

Bylaw 18073

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; and

WHEREAS an application was received by Sustainable Development 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 section 3.2.6 Low Density 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 at 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.”
 - b. Deleting section 3.2.6 Low-Rise/Medium Rise Unit 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.”

- c. deleting the statistics entitled the “Paisley Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 15845” and substituting the following:

**PAISLEY NEIGHBOURHOOD AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYAW 18073**

	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 Units)	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	¹ Areas dedicated to Municipal Reserves to be confirmed by legal survey ² Includes all local roadways, lanes, and walkway/road right-of-ways
Junior High	58	
Senior High	58	

Separate School Board 115

Elementary	58
Junior High	29
Senior High	29

Total Student Population 346

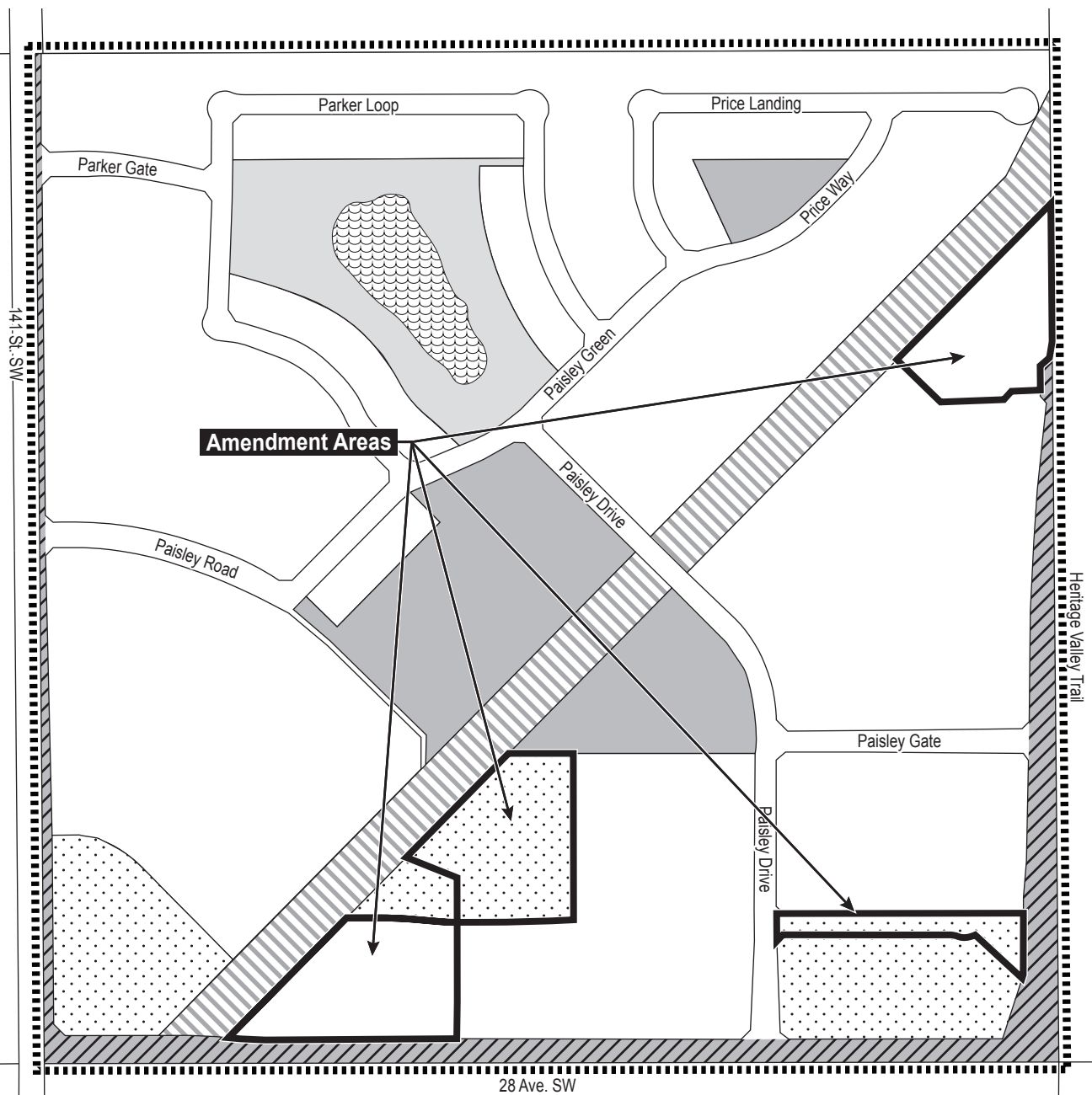
- d. deleting the map entitled “Bylaw 15845 – Amendment to Paisley Neighbourhood Area Structure Plan” and substituting the map entitled “Bylaw 18073 Amendment to Paisley Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw; and
- e. deleting therefrom the 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;
- f. deleting therefrom the map entitled “Figure 6.0 Parkland and Recreational Facilities” and substituting therefore the map entitled “Figure 6.0 Parkland and Recreational Facilities” attached hereto as Schedule “C” and forming part of this Bylaw;
- g. deleting therefrom the map entitled “Figure 7.0 Transportation Network” and substituting therefore the map entitled “Figure 7.0 Transportation Network” attached hereto as Schedule “D” and forming part of this Bylaw;
- h. deleting therefrom the map entitled “Figure 8.0 Pedestrian Linkages and Multi-Use Trails” and substituting therefore the map entitled “Figure 8.0 Pedestrian Linkages and Multi-Use Trails” attached hereto as Schedule “E” and forming part of this Bylaw;
- i. deleting therefrom the map entitled “Figure 9.0 Servicing” and substituting therefore the map entitled “Figure 9.0 Servicing” attached hereto as Schedule “F” and forming part of this Bylaw; and
- j. deleting therefrom the map entitled “Figure 10.0 Development Staging” and substituting therefore the map entitled “Figure 10.0 Development Staging” attached hereto as Schedule “G” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2017;
READ a second time this	day of	, A. D. 2017;
READ a third time this	day of	, A. D. 2017;
SIGNED and PASSED this	day of	, A. D. 2017.








