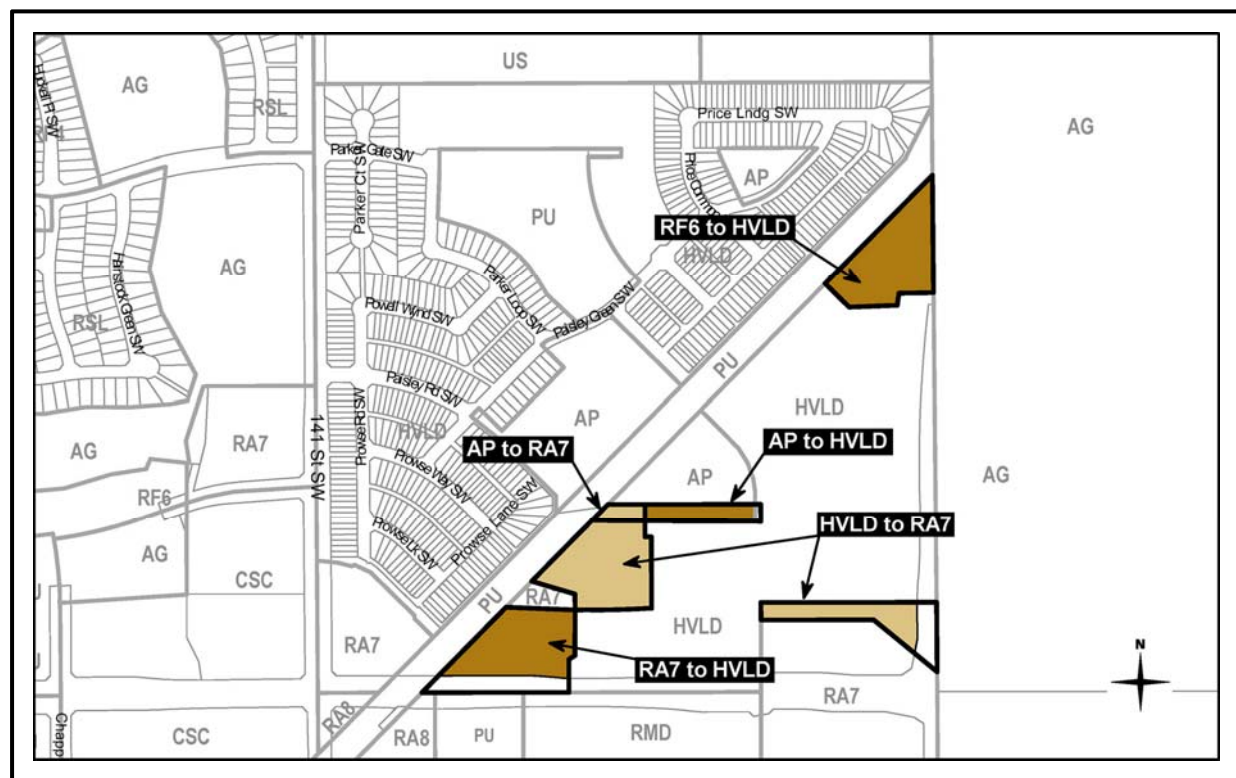


PLAN AMENDMENTS AND REZONING APPLICATION **PAISLEY**

3041 Paisley Green

The proposed amendments to the Heritage Valley Servicing Concept Design Brief (SCDB) and the Paisley Neighbourhood Area Structure Plan (NASP) and proposed rezoning allows for a redistribution of low and medium density residential uses in the Paisley Neighbourhood. The proposed rezoning includes an administrative revision adjusting the boundary between land zoned for park and residential uses, in conformance with the NASP.



