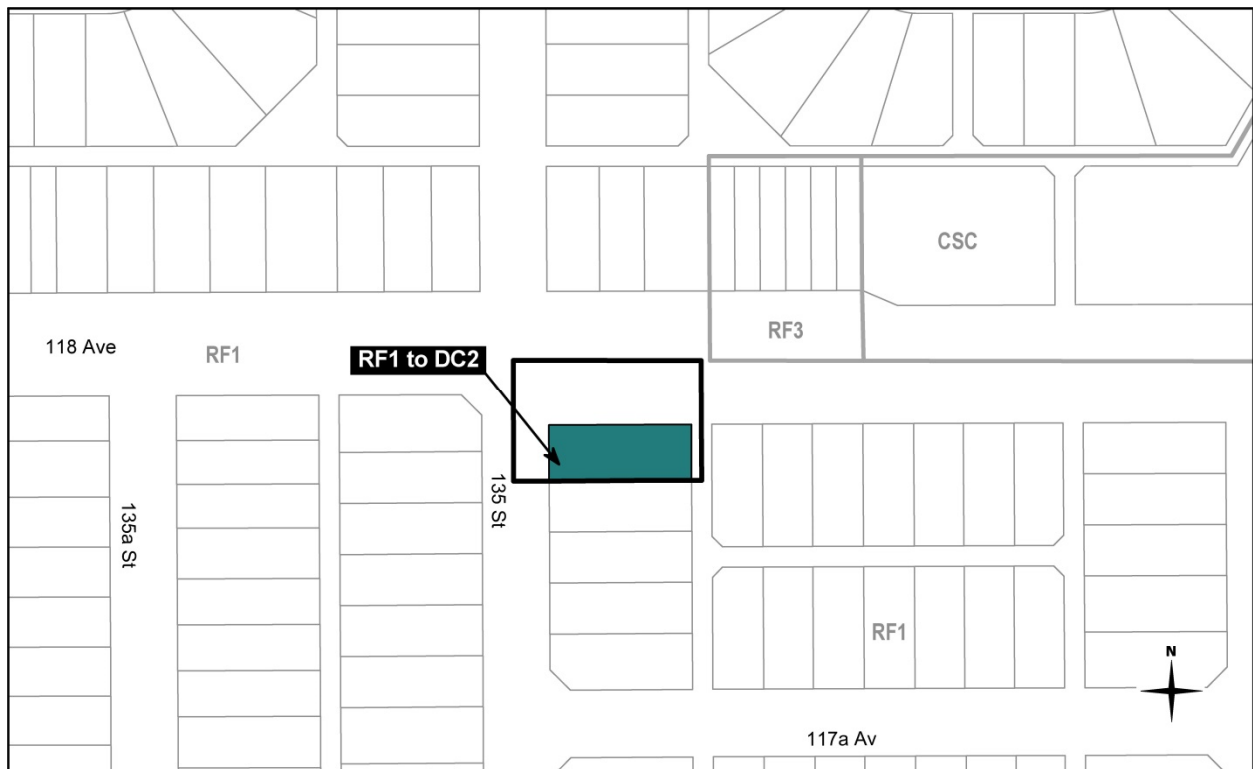




## REZONING APPLICATION WOODCROFT

### 13431 - 118 AVENUE NW

To allow for residential, health services, and professional, financial, and office support services uses, compatible with the residential neighbourhood.



### RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

- It provides the opportunity for small-scale health and professional services to serve the local neighbourhood; and
- Is compatible with surrounding development and is adjacent to a major road.

## THE APPLICATION

1. BYLAW 18168 to amend the Zoning Bylaw to (DC2) Site Specific Development Control Provision.

The purpose of this application is to change the zoning from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision. The applicant wishes to convert the existing house to a neurologist's office.

This Bylaw was previously advanced to the Public Hearing on September 11, 2017. At that time, Council referred the Bylaw back to Administration to return with a DC2 to restrict the number of uses, by Q4 2017. The DC2 regulation as proposed adopts all development regulations of the (RF1) Single Detached Residential Zone and the Mature Neighbourhood Overlay (MNO), while allowing for Health Services and Professional, Financial and Office Support Services. This will permit the applicant to operate the proposed neurologist's clinic as intended.

## SITE AND SURROUNDING AREA

This site is located within the Woodcroft neighbourhood. It is located at the southeast corner of 118 Avenue NW and 135 Street NW. 118 Avenue NW is a major arterial and the site is adjacent and fronting the 118 Avenue service road. Surrounding development is primarily single detached residential housing.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Single Detached House
<b>CONTEXT</b>		
North	(RF1) Single Detached Residential Zone (RF3) Small Scale Infill Development Zone	Single Detached Houses Semi-Detached Houses
East	(RF1) Single Detached Residential Zone	Single Detached Houses
South	(RF1) Single Detached Residential Zone	Single Detached Houses
West	(RF1) Single Detached Residential Zone	Single Detached Houses



VIEW OF THE PROPERTY, FACING SOUTHWEST



VIEW OF THE PROPERTY, FACING SOUTHEAST

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

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 small size of the lot restricts what could be developed, and the proposed DC2 regulation limits the possible uses to those required to allow for the neurologist's clinic; further, any new development will be required to follow the regulations of the existing RF1 zone.

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. This location along a major road provides good access. As the site is located at the edge of the residential neighbourhood, this is considered an appropriate location for a small size, office development which can provide a service for residents.

### PLANS IN EFFECT

There is no statutory plan in effect for Woodcroft. The suitability of the application was assessed based on possible development given the parameters of the RF1 zone and added uses as detailed by the DC2 regulation, as well as the site size and the location of the site along a

major arterial road.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> July 20, 2017	<ul style="list-style-type: none"><li>• Number of recipients: 35</li><li>• 7 responses were received</li><li>• Number of responses in support: 1</li><li>• Number of responses with concerns: 6</li><li>• Common comments included: Interested to see new commercial in the neighbourhood; concerns about traffic, parking, too much commercial space in the area.</li></ul>
September 29, 2017	<ul style="list-style-type: none"><li>• Number of recipients: 34</li><li>• Number of responses with concerns: 5</li><li>• Common comments included: Concerns about traffic, parking, too much commercial space in the area.</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>
<b>WEB PAGE</b>	<ul style="list-style-type: none"><li>• Web page provided under Planning Applications webpage</li></ul>

## CONCLUSION

City Planning recommends that City Council APPROVE this application.

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Bylaw:	18168
Location:	South of 118 Avenue NW and east of 135 Street NW
Address:	13431 - 118 Avenue NW
Legal Description:	Plan 554KS Block 3 Lot 8
Site Area:	0.07 Ha
Neighbourhood:	Woodcroft
Ward - Councillor:	2 - Bev Esslinger
Notified Community Organizations:	Dovercourt, and Woodcroft Community Leagues
Applicant:	Amber Shin

### PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(DC2) Site Specific Development Control Provision
Plan in Effect:	None
Historic Status:	None

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Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination