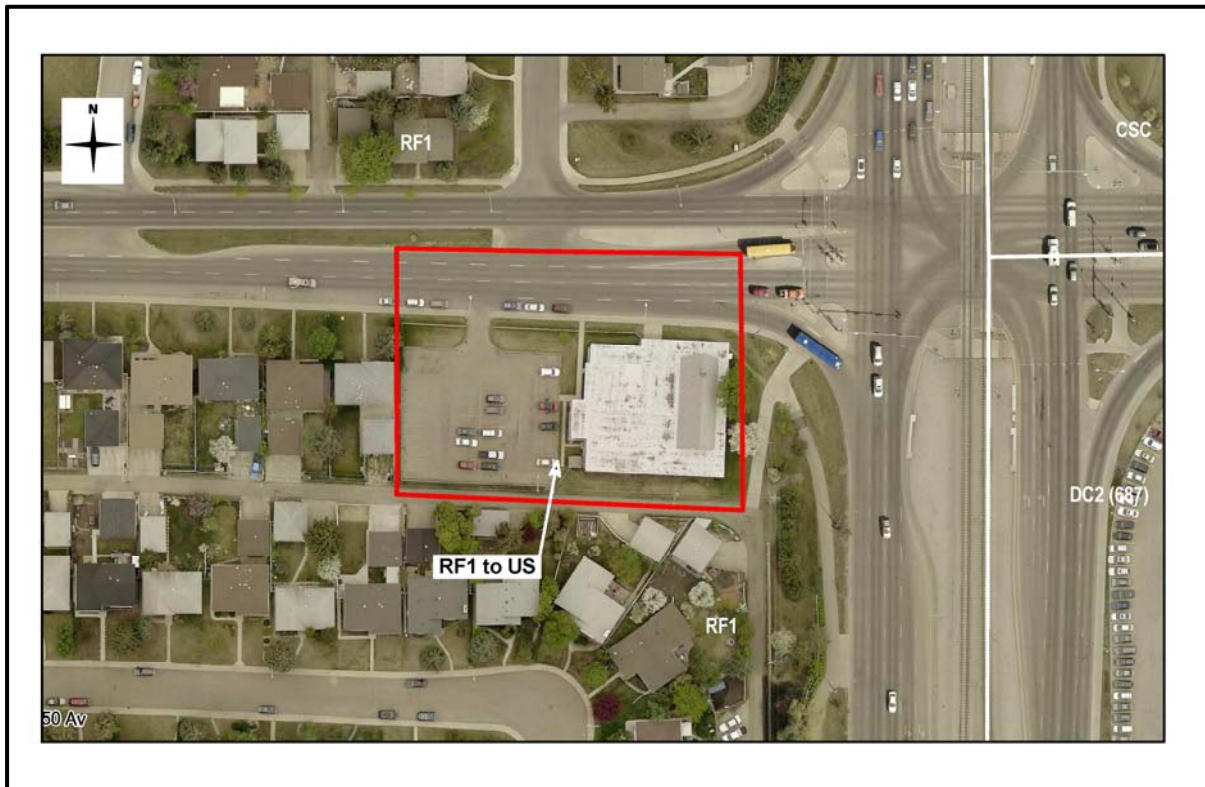


REZONING APPLICATION **MALMO PLAINS**

Multiple lots located South of 51 Avenue NW and west of 111 Street NW

To allow for the opportunity of on-site Signage and the expansion of an existing Religious Assembly.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- Allows for the continued operation, and provides an opportunity to enhance and expand an existing community amenity (religious assembly);
- Is compatible with existing land uses at a suitable location.

