

Amendment to the Calder Neighbourhood Improvement Plan

Recommendation:

That Attachment 1 of the February 17, 2016, Sustainable Development report CR_3255 to amend the Calder Neighbourhood Improvement Plan, be approved.

(This recommendation can be considered after the statutory public hearing)

Advertising and Signing

This amendment has been advertised in the Edmonton Journal on Friday, January 29, 2016 and Saturday, February 6, 2016.

Position of Administration

Administration supports this Amendment.

Report

This application proposes to amend the Calder Neighbourhood Improvement Plan to redesignate the subject site from "Single Family District" use to "Small Scale Conversion/Rehabilitation District" use. An associated proposed rezoning from (RF2) Low Density Infill Zone to (RF3) Small Scale Infill Development Zone to allow for the development of row housing up to four units has been submitted under Bylaw 17453. The application complies with the Residential Infill Guidelines locational criteria.

Policy

The application supports the policies contained in *The Way We Grow* related to providing a mixture of housing types to accommodate a variety of demographic and incomes groups, supporting redevelopment and residential infill that contributes to the livability and adaptability of established neighbourhoods and which are sensitive to existing development, optimizing the use of existing infrastructure, and promoting medium density residential growth around a (future) LRT Station.

Corporate Outcomes

This application supports the following City of Edmonton's corporate outcomes:

1. Edmonton is attractive and compact:

The proposed rezoning will allow for the opportunity for limited intensification in accordance with the RF3 Zone, as well as provide a diversity of housing forms.

2. The City of Edmonton has sustainable and accessible infrastructure:

The proposed rezoning allows for the use of existing infrastructure and the site is located within 400 metres of a future LRT Station.

3. Edmontonians use public transit and active modes of transportation:

The proposed rezoning supports public transportation use by allowing for an increase in residential density within 400 metres.

Public Consultation

Sustainable Development sent advance notification of this application on November 10, 2015, to surrounding property owners, the Calder Community League and Edmonton Area Council One Society Area Council. A summary of the comments received from the advance notification is provided in the attached Sustainable Development report.

Justification of Recommendation

The proposal is consistent with *The Way We Grow* policies of providing a mixture of housing types and using infrastructure efficiently, complies with the Residential Infill Guidelines locational criteria and the site is located within 400 m of a future LRT Station. In addition, the proposed amendment supports Bylaw 17453.

Attachments

1. Amendment to the Calder Neighbourhood Improvement Plan
2. Sustainable Development report