

Bylaw 18250

Amendment to the Laurel Neighbourhood Structure Plan

Purpose

To redesignate land located in the southeastern portion of the Laurel neighbourhood from public park to low density residential uses.

Readings

Bylaw 18250 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 18250 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 5, 2018, and Saturday, January 13, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

Bylaw 18250, to amend the Laurel Neighbourhood Structure Plan, proposes to redesignate 1.16 hectares 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 hectares and a pocket park located south of 14 Avenue NW by 0.45 hectares. The proposed amendment would decrease the overall percentage of park space in the Laurel neighbourhood from 9.9% to 9.5% and maintain a residential density of 30.6 dwellings per net residential hectare. The applicant's intent is to remove the same amount of park space that was added to the Laurel Neighbourhood Structure Plan under a 2015 amendment and reduce the park space dedication required of the landowner.

An administrative amendment is also proposed to reconfigure the stormwater management facility to align with the approved design and show the location of a future EPCOR Water Booster Station.

The proposed amendment maintains existing park space connections to the adjacent shared use path, maintains an even distribution of park space in the southeast corner of the neighbourhood, accommodates intended programming on the park sites, and facilitates the completion of the neighbourhood and the assembly of parkland.

Policy

The proposed amendment supports *The Way We Grow* by promoting the completion of developing neighbourhoods.

Corporate Outcomes

- The City of Edmonton has sustainable and accessible infrastructure.

Public Consultation

On December 12, 2016, Urban Form and Corporate Strategic Development sent an advance notice of the proposed application to property owners in the Laurel neighbourhood and The Meadows Community League Association. Seven responses were received with concerns and three responses were received looking for more information. After a revision to the application, Urban Form and Corporate Strategic Development sent a second advance notice on October 10, 2017, to property owners in the Laurel neighbourhood and The Meadows Community League Association. Four responses were received with concerns and two responses were received looking for more information. A summary of responses is included in the attached report.

Attachments

1. Bylaw 18250
2. Urban Form and Corporate Strategic Development report (attached to Bylaw 18269 – Item 3.4)