

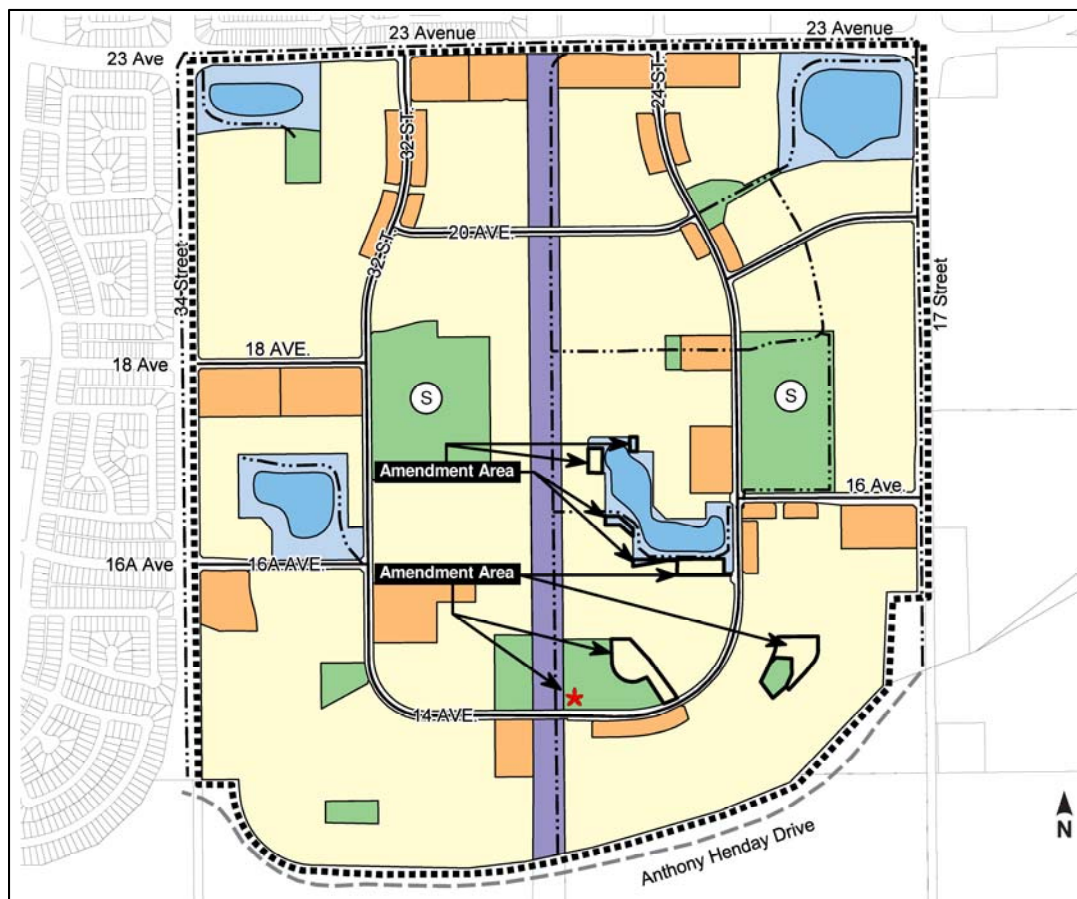


# PLAN AMENDMENT AND REZONING APPLICATION

## LAUREL

### North of Anthony Henday Drive and west of 17 Street NW

To reduce an area of park space with an equivalent increase in low density residential uses, identify the location of a future EPCOR Water booster station, and reconfigure a stormwater management facility.



### RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- maintains an even distribution of park space in the southeast corner of the neighbourhood;
- accommodates intended programming on the proposed park sites; and
- facilitates the completion of the neighbourhood and the assembly of park land.

## THE APPLICATION

The purpose of the proposed Bylaws is to reduce the park space dedication required of the landowner in the south east corner of Laurel.

In 2015, the landowner amended the Laurel Neighbourhood Structure Plan (NSP) to add a pocket park in the south east corner of the neighbourhood. The park was added in response to uncertainty over the developability of marshy soils in the area. Through more detailed analysis, it was determined that the soils in this portion of the neighbourhood are suitable for development. As a result, the amendment proposes to remove the same amount of park space that was added to the Laurel NSP in 2015 and redesignate the area for low density residential use.

There are three components to this application:

1. Bylaw 18269 to amend The Meadows Area Structure Plan (ASP) would result in the redesignation of approximately 1 ha of land from park to residential uses. An administrative amendment is also proposed to reconfigure the stormwater management facility in the southern portion of the Laurel neighbourhood. If approved, the amendment will reduce the percentage of park space provided across the ASP from 11.7% to 11.6%. The proposed percentage reduction still exceeds the 10% target the City aims to achieve across ASP's.
2. Bylaw 18250 to amend the Laurel Neighbourhood Structure Plan (NSP) would result in a redesignation of approximately 1.16 ha of land from public park to low density residential uses. If approved, the amendment will reduce the size of the urban village park north of 14 Avenue NW by 0.71 ha and a pocket park located south of 14 Avenue NW by 0.45 ha.

