

ITEM 3.17  
BYLAW 21136  
WOODCROFT

DEVELOPMENT  
SERVICES  
APR 28, 2025



Aerial Image captured Fall 2023



# 3 PROPOSED ZONING

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



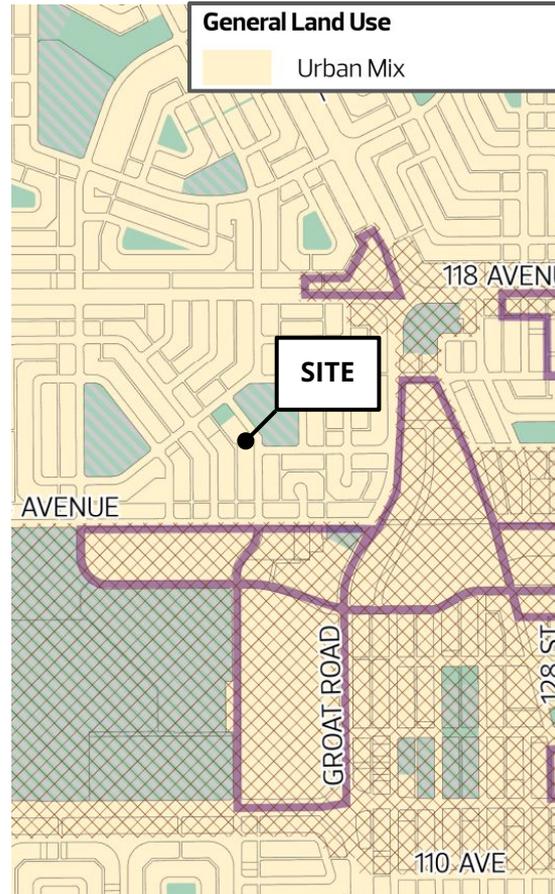
JOURNAL AD  
Apr 11, 2025 &  
Apr 19, 2025

## Urban Mix

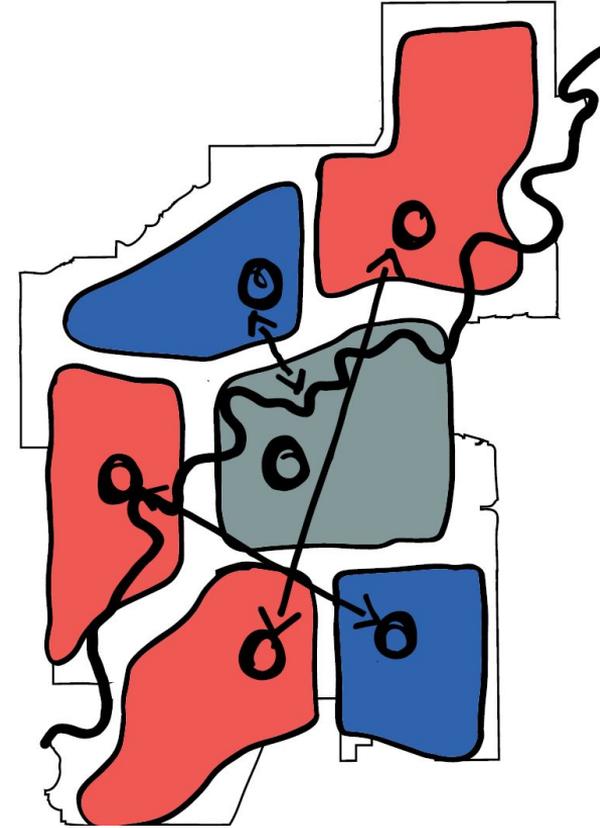
- Includes housing, shops, services and offices in one land use category.
- Provides opportunities for a mix of housing types close to businesses and services that meet the daily needs of residents.
- It includes stand alone residential and commercial development as well as mixed use development.

