

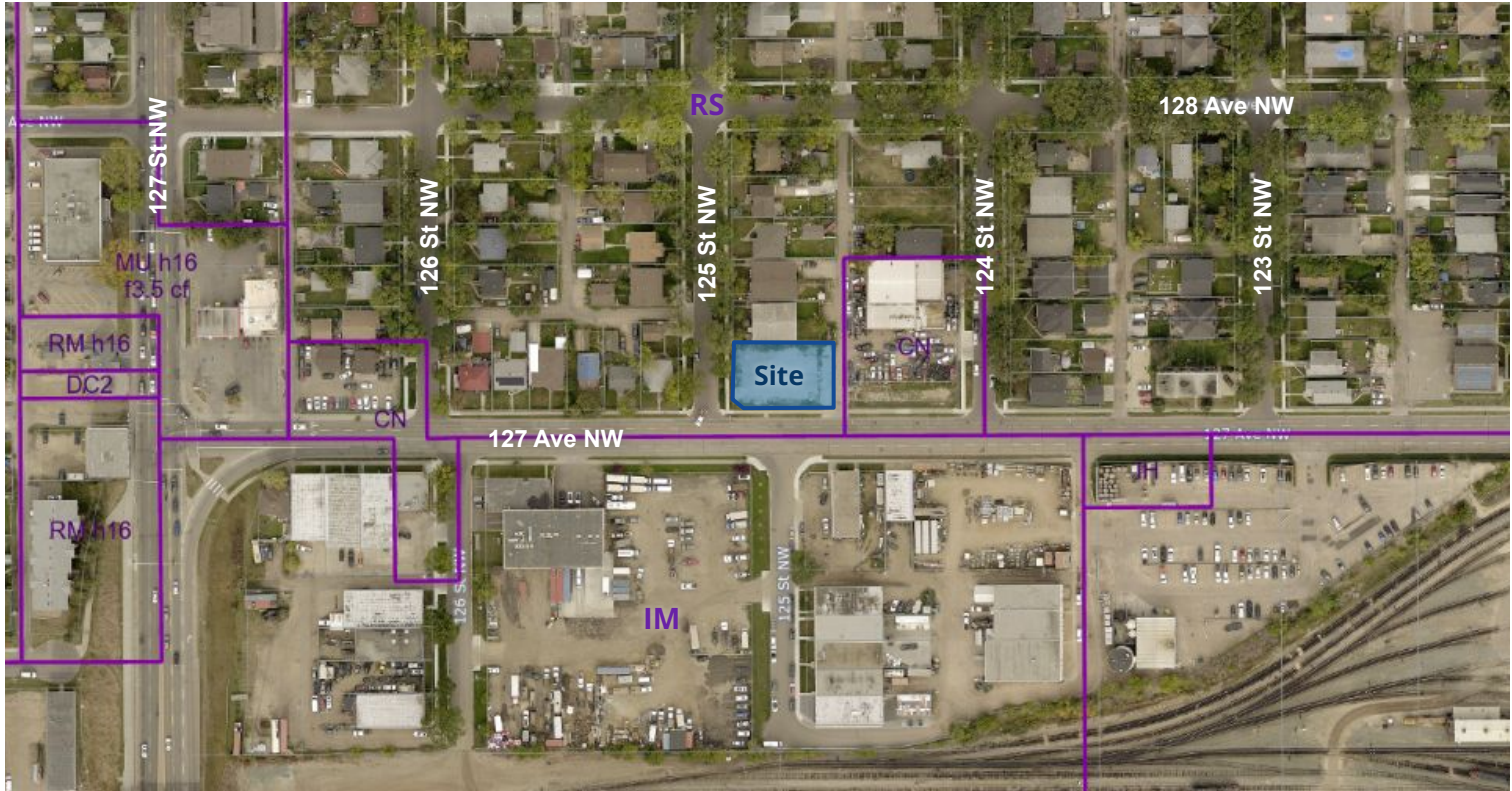
Financial and Corporate Services  
Real Estate  
Land Development

Edmonton

**Calder Rezoning**  
**Item 3.26 - Bylaw 21262**

Neal Osaduik, Director, Land Development  
Real Estate, City of Edmonton

# Site Context



## Site Suitability



- Serviced, City-owned property.
- District Plan Alignment
- Large corner site with appropriate servicing.
- Proximity to transit and services
- Non-market housing ratio at 3.8%

# Alignment with City Plan

	Urban Places	Community of Communities	Inclusive and Compassionate	A Rebuildable City
Increasing diversity of built forms, housing choice and densifying in established neighbourhoods	✓	✓	✓	✓
Increasing supply of safe, accessible, and adequate affordable housing	✓	✓	✓	✓
Investing in affordable housing in neighbourhoods to achieve 16% non-market housing across the city (Policy C601)		✓	✓	
Managing City assets in a socially and fiscally responsible manner			✓	✓

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# Thank you for your time

Neal Osaduik, Director, Land Development  
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