



# Main Street: 37 Street S.W.

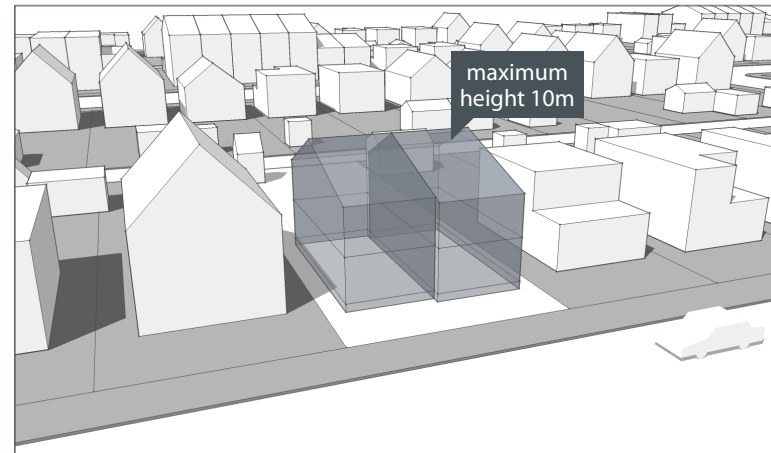
## Rosscarrock, Killarney/Glengarry and Glendale

North of 17 Avenue SW, the Westbrook Village Area Redevelopment Plan, approved in 2009, contains policies to guide land use planning along 37 Street for the communities of Shaganappi, Rosscarrock, Glendale and Killarney/Glengarry. As well, the non-statutory West LRT Land Use Study (2009) provides guidance for redevelopment along 17 Avenue SW. These plans provide land use policies that support the Municipal Development Plan goals of a mixed use street along 37 Street SW.

### APPROVED Land Use (Zoning)

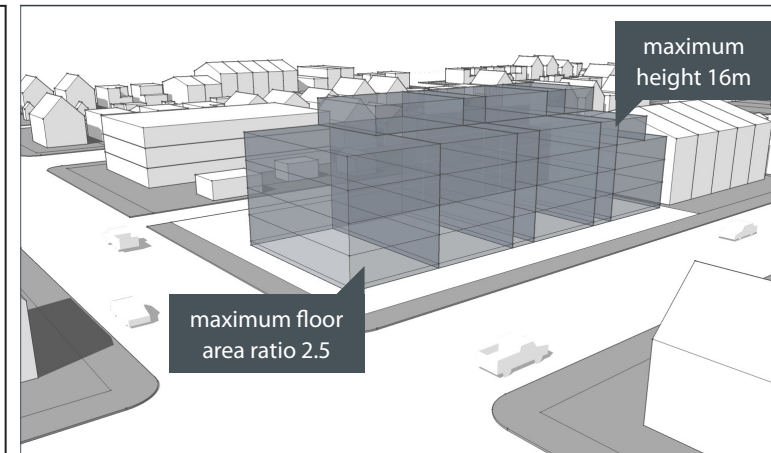
When 37 Street SW main street users provided input about the future of this area, they shared that they would like to see this main street become a trendy destination with unique shops and a lot of activity and housing options. Attention to parking management was another desire. Additional retail and improved public realm can only be supported with more population. Rezoning could allow for more mixed use and apartment development along 37 Street SW and new housing options such as row- or townhouses, in addition to existing single- and semi-detached homes in Rosscarrock.

In the of Fall of 2016, local residents provided detailed feedback at public input sessions on a proposed land use framework to meet this growth potential. These comments were considered when refining this proposal.



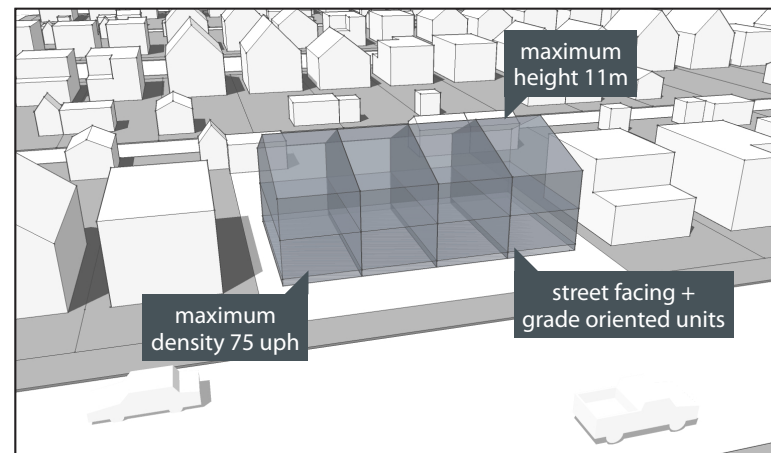
**R-C2 Residential - Contextual One / Two Dwelling District**

R-C2 is a low density residential designation that is primarily for single detached, duplex and semi-detached dwellings. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks, for permitted use buildings, when adjacent to lower scale buildings.



**M-C2 Residential - Grade-Oriented Infill District**

M-C2 is a multi-residential designation in the developed area of the city that is primarily for low rise apartment buildings (4 - 5 storeys) or townhouses. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density based on building area (2.5 Floor Area Ratio) which typically allows an average 50 foot (15 metre) wide parcel to have about 12 - 16 units.



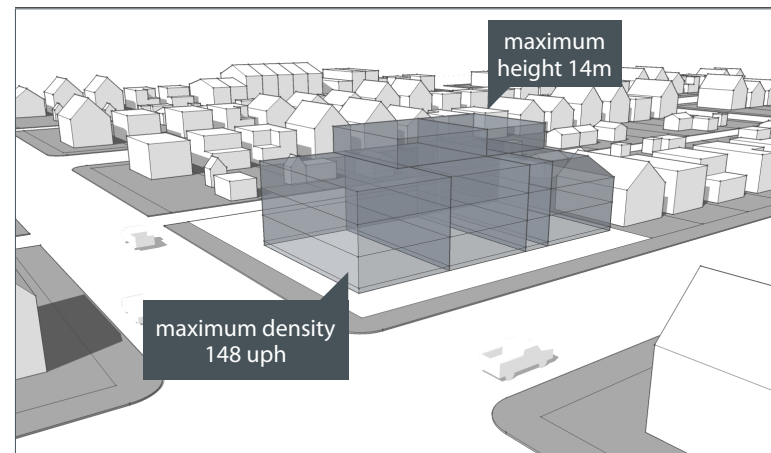
**R-CG Residential - Grade-Oriented Infill District**

R-CG is a low density residential designation that is primarily for rowhouses that face a street with a front door. Does also allow single detached and side by side and duplex homes. Only slightly larger buildings then allowed by the R-C2 district. Maximum density is 75 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 3 units, 4 units could be developed on a corner site with two street frontages.



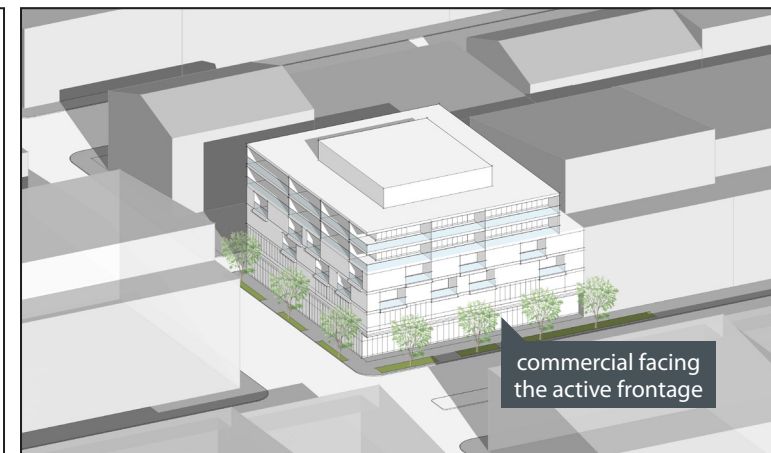
**MU-1 General Mixed Use District**

MU-1 is a new district recently approved by Council. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor can be commercial or residential.



