



ADMINISTRATION REPORT **REZONING** LAUREL

810 and 1010 - 17 Street NW, & 1504 - 24 Street NW

To allow for low density residential uses and neighbourhood park space.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it:

- will allow for a range of low density residential uses;
- is compatible with surrounding and planned land uses; and
- conforms to the *Laurel Neighbourhood Structure Plan*.

THE APPLICATION

CHARTER BYLAW 19088 amends the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (RSL) Residential Small Lot Zone, (RPL) Planned Lot Residential Zone, and (AP) Public Parks Zone. The intent is to allow for low density residential development and a neighborhood park space.

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Undeveloped
CONTEXT		
North	<ul style="list-style-type: none"> (RPL) Planned Lot Residential Zone (RF4) Semi-Detached Residential Zone 	<ul style="list-style-type: none"> Single Detached Housing Semi-Detached Housing
East	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Undeveloped 17 Street (arterial) roadway
South	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Undeveloped Anthony Henday Drive
West	<ul style="list-style-type: none"> (RPL) Planned Lot Residential Zone (RSL) Residential Small Lot Zone (DC1) Direct Development Control Provision 	<ul style="list-style-type: none"> Single Detached Housing (In Development) Undeveloped

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The application proposes to rezone approximately 9.47 ha of undeveloped land into various low density residential zones and a public park space. In combination, the (RPL), (RSL), and (RLD) Zones will provide opportunities for a variety of low density housing forms including garden and secondary suites in conjunction with single detached housing, semi-detached and duplex housing, and zero lot line development.

Adjacent to the site is new and ongoing development of single detached and semi-detached residential housing. The proposed uses in this rezoning will be compatible with surrounding development.

PLAN IN EFFECT

Laurel Neighbourhood Structure Plan

The Laurel Neighbourhood Structure Plan outlines the proposed area to be developed with low density residential around a park site, as outlined in Appendix 1.

The proposed zones meet the outlined development requirements and the application conforms with the Laurel Neighbourhood Structure Plan.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE October 3, 2019	<ul style="list-style-type: none">• Number of recipients: 124• No responses were received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/laurel

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 NSP Context Map
- 2 Application Summary

Figure 3 – Land Use Concept (Bylaw 18250, January 22, 2018) + Site Overlay



NOT TO SCALE

October 23, 2017

- | | | |
|--|--|---|
| <p>Legend</p> <ul style="list-style-type: none"> Low Density Residential Medium Density Residential Municipal Reserve Stormwater Management Facilities | <ul style="list-style-type: none"> Power/Pipeline Right of Way/PUL Shared Use Path TUC Trail Booster Station | <ul style="list-style-type: none"> Collector Roadway NSP Boundary |
|--|--|---|

Client/Project
LAUREL
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.
3.0

Title
Land Use Concept



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19088
Location:	South of 15 Avenue NW, West of 17 Street NW
Address:	1504 - 24 Street NW, 1010 - 17 Street NW, 810 - 17 Street NW
Legal Description:	a portion of Lot 1, Plan 9921891 a portion of SE-31-51-23-4 a portion of NE-30-51-23-4
Site Area:	9.47 ha
Neighbourhood:	Laurel
Notified Community Organizations:	The Meadows Community League Association
Applicant:	Qualico Communities

PLANNING FRAMEWORK

Current Zone and Overlay:	(AG) Agricultural Zone
Proposed Zone and Overlay:	(RSL) Residential Small Lot Zone (RPL) Planned Lot Residential Zone (RLD) Residential Low Density Zone (AP) Public Parks Zone
Plan in Effect:	Laurel Neighbourhood Structure Plan
Historic Status:	None

Written By:	Jerreck Connors
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination