

**ATTACHMENT 2
RESOLUTION
BYLAW 17453
FILE: LDA15-0264
CALDER**

DESCRIPTION: AMENDMENT TO THE CALDER NEIGHBOURHOOD
IMPROVEMENT PLAN

ZONING BYLAW AMENDMENT from (RF2) Low Density
Infill Zone to (RF3) Small Scale Infill Development Zone;
CALDER

LOCATION: 11408 – 127 Avenue NW

**LEGAL
DESCRIPTION:** Lot 27, Block B, Plan 858KS

APPLICANT: Mohamed Chaaban
15408 – 109 Avenue NW
Edmonton, AB T5P 0Y4

OWNER: Rasha Harb
11408 – 127 Avenue NW
Edmonton, AB T5E 0C6

**ACCEPTANCE OF
APPLICATION:** June 2, 2015

**EXISTING
DEVELOPMENT:** Single detached dwelling

**SUSTAINABLE
DEVELOPMENT'S
RECOMMENDATION:** That the Amendment to the Calder Neighbourhood Improvement
Plan be APPROVED.

That Bylaw 17453 to amend the Zoning Bylaw from (RF2) Low
Density Infill Zone to (RF3) Small Scale Infill Development Zone
be APPROVED.

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DISCUSSION

1. The Application

This application contains two components.

The first component is a proposed amendment to the Calder Neighbourhood Improvement Plan (NIP) to redesignate the subject site from “Single Family District” use to “Small Scale Renewal/Rehabilitation District” use.

The second component is a proposed rezoning from (RF2) Low Density Infill Zone to (RF3) Small Scale Infill Development Zone to provide the opportunity for small-scale conversion and infill redevelopment up to four dwellings. The stated intent of the application is to allow for the development of a row house containing up to four units.

2. Site and Surrounding Area

The subject site is a corner lot, located north of 127 Avenue NW and east of 115 Street NW in the Calder neighbourhood. The lot is approximately 646 m².

Lands to the north, east and west of the subject site are zoned (RF2) Low Density Infill Zone and are developed primarily with single detached housing, although some lots are developed with semi-detached housing and row housing.

South of the site, across 127 Avenue, an arterial roadway, lands are zoned (AJ) Alternative Jurisdiction Zone and are developed with the railway yards.



View of site facing north from 127 Avenue NW.

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The Municipal Development Plan: *The Way We Grow* identifies Calder as an “Established Neighbourhood”. The application supports the following policies contained in *The Way We Grow*:

- 3.3.1.1 - Promote medium and higher density residential around LRT stations and transit centres.
- 3.5.1.1 - Support redevelopment and residential infill that contribute to the livability and adaptability of established neighbourhoods.
- 4.2.1.6 - Optimize the use of existing infrastructure in established neighbourhoods.
- 4.4.1.1 - Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods.

The application supports the *Residential Infill Guidelines* which encourages sensitive infill in mature neighbourhoods and will allow for development that is compatible with adjacent RF2 properties. The Residential Infill Guidelines locational criteria support the development of row housing on corner sites along arterial roadways. 127 Avenue is an arterial road and the site is a corner lot.

The subject site is located within 400 m of the future Grande Trunk LRT Station, designated as a Neighbourhood Station in the in the Transit Oriented Development (TOD) Guidelines. The site is suitable for the development of a row house.

The Calder NIP is in effect and designates the subject site as part of the Single Family District. If approved, the proposed amendment to redesignate the subject site to Small Scale Renewal District – Rehabilitation District will align the proposed zoning with the NIP. The proposed rezoning to RF3 is compatible with adjacent RF2 properties as both these zones allow for single detached housing, semi-detached housing, duplex housing and secondary suites. As well, The Mature Neighbourhood Overlay (MNO) will apply to the site, which reduces the maximum height from 10 m to 8.6 m.

2. Commenting Agencies

All comments from affected civic departments and utility agencies have been addressed.

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3. Environmental Review

A Phase I Environmental Site Assessment was not required for this application since this site is already zoned for residential uses.

4. Surrounding Property Owners' Concerns

Sustainable Development sent advance notification of the rezoning of this site on July 17, 2015 to surrounding property owners, the Calder Community League and Edmonton Area Council Once Society Area Council. Sustainable Development received one response to the advance notice in support of the application. The respondent felt that row housing at this location was a good idea.

A second advance notification of this application was sent on November 10, 2015 to surrounding property owners, the Calder Community League and Edmonton Area Council One Society Area Council. The purpose of the second notification was to advise of the required amendment to the Calder NIP.

Sustainable Development received two (2) responses to the second notification. Both respondents' main concern was whether the units would be owner-occupied or rented. The respondents were advised that the Zoning Bylaw does not regulate tenure.

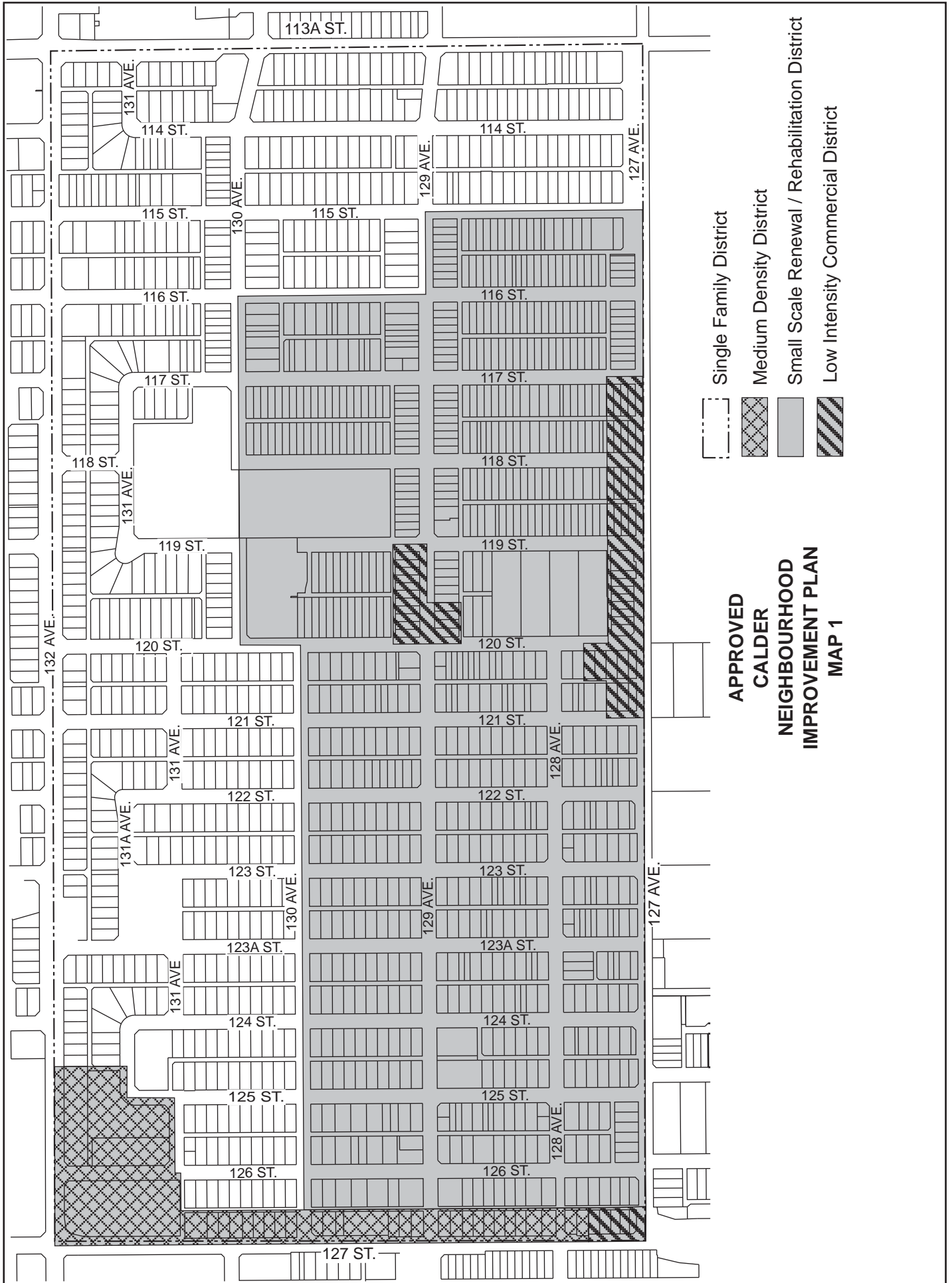
JUSTIFICATION

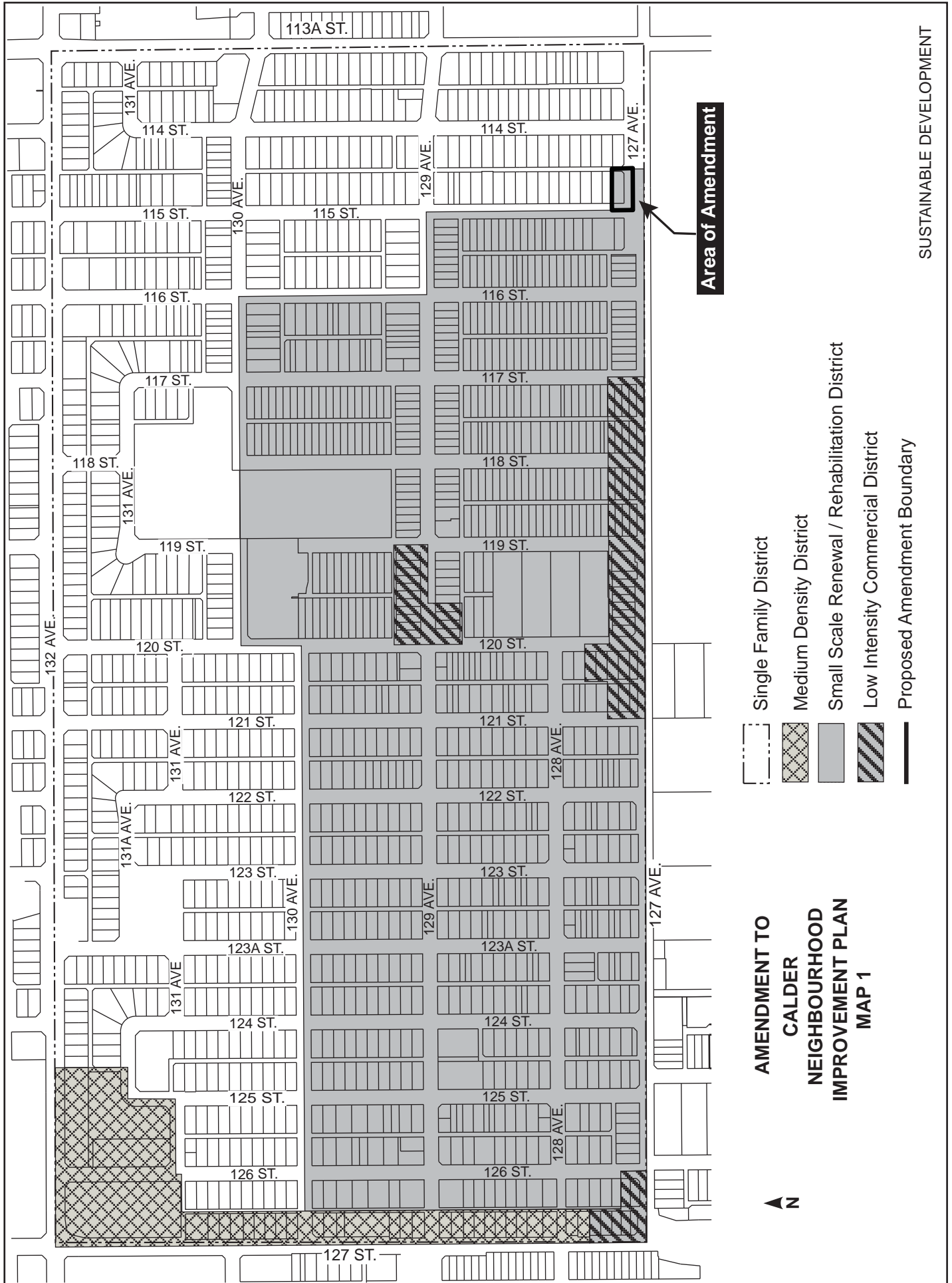
Sustainable Development recommends that Bylaw 17453 to amend the Zoning Bylaw from (RF2) Low Density Infill Zone to (RF3) Small Scale Infill Development Zone be APPROVED on the basis that the application complies with the policies of the *Way We Grow* related to providing a mixture of housing types, complies with the Residential Infill Guidelines locational criteria, is compatible with adjacent land uses, and meets the technical requirements of Civic Departments and utility agencies.

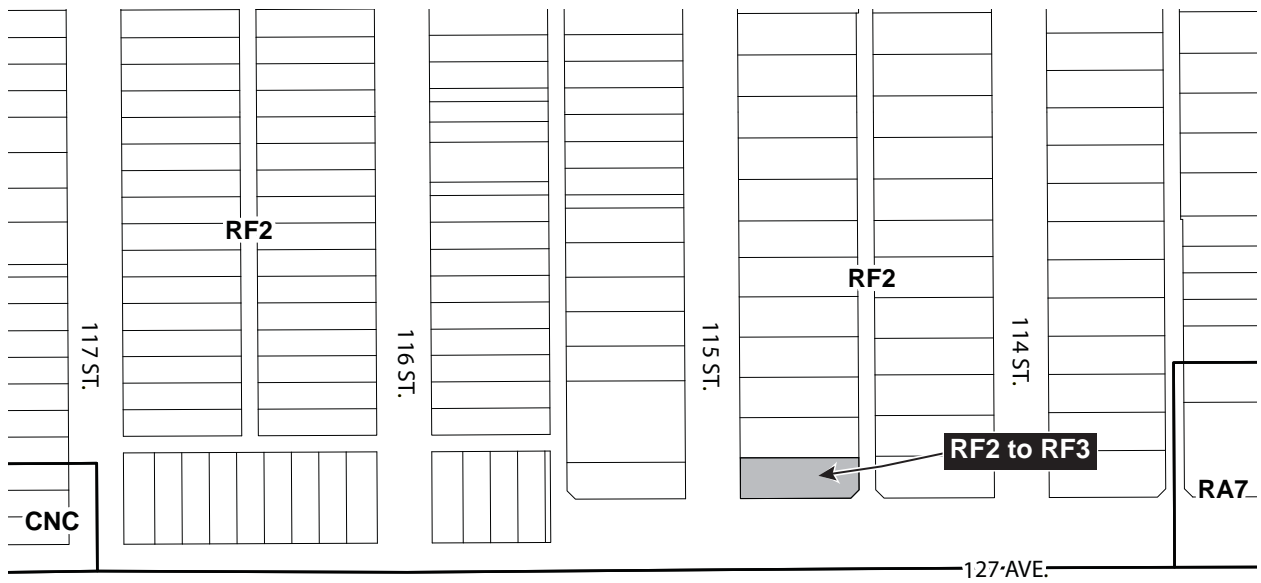
ATTACHMENTS

2a Maps

Written by: Carla Semeniuk
Approved by: Tim Ford
Sustainable Development
February 17, 2016







AJ

AJ

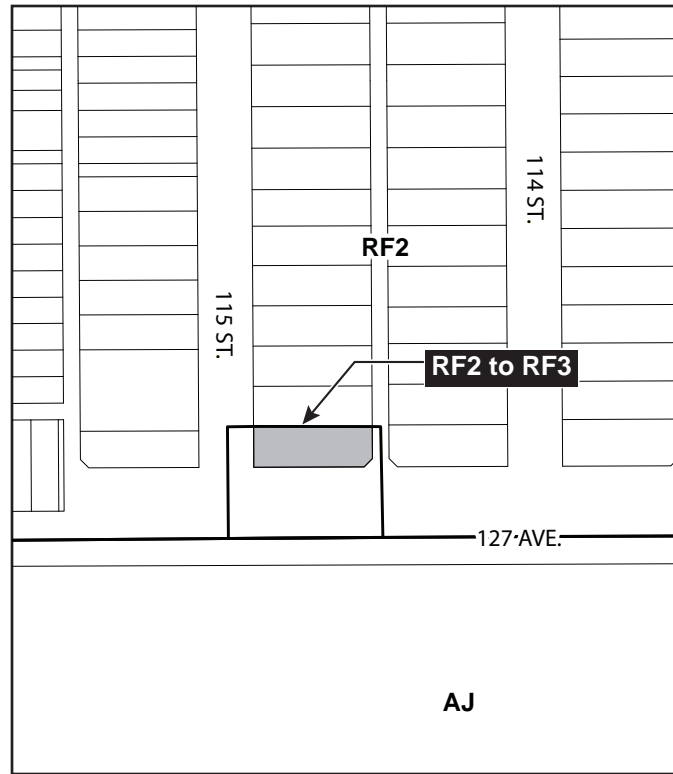


SURROUNDING LAND USE ZONES



FILE: LDA15-0264
 DATE: February 17, 2016
 BYLAW 17453

CALDER, BYLAW 17453
Location: 11408 - 127 Avenue NW



Proposed Rezoning from
 **RF2 to RF3**



The purpose of proposed Bylaw 17453 is to change the Zoning Bylaw from (RF2) low density infill zone to (RF3) small scale infill development zone, Lot 27, Block B, Plan 858KS, as shown on the attached sketch. This zone provides the opportunity for small-scale conversion and infill redevelopment up to four dwellings. The purpose of the proposed rezoning is to allow for the development of a row house containing up to four units. An amendment to the Calder Neighbourhood Improvement Plan has been submitted in association with the proposed rezoning. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

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