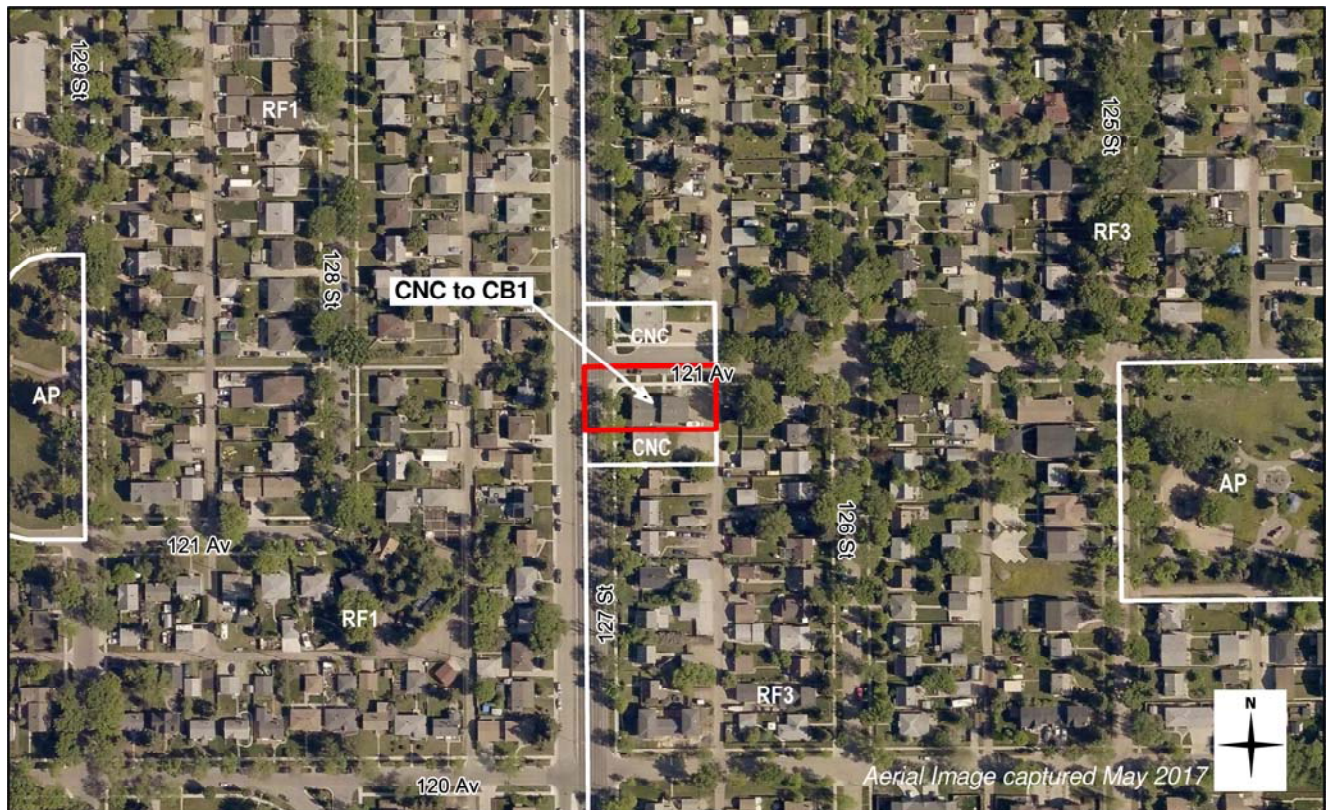




REZONING APPLICATION PRINCE CHARLES NEIGHBOURHOOD

12049 – 127 Avenue NW

To allow for low intensity commercial, office and service uses along an arterial roadway bordering a residential area.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because the proposed rezoning:

- is compatible with surrounding uses;
- supports the existing neighbourhood commercial node on the edge of the Prince Charles Neighbourhood; and
- provides additional opportunities for local commercial services and supports small businesses in the City.

THE APPLICATION

Bylaw 18273 proposes to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone in the Prince Charles Neighbourhood. The applicant's stated intent is to allow for the Business Support Services Use on this property to allow for a new business to operate within the existing structure.

SITE AND SURROUNDING AREA

The site is a 585.4 m² (CNC) Neighbourhood Convenience Commercial property with an existing residential building converted to commercial use. The subject site located on 127 Street, an arterial roadway, and 121 Avenue. A home renovation business and a landscaping business currently operate in this building.

The property is located within a small commercial node on the edge of the Prince Charles neighbourhood. South of the site is an existing participant recreation service in the form of a yoga studio, and north across 121 Avenue is a convince retail store.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CNC) Neighbourhood Convenience Commercial Zone	General Retail Stores in a converted two storey Single Detached House
CONTEXT		
North	(CNC) Neighbourhood Convenience Commercial Zone	Convenience Retail Store in a one storey Commercial Building
East	(RF3) Small Scale Infill Development Zone	Single Detached Housing
South	(CNC) Neighbourhood Convenience Commercial Zone	Indoor Participant Recreation Service
West	(RF1) Single Detached Residential Zone	Single Detached Housing



VIEW OF SITE LOOKING SOUTH WEST FROM 121 AVENUE NW

PLANNING ANALYSIS

The proposed rezoning to (CB1) Low Intensity Business Zone would allow for low intensity commercial, office and service use to be permitted on the property at 12049 – 127 Street.

This property is ideally suited for CB1 zoning due to its location on the edge of the Prince Charles neighbourhood fronting onto the arterial roadway of 127 Street. The applicant's intent is to retain the existing structure and has applied for rezoning to provide additional commercial opportunities on site; specifically the Business Support Services Use.

Compared to current zoning, the CB1 zone provides greater commercial opportunities in the form of additional permitted and discretionary uses while retaining requirements for developments to be sensitive and in scale with existing development and adjacent properties. The CB1 zone would allow new permitted uses on this site including Business Support Services, Equipment Rentals, General Retail Stores, and Household Repair Services and are compatible with the surrounding development.

If approved, this rezoning will provide the opportunity to redevelop the site with a new building up to 12 metres in height with a floor area ratio of 2.0. This represents minor increase in height and building massing compared to the existing CNC regulations as outlined in the table below.

As this property is located on the south side of 121 Avenue, impacts from this small increase in intensity would be mitigated as the increase in shadowing from the greater allowance in height would be towards 121 Avenue.

Site Regulation	Existing CNC Zone	Proposed CB1 Zone
Height	10.0 m	12.0 m
Floor Area Ratio (FAR)	1.0	2.0
Setback: from a Public Road	4.5 m	3.0 m
Setback: from a Residential Zone	3.0 m	3.0 m

[Comparison of CNC and CB1 Zone Site Regulations](#)

This proposed rezoning would increase the allowable uses to support the ongoing viability of this neighbourhood commercial node which will continue to serve the needs of the local residents in a built form compatible with the surrounding neighbourhood.

There is no plan in effect for the Prince Charles neighbourhood.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE August 17, 2017	<ul style="list-style-type: none"> • Number of recipients: 31 • One phone call received requesting more information.
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CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18273
Location:	South of 121 Avenue NW and east of 127 Street NW
Address:	12049 – 127 Street NW
Legal Descriptions:	Lot 11, Block 18, Plan RN64
Site Area:	585.5 m ²
Neighbourhood:	Prince Charles
Ward - Councillor:	2 – Bev Esslinger
Notified Community Organizations:	Prince Charles Community League
Applicants:	Dnyanesh Deshpande

PLANNING FRAMEWORK

Current Zone:	(CNC) Neighbourhood Convenience Commercial Zone
Proposed Zone:	(CB1) Low Intensity Business Zone
Plan in Effect:	None
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

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Tim Ford
City Planning
Planning Coordination