

## Bylaw 17725

To allow for low density residential uses, Laurier Heights

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### **Purpose**

Rezoning from A to RF1, located at 8132 - 133 Street, Laurier Heights.

### **Readings**

Bylaw 17725 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 17725 be considered for third reading."

### **Advertising and Signing**

This Bylaw has been advertised in the Edmonton Journal on Friday, August 5, 2016, and Saturday August 13, 2016. The Bylaw can be passed following third reading.

### **Position of Administration**

Administration supports this Bylaw.

### **Report**

The applicant proposes to rezone from (A) Metropolitan Recreation Zone to (RF1) Single Detached Residential Zone.

There is no plan in effect for Laurier Heights. The site currently contains a single detached house and has been zoned (A) Metropolitan Recreation Zone since 2001. It appears the 2001 rezoning occurred in error as prior to that the site had a residential zone. The City of Edmonton has no interest in acquiring the land, which is not considered part of the River Valley Area Redevelopment Plan where the (A) Metropolitan Recreation Zone is more appropriately applied. The proposed rezoning is compatible with existing development of adjacent land, and allows for the continuation of the residential use of the land.

### **Policy**

This application supports the policies of *The Way We Grow* by supporting contiguous development and infrastructure and providing a range of housing types and densities a neighbourhood level.

### **Corporate Outcomes**

The proposed rezoning contributes to the creation of diverse neighbourhoods in support of the City of Edmonton's Strategic Goal of Transforming Edmonton's Urban Form.

### **Public Consultation**

Sustainable Development sent advance notification of the application on May 5, 2016, to surrounding property owners, the Laurier Heights Community League, and the West

Edmonton Communities Council Area Council. A summary of the comments received is included in the attached report.

### **Attachments**

1. Bylaw 17725
2. Sustainable Development Report