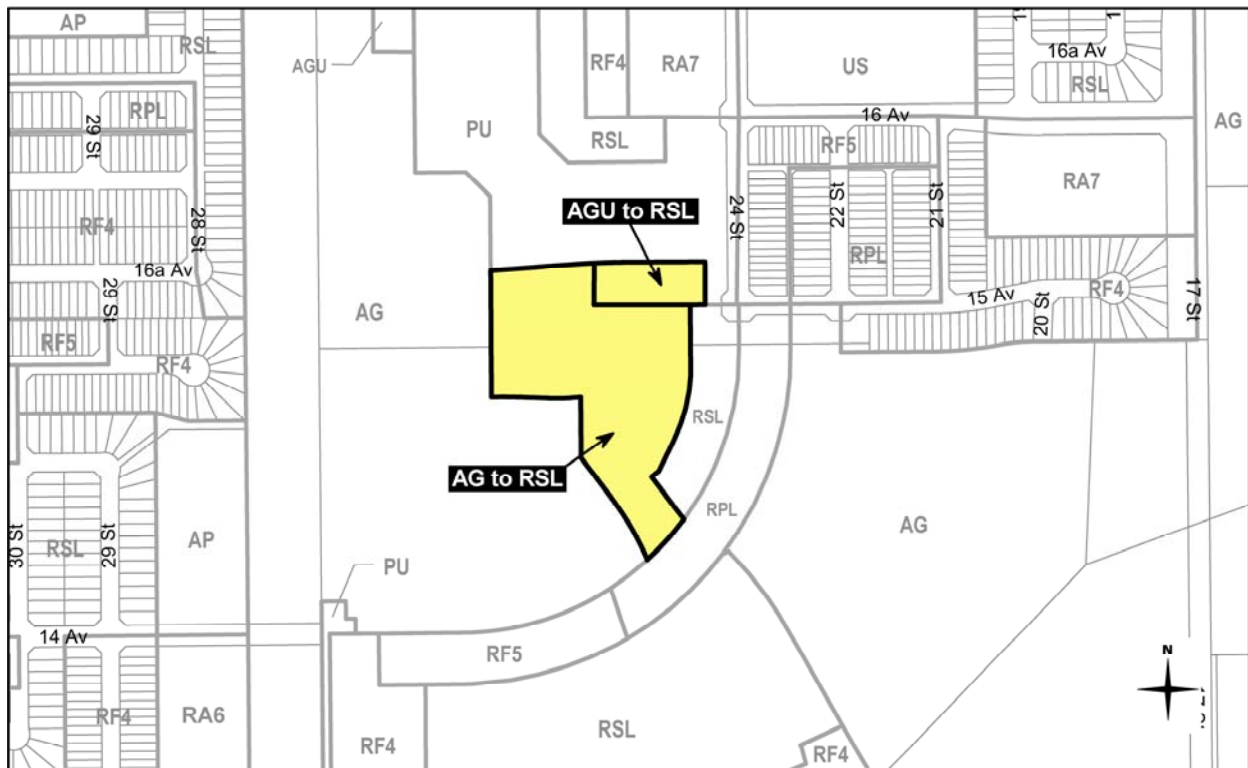




REZONING LAUREL

1010 – 17 Street NW
1504 – 24 Street NW

To allow for single detached housing.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

- it is compatible with surrounding planned and existing land uses;
- it promotes the completion of a developing neighbourhood; and
- it conforms with the Laurel Neighbourhood Structure Plan which designates the site for low density residential uses.

THE APPLICATION

Bylaw 18204 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone and (AGU) Urban Reserve Zone to (RSL) Residential Small Lot Zone. The application conforms to the Laurel Neighbourhood Structure Plan which designates this site for low density residential uses.

SITE AND SURROUNDING AREA

The site is located west of 17 Street NW and north of Anthony Henday Drive and is undeveloped. A future stormwater management facility is located north of the site. Land to the east, south and west is undeveloped and is planned for low density residential uses.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone (AGU) Urban Reserve Zone	Vacant land
CONTEXT		
North	(PU) Public Utility Zone	Vacant land
East	(RSL) Residential Small Lot Zone	Vacant land
South	(AG) Agricultural Zone (RPL) Planned Lot Residential Zone	Vacant land
West	(AG) Agricultural Zone	Vacant land

PLANNING ANALYSIS

The proposed (RSL) Residential Small Lot Zone allows for single-detached housing with front attached garages and provides the opportunity for secondary suites. The proposed zone is compatible with surrounding planned and existing uses and promotes the completion of the neighbourhood through a logical extension of housing and services.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

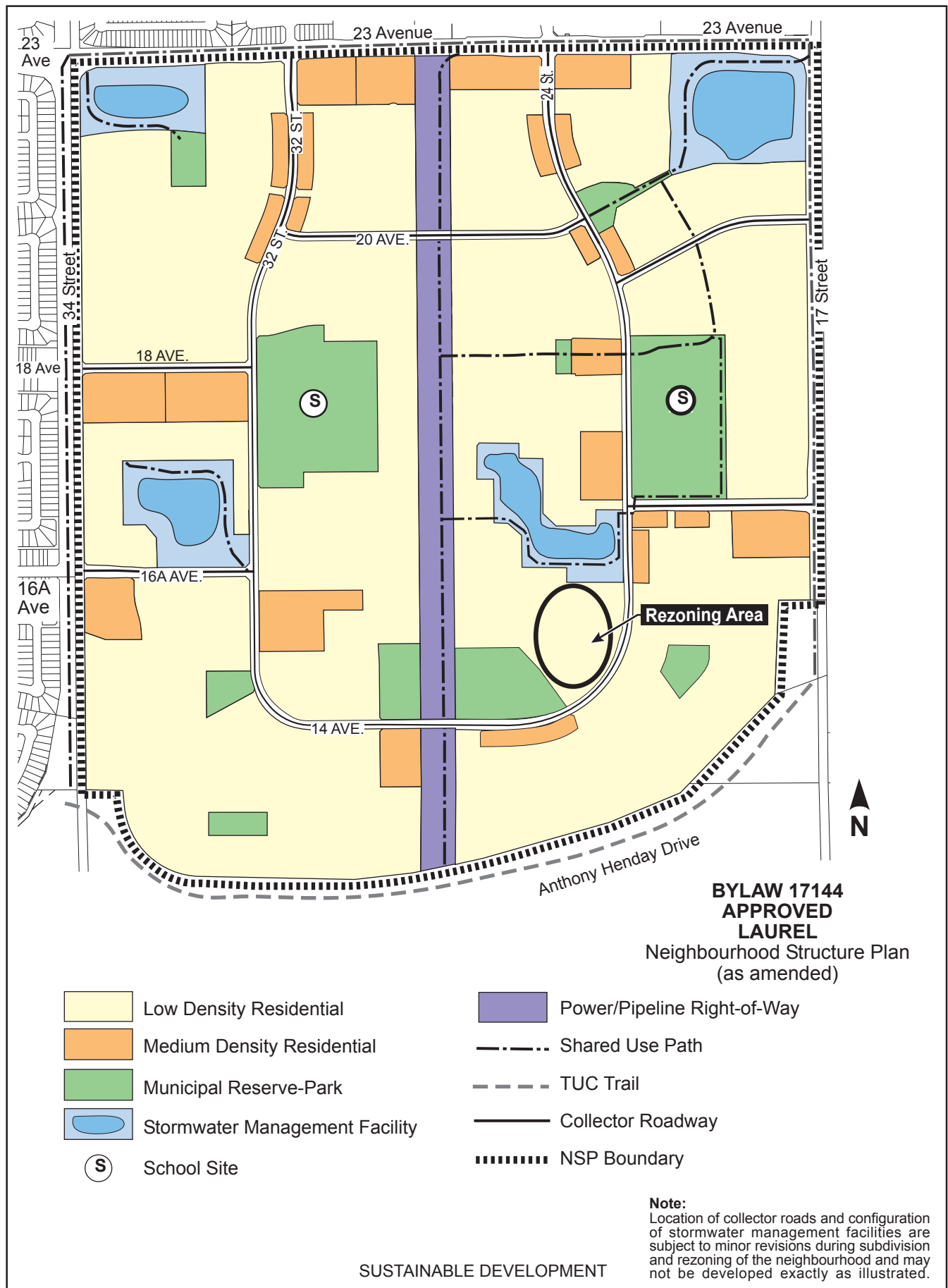
ADVANCE NOTICE August 14, 2017	<ul style="list-style-type: none">• Number of recipients: 32• One response was received requesting further information.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18204
Location:	West of 17 Street NW and north of Anthony Henday Drive
Address:	1010 – 17 Street NW, 1504 – 24 Street NW
Legal Descriptions:	A portion of SE-31-51-23-4 and a portion of Lot 1, Plan 9921891
Site Area:	N/A
Neighbourhood:	Laurel
Ward - Councillor:	12 – Mohinder Banga
Notified Community Organization:	The Meadows Community League Association
Applicant:	Qualico Communities

PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone, (AGU) Urban Reserve Zone
Proposed Zones:	(RSL) Residential Small Lot Zone
Plans in Effect:	Laurel Neighbourhood Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

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Tim Ford
City Planning
Planning Coordination