



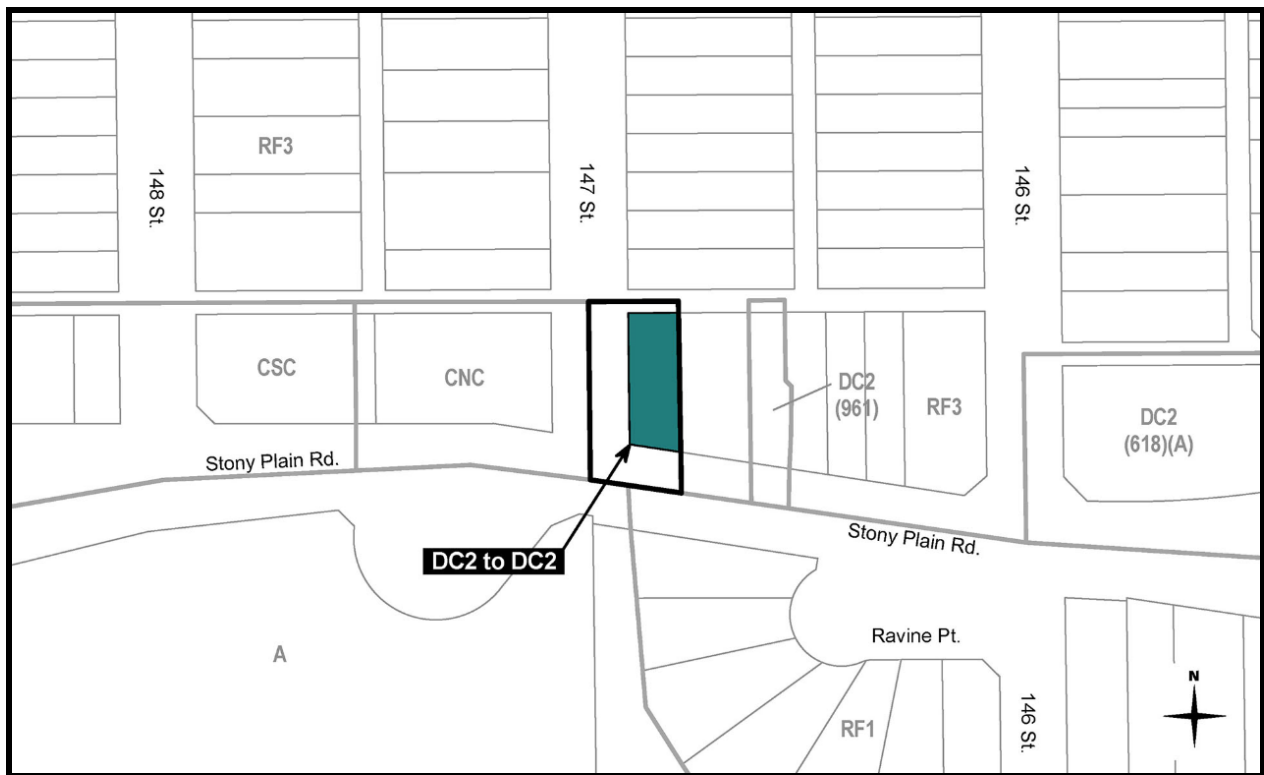
ADMINISTRATION REPORT

REZONING

Grovenor

14628 Stony Plain Road NW

To allow for continued use of existing structure as a personal service shop and add health services as a use.



Recommendation: That Charter Bylaw 19676 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision be APPROVED.

Administration is in **SUPPORT** as the additional use will allow for the continued operation of a dress making establishment in the existing structure, while allowing for a new business opportunity.

The Application

CHARTER BYLAW 19676 proposes to amend the Zoning Bylaw to (DC2) Site Specific Development Control Provision.

The intent of the application is to add Health Services to the uses allowed. The applicant's stated intent is to be able to provide massage therapy on site.

Site and Surrounding Area

The small lot is at the corner of Stony Plain Road and 147 Street, in the southwest corner of the Grovenor neighbourhood. There is an older single detached dwelling on the site.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Vacant lot
CONTEXT		
North	(RF3) Small Scale Infill Development Zone	Single Detached House
East	(RF3) Single Detached Residential Zone	Multi Unit Residential
South	(RF1) Single Detached Residential Zone	Single Detached House

West	(CNC) Neighbourhood Convenience Commercial Zone	Shopping Center
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Planning Analysis

There is no plan in effect for the Grovenor Neighbourhood. Commercial redevelopment has gradually been taking place along the north side of Stony Plain Road between 142 and 149 Streets NW. As this area continues to evolve in response to new commercial opportunities and the construction of the LRT, small, unique business opportunities will continue to ensure this business corridor remains interesting and vital.

This site was rezoned to DC2 in 2002 to allow the existing residential structure to be used as a Personal Service Shop Use, primarily as a wedding dress shop. The Applicant has advised that if the rezoning is approved, a small addition would be required to allow the operator to utilise space in a more efficient manner in order to meet costs.

Technical Review

Transportation

Planning Coordination (Transportation) have advised that vehicular access to the site is from the adjacent lane. Any modifications to the existing accesses require the review and approval of Subdivision and Development Coordination. Stony Plain Road adjacent to the subject rezoning site is the Valley Line West LRT corridor. With implementation of the LRT, the existing all-direction Stony Plain Road/147 Street NW intersection will be converted into a right-in/right-out intersection, with actuated pedestrian crossings located at 146 Street NW and 148 Street NW

Transit

Transit has advised that effective April 2021, ETS will remove bus service from Stony Plain Road as part of the Bus Network Redesign and in anticipation of Valley Line West LRT construction. When service is removed from Stony Plain Road the nearest bus routes will be available on 142 Street, 149 Street and 102 Avenue.

