



REZONING, PLAN AMENDMENT PARKALLEN

6808 - 109 STREET NW

To allow for low to medium density housing, and Professional, Financial, and Office Support Services.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

- The application provides the opportunity to re-use an existing building for offices providing services to the local community; and
- It supports the mixed-use objectives of the 109 Street Corridor Area Redevelopment Plan.

THE APPLICATION

1. BYLAW 18232 to amend the 109 Street Corridor Area Redevelopment Plan (ARP).
2. BYLAW 18233 to amend the Zoning Bylaw to DC2 Site Specific Development Control Provision.

BYLAW 18232 proposes an amendment to the 109 Street Corridor ARP. This amendment would exempt this site from the requirement that only retail be permitted in a commercial building at ground level in this area, and permit for some other commercial uses including offices to be accommodated at ground level.

BYLAW 18233 would amend the zoning of the site from RF5 Row Housing Zone to a DC2 Site Specific Development Control Provision. The proposed DC2 provision adopts all development regulations of the RF5 zone and the Mature Neighbourhood Overlay (MNO), while also allowing for professional, financial and office support services. The applicant proposes to operate a law office in the existing building, which is currently a single-detached house.

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF5) Row Housing Zone	Single Detached house with Major Home-Based Business
CONTEXT		
North	(RF5) Row Housing Zone	Single Detached House
East	(RF5) Row Housing Zone	Single Detached House Semi-Detached House
South	(RF5) Row Housing Zone	Single Detached House
West	(RF5) Row Housing Zone	Single Detached House



VIEW OF SITE FACING NORTH, FROM 68 AVENUE



VIEW OF SITE FACING SOUTH (109 ST. TO LEFT)

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The proposed DC2 zone would maintain the development regulations of the RF5 zone and the Mature Neighborhood Overlay for any development on the site, in order to ensure ongoing compatibility with adjacent residential development. The DC2 provision would allow for office uses to operate, but they would continue to exist in a residential-type building, such as the existing single-detached house. The location of this site, on a corner along 109 Street which is a major arterial road, is appropriate for the uses and development proposed, offering good access and transition from the corridor to the residential neighbourhood.

PLANS IN EFFECT

This area is subject to the 109 Street Corridor Area Redevelopment Plan (ARP). The ARP designates this site as part of the Medium Scale Residential District. Appropriate land uses for this district are small and medium-scale residential, including multi-family housing, and mixed use development including small scale commercial development. The proposed amendment to the ARP would accommodate the DC2 zone by allowing for some ground-level space to be office uses, where currently only retail space is permitted at grade for this site.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

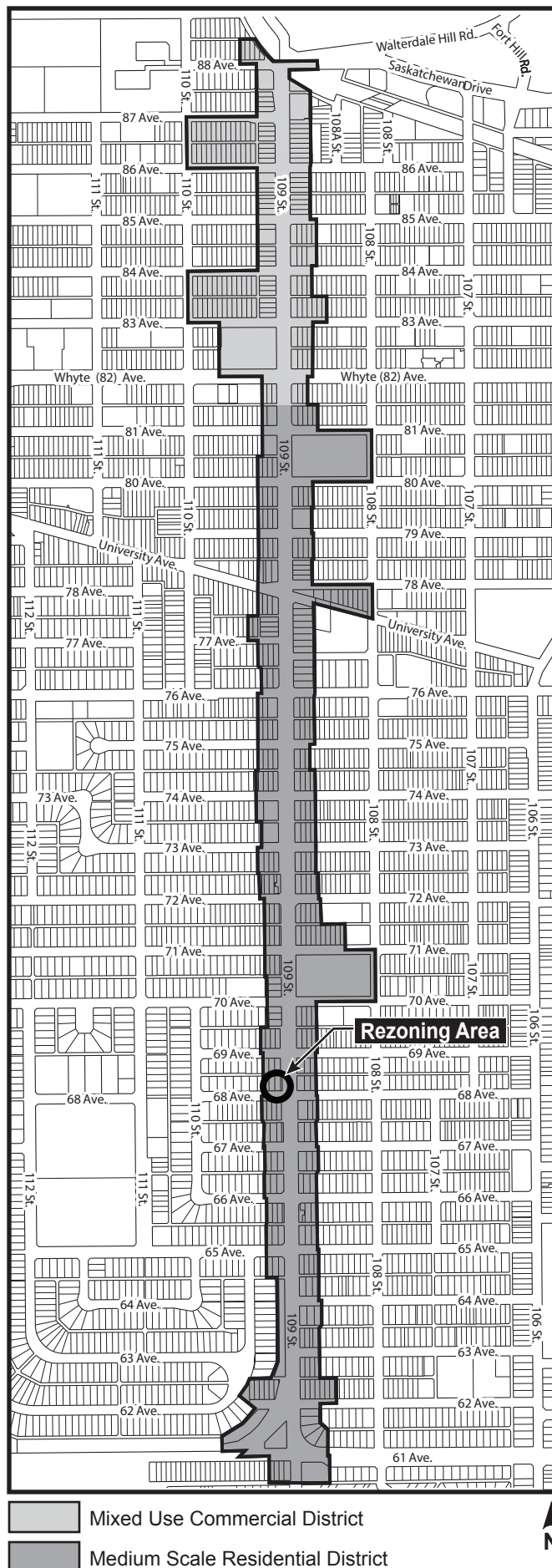
ADVANCE NOTICE October 23, 2017	<ul style="list-style-type: none">• Number of recipients: 35• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEB PAGE	<ul style="list-style-type: none">• Provided on the Planning Applications web page

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw:	18232, 18233
Location:	North of 68 Avenue NW and west of 109 Street NW
Address:	6808 - 109 Street NW
Legal Description:	Lots 25-26, Block 25, Plan 5718AE
Site Area:	468 m ²
Neighbourhood:	Parkallen
Ward - Councillor:	8 - Ben Henderson
Notified Community Organizations:	McKernan District Community League, Parkallen Community Association
Applicant:	Ruth Schwab

PLANNING FRAMEWORK

Current Zone and Overlays:	(RF5) Row Housing Zone, Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(DC2) Site Specific Development Control Provision
Plans in Effect:	109 Street Corridor Area Redevelopment Plan
Historic Status:	None

Written By:
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