In addition, an administrative amendment is proposed to allow for a future EPCOR Water Booster Station and reconfigure the stormwater management facility to align with the approved engineering drawings. The amendment will maintain a residential density of 30.6 dwellings per net residential hectare.

Land Use Designation	Existing Area (ha)	Proposed Area (ha)	Net Change
Urban Village Park	4.70	3.99	<b>-0.71</b>
Pocket Park	0.85	0.40	<b>-0.45</b>
SWMF	20.36	20.18	<b>-0.18</b>
Booster Station	0.0	0.03	<b>+0.03</b>
Low Density Residential	148.41	149.72	<b>+1.31</b>

If approved, the proposed amendment would decrease the overall percentage of park space dedication in the Laurel neighbourhood from 9.9% to 9.5%. This is still a higher percentage of park space than most neighbourhoods within The Meadows ASP and the proposed amendment would re-establish the percentage of park space that existed in the Laurel NSP prior to the 2015 amendment.

**Municipal Reserve Distribution within The Meadows Area Structure Plan**

Neighbourhood	Municipal Reserve (% of Gross Developable Area)
Laurel	9.9 % (9.5 % proposed)
Larkspur	8.5 %
Wild Rose	4.6 %
Silver Berry	20 % (location of district park site)
Maple	8.4 %
Tamarak	6.6 %
Aster	10 %
<b>The Meadows (ASP - Total)</b>	<b>11.7% (11.6% proposed)</b>

3. Bylaw 18251 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (AP) Public Park Zone, (RSL) Residential Small Lot Zone, and (PU) Public Utility Zone to allow for the development of single detached homes, a portion of the urban village park and a portion of utility right-of-way. The proposed rezoning area is shown in Figure 1 below.

**SITE AND SURROUNDING AREA**

The application area is located north of Anthony Henday Drive and west of 17 Street in the southeast portion of the Laurel neighbourhood. Southeast Laurel is the last portion of the neighbourhood left to develop. A portion of the land surrounding the proposed plan amendment and rezoning area has been subdivided and is being developed with a mix of low and medium density residential uses. The remainder of the land is undeveloped and planned for residential uses.



FIGURE 1: AERIAL VIEW OF REZONING AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	Vacant land
<b>CONTEXT</b>		
North	(AG) Agricultural Zone	Vacant land

East	(RPL) Planned Lot Residential Zone	Land has been subdivided and is being developed
South	(RF5) Row Housing Zone and (RF4) Semi-detached Residential Zone	Land has been subdivided and is being developed
West	(AG) Agricultural Zone	Power line corridor and a shared use path

## PLANNING ANALYSIS

The proposed amendment aligns with the goals and objectives of the Laurel NSP that provide a variety of neighbourhood parks and open spaces to support passive and active recreation, and promote wellness. As well the amendment will continue to help establish dispersed park spaces within the neighbourhood to provide opportunities for passive and active recreation for residents.

Additionally, the amendment has been reviewed in terms of Breathe: Edmonton's Green Network Strategy along with the City's first Open Space Policy (C-594). Breathe introduces a new vision for planning, assembling, designing and programming the City's open spaces. While Breathe ushers in a new vision for Edmonton's open space, there will be a transition period where the specific guidance around park provisioning and development standards provided in the Urban Parks Management Plan (UPMP) will remain in effect.

The following elements are foundational to the green network approach outlined in *Breathe* and Policy C-594.

### 1. A Connected Landscape

The proposed amendment maintains existing park space connections to the shared use path that runs north-south through the Laurel neighbourhood.

### 2. A Multifunctional Network

The proposed amendment maintains park space that is programmable in accordance with the UPMP base-level development requirements.

### 3. An Evidence-Based Approach

City administration evaluated the application based on programmability of park space, accessibility, and distribution.

### 4. Equitable Open Space Provision

The proposed amendment maintains an even distribution of park space so that all residents within southeast Laurel are within 500 m of a park space and have access to a park without having to cross a busy road.

### 5. A Collaborative Effort

City administration worked with the applicant to come to a solution that was acceptable to both parties. Surrounding landowners were notified of the proposed amendment and comments were collected and recorded.

Previously Plans were reviewed under the Urban Parks Management Plan 2006-2016 which provides guidance for park provisioning and development standards. The proposed amendment will impact two different types of public park:

## 1. Urban Village Park (UVP)

At 3.99 ha, the proposed UPV does not meet the minimum size requirement of 5 ha outlined in the UPMP. In addition, the UPMP recommends that urban village parks be rectangular in shape, however, it allows for some variation if program and safety requirements are met. The proposed shape and size of the park is acceptable to City administration because it:

- is located adjacent to a shared use path corridor which will enhance passive open space activities provided by the UVP and maintain the feel of a large open space;
- can accommodate required programming; and
- maintains adequate road frontage for visibility, safety and access.

In addition, two school/park sites are located within Laurel which will provide space for sports fields and a community league building, reducing the programming burden of the urban village park.

## 2. Pocket Park

At 0.4 ha, the proposed pocket park does not meet the minimum size requirement of 0.5 ha outlined in the UPMP. The proposed size of the park is acceptable to City administration because it can accommodate the required programming. Assessment of adequate road frontage will be evaluated at the time of rezoning and subdivision.

Overall, these small reductions result in park spaces that align with the City's Open Space Policy (C-594).

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>LDA16-0571 (Bylaws 18269 and 18250)</b>	
<b>ADVANCE NOTICE #1</b> December 12, 2016	<ul style="list-style-type: none"> <li>• Number of recipients: <b>2087</b></li> <li>• Responses with concerns: <b>7</b></li> <li>• Responses looking for more information: <b>3</b></li> </ul>
<b>ADVANCE NOTICE #2</b> October 10, 2017	<ul style="list-style-type: none"> <li>• Number of recipients: <b>2342</b></li> <li>• Responses with concerns: <b>4</b></li> <li>• Responses looking for more information: <b>2</b></li> </ul>
<b>LDA17-0495 (Bylaw 18251)</b>	
<b>ADVANCE NOTICE</b> October 5, 2017	<ul style="list-style-type: none"> <li>• Number of recipients: <b>21</b></li> <li>• Responses with concerns: <b>0</b></li> <li>• Responses looking for more information: <b>1</b></li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>• Not held</li> </ul>

In December 2016, the first advance notice was sent to surrounding land owners of the proposal to amend the Laurel NSP by removing the pocket park in the southeast corner of the neighbourhood. Concerns heard in response to this notice included:

- The pocket park is needed. Otherwise kids will have to walk far to get to a park.
- Worried this will shift users onto existing parks which are already over-used.
- Not fair to families who purchased in the area thinking that there would be a pocket park.
- There is a school site nearby, but small children don't normally have access to school playgrounds during school hours.

In response to these concerns, the applicant revised their application to maintain the pocket park, decrease its size and decrease the size of the urban village park to the north. In October 2017, advance notices were sent to surrounding land owners. Concerns heard in response included:

- There are too few park spaces in the neighbourhood. The size and quality of parks in Laurel are not good and they are already crowded.

*Laurel is planned to have a higher percentage of park space than most neighbourhoods within the Meadows Area Structure Plan. The neighbourhood is still developing and the larger park sites have not yet been completed. There will be more park space options for residents once these sites are developed.*

- Park space is important to the Community. It's important that residents have safe places to take their kids to play.

*The proposed amendment maintains an even distribution of park space in the southeastern portion of the neighbourhood so that residents do not need to cross a busy road to access a park space. Adequate road frontage is provided along the urban village park to maintain visibility and safety.*

- The City is in the pocket of the developer.

*City administration worked with the applicant to find a solution that was acceptable to both parties.*

## CONCLUSION

City Planning recommends that City Council APPROVE this application.

## APPENDICES

- 1 Approved Meadows ASP Land Use and Population Statistics – Bylaw 17365
- 2 Proposed Meadows ASP Land Use and Population Statistics – Bylaw 18269
- 3 Approved Meadows ASP - Bylaw 17365

- 4 Proposed Meadows ASP– Bylaw 18269
- 5 Approved Laurel NSP Land Use and Population Statistics – Bylaw 17144
- 6 Proposed Laurel NSP Land Use and Population Statistics – Bylaw 18250
- 7 Approved Laurel NSP – Bylaw 17144
- 8 Proposed Laurel NSP – Bylaw 18250
- 9 Application Summary

**THE MEADOWS AREA STRUCTURE PLAN  
APPROVED LAND USE AND POPULATION STATISTICS  
BYLAW 17365**

<b>Gross Area</b>	<b>1369.3</b>	
Arterial Roadways	61.3	
Utility/Pipeline Corridors and Railway Facilities	33.1	
Environmental Reserve <sup>1</sup>	11.3	
<b>Gross Developable Area</b>	<b>1263.6</b>	<b>100.0%</b>
Parks and Schools	147.9	11.7
Mixed Use Area	25.2	2.0
Transit Centre/Park and Ride	2.5	0.2
Commercial	39.0	3.1
Stormwater Management Facilities	77.7	6.1
Circulation	234.9	18.6
Other (e.g. Cemetery)	1.7	0.1
Institutional	3.3	0.3
<b>Total</b>	<b>532.2</b>	<b>42.1 %</b>
<b>Net Residential Area</b>	<b>731.5</b>	<b>57.9 %</b>

