

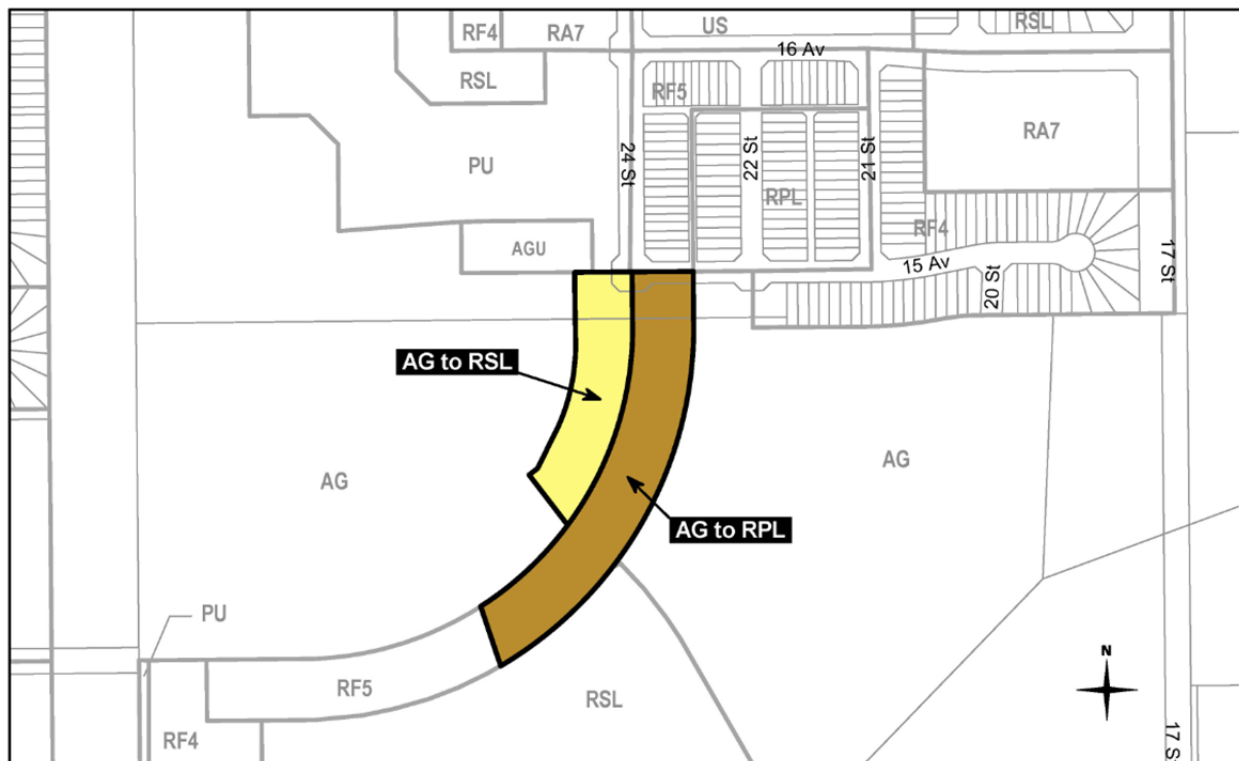


REZONING APPLICATION LAUREL

1010 - 17 Street NW

1504 - 24 Street NW

To allow for low density residential.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because the proposed rezoning is compatible with the existing and planned development of surrounding land, conforms with the applicable neighbourhood structure plan and provides the opportunity for the appropriate amount of Low Density Residential Uses.

THE APPLICATION

BYLAW 17845 proposes to amend the Zoning Bylaw to allow for low density residential uses within the Laurel Neighbourhood. The applicant intends to build Single Detached Housing along a collector road through the interior of the neighbourhood, as specified in the Neighbourhood Structure Plan.

SITE AND SURROUNDING AREA

The site is located in the Southeast portion of the Laurel Neighbourhood. The site is currently undeveloped land.



AERIAL VIEW OF APPLICATION AREA

EXISTING ZONING		CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped Land
CONTEXT		
North	(RF5) Row Housing Zone (PU) Public Utility Zone	Being developed for low density housing
East	(AG) Agricultural Zone	Undeveloped Land
South	(RSL) Small Lot Residential Zone	Undeveloped Land
West	(AG) Agricultural Zone	Undeveloped Land

PLANNING ANALYSIS

The proposed rezoning does not alter density targets or the residential development character of the Laurel Neighbourhood. The site is southeast of a designated stormwater facility and southwest of a mix of residential zones. It is also northeast of another mix of residential zones. The site does conform with the Laurel Neighbourhood Structure Plan, which designates the subject site for Low Density Residential.