THE CITY OF EDMONTON

MAYOR

CITY CLERK

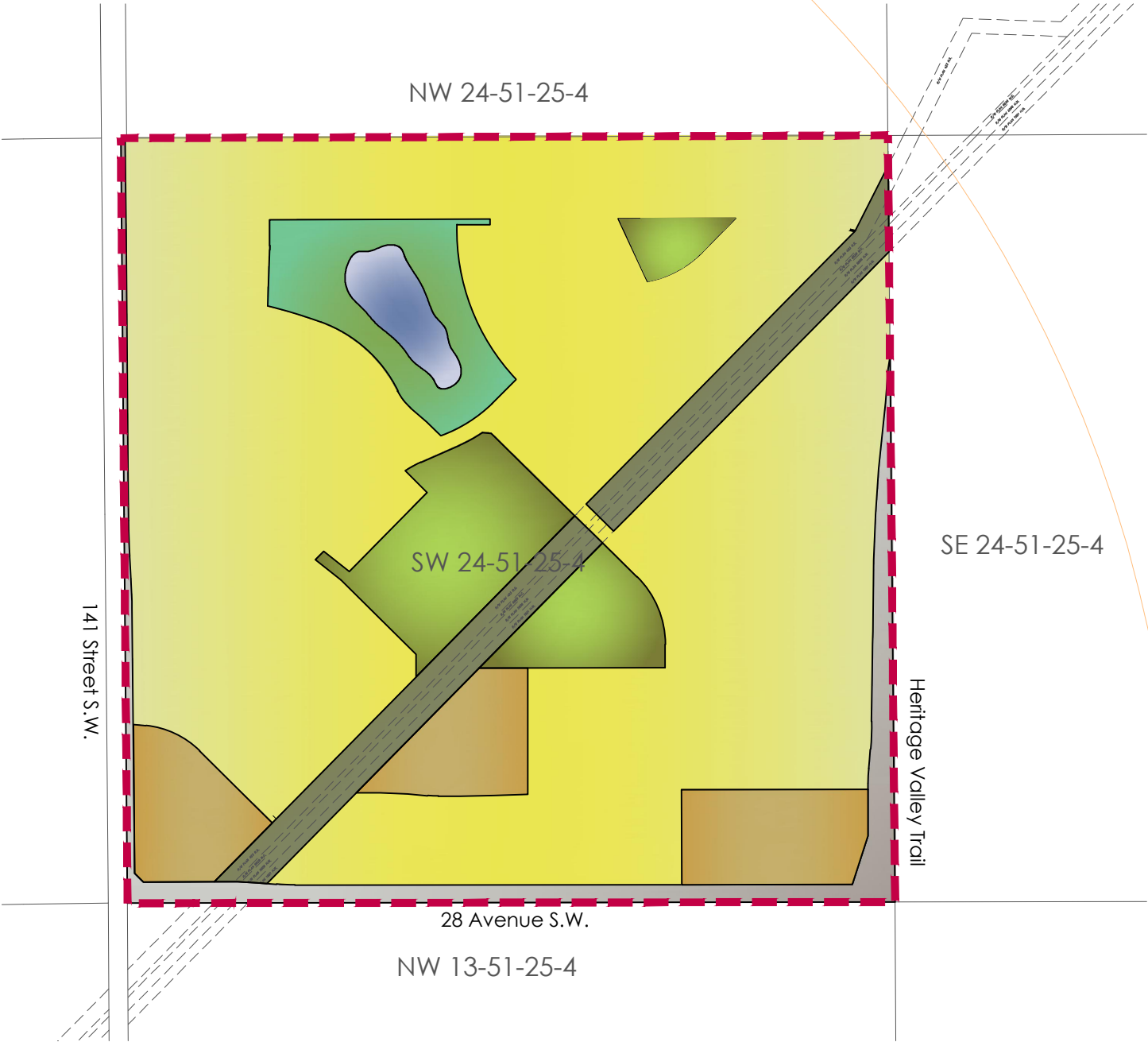


BYLAW 18073
AMENDMENT TO PAISLEY
 Neighbourhood Area Structure Plan

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

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



