

ITEM 3.31  
BYLAW 21136  
WOODCROFT

DEVELOPMENT  
SERVICES  
MAY 7, 2025

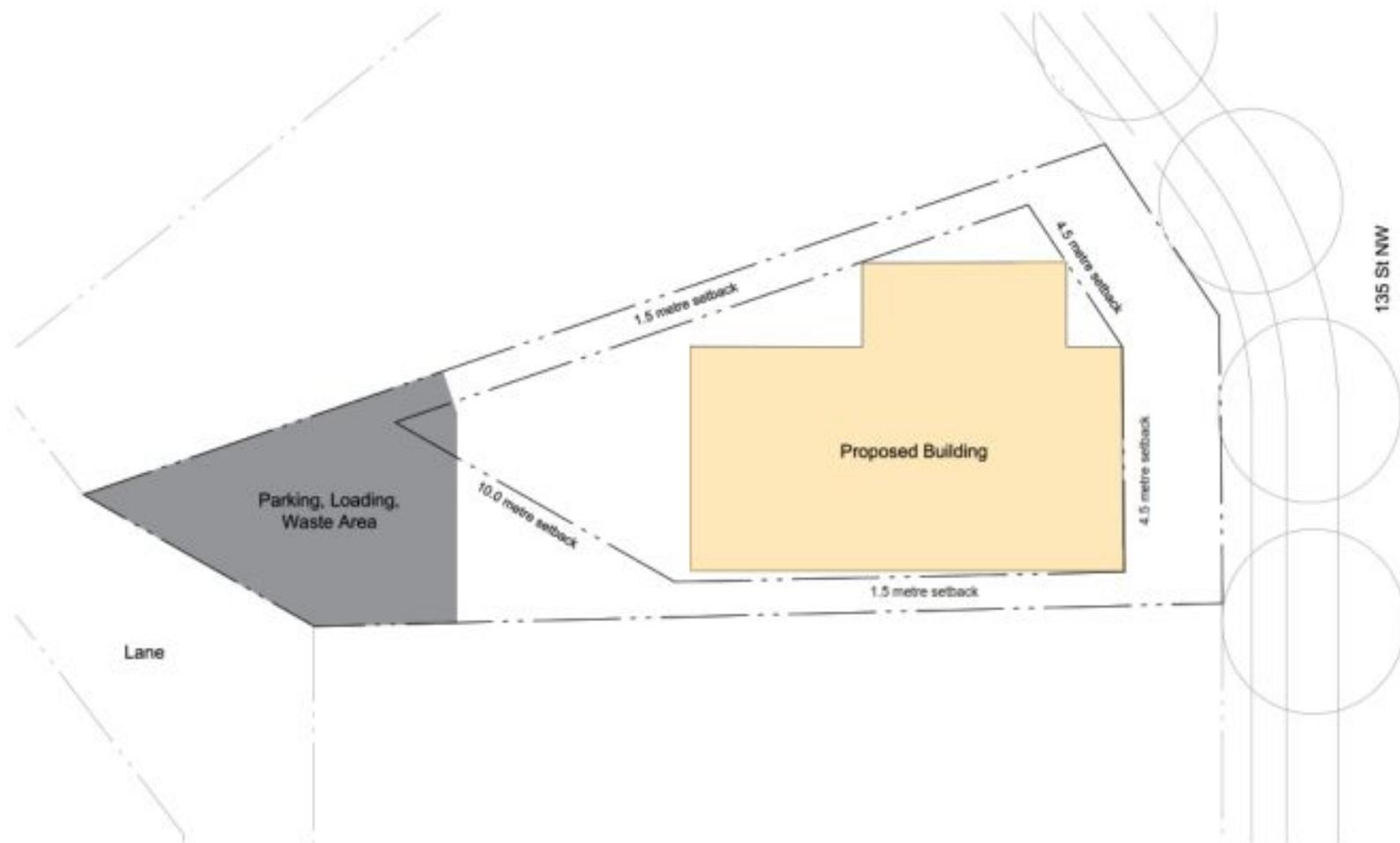




# 3 PROPOSED ZONING

REGULATION	RS Zone Current Zoning	DC Zone Proposed Zoning
<b>Typical Uses</b>	Small scale residential	Small scale residential 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	

