

Bylaw 18204

To allow for single detached housing, Laurel

Purpose

Rezoning from AG and AGU to RSL, located at 1010 - 17 Street NW and 1504 - 24 Street NW, Laurel.

Readings

Bylaw 18204 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 18204 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 18204 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone and (AGU) Urban Reserve Zone to (RSL) Residential Small Lot Zone. The proposed (RSL) Zone allows for single detached housing with front attached garages and provides the opportunity for secondary suites. The application conforms to the Laurel Neighbourhood Structure Plan which designates the site for low density residential uses.

Policy

The proposed rezoning supports the policies of *The Way We Grow* by promoting contiguous development and the completion of developing neighbourhoods.

Corporate Outcomes

- Edmonton is attractive and compact - the proposed rezoning will allow the opportunity for single detached housing and secondary suites in proximity to a future stormwater management facility and park.

Public Consultation

On August 14, 2017, Urban Form and Corporate Strategic Development sent an advance notice of the application to surrounding property owners and the Meadows Community League Association. One response was received requesting further information which was provided.

Attachments

1. Bylaw 18204
2. Urban Form and Corporate Strategic Development report