

Bylaw 18079

To allow low and medium density residential uses, Paisley

Purpose

Rezoning from (HVLD) heritage valley low density zone, (RF6) medium density multiple family zone, (RA7) low rise apartment zone and (AP) public parks zone, to HVLD and RA7, located at 3041 Paisley Green SW, Paisley.

Readings

Bylaw 18079 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 18079 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 9, 2017, and Saturday, June 17, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed rezoning accommodates a redistribution of low and medium density residential uses in the Paisley Neighbourhood Area Structure Plan.

The rezoning includes a minor zoning boundary adjustment to reflect the park site identified under the Neighbourhood Area Structure Plan. An associated Heritage Valley Servicing Concept Design Brief amendment and Paisley Neighbourhood Area Structure Plan amendment (Bylaw 18073), are proposed concurrently with this application.

Policy

The proposed rezoning in Paisley complies with the relevant Policies of *The Way We Grow* for developing and Planned Neighbourhoods, as well as the policies of the Paisley Neighbourhood Area Structure Plan.

The Paisley Neighbourhood has a variety of residential zones to accommodate a mix of low and medium density residential products. The development of low and medium density residential uses is consistent with the existing and planned patterns of the development for this area.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

Sustainable Development sent an advance notice on March 3, 2017, to surrounding property owners and the Heritage point Community League and Leduc County. One response was received, as outlined in the Council report.

Attachments

1. Bylaw 18079
2. Sustainable Development report (attached to Amendment to the Heritage Valley Servicing Concept Design Brief – Item 3.8)