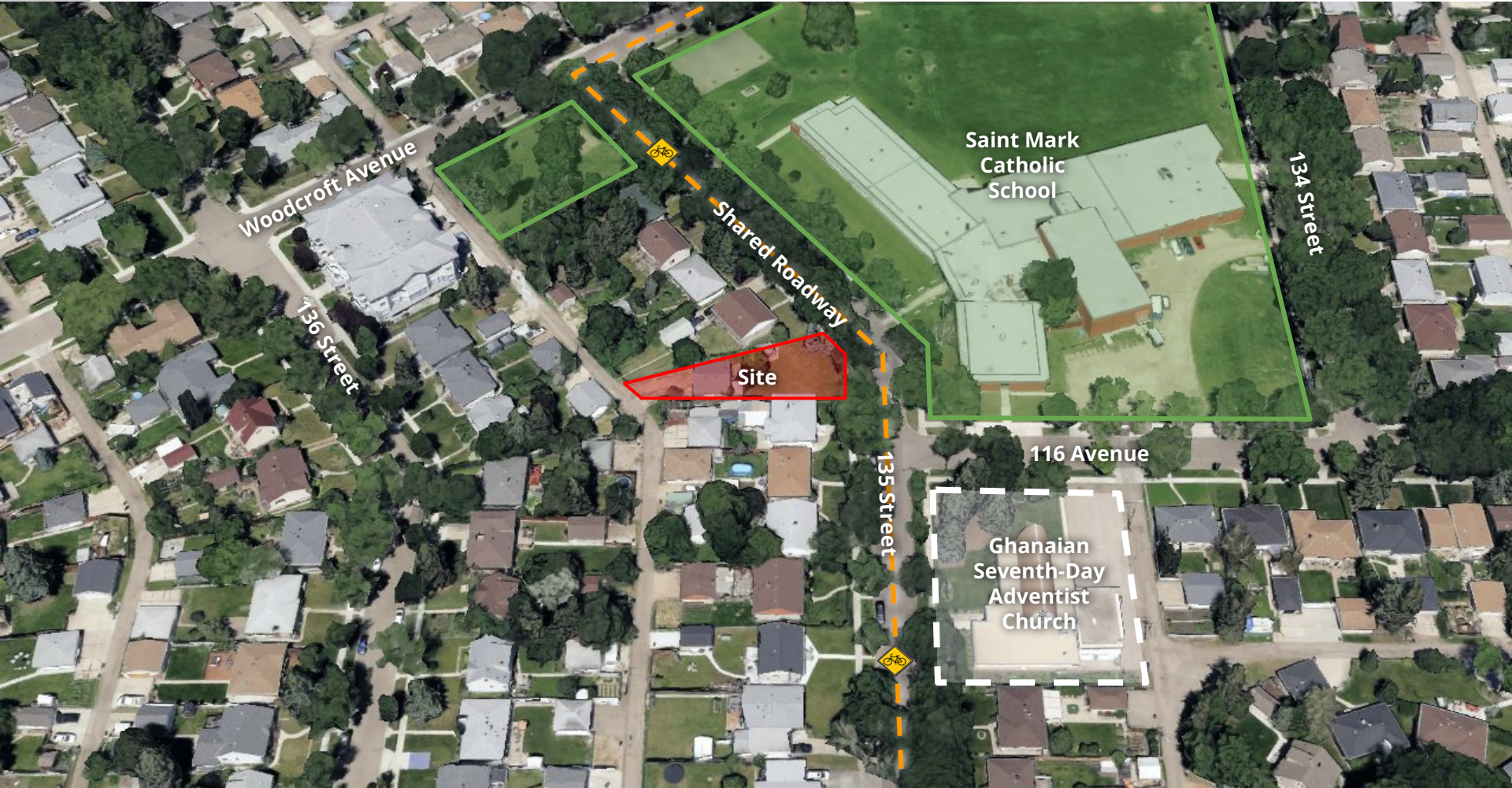


ITEM 3.17
BYLAW 21136
WOODCROFT

DEVELOPMENT
SERVICES
APR 28, 2025

Edmonton



3 PROPOSED ZONING

REGULATION	RS Zone Current Zoning	DC Zone Proposed Zoning
Typical Uses	Small scale residential	Small scale residential and child care services
Maximum Height	10.5 m	
Maximum Site Coverage	45%	
Minimum Front Setback (135 Street NW)	4.5 m	
Minimum Interior Side Setback	1.2 m	1.5 m
Minimum Rear Setback (Alley)	10.0 m	
Maximum Number of Dwellings	8	

Respondents (11)

Opposition (10)

- Putting commercial uses here will increase traffic congestion (7).
- A daycare would be worse for traffic because of more pick-up and drop-off like the school (6).
- Concern over lack of parking for commercial building (2).
- Commercial uses need to be compatible with the school (ie. not liquor or cannabis stores) (2).

