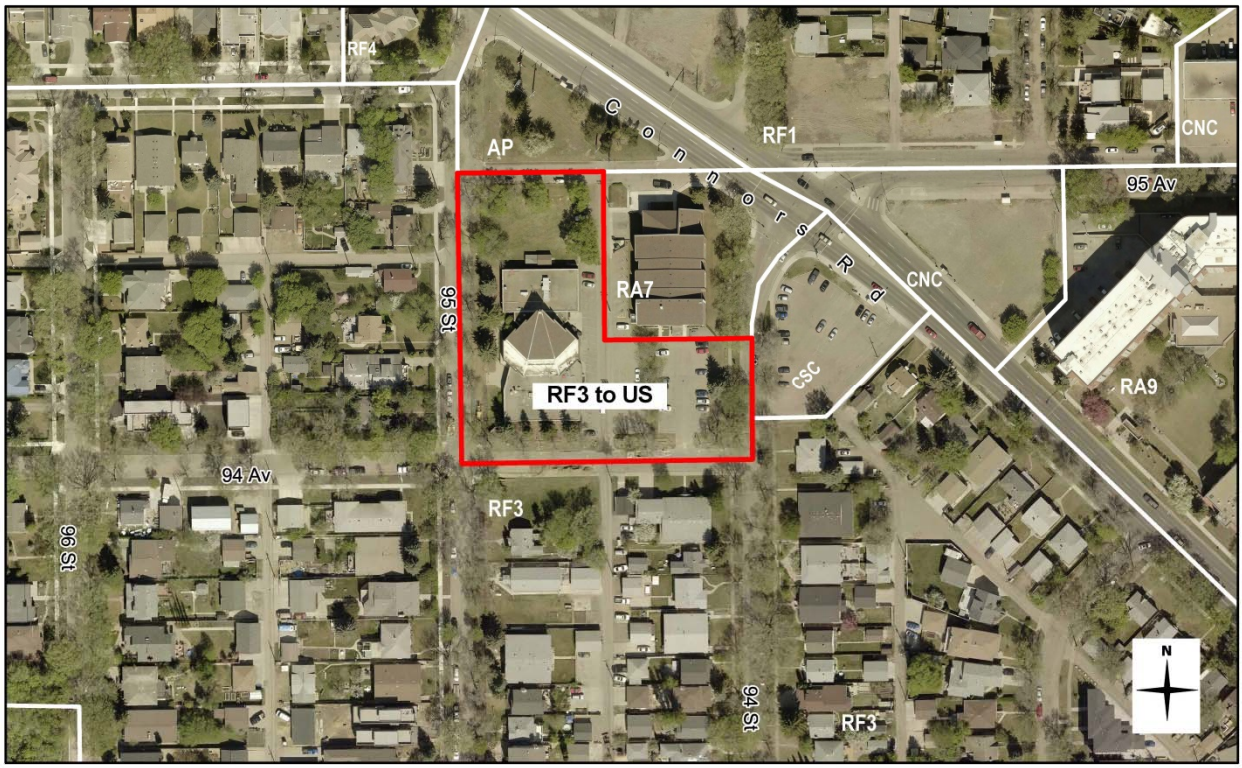
REZONING APPLICATION
BONNIE DOON

9419 – 95 STREET NW

9423 – 95 STREET NW

To provide the opportunity to expand the existing church site by allowing for publicly and privately owned facilities which provide institutional or community services.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- Allows for the revitalization and expansion of an existing community amenity,
- Provides a site for other community amenities including child care

THE APPLICATION

BYLAW 18037 proposes to rezone land from (RF3) Small Scale Infill Development Zone to (US) Urban Services Zone in the Bonnie Doon Neighborhood, between 94 and 95 Avenue NW and 94 and 95 Street NW.

While Religious Assembly uses are a Discretionary Use in the existing RF3 Zoning, the development regulations of that zone limit potential expansion for the existing church. This is due to more restrictive setback and height regulations which are intended primarily for Residential Dwellings, yet still apply to Religious Assembly institutions. Furthermore, the rezoning removes restrictions placed on the existing church by the Mature Neighborhood Overlay.

By rezoning to an Urban Services (US) Zone, the church may be able to expand more efficiently while not negatively impacting surrounding properties. The Development Officer will retain discretion over both the expansion and any other uses in the US zone which could potentially produce a negative impact on surrounding properties.

SITE AND SURROUNDING AREA

The subject site is 0.47 ha and currently houses the Central Baptist Church and its accessory parking lot. It is located between 94 Avenue NW and 95 Avenue NW, and 94 Street NW and 95 Street NW.

The existing church was constructed in 1973, with minor renovations conducted in 1992. Also in 1992, the existing church obtained a Development Permit for accessory parking across the lane to the east.

In November of 2016, the church obtained a second Development permit to provide more accessory parking for its services at 9413 – 94 Street NW across 94 Street NW.

MAP OF THE APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF3) Small Scale Infill Development Zone	Central Baptist Church and Accessory Parking
CONTEXT		
North	(AP) Public Parks Zone & (RA7) Low Rise Apartment Zone	Public Park and Seniors Centre
East	(CSC) Shopping Centre Zone	Accessory Parking Lot
South	(RF3) Small Scale Infill Development Zone	Single Detaching Housing
West	(RF3) Small Scale Infill Development Zone	Single Detached Housing

LOOKING EAST FROM 94 STREET NW

LOOKING WEST FROM 94 STREET NW

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The existing church is located on the edge of the neighborhood with access to Connors Road. This location provides access to the future Valley Line LRT. Its expansion will not create any significant intrusion into the interior of the neighborhood, which consists of low density housing.

The existing church is currently serviced by two accessory parking lots within the area. These lots provide 69 parking spaces for patrons of the church. These parking spaces will continue to be available for the church in the new zone.

While the potential height will increase from 8.6m to 10.0m, any development at 10m high will still fit well within the neighborhood. In particular, the apartment development immediately to the northeast of the site is zoned RA7, with a maximum height of 14m. Thus, any development of 10 metres will provide a proper transition between the apartment development to the northeast and single detached housing to the west.

Currently, no Urban Services (US) zoned lots exist in either north Bonnie Doon, or northwest Strathearn. As such, the conversion of this site to US Zoning provides land that can service both neighborhoods while not greatly diminishing the residential supply.

In addition to providing a place of worship, religious assembly facilities also often provide space for other social activities in the community as well as child care services. Some of these social activities could include recreational opportunities provided by gymnasium space in the building, or group meetings in a traditional classroom style setting.

The ability to introduce US Zoning into an existing mature neighborhood, while not reducing the residential supply of that neighborhood 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 Bonnie Doon neighborhood, 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 January 3, 2017	• Number of recipients: 33 • No responses

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18037
Location:	Between 94 St NW and 95 St NW & 94 Ave NW and 95 Ave NW
Addresses:	8814 – 92 Street NW
Legal Descriptions:	Lots 1-8 and 14-16, Blk 12, Plan 8701S
Site Area:	0.47 ha
Neighbourhood:	Bonnie Doon
Ward - Councillor:	8 – Ben Henderson
Notified Community Organization:	Bonnie Doon Community League Assocation
Applicant:	Don Hussey

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RF3) Small Scale Infill Development Zone with the Mature Neighborhood Overlay
Proposed Zone(s) and Overlay(s):	(US) Urban Services Zone
Plan(s) in Effect:	None
Historic Status:	None

Written By:	Mark Harrison
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination