

## Bylaw 18168

To allow for health and office service uses in a residential form, Woodcroft

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### Purpose

Rezoning from RF1 to DC2, located at 13431 - 118 Avenue NW, Woodcroft.

### Readings

Bylaw 18168 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 Bylaw 18168 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, November 17, 2017, and Saturday, November 25, 2017. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Previous Council/Committee Action

At the September 11, 2017, City Council Public Hearing, the following motion was passed:

That Bylaw 18168 be referred back to Administration to work with the applicant to return as a DC2 zone with limited uses.

### Report

Pursuant to council's direction to return the rezoning as a DC2, Administration worked with the applicant to draft a regulation which allows for a small scale medical office. The resulting DC2 adds Health Services and Professional, Financial and Office Support Services as uses. The existing development is a single-detached house, which the applicant proposes to convert to a medical office use for outpatient services, as a neurologist's practice. The exterior of the building on the site is not expected to change significantly. The site is located facing a service road at the intersection of 118 Avenue NW, which is a major arterial, and 135 Street NW, a local road, and is considered an appropriate location for a small size, medical office development. The proposed DC2 Zone would require development to meet the development parameters of the existing RF1 Single Detached Residential Zone, and ensure adequate parking is provided on-site.

### Policy

There is no plan in effect for Woodcroft. The location of this site adjacent a major arterial is suitable to provide small scale, health and office services. Any development

must comply with the regulations of the RF1 Single Detached Residential Zone and applicable overlays.

### **Corporate Outcomes**

- Edmonton is attractive and compact.

### **Public Consultation**

An initial advance notice was sent to 35 recipients, including the Dovercourt and Woodcroft Community Leagues, on July 20, 2017. One response was received in support; seven responses were received with concerns regarding traffic, parking, and too much commercial space in the neighbourhood.

Following referral back to Administration to use a DC2 Zone instead, City Planning issued another advance notice indicating that the requested zone had changed to the DC2, on September 29, 2017. Five responses were received in opposition, citing traffic and parking, and two were also opposed to more commercial development.

### **Attachments**

1. Bylaw 18168
2. Urban Form and Corporate Strategic Development Report