THE APPLICATION

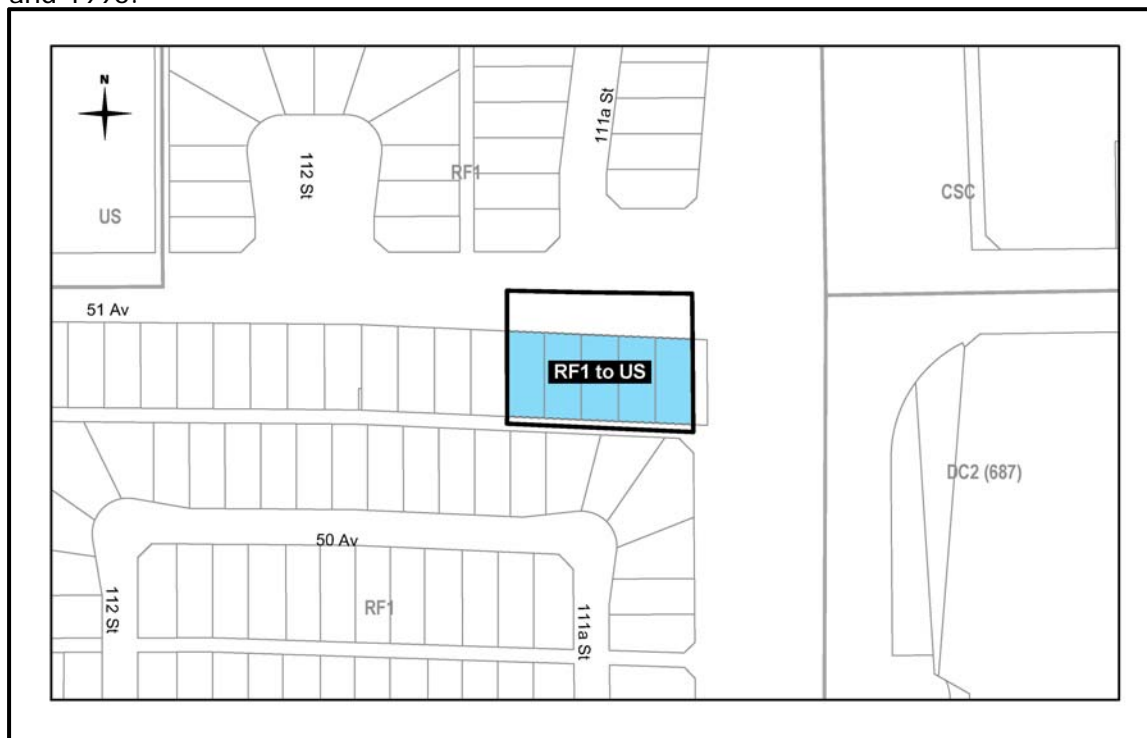
BYLAW 18127 proposes to rezone from Single Detached Residential Zone (RF1) to Urban Services Zone (US) in the Malmo Plains Neighbourhood, at the southwestern intersection of 51 Avenue NW and 111 Street NW. By rezoning to an Urban Services Zone, this provides the opportunity for the Religious assembly to be able to expand in the future.

While Religious Assembly uses are a Discretionary Use in the existing RF1 Zoning, the development regulations limit the potential for the development of Signs on-site. This is due to the restriction of sign types and maximum size regulations which are intended primarily for Residential Dwellings, yet still apply to Religious Assembly institutions. Furthermore, the rezoning removes the restrictions placed on the existing Religious Assembly by the Mature Neighbourhood Overlay. The Development Officer will retain discretion over the proposal for a Sign and any other uses in the US zone which could potentially produce a negative impact on surrounding properties.

SITE AND SURROUNDING AREA

The subject is approximately 0.29 ha and currently houses the McLaurin Memorial Baptist Church and its accessory parking lot. It is located south of 51 Avenue NW and west of 111 Street NW.

The existing church was constructed in 1964, with minor renovations conducted in 1972, 1991 and 1996.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	McLaurin Memorial Baptist Church
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(DC2) Direct Control Provision	LRT & Southgate Shopping Center

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The existing church is located on the edge of the neighbourhood with access to 51 Avenue NW and is within close proximity to the Southgate Shopping center. This site is located approximately 230m from the Southgate LRT Station and transit center.

The existing church is currently serviced by one accessory parking lot adjacent to the building. This lot provides 46 parking spaces for patrons of the church. These parking spaces will continue to be available for the church in the new zone.

Religious assemblies are typically located in US zones as the regulations are more suited to facilities that are of a community service nature, rather than the restrictive residential regulations within the RF1 zone. In addition to providing a place of worship, religious assembly facilities also often provide space for other social activities, as well as child care services in the community.

The ability to introduce US Zoning into an existing mature neighbourhood, while not reducing the residential supply of that neighbourhood is a rare occurrence, and allows the neighborhood to grow in a responsible fashion.

PLANS IN EFFECT

The proposed application is within the boundaries of the Malmo Plains neighbourhood, which does not currently have a Statutory Plan in Effect.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE March 31, 2017	<ul style="list-style-type: none">• Number of recipients: 31• 3 responses received<ul style="list-style-type: none">o Responses were in regards to the future state of the church and whether or not it was proposing to be demolished. It was explained that the purpose for the rezoning application was to facilitate a future sign application. There were no other concerns.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s):	18127,
Location:	South of 51 Avenue NW and west of 111 Street NW
Address(es):	11107-51 Avenue, 11109-51 Avenue, 11113-51 Avenue, 11117-51 Avenue, 11119-51 Avenue
Legal Description(s):	Plan 5397MC, Block 1, Lots 2-6
Site Area:	0.29 ha
Neighbourhood:	Malmo PLains
Ward - Councillor:	10 - Michael Walters
Notified Community Organization(s):	Lendrum Community League, Malmo Community League, Southwest Area Council of Community Area Council
Applicant:	McLaurin Memorial Baptist Church

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RF1) Single Detached Residential Zone
Proposed Zone(s) and Overlay(s):	(US) Urban Services Zone
Plan(s) in Effect:	None
Historic Status:	None

Written By:	Fiona Hamilton
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination