

Bylaw 18168

To allow for convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents within residential neighbourhoods, Woodcroft

Purpose

Rezoning from RF1 to CNC, 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, August 25, 2017, and Saturday, September 2, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

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 under the (CNC) zone, which would be primarily professional, office, and financial services space; convenience commercial space; or a small health services office, as is proposed. 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, commercial development which can provide a service for residents. 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 (CNC) zone and the site size, as well as the location of the site along a major arterial road.

Policy

There is no plan in effect for Woodcroft. The location of this site adjacent a major arterial is in line with the intended use of the CNC zone to provide small scale, neighbourhood-level commercial services.

Corporate Outcomes

- Edmonton is attractive and compact.

- Edmonton Region is a catalyst for industry and business growth.

Public Consultation

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

Attachments

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