Legend







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

Figure 6.0
Parkland and Recreational Facilities



Legend





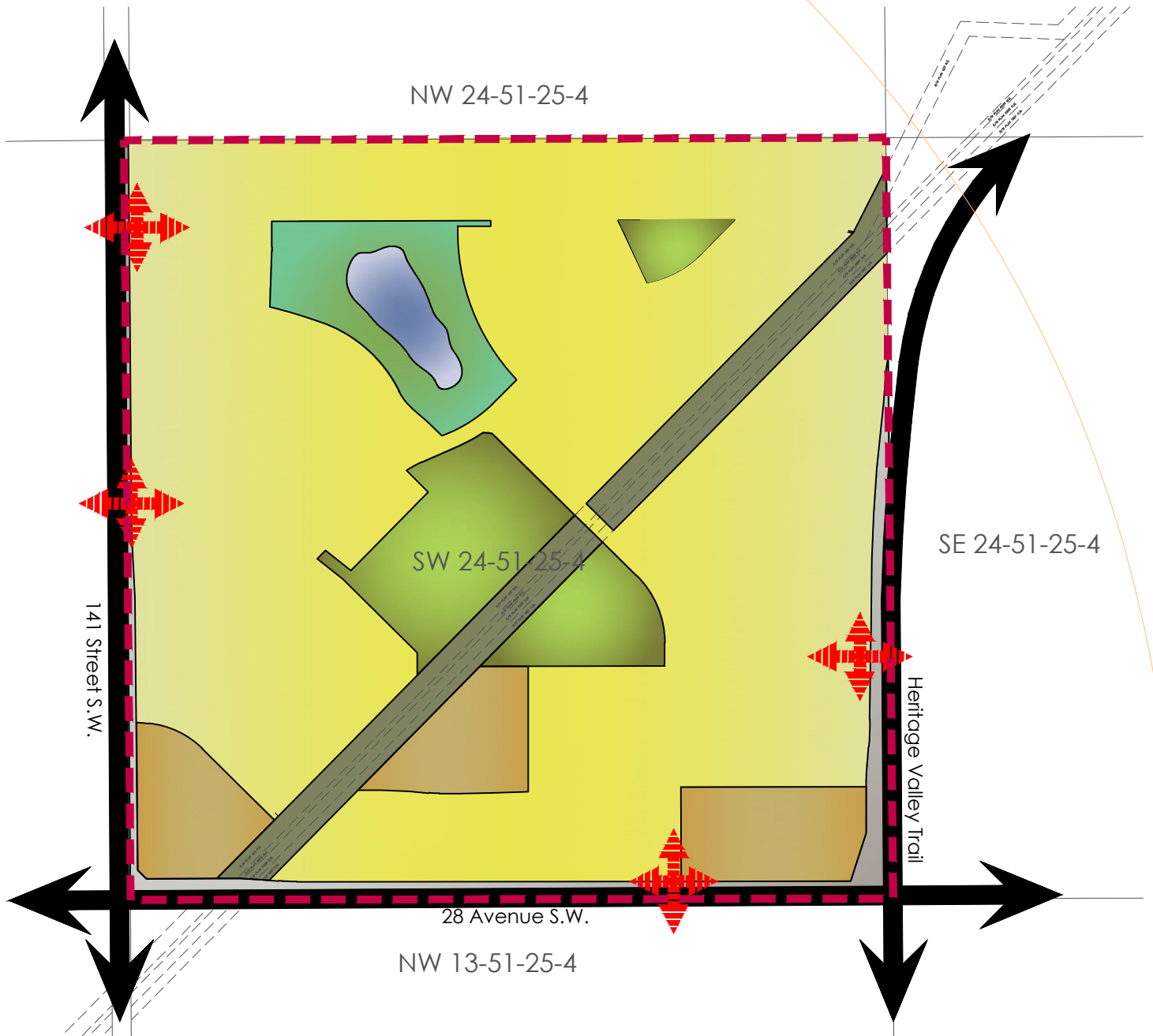
-  Parks / Municipal Reserve
-  Stormwater Management Facility
-  Pipeline Right-of-Way
-  NASP Boundary

Figure 7.0
Transportation Network

7/10

SCHEDULE "D"



Legend

- Low Density Residential
- Medium Density Residential
- Parks / Municipal Reserve
- Stormwater Management Facility

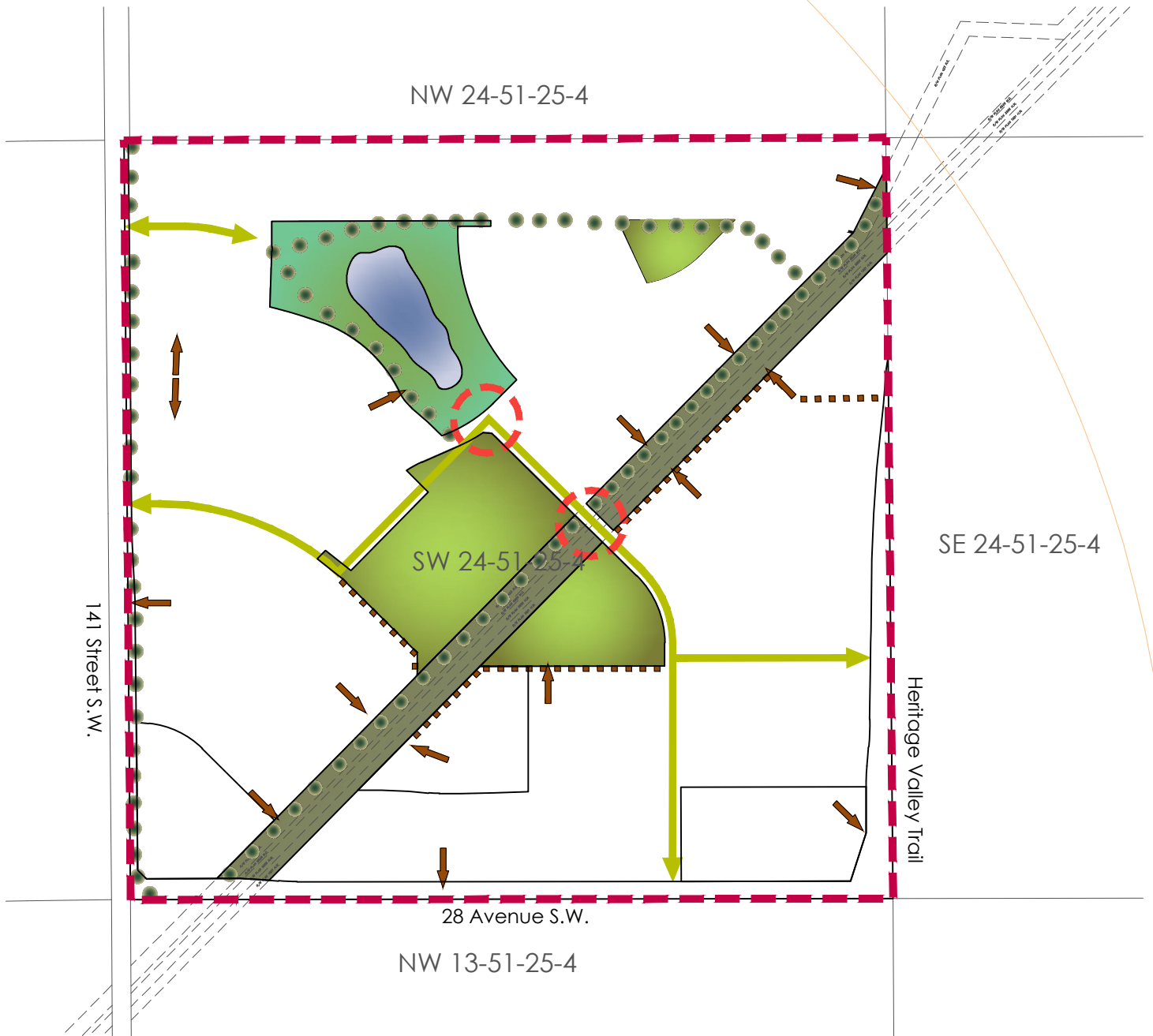
- Pipeline Right-of-Way
- Arterial Road Dedication
- NASP Boundary