## PROPOSED ZONING

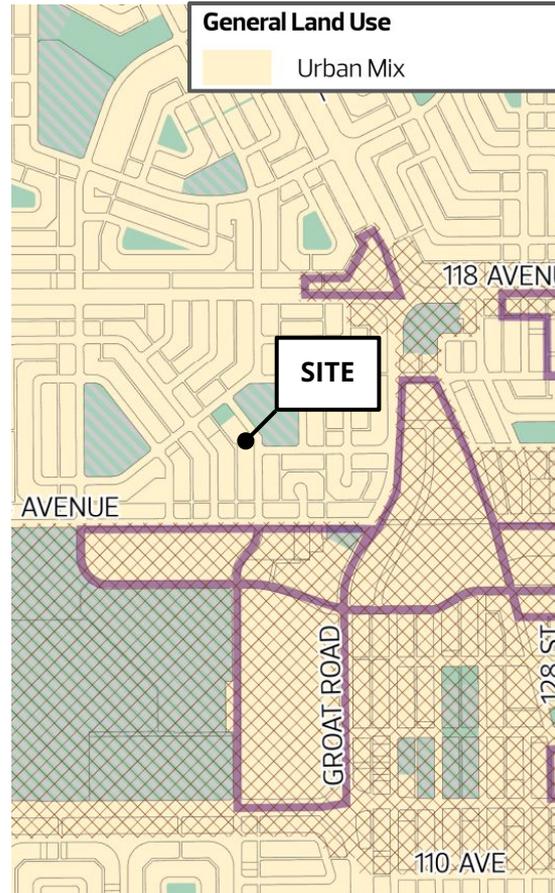


## Urban Mix

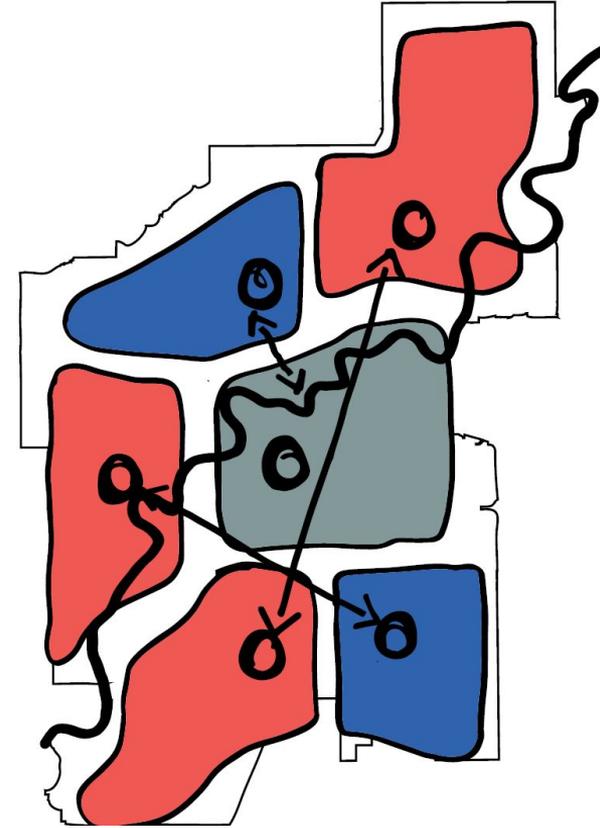
- Includes housing, shops, services and offices in one land use category.
- Provides opportunities for a mix of housing types close to businesses and services that meet the daily needs of residents.
- It includes stand alone residential and commercial development as well as mixed use development.

### 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

# 6 COMMUNITY INSIGHTS

## Respondents (14)

### Opposition (10)

- Increased traffic congestion (7).
- 135 Street is already busy with pick-up and drop-off from the school(6).
- Lack of on-site parking (2).

### Support (4)

- Daycare is compatible with the adjacent school (3).
- The DC mitigate impacts to the abutting properties (2).



