

Bylaw 17845

To allow for low density housing, Laurel

Purpose

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

Readings

Bylaw 17845 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 17845 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, November 25, 2016, and Saturday, December 3, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The applicant proposes to rezone the site from (AG) Agricultural Zone to (RSL) Residential Small Lot Zone and (RPL) Planned Lot Residential Zone. The proposed rezoning would allow for smaller lot single detached dwellings with more efficient utilization of land in developing neighbourhoods. The proposed rezoning conforms to the Laurel Neighbourhood Structure Plan and meets the technical requirements of the civic departments and utility agencies.

Policy

The proposed rezoning complies with the Developing and Planned Neighbourhood Policies of the Municipal Development Plan, *The Way We Grow*, by supporting contiguous development and providing varied housing choice.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

Advanced notice was sent on September 15, 2016, to surrounding property owners and The Meadows Community League Association. Sustainable Development did not receive any responses in regards to the notices.

Attachments

1. Bylaw 17845
2. Sustainable Development report