Density: 47.0 persons per gross developable hectare

<b>RESIDENTIAL LAND USE AND POPULATION</b>	<b>Area</b>	<b>Population</b>
Larkspur	82.4	6,606
Wild Rose	107.1	6,770
Silver Berry	86.2	5,818
Laurel	171.3	15,792
Aster	104.9	8,755
Tamarack	105.5	9,120
Maple	74.0	6,494
<b>Total Residential</b>	<b>731.5</b>	<b>59,355</b>

<b>STUDENT GENERATION</b>	<b>Elementary (K-6)</b>	<b>Junior High/High School</b>	<b>Total</b>
Public	2,562	2,562	5,124
Separate	1,025	1,025	2,050
<b>Total</b>	<b>3,587</b>	<b>3,587</b>	<b>7,174</b>

---

<sup>1</sup> The total amount of Environmental Reserve lands will be more accurately determined at the Neighbourhood Structure Planning stage

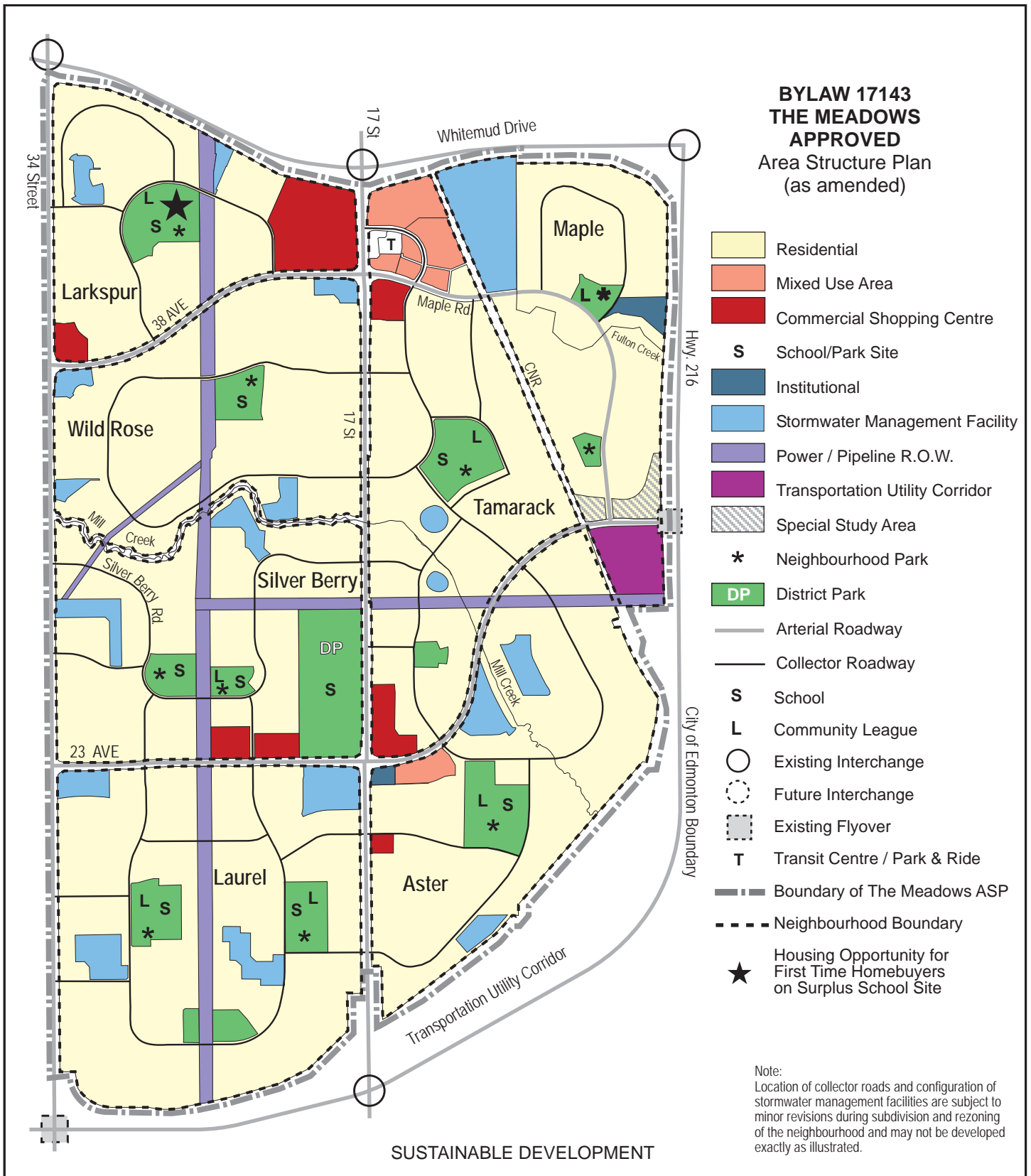
**THE MEADOWS AREA STRUCTURE PLAN  
PROPOSED LAND USE AND POPULATION STATISTICS  
BYLAW 18269**

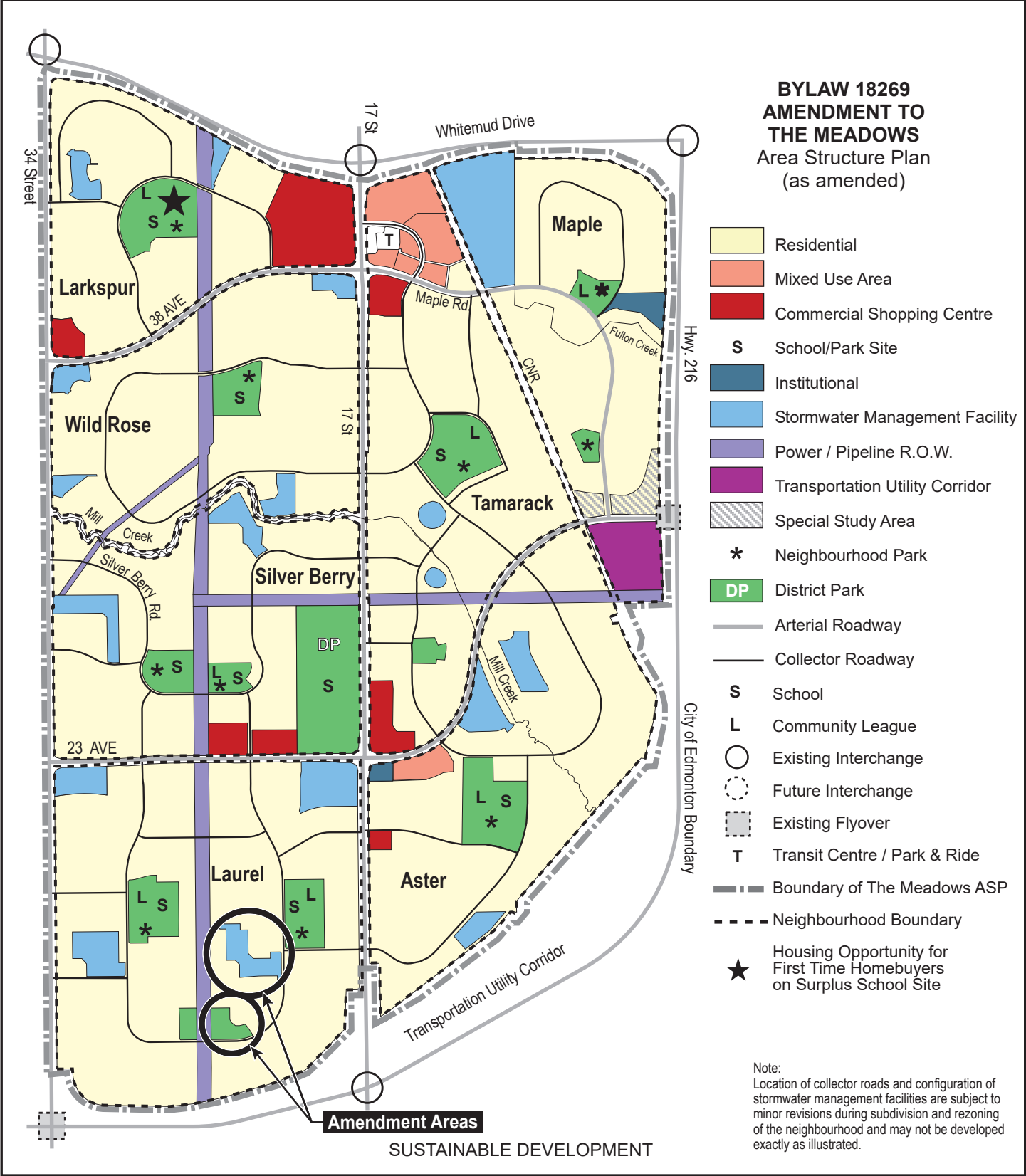
	Area (ha)	% of GDA
<b>Gross Area</b>	<b>1,369.3</b>	
Arterial Roadways	61.3	
Utility/Pipeline Corridors and Railway Facilities	33.1	
Environmental Reserve*	11.3	
<b>Gross Developable Area</b>	<b>1,263.6</b>	<b>100%</b>
Parks and Schools	146.7	11.6%
Mixed Use Areas	25.2	2.0%
Transit Centre/Park and Ride	2.5	0.2%
Commercial	39.0	3.1%
Stormwater Management Facilities	77.5	6.1%
Circulation	234.9	18.6%
Other (e.g. Cemetery, Booster Station)	1.7	0.1%
Institutional	3.3	0.3%
<b>Total</b>	<b>530.8</b>	<b>42.0%</b>
<b>Net Residential Area</b>	<b>732.8</b>	<b>58.0%</b>
<b>RESIDENTIAL LAND USE AND POPULATION</b>	<b>Area (ha)</b>	<b>Population</b>
Larkspur	82.4	6,606
Wild Rose	107.1	6,770
Silver Berry	86.2	5,818
Laurel	172.6	13,815
Aster	104.9	8,755
Tamarack	105.5	9,120
Maple	74.0	6,494
<b>Total Residential</b>	<b>732.7</b>	<b>57,378</b>

Density: 45.4 persons per gross developable hectare

<b>STUDENT GENERATION</b>	<b>Elementary</b>	<b>Junior/Senior High</b>	<b>Total</b>
Public	2,562	2,562	5,124
Separate	1,025	1,025	2,050
Total	3,587	3,587	7,174

\*The total amount of Environmental Reserve lands will be more accurately determined at the Neighbourhood Structure Planning stage.





