

Charter Bylaw 19428

To allow for small scale infill development, Calder

Purpose

Rezoning from (RF1) Single Detached Residential Zone to (RF3) Low Density Development Zone; located at 12948 - 115 Street NW.

Readings

Charter Bylaw 19428 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 Charter Bylaw 19428 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on October 2, 2020, and October 10, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The site is located within an area identified as "Single Family District" in the Calder Neighbourhood Improvement Plan (NIP), a 1977 plan that was developed in response to Federal Government funding for older neighbourhoods in need of renewal. The funding for residential rehabilitation has not been available for decades.

The proposed rezoning to RF3 will result in renewal and marginal intensification in the Calder neighbourhood. Intensification of the core mature areas has been a top city priority for many years and began with the development of the Residential Infill Guidelines (RIG) and has since evolved to numerous changes to the Zoning Bylaw (ie. Missing Middle) to help facilitate intensification in mature areas. Given the close proximity of the site to many of the attributes where the RIGs support row house development, as outlined in the Administration Report, the proposed RF3 Zone is seen as being compatible with surrounding single family development, supports renewal of the neighbourhood, and is in line with overall city policy to facilitate intensification in mature areas.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners, the Calder Community League, and the Edmonton Area Council One Society Area Council on June 29, 2020, Year. Five responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19428
2. Administration Report