PROPOSED PAISLEY REZONING

RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- It provides an opportunity for a variety of residential uses
- It is compatible with the character and pattern of development in this area
- Accommodates an existing designated park space serving the surrounding the neighbourhood

THE APPLICATION

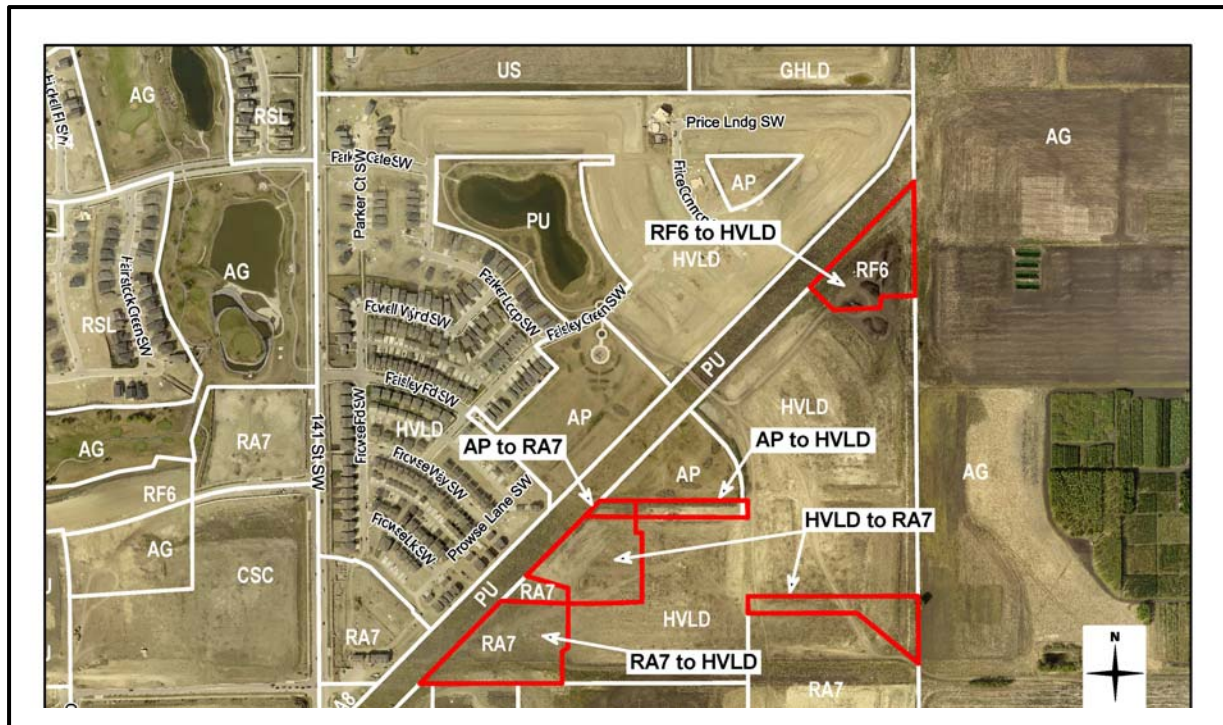
1. RESOLUTION to amend the Heritage Valley Servicing Concept Design Brief by updating Land Use Population Statistics to align with the land uses proposed in the Paisley Neighbourhood Area Structure Plan (NASP)
2. BYLAW 18073 to amend the Paisley NASP to allow for Low and Medium Density Residential uses
3. BYLAW 18079 to amend the Zoning Bylaw to rezone lands to accommodate low and medium density development

Bylaw 18073 would amend the Paisley NASP to relocate areas designated for low and medium density residential uses. Overall it decreases the medium density residential area and slightly increases the area available for low density residential uses.

Bylaw 18079 would change the zoning from (HVLD) Heritage Valley Low Density Zone, (RF6) Medium Density Multiple Family Zone, (RA7) Low Rise Apartment Zone and (AP) Public Parks Zone to RA7 and HVLD. This bylaw includes a map revision under section 980 of the Zoning Bylaw to reflect the proposed special area Heritage Valley low density zone.

