

## Bylaw 18249

To allow for small scale, sensitive infill development, Calder

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### Purpose

Rezoning from RF2 to RF3, located at 11319 - 129 Avenue, Calder.

### Readings

Bylaw 18249 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 18249 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 5, 2018, and Saturday, January 13, 2018. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

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 accompanying amendment to the Neighbourhood Improvement Plan would accommodate this zone, and maintains the integrity of the Plan's original intent to accommodate sensitive infill development.

### Policy

#### Calder Neighbourhood Improvement Plan, 1977

The intent of the Neighbourhood Improvement Plan 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.

### Residential Infill Guidelines

This location on a collector meets the locational criteria for low density row housing.

### **Transit Oriented Development Guidelines**

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 scale of development at this location.

### **Corporate Outcomes**

- Edmonton is attractive and compact.

### **Public Consultation**

Advance notice was sent to 77 recipients including surrounding property owners, the Calder Community League, and the Lauderdale Community League on November 15, 2017. One response was received in support, which noted that the site was appropriate for the proposed zone and development, and that it could be beneficial to have more people and families in the neighbourhood.

### **Attachments**

1. Bylaw 18249
2. Urban Form and Corporate Strategic Development report (attached to Amendment to the Calder Neighbourhood Improvement Plan – Item 3.17)