- Arterial Roads
- All Directional Access

Figure 8.0
Pedestrian Linkages & Multi-use Trails

8/10

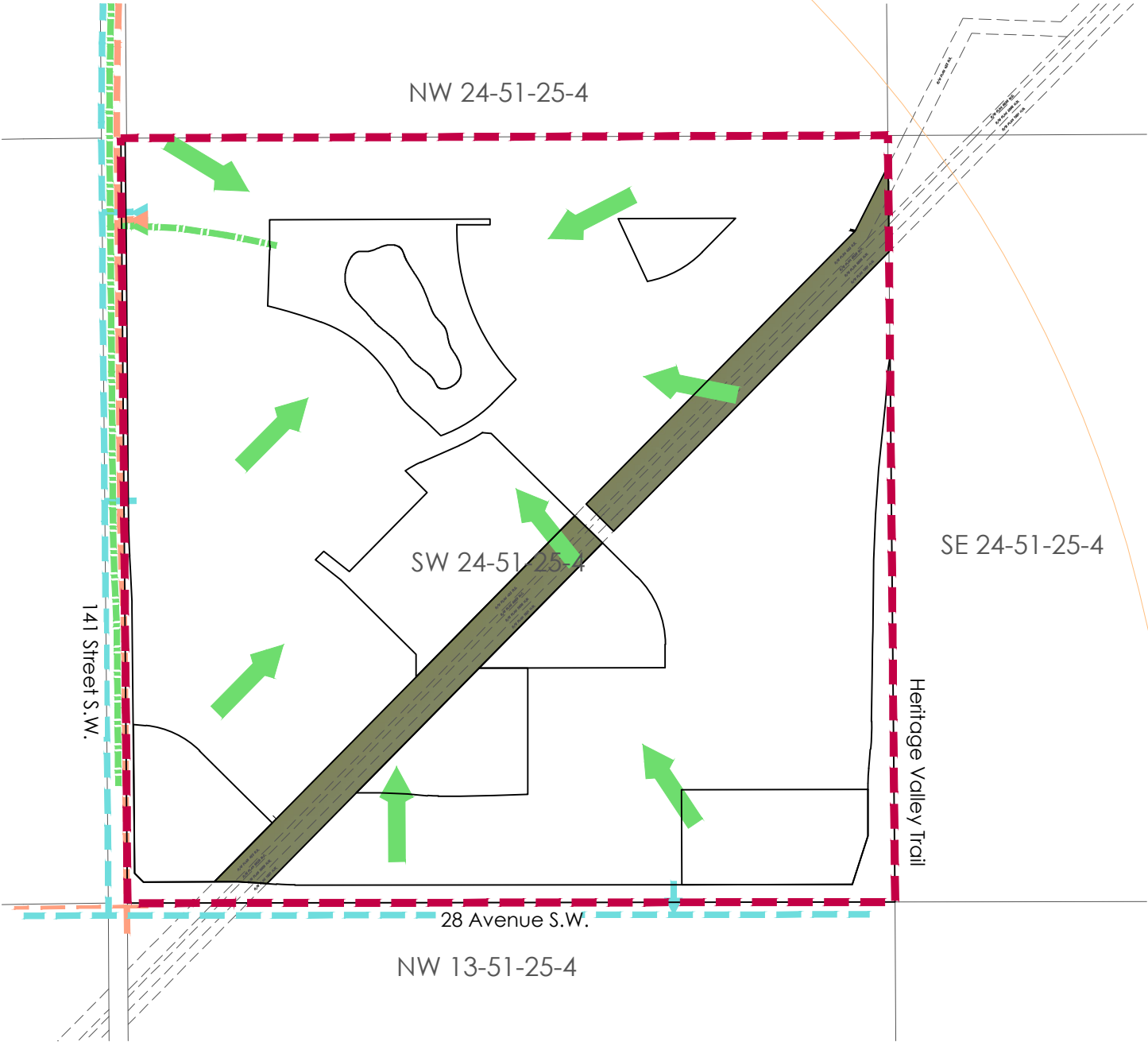
SCHEDULE "E"



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) | |

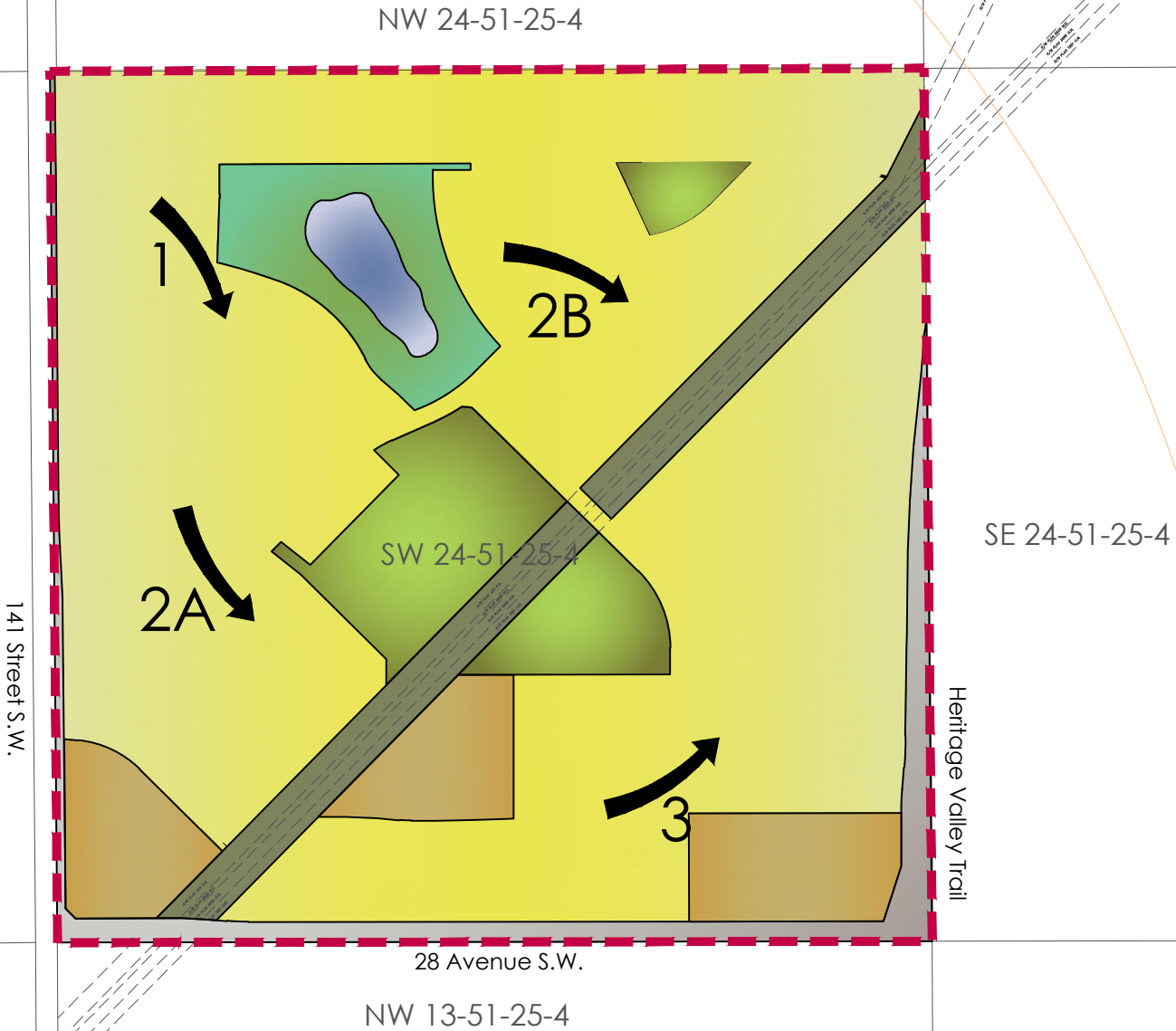
Figure 9.0
Servicing



Legend

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

Figure 10.0
Development Staging



Legend

- | | |
|--------------------------------|---|
| Low Density Residential | Pipeline Right-of-Way |
| Medium Density Residential | Arterial Road Dedication |
| Parks / Municipal Reserve | NASP Boundary |
| Stormwater Management Facility | General Direction and Timing of Development |