SITE AND SURROUNDING AREA

At present the subject land is undeveloped. Within the Paisley Neighbourhood low density residential development is currently built west of a public utility lot (pipeline) dividing the neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (HVLD) Heritage Valley Low Density Zone • (RF6) Medium Density Multiple Family Zone • (RA7) Low Rise Apartment Zone • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • Undeveloped • Undeveloped • Undeveloped • Undeveloped
CONTEXT		
North	<ul style="list-style-type: none"> • (HVLD) Heritage Valley Low Density Zone • (AP) Public Parks Zone • (PU) Public Utility Zone 	<ul style="list-style-type: none"> • Developing low density residential • Undeveloped • Pipeline right of way
East	<ul style="list-style-type: none"> • (AG) 	<ul style="list-style-type: none"> • Undeveloped Provincial land
South	<ul style="list-style-type: none"> • (HVLD) Heritage Valley Low Density Zone • (RA7) Low Rise Apartment Zone • (RMD) Residential Mixed Dwelling Zone • (PU) Public Utility Zone 	<ul style="list-style-type: none"> • Vacant land • Vacant land • Storm Water Management Facility
West	<ul style="list-style-type: none"> • (HVLD) Heritage Valley Low Density Zone • (RA7) Low Rise Apartment Zone • (PU) Public Utility Zone 	<ul style="list-style-type: none"> • Undeveloped • Developing medium density residential • Pipeline right of way

PLANNING ANALYSIS

The proposed plan amendments and rezoning conform with the intent of the Heritage Valley SCDB that designates this area for residential uses. The development of medium and low density residential uses also meet the the intent of the Paisley NASP policies that support these uses. Land use map and statistics revisions are proposed accordingly in the NASP. The rezoning component includes an adjustment to the zoning boundary between the park space zoned AP and the adjacent residential land zoned HVLD and RA7 to more accurately reflect the land designated in the NASP for those uses. As such, park space and statistics for park uses identified in the SCDB and NASP remain unchanged.

The map in Section 980 of the Zoning Bylaw identifying the HVLD special areas are proposed to be amended accordingly.

LAND USE COMPATIBILITY

The pattern of development permitted under the proposed land use designation and zones is compatible with the same and similar zones already in place for the developing areas of this neighbourhood.

PLANS IN EFFECT

This area is subject to the Heritage Valley SCDB and the Paisley NASP.

REGIONAL CONSIDERATIONS

As the application area is close to the intermunicipal referral boundary, the application was referred to Leduc County. In response there were concerns that the proposed decrease in the amount of medium density residential area was no offset by a corresponding increase in low density residential area. The net decrease in overall units in the Paisley Neighbourhood is 46.

The City of Edmonton's Intermunicipal Planning group agreed with Leduc County's observations and stated that, although the overall density in the neighbourhood decreased slightly, the amendment would still meet the region's density targets for the neighbourhood, going from 35.1 to 33.8 residential units per net hectare.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE Date March 3, 2017	<ul style="list-style-type: none">• Number of recipients: 87• Number of responses with concerns: 1<ul style="list-style-type: none">◦ Concerns about the reduction of park space as indicated in the rezoning. It was explained that this proposed zoning corrects a mapping error and the statistics for the designated park space in the NASP remains unchanged.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Approved Heritage Valley SCDB Land Use and Population Statistics
- 2 Proposed Heritage Valley SCDB Land Use and Population Statistics
- 3 Approved NASP Land Use and Population Statistics – Bylaw 15845
- 4 Proposed NASP Land Use and Population Statistics – Bylaw 18073
- 5 Approved Paisley NASP Map - Bylaw 15845
- 6 Proposed Paisley NASP Map – Bylaw 18073
- 7 Application Summary

Appendix I Amended April 28, 2017

Heritage Valley Servicing Concept Design Brief Proposed Land Use and Population Statistics

																		Units				POPULATION			
	Gross Area	Creeks/Ravines (ER)	Pipelines/Electrical ROW	Transit ROW	Arterial Road Widening	Special Study (Provincial Land)	GDA	Special Study (Graydon Hill)	Cemetery	School/Parks	District Campus	Commercial	Business Employment	SWMF	Circulation	Institutional	Mixed Use	Other	Residential	LDR	MDR		HDR	Total	
MacEwan	111		5		3		103			4		4		3	21	8			65	1,118	616	225	1,959	6,165	
Richford	55	10	1				43							2	7				35	352	97	246	695	1,901	
Blackmud Creek	101	18			3		80		7			4		3	18	6		11	31	635	154		789	2,656	
Rutherford	219		4	2			214			20		2		8	39				144	2,815	2,457	128	5,400	12,841	
Town Centre	119		2	2	15		100				30	14		5			22		29	150	1,605	5,684	7,439	11,835	
Callaghan	84				7		77			4				4	13			1	56	832	1,122		1,955	6,225	
Cashman	60	14			2		44			4		3	25	1	7		4				360			360	540
Cavanagh	147	30			4	26	87			8		1		5	13				59	1,187	1,022		2,209	5,219	
Allard	164	9			7		147			13		1		6	26			2	99	1,932	1,284	504	3,719	8,801	
Desrochers	110		2	1	8		99			9		16		7	20				47	785	1,074	208	2,067	4,674	
Chappelle	462	39	20		12		391			29		12	3	20	83				241	4,511	3,711	371	8,593	20,801	
Hays Ridge	197	66*	5		7		118			10		5		2	16			22	62	1,242	639		2,199	5,253	
Paisley	65		4		3		58			5				3	13				36	774	513		1,287	3,091	
Graydon Hill	89	3	1		5		79	15	33	8				2	5				16	340	218		558	1,345	
NHBD 14	108	1	5			102																			
TOTAL	2,091	190	49	5	77	128	1,640	15	33	121	30	62	28	71	281	14	26	36	920	16,673	14,872	7,366	39,229	91,347	

Appendix 2 Proposed Amendment

Heritage Valley Servicing Concept Design Brief Proposed Land Use and Population Statistics

																		Units				POPULATION			
	Gross Area	Creeks/Ravines (ER)	Pipelines/Electrical ROW	Transit ROW	Arterial Road Widening	Special Study (Provincial Land)	GDA	Special Study (Graydon Hill)	Cemetery	School/Parks	District Campus	Commercial	Business Employment	SWMF	Circulation	Institutional	Mixed Use	Other	Residential	LDR	MDR		HDR	Total	
MacEwan	111		5		3		103			4		4		3	21	8			65	1,118	616	225	1,959	6,165	
Richford	55	10	1				43							2	7				35	352	97	246	695	1,901	
Blackmud Creek	101	18			3		80		7			4		3	18	6		11	31	635	154		789	2,656	
Rutherford	219		4	2			214			20		2		8	39				144	2,815	2,457	128	5,400	12,841	
Town Centre	119		2	2	15		100				30	14		5			22		29	150	1,605	5,684	7,439	11,835	
Callaghan	84				7		77			4				4	13				1	56	832	1,122		1,955	6,225
Cashman	60	14			2		44			4		3	25	1	7		4				360			360	540
Cavanagh	147	30			4	26	87			8		1		5	13				59	1,187	1,022		2,209	5,219	
Allard	164	9			7		147			13		1		6	26			2	99	1,932	1,284	504	3,719	8,801	
Desrochers	110		2	1	8		99			9		16		7	20				47	785	1,074	208	2,067	4,674	
Chappelle	462	39	20		12		391			29		12	3	20	83				241	4,511	3,711	371	8,593	20,801	
Hays Ridge	197	66*	5		7		118			10		5		2	16			22	62	1,242	639		2,199	5,253	
Paisley	65		4		3		58			5				3	13				36	792	449		1,241	3,026	
Graydon Hill	89	3	1		5		79	15	33	8				2	5				16	340	218		558	1,345	
NHBD 14	108	1	5			102																			
TOTAL	2,091	190	49	5	77	128	1,640	15	33	121	30	62	28	71	281	14	26	36	920	16,691	14,808	7,366	39,183	91,282	

Paisley NASP


Table 3 - Land Use & Population Statistics

Heritage Valley 12 Neighbourhood Area Structure Plan - Land Use Concept and Population Statistics							
	Area (ha)	% of GA	% of GDA				
GROSS AREA	64.70	100.0%					
Pipeline & Utility R/W	3.91	6.0%					
Arterial Road R/W	3.11	4.8%					
Total Non-Developable Area	7.02	10.9%					
GROSS DEVELOPABLE AREA	57.68		100.0%				
Parkland, Recreation, School (Municipal Reserve) ¹							
Urban Village Park	4.47						
Pocket Park	0.48						
Transportation							
Circulation ²	12.64		21.9%				
Infrastructure / Servicing							
Stormwater Management Facilities	3.42		5.9%				
TOTAL Non-Residential Area	21.01		36.4%				
Net Residential Area (NRA)	36.67		63.6%				
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION							
	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population	% of NRA
Low Density Residential (LDR)							
Single/Semi-Detached, Reverse Single/Semi Detached, Zero Lot Line and Rowhousing	30.97	25	774	60.1%	2.80	2,168	84.5%
Medium Density Residential (MDR)							
Low-Rise/Medium Density Units	5.70	90	513	39.9%	1.80	923	15.5%
Total Residential	36.67		1,287	100.0%		3,091	100.0%
Population Density (ppnrha)			84				
Unit Density (upnrha)			35.1				
LDR (Single/Semi-Detached, Reverse Single/Semi Detached, Zero Lot Line & Rowhousing) // MDR (Low-Rise/Multi-/Medium Rise)			60%	//	40%		
Population (%) within 500 m of Parkland			100%				
Population (%) within 400 m of Transit Service			99%				
Population (%) within 600 m of Commercial Service			51%				
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							
Public School Board			231				
Elementary	115						
Junior High	58						
Senior High	58						
Separate School Board			115				
Elementary	58						
Junior High	29						
Senior High	29						
Total Student Population			346				

¹Areas dedicated to Municipal Reserves to be confirmed by legal survey.

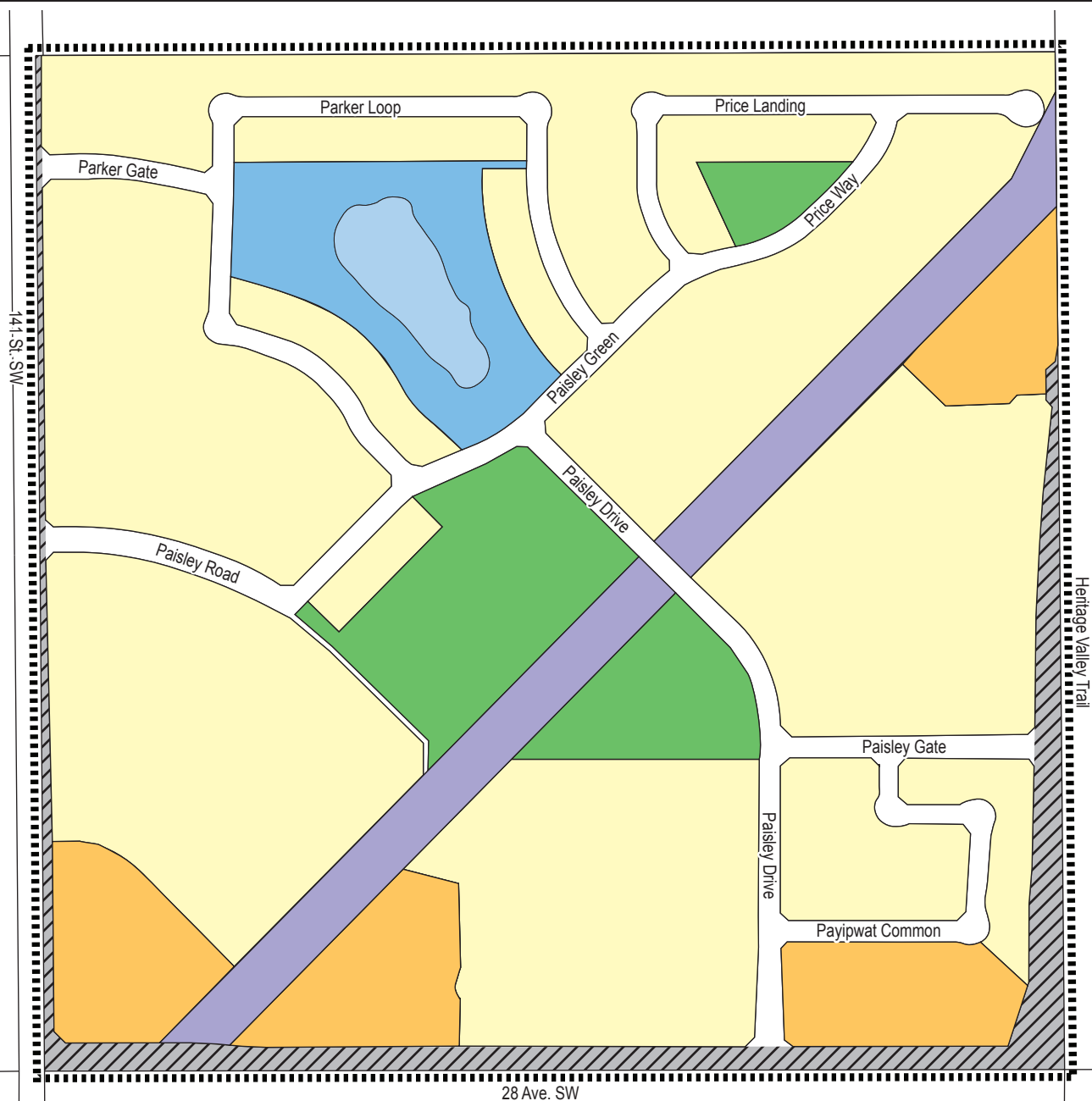
²Includes all local roadways, lanes, and walkway/road right-of-ways

APPENDIX B – PAISLEY NASP AMENDED STATISTICS






Table 3 – Land Use & Population Statistics (amended)

Amended							
Paisley Neighbourhood Area Structure Plan - Land Use Concept and Population Statistics							
	Area (ha)	% of GA	% of GDA				
GROSS AREA	64.70	100.0%					
Pipeline & Utility R/W	3.91	6.0%					
Arterial Road R/W	3.11	4.8%					
Total Non-Developable Area	7.02	10.9%					
GROSS DEVELOPABLE AREA	57.68		100.0%				
Parkland, Recreation, School (Municipal Reserve) ¹							
Urban Village Park	4.47		7.7%	}	8.6%		
Pocket Park	0.48		0.8%				
Transportation							
Circulation ²	12.64		21.9%				
Infrastructure / Servicing							
Stormwater Management Facilities	3.42		5.9%				
TOTAL Non-Residential Area	21.01		36.4%				
Net Residential Area (NRA)	36.67		63.6%				
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION							
	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population	% of NRA
Low Density Residential (LDR)							
Single/Semi-Detached, Reverse Single/Semi Detached, Zero Lot Line and Rowhousing	31.68	25	792	63.8%	2.80	2,218	86.4%
Medium Density Residential (MDR)							
Low-Rise/Medium Density Units	4.99	90	449	36.2%	1.80	808	13.6%
Total Residential	36.67		1,241	100.0%		3,026	100.0%
Population Density (ppnrha)			83				
Unit Density (upnrha)			33.8				
LDR (Single/Semi-Detached, Reverse Single/Semi Detached, Zero Lot Line & Rowhousing) // MDR (Low-Rise/Multi-/Medium Rise)			64%	//	36%		
Population (%) within 500 m of Parkland			100%				
Population (%) within 400 m of Transit Service			102%				
Population (%) within 600 m of Commercial Service			52%				
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							
Public School Board			231				
Elementary	115						
Junior High	58						
Senior High	58						
Separate School Board			115				
Elementary	58						
Junior High	29						
Senior High	29						
Total Student Population			346				

¹Areas dedicated to Municipal Reserves to be confirmed by legal survey.²Includes all local roadways, lanes, and walkway/road right-of-ways



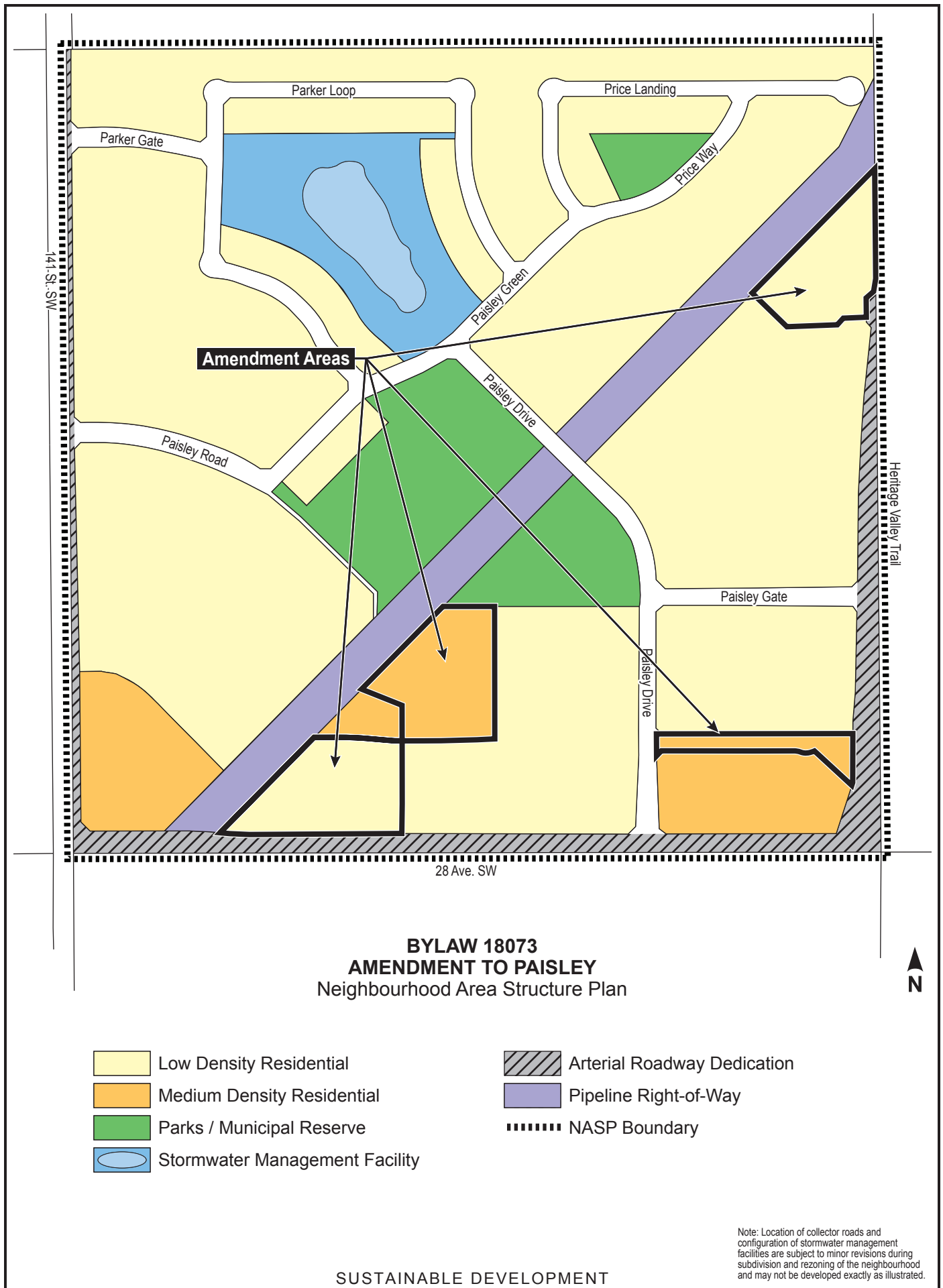
BYLAW 15845
APPROVED HERITAGE VALLEY NEIGHBOURHOOD 12
 Neighbourhood Area Structure Plan

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

SUSTAINABLE DEVELOPMENT

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:	Plan Amendments, Rezoning,
Bylaw(s):	18073, 18079,
Location:	North of 28 Avenue SW and east of 141 Street SW
Address:	3041-Paisley Green SW
Legal Description(s):	Portion(s) of SW-24-51-25-4
Site Area:	N/A
Neighbourhood:	Paisley
Ward - Councillor:	9 – Bryan Anderson
Notified Community Organization(s):	Heritage Point Community League
Applicant:	Stantec Consulting

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	<ul style="list-style-type: none">• (HVLD) Heritage Valley Low Density Zone• (AP) Public Parks Zone• (RF6) Medium Density Multiple Family Zone• (RA7) Low Rise Apartment Zone
Proposed Zone(s) and Overlay(s):	<ul style="list-style-type: none">• (HVLD) Heritage Valley Low Density Zone• (RA7) Low Rise Apartment Zone
Plan(s) in Effect:	Heritage Valley Servicing Concept Design Brief, Paisley Neighbourhood Area Structure Plan
Historic Status:	None

Written By:	Fiona Hamilton
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination