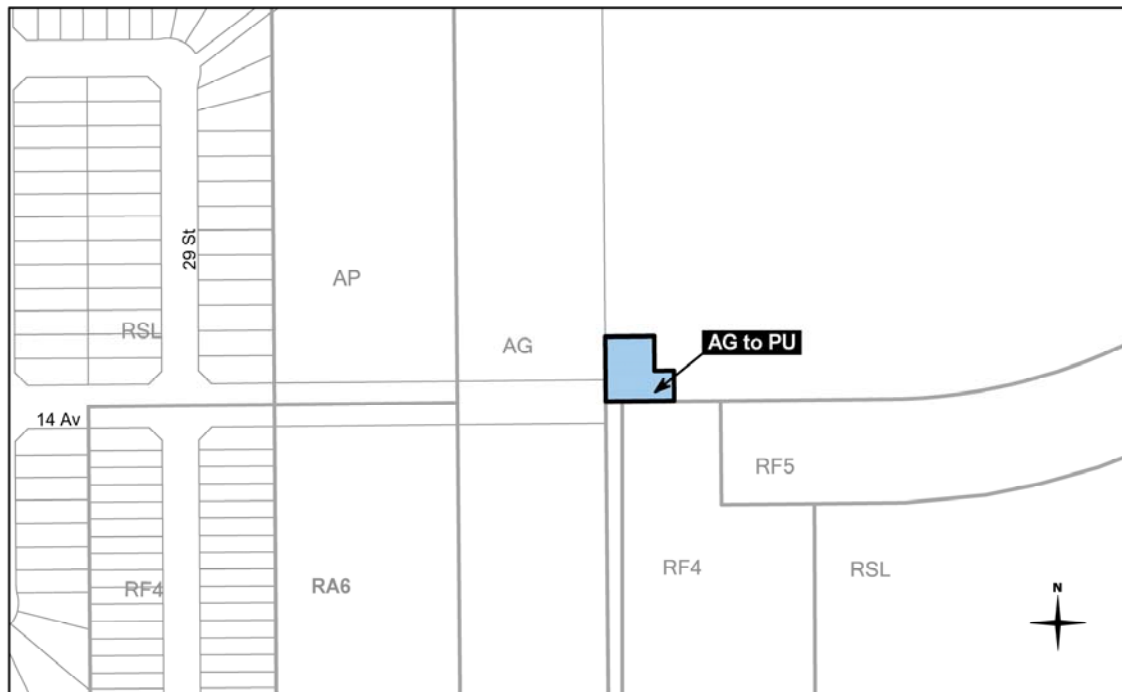




REZONING LAUREL

1010 – 17 Street NW

To allow for a water booster station.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- it allows for the provision of essential infrastructure services in a developing neighbourhood;
- it is compatible with the surrounding existing and planned land uses; and
- it meets the technical requirements of affected Civic Departments and utility agencies.

THE APPLICATION

Bylaw 18137 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (PU) Public Utility Zone to accommodate a booster station for EPCOR Water. The booster station is needed to improve water pressure to approximately 400-1000 future residential lots in the southeast corner of Laurel and southwest corner of Aster due to the elevations of the development area.

The application is in general conformance with the Laurel Neighbourhood Structure Plan which promotes a fully serviced neighbourhood and designates the site for power/pipeline right-of-way and public park. The adjustment to park size is minor and will be reflected in future amendments to the Laurel Neighbourhood Structure Plan.

SITE AND SURROUNDING AREA

The site is located east of 29 Street NW and North of Anthony Henday Drive.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Vacant lot
CONTEXT		
North	(AG) Agricultural Zone	Vacant lot
East	(AG) Agricultural Zone	Vacant lot
South	(RF4) Semi-detached Residential Zone	Vacant lot
West	(AG) Agricultural Zone	Power Line Right of Way and a shared use path

PLANNING ANALYSIS

The proposed (PU) Public Utility Zone will allow for the development of a water booster station to meet the infrastructure and servicing needs of the area. The proposed zone allows for a variety of public utility uses, however, the small size of the site limits the range of uses that would be practical in this location. The proposed zone is compatible with surrounding planned and existing uses including the adjacent power line right-of-way. The proposed booster station is itself very small and there will be little to no noise associated with the station during normal operation. Fencing and setbacks will be required to mitigate any negative impacts on the adjacent park site. A collector road separates the site from future residential development to the south.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

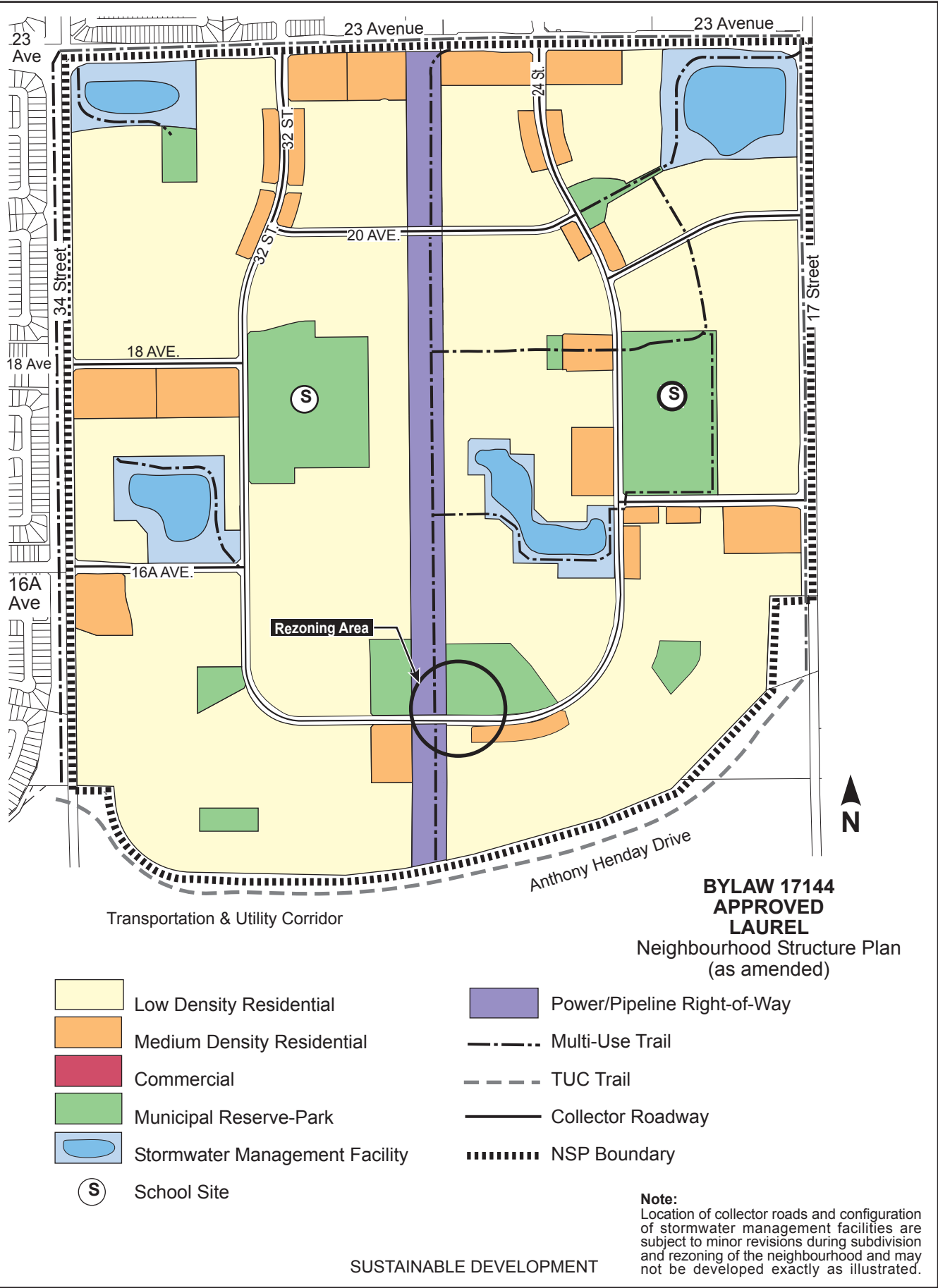
ADVANCE NOTICE May 25, 2017	<ul style="list-style-type: none">• Number of recipients: 21• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18137
Location:	West of 17 Street SW and North of the Anthony Henday Drive
Addresses:	1010 – 17 Street SW
Legal Descriptions:	A portion of Section SE-31-51-23-4
Site Area:	N/A
Neighbourhood:	Laurel
Ward - Councillor:	12 – Mohinder Banga
Notified Community Organization:	The Meadows Community League
Applicant:	Qualico Communities

PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone
Proposed Zones:	(PU) Public Utility Zone
Plans in Effect:	Laurel Neighbourhood Structure Plan (NSP) Meadows Area Structure Plan (ASP)
Historic Status:	None

Written By:
Approved By:
Department:
Section:

Sean Conway
Tim Ford
Sustainable Development
Planning Coordination