CITY WEBPAGE  
Jan 10, 2025



MAILED NOTICE  
Jan 10, 2025



1:1 COMMUNICATION  
Ongoing



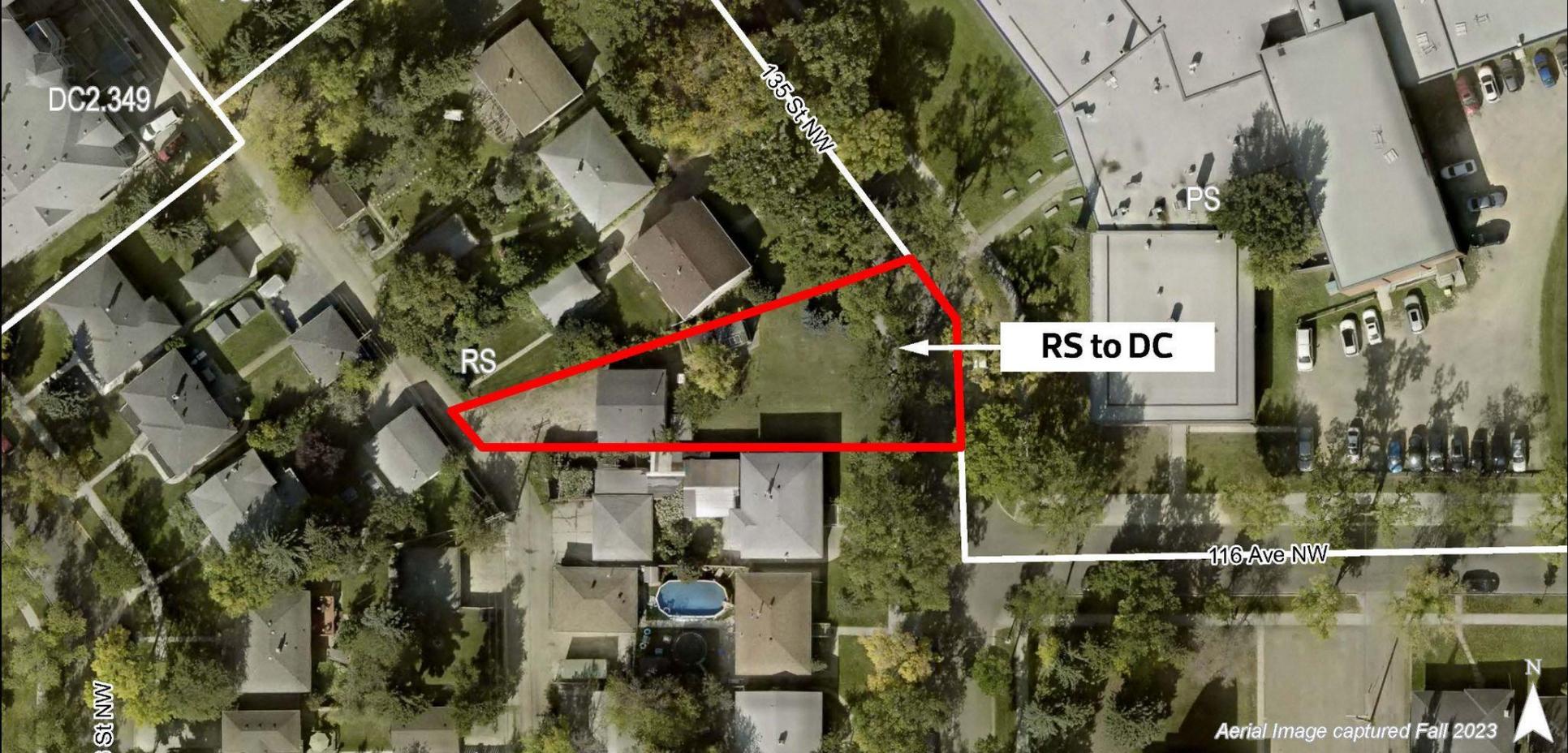
SITE SIGNAGE  
Dec 23, 2024



PUBLIC HEARING  
NOTICE  
Apr 3, 2025



JOURNAL AD  
Apr 11, 2025 &  
Apr 19, 2025



Aerial Image captured Fall 2023

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