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

Community Engagement

ADVANCE NOTICE February 24, 2021	<ul style="list-style-type: none"> • Number of recipients: 38 • One response received in support
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Conclusion

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Tracked changes
- 2 Application Summary

DC2 Track Changes

.1. General Purpose

To create the opportunity for small scale residential and limited commercial uses in a manner that is compatible with, and maintains, the existing residential character of the surrounding neighbourhood.

~~To allow for the optional use of the site for either single detached residential development or limited personal service shop commercial development with appropriate development regulations for such uses to better achieve land use compatibility with the adjacent residential uses.~~

.2. Area of Application

Lot 32, Block 7A, Plan 1631 AQ and the most westerly 1.82 m throughout of Lot 33, located at 14628 Stony Plain Road, as shown on Schedule "A" attached to this bylaw adopting this DC2 provision, Grovenor.

.3. Uses

~~Limited Group Home~~

~~Minor Home Based Business~~

~~Single Detached Housing~~

~~Conversion of a Single Detached Dwelling existing at the time of approval of the Bylaw adopting this provision to a Personal Service Shop limited to beauty salon.~~

1. Health Services
2. Major Home Based Business
3. Minor Home Based Business
4. Professional, Financial and Office Support Services
5. Personal Service Shops
6. Single Detached Housing

7. Secondary Suite
8. Fascia On-premises Signs
9. Freestanding On-premises Sign

**.4. Development Regulations for All Uses
Excluding Personal Service Shops**

1. Notwithstanding Section 720.3 of the Zoning Bylaw, a site plan is not required.
2. The minimum Site area shall be 360 m².
3. The minimum Site Width shall be 12.0 m.
4. The minimum Site depth shall be 30.0 m.
5. The maximum Height shall not exceed 10.0 m ~~nor 2 1/2 Storeys.~~
6. The maximum total Site Coverage shall not exceed 40%, with a maximum of 28% for a principal building and a maximum of 12% for Accessory Buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum for the principal building is 40%.
7. The minimum Front Yard shall be 6.0 m.
8. The minimum Rear Yard shall be ~~7.5 m, except in the case of a corner Site it shall be 4.5 m.~~
9. Side Yards shall be established on the following basis:
 - Side ~~Setbacks Yards~~ shall total at least 20% of the Site Width, but the requirement shall not be more than 6.0 m with a minimum Side Yard of 1.2 m except that the minimum Side Yard for buildings over 7.5 m in Height shall be 2.0 m;
 - on a corner Site where the building fronts on the Front Yard, the minimum Side Yard abutting a flanking public roadway other than a

- Lane shall be 20% of the Site Width, to a maximum requirement of 4.5 m; and
- on a corner Site where the building fronts on a flanking public roadway, other than a Lane, the minimum Side Yard abutting the flanking public roadway shall be 4.5 m
1. All development shall maintain the external appearance and shall be comparable to neighbouring Dwellings in order to retain the residential character of the neighbourhood, to the satisfaction of the Development Officer.
 2. The Parking Area at the rear of the property shall be hard-surfaced.
 3. Parking shall be in the rear Yard only.
 4. An addition to the existing structure will be permitted but cannot exceed 16 m² and can only be attached to the rear of the existing structure and shall maintain the external appearance and shall be comparable to neighbouring dwellings in order to retain the residential character of the neighbourhood.
 5. Notwithstanding Section 55 of the Zoning Bylaw, Landscaping shall be provided to the satisfaction of the Development Officer.
 6. The garbage collection area shall be screened with a wood enclosure and located entirely on private property. If gates or doors are provided they shall not open or encroach onto road right-of-way. The garbage collection area shall be located in the Rear Yard.
 7. Signs shall comply with the regulations found in Schedule 59A, except a maximum of one Freestanding On-premises Sign with a maximum Height of 2.0 m and a maximum area of 3.0 m² shall be permitted in the front Yard.
 8. There shall be no mechanical or electrical equipment used which creates external noise, or visible and audible interference with home electronics equipment in adjacent Dwellings.

~~.5 Development Regulations of Personal Service Shop Use~~

~~All development shall be in accordance with the site plan, Appendix 1 of this provision.~~

~~Parking shall be in accordance with Section 54.2. Schedule 1, Subsection 10, in the rear yard only.~~

~~1.8 m screen fence shall be developed along the north property line.¶
All vehicular access shall be from the street, not the lane to the rear.¶
Conversion of a Single Detached Dwelling shall be allowed within the
existing structure only as it exists at the time of approval of this Bylaw
to a Personal Service Shop limited to beauty salon.¶~~

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s)/Charter Bylaw(s):	19676
Location:	North of Stony Plain Road NW and east of 147 Street NW
Address(es):	14628 - STONY PLAIN ROAD NW
Legal Description(s):	Lot 32 and a portion of Lot 33, Block 7A, Plan 1631AQ
Site Area:	606.9m ²
Neighbourhood:	Grovenor
Notified Community Organization(s):	Grovenor Community League
Applicant:	Svitlana Dresses Ltd.

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(DC2)Site Specific Development Control Provision
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	None
Historic Status:	None

Written By: Don Read
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination