Charter Bylaw 19680

To allow for small scale infill development, Calder

Purpose

Rezoning from RF1 to RF3; located at 13046 - 117 Street NW, Calder

Readings

Charter Bylaw 19680 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 19680 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 16, 2021 and April 24, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This rezoning application was submitted by Niraj Nath on January 14, 2021 on behalf of landowners Alvin and Kelvin Nand. This application proposes to change the designation of one parcel from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone. The applicant's stated intention is to develop the site with row housing units, and associated Secondary Suites. The developer also indicated they intend to provide one garage with four separate bays with the development.

This proposal is in alignment with the City Plan (MDP):
- to enable ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential areas.
- to accommodate future growth to a population of 1.25 million within Edmonton's existing boundaries.

The property is identified as a "Single Family District" in the Calder Neighbourhood Improvement Plan.

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 One Council One Society Area Council on January 18, 2021. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19680
2. Administration Report