### 2.5.2.2

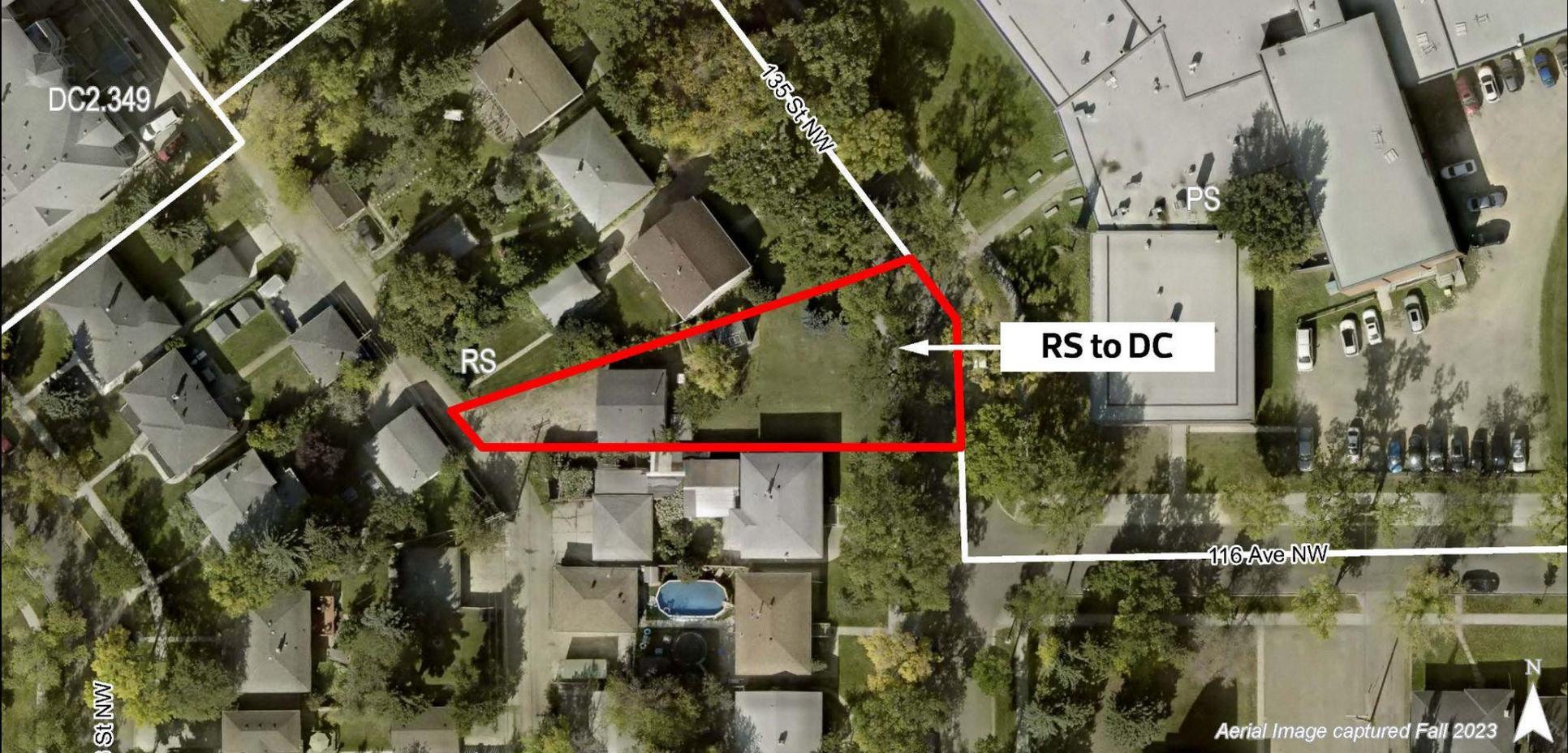
- Mitigate the impacts of nuisances caused by non-residential development on adjacent residential properties and the Public Realm through planning and design.



CENTRAL DISTRICT PLAN



THE CITY PLAN



Aerial Image captured Fall 2023

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

