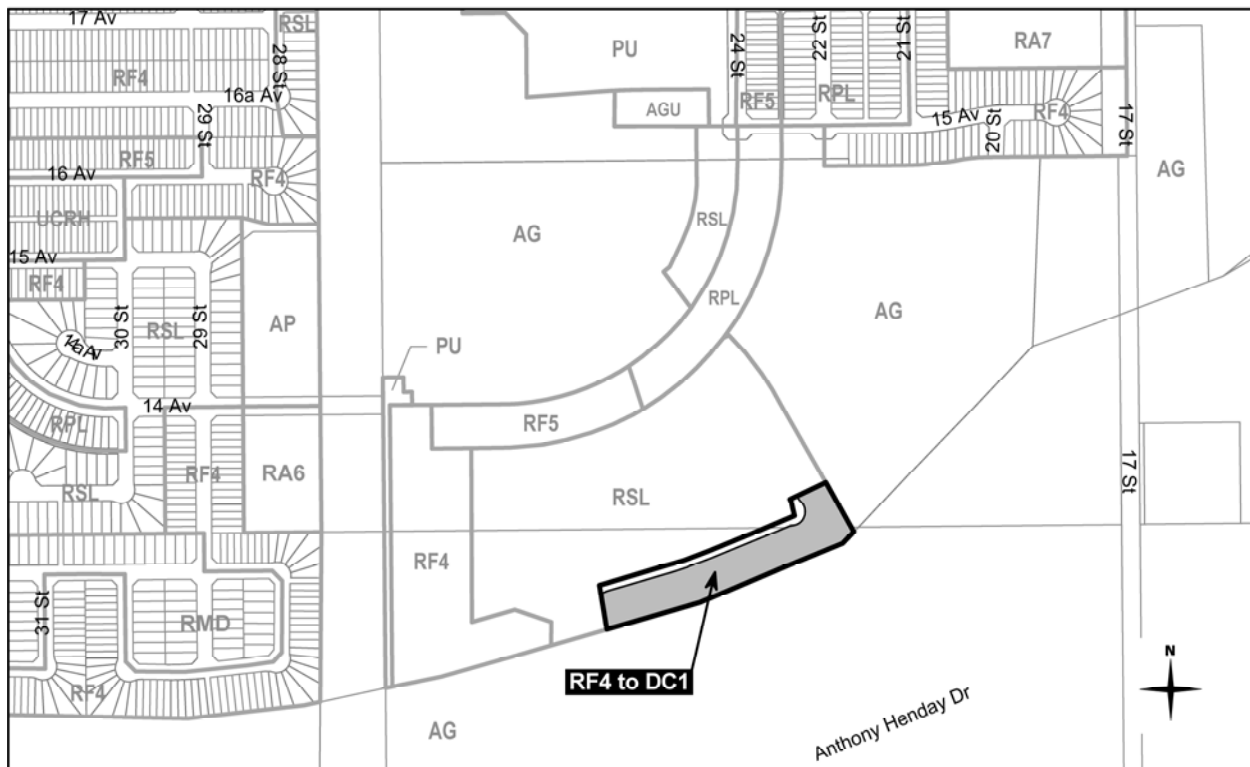




REZONING Laurel

1010 - 17 Street NW, 810 - 17 Street NW

To allow for development of single detached housing on smaller lots with zero lot lines.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- adds diversity to existing housing forms in the neighbourhood;
- is compatible with the surrounding and existing land uses; and
- is in conformance with the Laurel Neighbourhood Structure Plan.

THE APPLICATION

BYLAW 18205 is to rezone the subject site from RF4 (Semi-detached Residential Zone) to DC1 (Direct Development Control Provision). The proposed rezoning will allow for a slight increase in density of Single Detached Housing by eliminating the requirement of one Side Setback per Lot.

SITE AND SURROUNDING AREA

The subject site is located in the Laurel Neighborhood, north of Anthony Henday Drive, west of 17 Street, and east of 34 Street NW. It is situated in an undeveloped site where the surrounding sites are zoned for smaller lot Single Detached Housing. The surrounding land uses to the north and west are zoned for single and semi-detached housing. To the east land is undeveloped land zoned (AG) Agricultural Zone that is designated for development of residential and park uses. South of the site is Anthony Henday Drive in the Transportation and Utility Corridor.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RA4) Semi-detached Residential Zone	Vacant land
CONTEXT		
North	(RSL) Residential Small Lot Zone	Vacant land
East	(AG) Agricultural Zone	Vacant land
South	(AG) Agricultural Zone	Vacant land
West	(RSL) Residential Small Lot Zone	Vacant land

PLANNING ANALYSIS

The Laurel neighbourhood is primarily a residential neighborhood planned for a mix of low and medium density housing. The purpose of this zone is to provide the opportunity for increased density of single detached housing by eliminating the requirement of one Side Setback per Lot. The application proposes to have a minimum site area of 228 sq. m and site coverage of 55%. The minimum Side Setback shall be 1.2 m instead of 2.4 m. The RMD Zone has a minimum site area of 247 sq. m and site coverage of 53%.

This proposed zoning application conforms to the Laurel Neighborhood Structure Plan, which considers opportunities for innovative building and site design. The proposed development provides opportunity for an innovative housing proposal, which is to be regulated by a Direct Control Provision.

Over the last few years, there has been a notable increase in the use of this DC1 Provision in a number of developing communities. Going forward, low density DC1 applications will be reviewed on a case by case basis to determine if they are similar to DC1's that have been approved in these areas, before being accepted and processed.

Currently, the City is working with the development industry in creating new zones to facilitate the development of lower density residential uses, similar to the proposed DC1, that are not currently covered under standard zones. Once approved by Council, the frequency of using Direct Control provision applications for these uses is expected to lessen.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

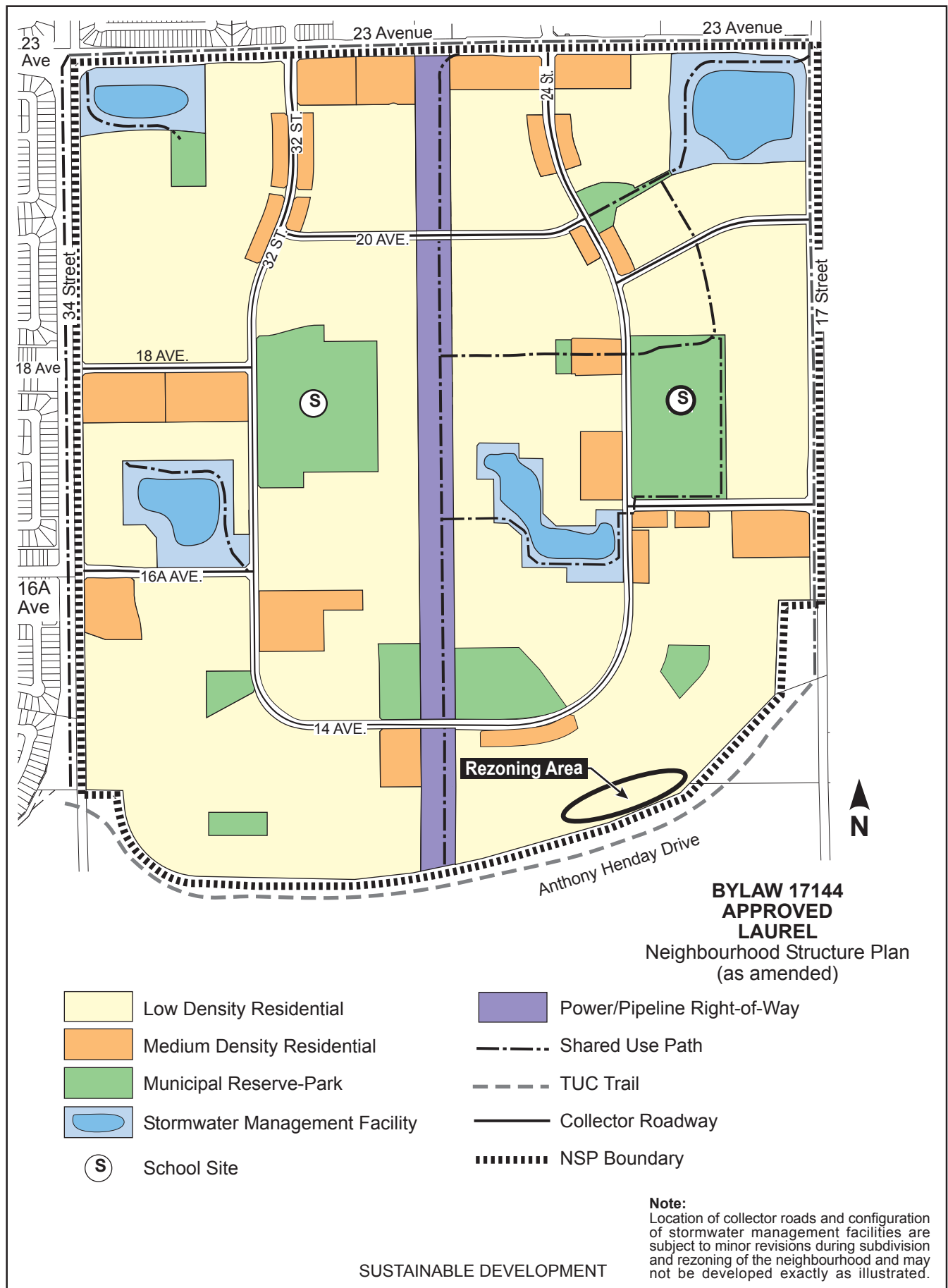
ADVANCE NOTICE August 8, 2017	<ul style="list-style-type: none">• Number of recipients: 6• Number of responses in support: N/A• Number of responses with concerns: 0
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEB PAGE	<ul style="list-style-type: none">• Web page included information of RMD zone and application's conformance to the Laurel NSP

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:	BYLAW 18205
Location:	23 Avenue on the north, 34th Street on the west, 17th Street on the east, and the Anthony Henday Drive on the south
Address:	1010 - 17 STREET NW, 810 - 17 STREET NW
Legal Descriptions:	NE-30-51-23-4, SE-31-51-23-4
Site Area:	N/A
Neighbourhood:	Laurel
Ward - Councillor:	9 – Bryan Anderson
Notified Community Organization:	N/A
Applicant:	QUALICO

PLANNING FRAMEWORK

Current Zones:	(RF4) Semi-detached Residential Zone
Proposed Zones:	(DC1) Direct Development Control Provision
Plans in Effect:	Laurel Neighbourhood Structure Plan
Historic Status:	None

Written By:
Approved By:
Brancht:
Section:

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City Planning
Planning Coordination