**M-C1 Multi-Residential - Contextual Low Profile District**

M-C1 is a multi-residential designation in the developed area of the city that is primarily for low rise apartment buildings (3 - 4 storeys) or townhouses. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density is 148 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 8 units.

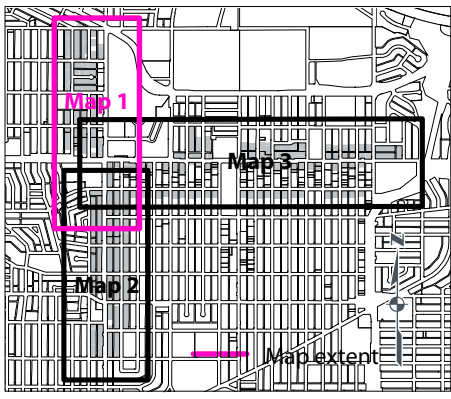


**MU-2 Active Frontage Mixed Use District**

MU-2 is a new district recently approved by Council. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor must be commercial uses.



# Map 1



## LEGEND

- Land Use District Boundary
- Parcels to be Redesignated
- Ownership Parcels
- 37 St SW / 17 Av SW Main Streetboundary

## Proposed land use designations

- Residential – Contextual One / Two Dwelling District R-C2 (2 to 3 storeys, 10 metre maximum)
- Residential Grade-Oriented Infill District R-CG (2 to 3 storeys, 11 metre maximum)
- Multi Residential Contextual Low Profile District M-C1 (3 to 4 storeys, 14 metre maximum)
- Multi-Residential Contextual Medium Profile District M-C2 (3 to 5 storeys, 16 metre maximum)
- Mixed Use General District MU-1 f3 h16 (3 to 4 storeys, 16 metre maximum)
- Mixed Use General District MU-1 f4.5 h22 (5 to 6 storeys, 22 metre maximum)
- Mixed Use-Active Frontage District MU-2 f5.0 h26 (7 to 8 Storeys, 26 metre maximum)
- Mixed Use-Active Frontage District MU-2 f3.0 h46 (14 to 15 Storeys, 46 metre maximum)

(f = Floor Area Ratio; limits density allowed on site)  
(h = Height; maximum allowed building height in metres)

## Approved Land Use (Zoning)



This land use was approved, by Council, May 8th, 2017.

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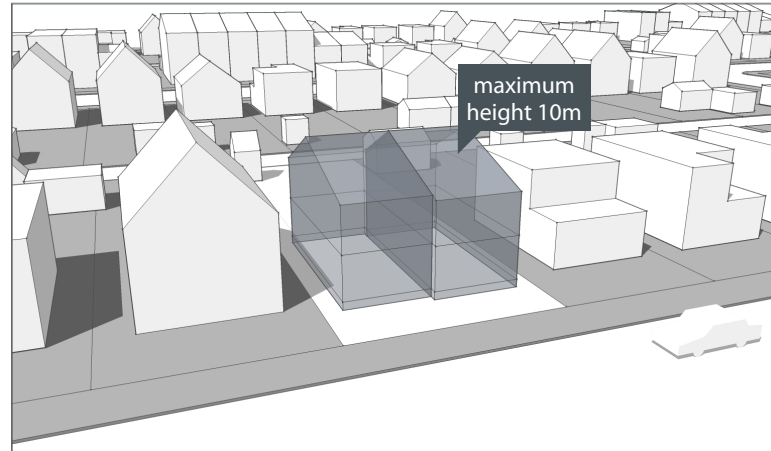
## Killarney/Glengarry and Glendale

South of 17 Avenue SW, the Killarney/ Glengarry Area Redevelopment Plan, approved in 1986, contains policies to guide land use planning east of 37 Street. The community of Glendale, west of 37 Street SW, has land use policy within the non-statutory West LRT Land Use Study (2009). Both of these plans do not provide land use policies that support the Municipal Development Plan goals of a mixed use street along 37 Street SW.