An associated subdivision is currently under review. This subdivision breaks the site down into 48 single detached lots.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

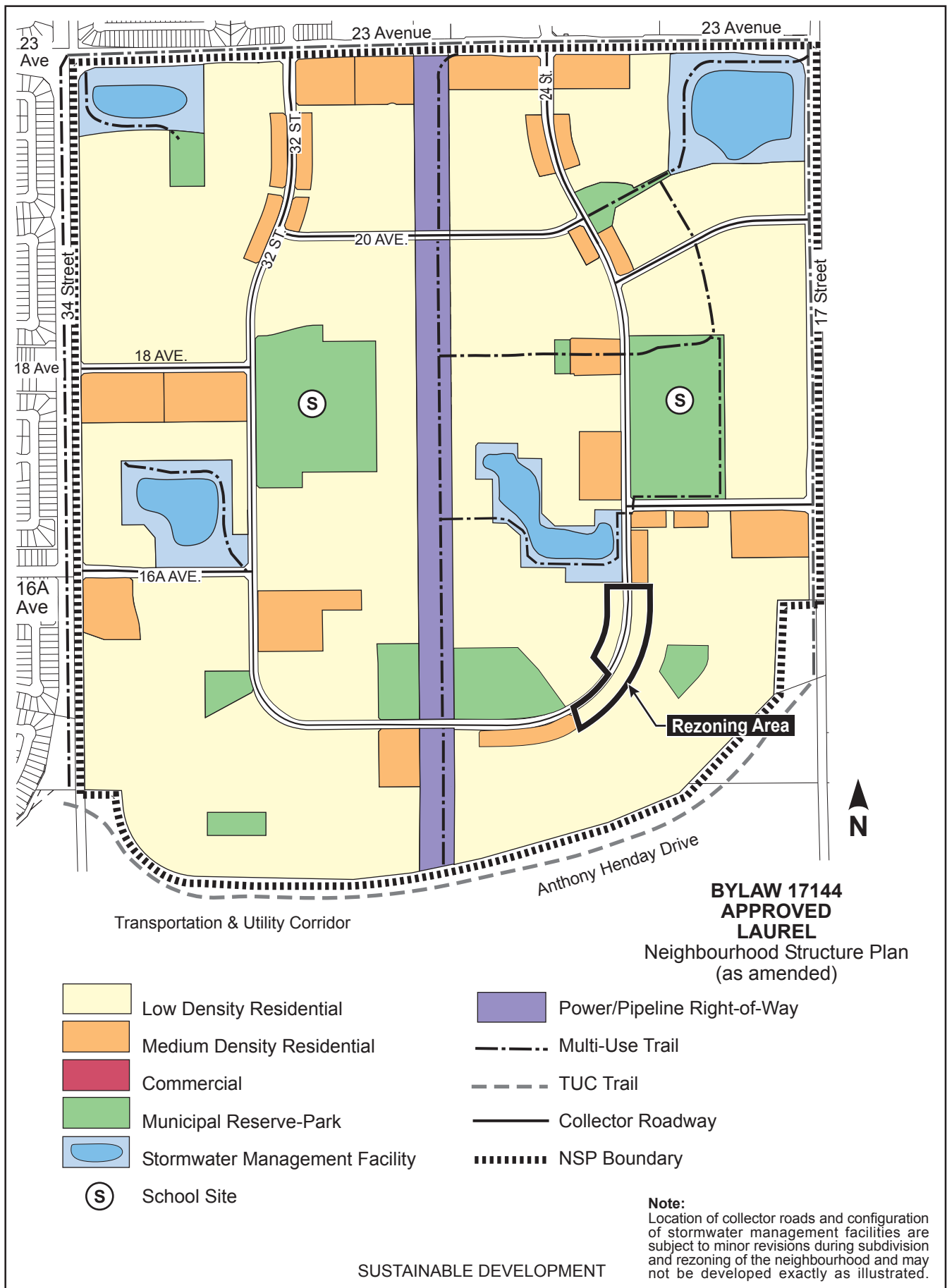
ADVANCE NOTICE Date	<ul style="list-style-type: none"> • Number of recipients: 11 • No responses received
PUBLIC MEETING Date	<ul style="list-style-type: none"> • Not held

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:	17845
Location:	South and east of Orchards Boulevard SW
Addresses:	1010 – 17 Street NW & 1504 – 24 Street NW
Legal Descriptions:	Lot 1, Plan 992 1891 and a portion of SE-31-51-23-4
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 Zone(s) and Overlay(s):	(AG) Agricultural Zone
Proposed Zone(s) and Overlay(s):	(RSL) Small Lot Residential Zone & (RPL) Planned Lot Residential Zone
Plan(s) in Effect:	Laurel Neighbourhood Structure Plan
Historic Status:	None

Written By:
Approved By:
Department:
Section:

Mark Harrison
Holly Mikkelsen
Sustainable Development
Planning Coordination