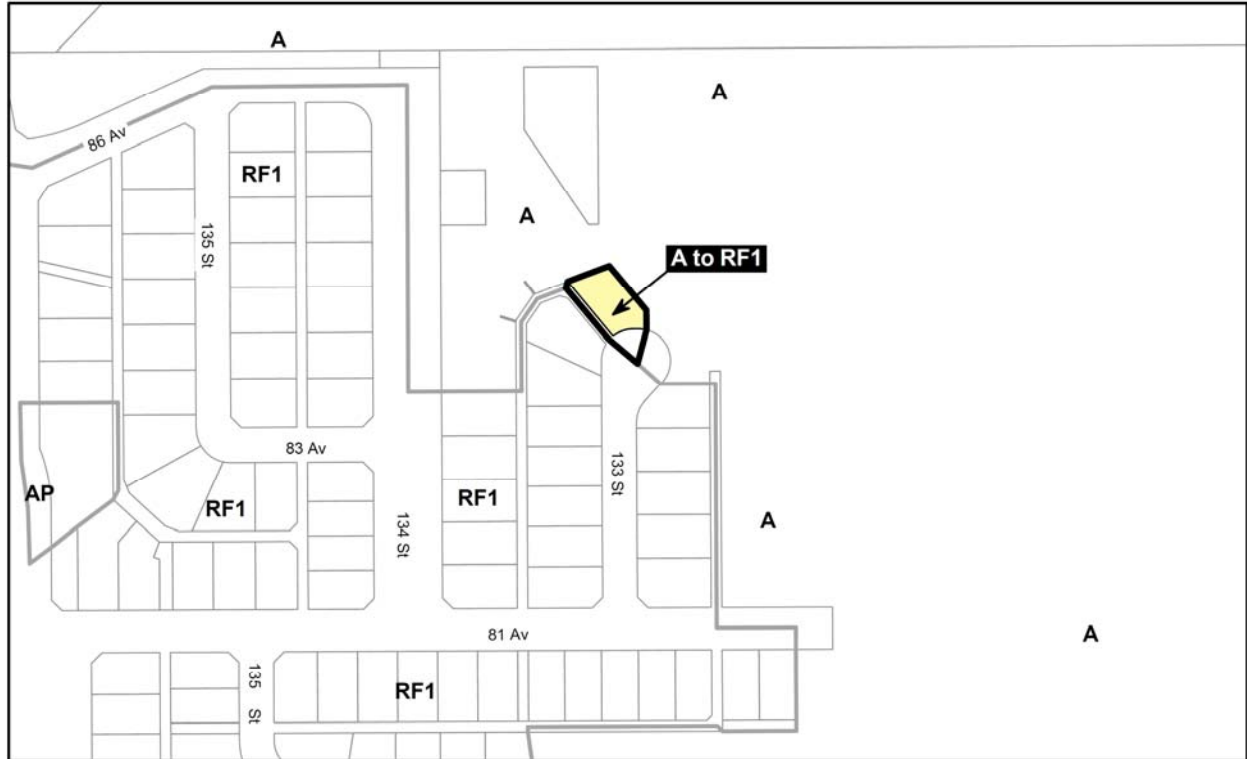




# REZONING APPLICATION LAURIER HEIGHTS

## 8132 – 133 STREET NW

To allow for the continuation of an existing residential use within a residential zone.



## RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- the proposed zoning changes are compatible with the existing and planned development of surrounding land;
- the proposed zoning changes align with the existing building and land use on the site; and
- it allows for the continuation of an existing low density residential use within a residential zone.

## THE APPLICATION

BYLAW 17225 proposes to amend the Zoning Bylaw to allow for low density uses in the Laurier Heights Neighbourhood by rezoning from (A) Metropolitan Recreation Zone to (RF1) Single Detached Residential Zone. The site currently contains a single detached house and has been zoned (A) Metropolitan Recreation Zone since 2001. With the adaptation of Edmonton Zoning Bylaw 12800 in 2001, the parcel was incorrectly zoned. The Edmonton Land Use Bylaw 5996 identified the site as a (RF1) Single Detached Residential District. 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.

## SITE AND SURROUNDING AREA

The Laurier Heights neighbourhood is primarily designated as a mature residential neighbourhood comprised of predominantly low density residential land uses zoned (RF1) Single Detached Residential Zone. The land surrounding the area of application is predominantly low density residential backing onto the North Saskatchewan River Valley and Ravine system.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(A) Metropolitan Recreation Zone	Single Detached House
<b>CONTEXT</b>		
North	(A) Metropolitan Recreation Zone	Ravine
East	(A) Metropolitan Recreation Zone	Ravine
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House



PHOTO OF SITE LOOKING NORTH

## PLANNING ANALYSIS

The application proposes to rezone to the (RF1) Single Detached Residential Zone to allow the continuation of the existing house and correct what appears to be a historical error that placed the subject site within the (A) Metropolitan Recreation Zone rather than a residential zone. The proposed rezoning aligns with the policies of the MDP (Municipal Development Plan) by optimizing the use of existing infrastructure in an established neighbourhood, and by encouraging compatible land uses.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> May 5, 2016	<ul style="list-style-type: none"><li>• Number of responses in non-support: 1</li><li>• Number of responses seeking clarification: 1</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>

The first respondent expressed their non-support and concern that the RF1 zone would allow for a Secondary Suite or provide opportunities for the lot to be subdivided to facilitate the building of two residential dwellings. The second respondent also expressed concern and sought clarification about the potential for a building beyond a single family dwelling, with particular concern regarding the Lodging Houses use class within the RF1 zone, to allow a Seniors Facility.

In response to these concerns Sustainable Development advised that the RF1 zone does currently allow for secondary suite uses. The subdivision would be permitted within any RF1 lot that met the minimum lot size regulations and provided adequate road frontage. The development rights contained within the RF1 zone already apply to the residential dwellings in most of the Laurier Heights neighbourhood. Sustainable Development also advised that under the RF1 Zone, building regulations for a Lodging House would not be possible on a site of this size.

## **CONCLUSION**

Sustainable Development recommends that City Council APPROVE this application.

## **ATTACHMENTS**

2a Application Summary



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Bylaw(s):	17725
Location:	North 81 Avenue NW and east 134 Street NW
Address(es):	8132 – 133 Street NW
Legal Description(s):	Lot 7, Block 4, Plan 4697NY
Site Area:	N/A
Neighbourhood:	Laurier Heights
Ward - Councillor:	5 – Michael Oshry
Notified Community Organization(s):	Laurier Heights Community League West Edmonton Communities Council Area Council
Applicant:	Carmen and Ryan Wady

### PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(A) Metropolitan Recreation Zone Mature Neighbourhood Overlay
Proposed Zone(s) and Overlay(s):	(RF1) Single Detached Residential Zone
Plan(s) in Effect:	None
Historic Status:	None

Written By:  
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Department:  
Section:

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