**LAUREL NEIGHBOURHOOD STRUCTURE PLAN  
APPROVED LAND USE AND POPULATION STATISTICS  
BYLAW 17144**

	<b>Area (ha)</b>	<b>% of GDA</b>
<b>Gross Area</b>	<b>271.67</b>	<b>100.0%</b>
Arterial Roadways	3.14	1.2%
Utility/Pipeline Corridors	13.26	4.9%
<b>Gross Developable Area</b>	<b>255.27</b>	<b>100.00%</b>
Parkland, Recreation, School (Municipal Reserve)	25.36	9.5%
School Sites	15.82	
Urban Village Park	4.7	
Pocket Parks	4.7	
Linear Park (MR Credit for Greenway)	0.14	
Transportation		
Circulation	38.29	15.0%
Infrastructure / Servicing		
Stormwater Management Facilities	20.36	8.2%
<b>TOTAL Non Residential Area</b>	<b>84.01</b>	<b>32.8%</b>
<b>Net Residential Area (NRA)</b>	<b>171.26</b>	<b>67.2%</b>

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT**

<b>Land Use</b>	<b>Area (ha)</b>	<b>Units/ha</b>	<b>Units</b>	<b>People/ Unit</b>	<b>Population</b>	<b>% of NRA</b>
<b>Low Density Residential (LDR)</b>						
Single/Semi-Detached	148.41	25	3,710	2.8	10,388	86.7%
<b>Medium Density Residential (MDR)</b>						
Row Housing	11.59	45	522	2.8	1,462	6.7%
Low-rise/Multi-/Medium Units	11.26	90	1013	1.8	1,873	6.6%
<b>Total Residential</b>	<b>171.26</b>		<b>5,245</b>		<b>13,723</b>	<b>100.0%</b>

**SUSTAINABILITY MEASURES**

Population Per Net Hectare (ppnha)	80.1
Units Per Net Residential Hectare (upnrha)	30.6
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio	71% / 29%
Population (%) within 500m of Parkland	100.0%
Population (%) within 400m of Transit service	100.0%
Population (%) within 600m of Commercial service	27.0%

**STUDENT GENERATION**

	<b>Elementary (K-6)</b>	<b>Junior/Senior High School (7-12)</b>	<b>Total</b>
Public	511	511	1,022
Separate	205	206	411
Total	716	717	1,433

**LAUREL NEIGHBOURHOOD STRUCTURE PLAN  
PROPOSED LAND USE & POPULATION STATISTICS  
BYLAW 18250**

	Area (ha)	% of GA
<b>Gross Area</b>	271.67	100%
Arterial Roadways	3.14	1.2%
Public Utility/Pipeline Corridors	13.26	4.9%
<b>Gross Developable Area</b>	<b>255.27</b>	<b>100%</b>
Parkland, Recreation, Schools (Municipal Reserve)	24.20	9.5%
<i>School Sites</i>	15.82	
<i>Urban Village Park</i>	3.99	
<i>Pocket Parks</i>	4.25	
<i>Linear Park (MR Credit for Greenway)</i>	0.14	
Transportation		
<i>Circulation</i>	38.29	15.0%
Infrastructure / Servicing		
<i>Booster Station</i>	0.03	0.0%
<i>Stormwater Management Facilities</i>	20.18	7.9%
<b>Total Non-Residential Area</b>	<b>82.70</b>	<b>32.4%</b>
<b>Net Residential Area (NRA)</b>	<b>172.57</b>	<b>67.6%</b>

**RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION**

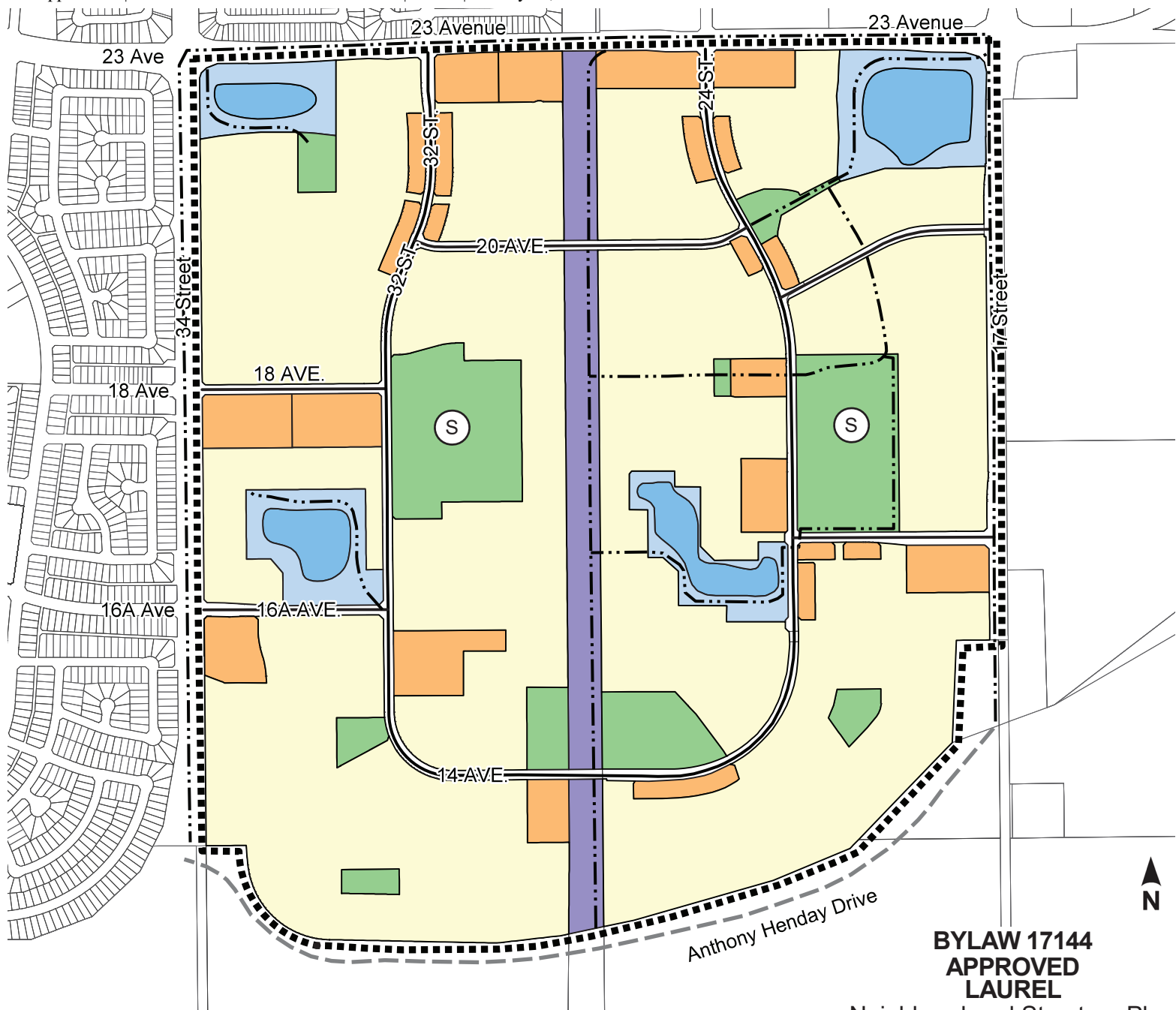
Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population
Low Density Residential						
Single / Semi-Detached	149.72	25	3,743	87%	2.80	10,480
Medium Density Residential						
Row Housing	11.59	45	522	7%	2.80	1,462
Low-rise / Multi / Medium Density	11.26	90	1,013	7%	1.80	1,873
<b>Total</b>	<b>172.57</b>		<b>5,278</b>	<b>100%</b>		<b>13,815</b>

**SUSTAINABILITY MEASURES**

Population Per Net Hectare (p/nha)	80.1
Dwelling Units Per Net Residential Hectare (du/nrha)	30.6
[Single/Semi-detached] / [Row Housing; Low-rise/Multi / Medium Density] Unit Ratio	71% / 29%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	100%
Population (%) within 600m of Commercial Service	27%











**STUDENT GENERATION STATISTICS**

Level	Public	Separate	Total
Elementary	511	205	716
Junior / Senior High School	511	206	717
<b>Total</b>	<b>1022</b>	<b>411</b>	<b>1433</b>



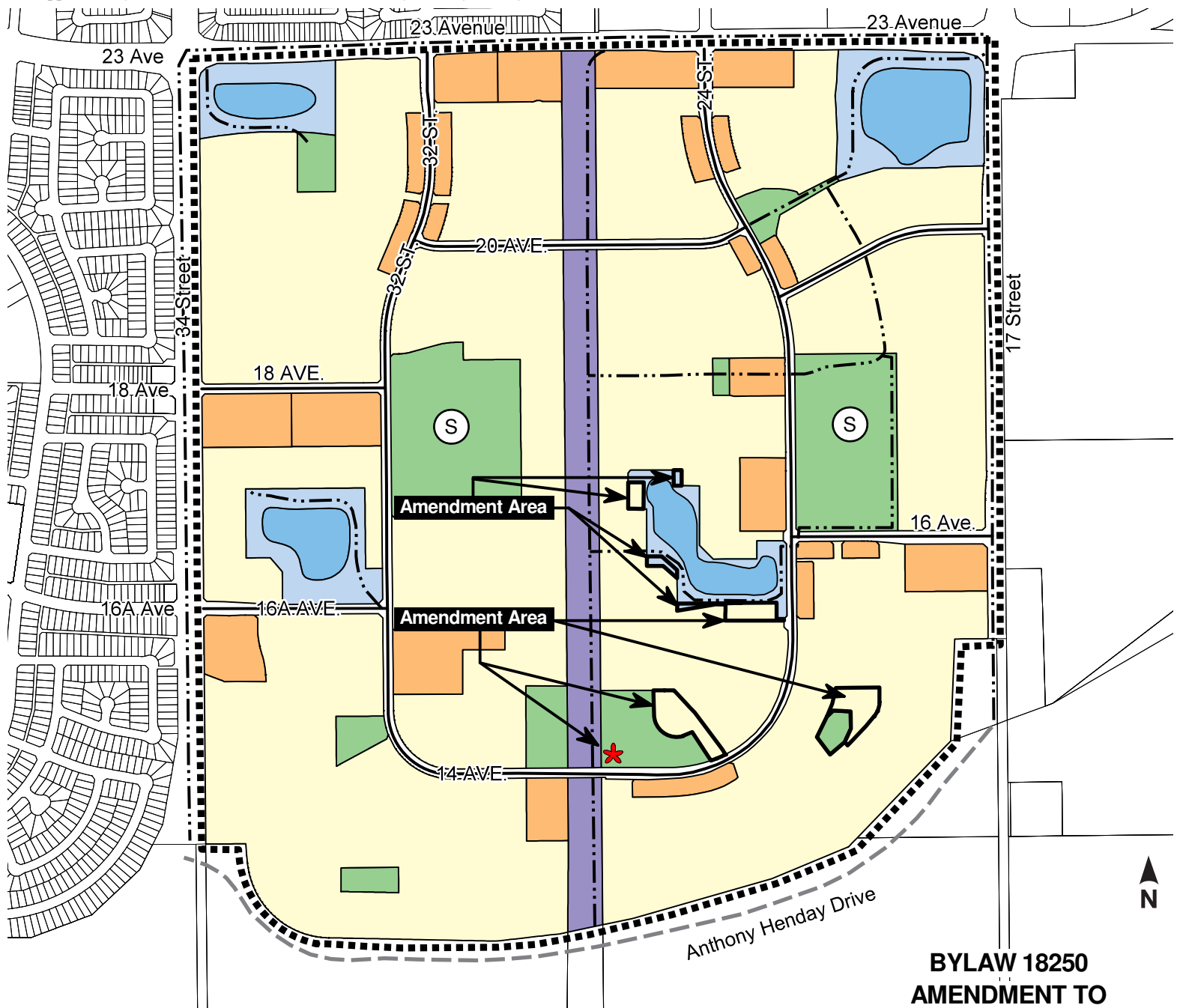
**BYLAW 17144  
APPROVED  
LAUREL**

Neighbourhood Structure Plan  
(as amended)













- |   |                                |   |                             |
|---|--------------------------------|---|-----------------------------|
|  | Low Density Residential        |  | Power/Pipeline Right-of-Way |
|  | Medium Density Residential     |  | Shared Use Path             |
|  | Municipal Reserve-Park         |  | TUC Trail                   |
|  | Stormwater Management Facility |  | Collector Roadway           |
|  | School Site                    |  | NSP Boundary                |

**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.



**BYLAW 18250  
AMENDMENT TO  
LAUREL  
Neighbourhood Structure Plan**

	Low Density Residential		Power/Pipeline Right-of-Way
	Medium Density Residential		Shared Use Path
	Municipal Reserve-Park		TUC Trail
	Stormwater Management Facility		Collector Roadway
	School Site		NSP Boundary
	Booster Station		Amendment Area

**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:	Area Structure Plan Amendment, Neighbourhood Structure Plan Amendment, and Rezoning
Bylaw:	18269, 18250 and 18251
Location:	West of 17 Street NW and south of 16 Avenue NW
Address:	A portion of 1010 17 Street NW
Legal Descriptions:	A portion of SE-31-51-23-4
Site Area:	N/A
Neighbourhood:	Laurel
Ward - Councillor:	12 – Mohinder Banga
Notified Community Organization:	The Meadows Community League Association
Applicant:	Stantec (LDA16-0571) and Qualico Communities (LDA17-0495)

### PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone
Proposed Zones:	(AP) Public Parks Zone, (PU) Public Utility Zone, (RSL) Residential Small Lot Zone
Plans in Effect:	The Meadows Area Structure Plan and Laurel Neighbourhood Structure Plan
Historic Status:	None

Written By:  
Approved By:  
Branch:  
Section:

Michelle Neilson  
Tim Ford  
City Planning  
Planning Coordination