### APPROVED Land Use (Zoning)

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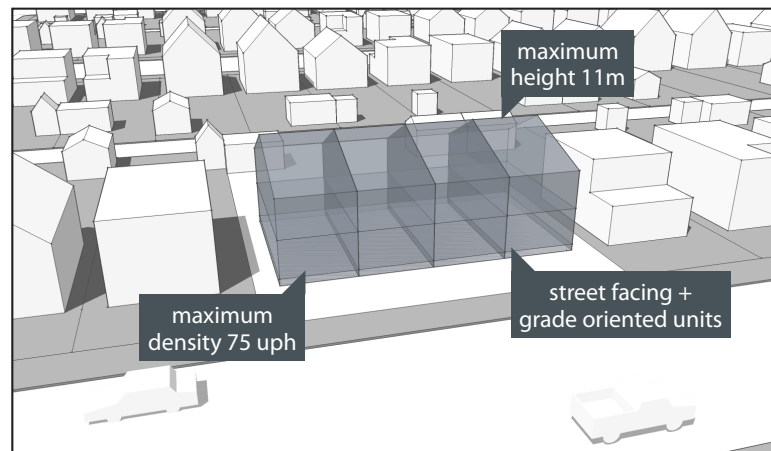
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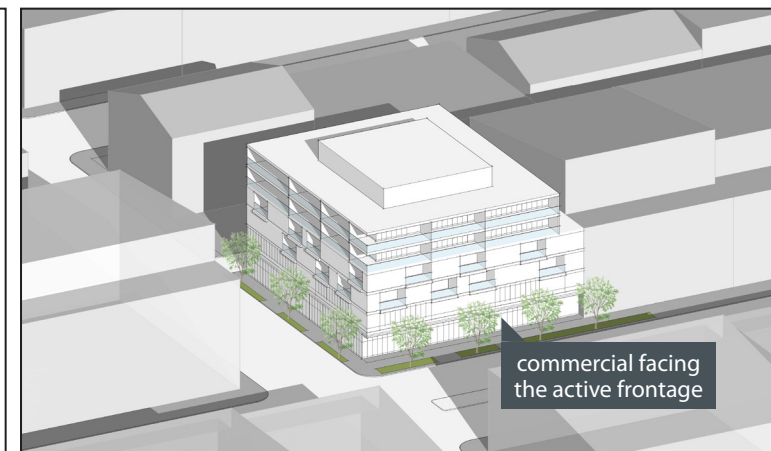
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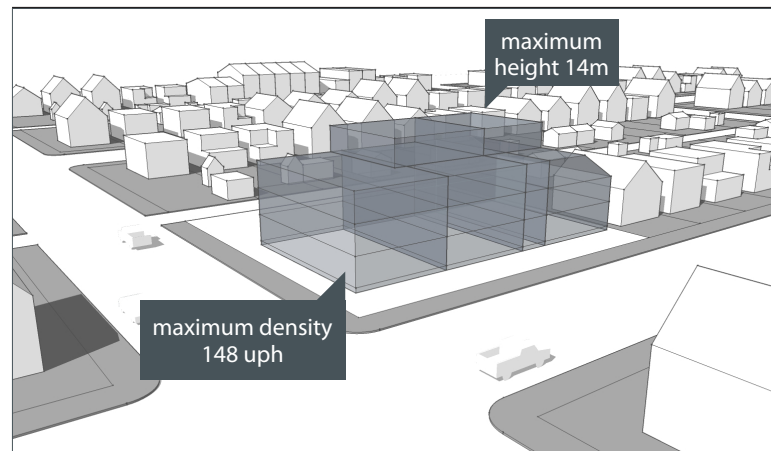
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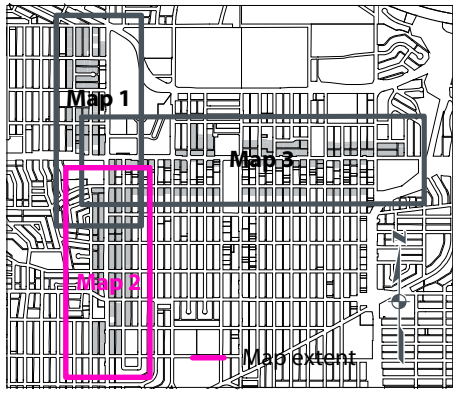


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# Map 2



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