

REZONING APPLICATION Grovenor

14620 - STONY PLAIN ROAD NW

To allow for the site to be used for Health Services uses, Professional, Financial and Office Support Services uses, or a single-detached residential dwelling within the existing single-detached residential dwelling.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application on the basis that

- the proposed development is compatible with the surrounding existing land uses,
- is a suitable location for limited Health Services uses, Professional, Financial and Office Support Services uses, and
- meets the technical requirements of affected Civic Departments and utility agencies.

THE APPLICATION

BYLAW 18005 proposes to amend the Zoning Bylaw from (RF3) Small Scale Infill Development Zone to (DC2) Site Specific Direct Control Provision to allow Health Services uses or Professional, Financial and Office Support Services uses within the existing single-detached dwelling on site.

The business owner intends to continue the existing use that was approved as a home based business but seeks to expand the use and remove the current residential component. If there is a decision to return to a residence, this provision allows the reuse of the existing single-detached dwelling as a residence. The proposed DC2 ensures that all development on site will be compatible with the existing residential character of the surrounding neighbourhood.

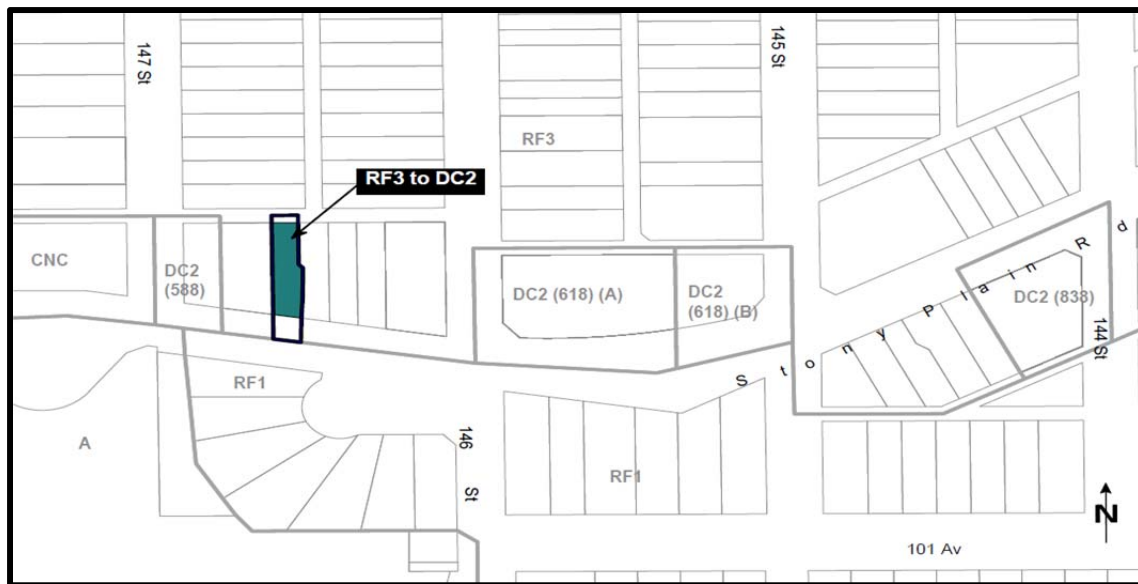
SITE AND SURROUNDING AREA

The subject site is located midblock on the north side of Stony Plain Road between 146 and 147 Street NW in the Grovenor neighbourhood.

Grovenor is an established residential neighbourhood primarily zoned RF3 and generally developed with single-detached housing. The site is currently occupied by a single-detached house.

To the immediate west, is a 3 unit rowhouse developed under the (RF3) Small Scale Infill Development Zone in 2002. The lands across the laneway to the north and the area to the east are zoned RF3 and developed as single-detached housing.

The northeast corner of Stony Plain Road and 147 Street NW is zoned (DC2) Site Specific Direct Control Provision and is occupied by a retail use converted from a single detached dwelling under DC2 (588).



VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF3) Small Scale Infill Development Zone	Single detached dwelling
CONTEXT		
North	(RF3) Small Scale Infill Development Zone	Single detached dwelling
East	(RF3) Small Scale Infill Development Zone	Single detached dwelling
South	(RF1) Single Detached Residential Zone	Single Detached dwelling
West	(RF3) Small Scale Infill Development Zone	3 unit rowhouse

PLANNING ANALYSIS

There is no statutory plan in effect for the Grovenor neighbourhood.

The existing home based business, which has been operating within the building since 2016, has become the principal use and in order to operate legally, the site requires a rezoning.

This rezoning to (DC2) Site Specific Development Control Provision, will allow for a Health Services or a Professional, Financial and Office Support Services use within the existing single-detached dwelling. The uses are limited and only allow the development within the existing structure as per the proposed DC2 Zoning. This site is well situated on the edge of the neighbourhood on an arterial roadway and future LRT line to take advantage of higher traffic volumes. Further there are similar business site on the block that have existed for a number of years. The redevelopment of this structure or any redevelopment as a residential use will be according to the RF3 zone. Any redevelopment will be compatible with and maintain the existing residential character the existing structure and for the surrounding neighbourhood.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE	<ul style="list-style-type: none">• Number of recipients: 43• 1 response received in support
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CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s):	18005
Location:	East of 147 Street mid block on north side of Stony Plain Road
Address(es):	14620 Stony Plain Road.
Legal Description(s):	Plan 9323194 Blk 7A Lot 35A
Site Area:	0.04
Neighbourhood:	Grovenor
Ward - Councillor:	6 – Scott McKeen
Notified Community Organization(s):	Grovenor Community League, & Stony Plain Road and Area Business Revitalization Zone
Applicant:	Trumed

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RF3) Small Scale Infill Development Zone
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	No plans
Historic Status:	None

Written By:
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Department:
Section:

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