

Bylaw 17453

To allow for the development of a row house containing up to four units, Calder

Purpose

Rezoning from RF2 to RF3, located at 11408 - 127 Avenue NW, Calder.

Readings

Bylaw 17453 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 17453 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 29, 2016, and Saturday, February 6, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This application proposes to rezone the subject property 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 row housing up to four units. The application complies with the Residential Infill Guidelines locational criteria. An application to amend the Calder Neighbourhood Improvement Plan to redesignate the subject site from "Single Family District" use to "Small Scale Conversion/Rehabilitation District" use has been submitted in association with the proposed rezoning.

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 July 17, 2015, and 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.

Attachments

1. Bylaw 17453
2. Sustainable Development report (attached to Amendment to the Calder Neighbourhood Improvement Plan – Item 3.5)