Support (1)

- No reason to not put a daycare here (1).
- Logical to put a daycare here because of increasing density in area (1).



CITY WEBPAGE
Jan 10, 2025



MAILED NOTICE
Jan 10, 2025



1:1 COMMUNICATION
Ongoing



SITE SIGNAGE
Dec 23, 2024



PUBLIC HEARING
NOTICE
Apr 3, 2025



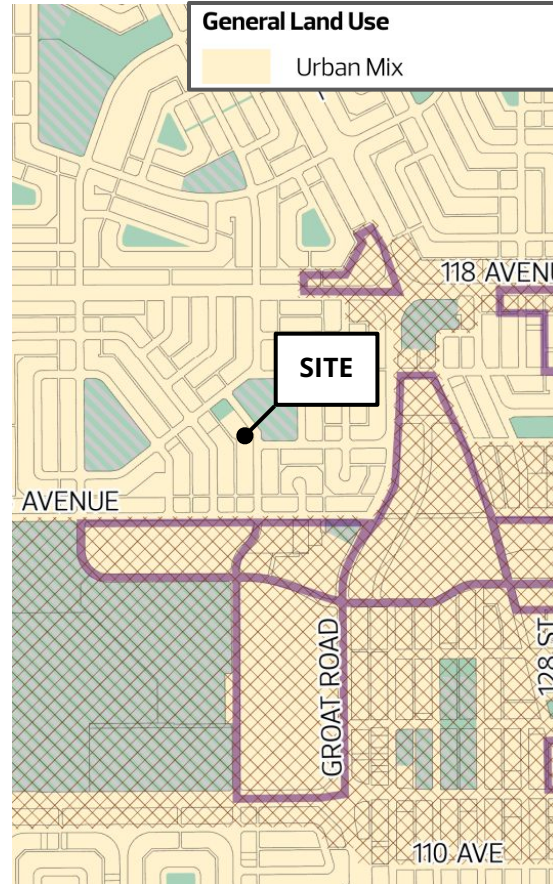
JOURNAL AD
Apr 11, 2025 &
Apr 19, 2025

Urban Mix

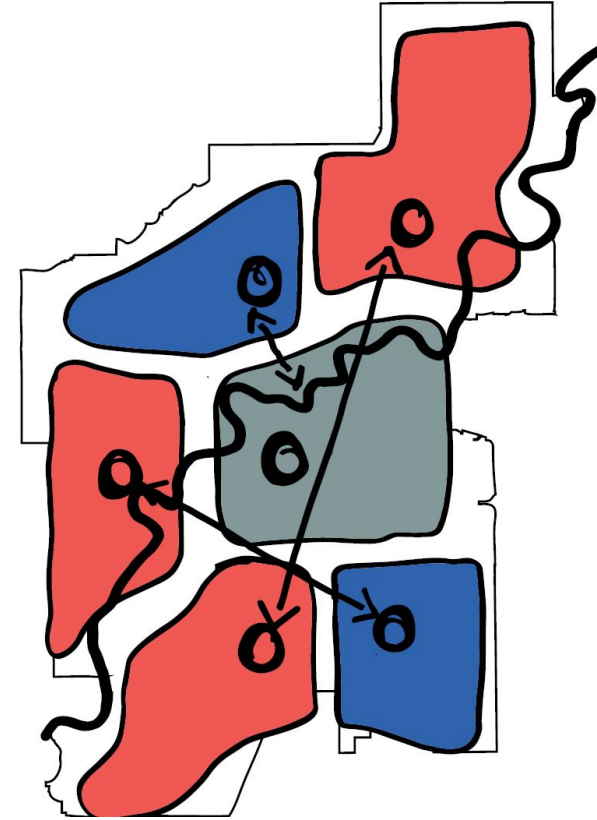
- Includes housing, shops, services and offices in one land use category.
- Provides opportunities for a mix of housing types close to businesses and services that meet the daily needs of residents.
- It includes stand alone residential and commercial development as well as mixed use development.

2.5.2.2

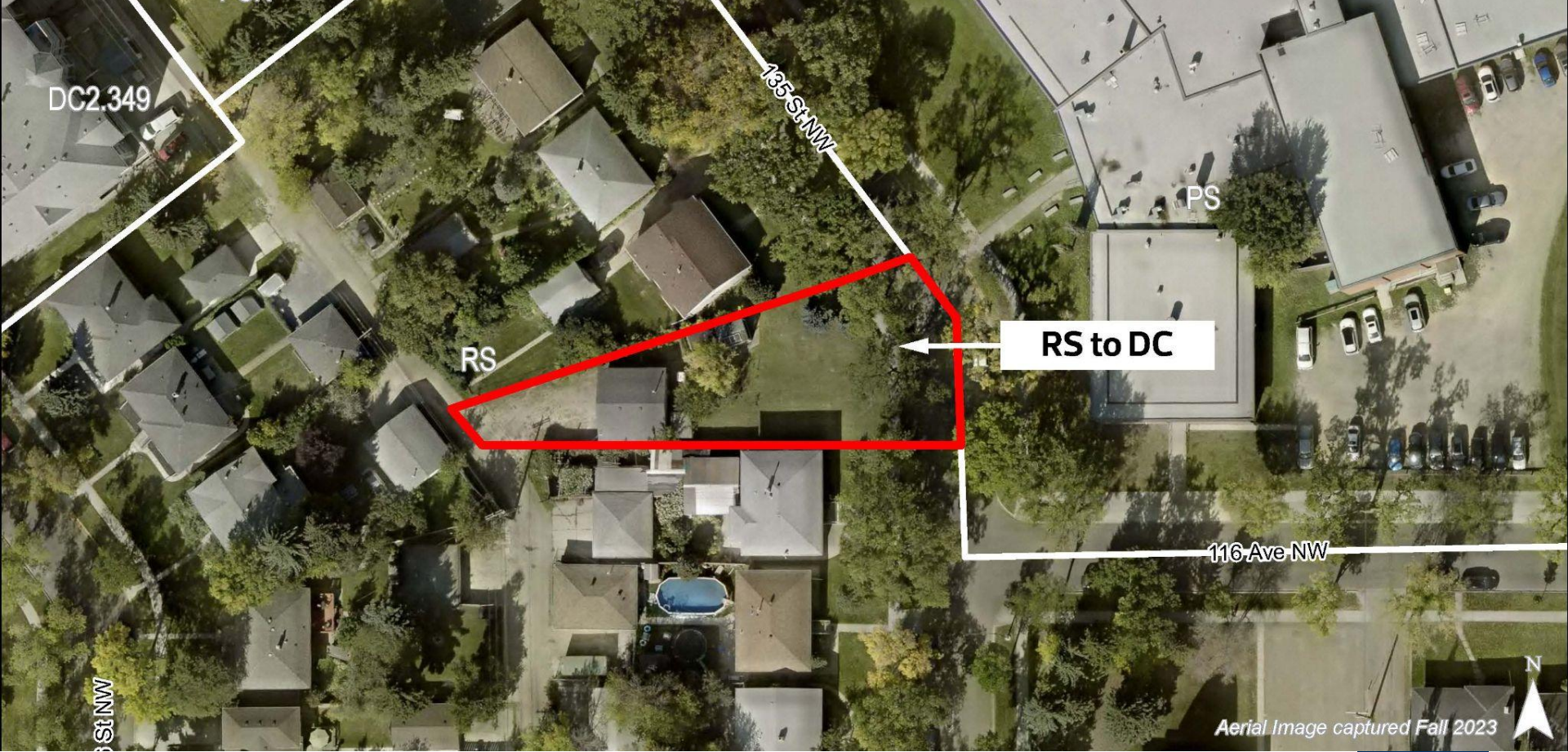
- Mitigate the impacts of nuisances caused by non-residential development on adjacent residential properties and the Public Realm through planning and design.



CENTRAL DISTRICT PLAN



THE CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

Edmonton