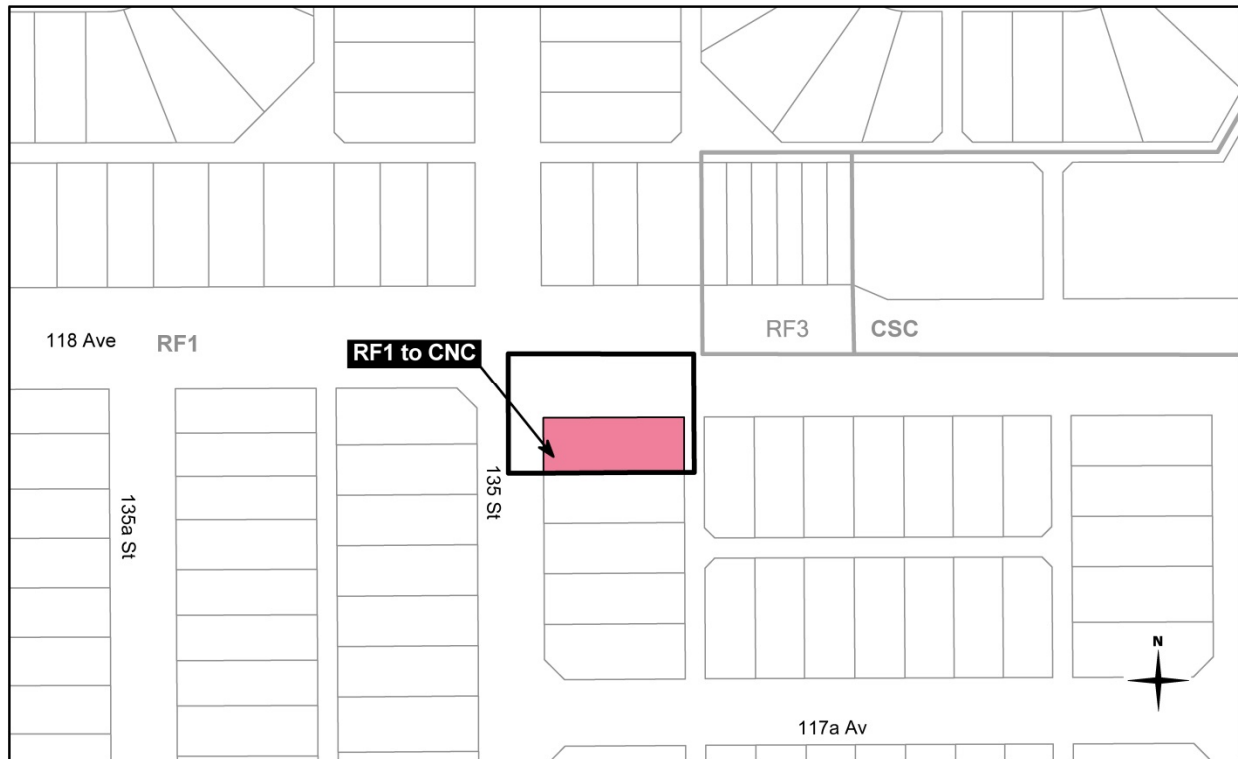


 **REZONING APPLICATION**
WOODCROFT

13431 - 118 AVENUE NW

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



RECOMMENDATION AND JUSTIFICATION

Urban Form Coordination and Sustainable Development is in SUPPORT of this application because:

- It provides the opportunity for small-scale commercial 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 (CNC) Neighbourhood Convenience Commercial Zone.

The purpose of this application is to change the zoning from (RF1) Single Detached Residential Zone to (CNC) Neighbourhood Convenience Commercial Zone. The applicant wishes to convert the existing house to a neurologist's office.

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
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(RF1) Single Detached Residential Zone (RF3) Small Scale Infill Development	Single Detached Houses Semi-Detached Houses

	Zone	
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 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.

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 (CNC) zone and the site size, as well as 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

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

CONCLUSION

Urban Form and Corporate Strategic Development 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:	(CNC) Neighbourhood Convenience Commercial Zone
Plan in Effect:	None
Historic Status:	None

Written By:
Approved By:
Department:
Section:

Sean Lee
Tim Ford
Urban Form and Corporate Strategic Development
Planning Coordination