



PLAN AMENDMENT, REZONING CALDER

11319 - 129 AVENUE NW

To allow for small scale infill development which is sensitive to the existing context.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

- It provides for residential development which is in scale with the surrounding area; and
- It provides housing choices within the community.

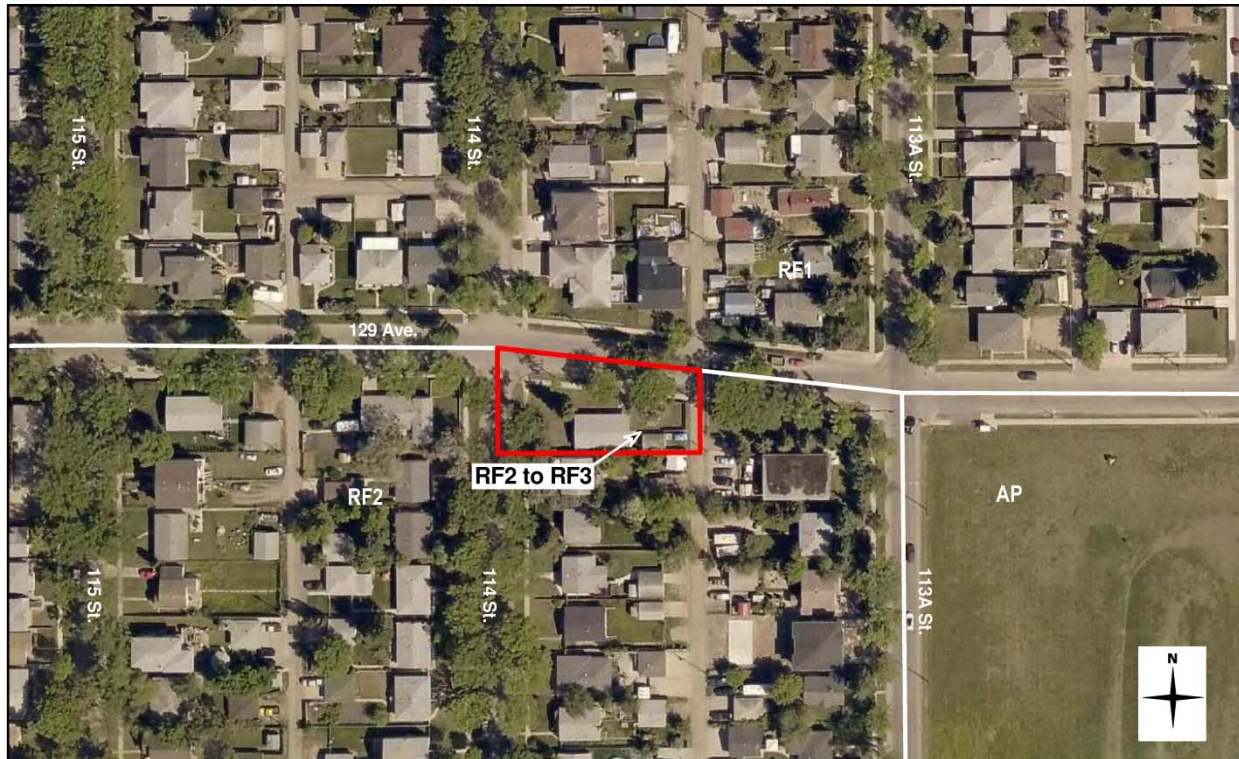
THE APPLICATION

1. RESOLUTION to amend the Calder Neighbourhood Improvement Plan (NIP).
2. BYLAW 18249 to amend the Zoning Bylaw to RF3 Small Scale Infill Development Zone.

The Resolution proposes to change the designation of this site from Single Family District to Small Scale Renewal / Rehabilitation District. This amendment would accommodate the use of the RF3 Zone on this site.

Bylaw 18249 would amend the zoning of the site from RF2 Low Density Infill Zone to RF3 Small Scale Infill Development Zone. This Zone would allow for the development of single detached housing, semi-detached housing, duplex housing, or row housing up to three units on this lot.

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

| | EXISTING ZONING | CURRENT USE |
|---------------------|---|--|
| SUBJECT SITE | (RF2) Low Density Infill Zone | Single Detached house |
| CONTEXT | | |
| North | (RF1) Single Detached Residential Zone | Single Detached Houses |
| East | (RF2) Low Density Infill Zone (AP) Public Parks Zone | Single Detached Houses Grand Trunk Park |

| | | |
|-------|-------------------------------|------------------------|
| South | (RF2) Low Density Infill Zone | Single Detached Houses |
| West | (RF2) Low Density Infill Zone | Single Detached Houses |



PICTURE OF SITE FACING SOUTHWEST



PICTURE OF SITE FACING EAST

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The proposed RF3 zone provides for a variety of low density infill development options, dependent upon criteria in respect to lot size and the location of the lot. For the given site, which is on a corner, the maximum possible development would be three row housing units; single detached, semi-detached, and duplex housing are also possible. These housing forms are in scale with surrounding development and zoning. The site is on a corner, adjacent to 129 Avenue NW, which is a Collector, and a Lane services the site to the east. The Mature Neighbourhood Overlay is in effect and would apply to the RF3 zone.

PLANS IN EFFECT

This area is subject to the Calder Neighbourhood Improvement Plan (NIP), 1977. The intent of the NIP is to ensure that small scale, sensitive residential infill occurs which supports the retention and creation of housing options in the community. This site is currently designated for Single Family District, which in the context of the plan and the land use bylaw at the time, is understood to generally refer to the present RF1 and RF2 zoning. Under the contemporary Zoning Bylaw 12800, the RF3 zone is designed to be a compatible zone with low density areas, and in this location achieves appropriate scale and density for a corner lot transitioning from a Collector road to the neighbourhood interior. This location on a collector also meets the Residential Infill Guidelines (RIGs) locational criteria for low density row housing. The site is approximately 420 m from the future 132 Avenue LRT stop on the Metro Line, and the Transit Oriented Development Guidelines support this type of development at this location.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

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| ADVANCE NOTICE November 15, 2017 | <ul style="list-style-type: none">• Number of recipients: 77• Two responses received: 1 in support; 1 seeking further information.• Comments included: the site makes sense for a row house development, and it would be good to have more people or families in the area. |
| PUBLIC MEETING | <ul style="list-style-type: none">• Not held |
| WEB PAGE | <ul style="list-style-type: none">• www.edmonton.ca/Calder |

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

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|-----------------------------------|--|
| Application Type: | Plan Amendment, Rezoning |
| Bylaw: | Resolution, 18249 |
| Location: | South of 129 Avenue NW and west of 113A Street NW |
| Address: | 11319 - 129 Avenue NW |
| Legal Description: | Lot 11, Block C, Plan 5860HW |
| Site Area: | 0.06 Ha |
| Neighbourhood: | Calder |
| Ward - Councillor: | 2 - Bev Esslinger |
| Notified Community Organizations: | Calder Community League, Lauderdale Community League |
| Applicant: | Farooq Jutt |

PLANNING FRAMEWORK

| | |
|----------------------------|---|
| Current Zone and Overlays: | (RF2) Low Density Infill Zone, Mature Neighbourhood Overlay |
| Proposed Zone and Overlay: | (RF3) Small Scale Infill Development Zone, Mature Neighbourhood Overlay |
| Plans in Effect: | None |
| Historic Status: | None |

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|--------------|-----------------------|
| Written By: | Sean Lee |
| Approved By: | Tim Ford |
| Branch: | City Planning |
| Section: | Planning Coordination |