

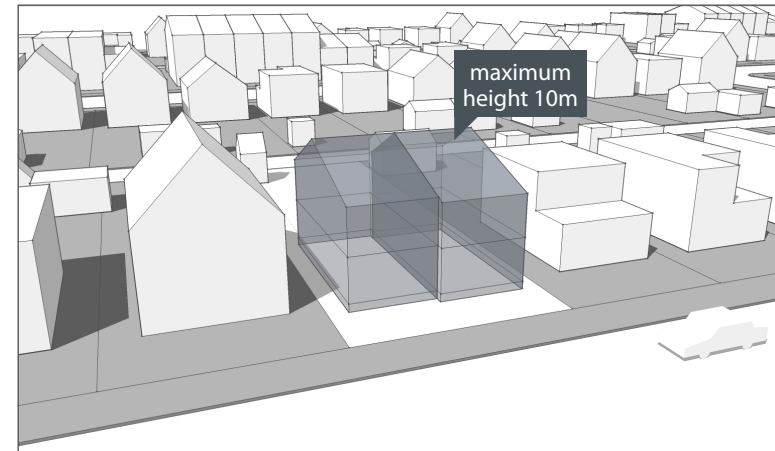
Main Street: 17 Avenue SW

Shaganappi, Killarney/Glengarry, Richmond and Scarboro-Sunalta West

17 Avenue SW from 37 Street to Crowchild Trail SW, has land use planning policies provided by several plans (Killarney/Glengarry Area Redevelopment Plan (1986), Richmond Area Redevelopment Plan (1986) and West LRT Land Use Study (2009). These plans do provide land use policies that support the Municipal Development Plan goals of a mixed use street along 17 Avenue SW.

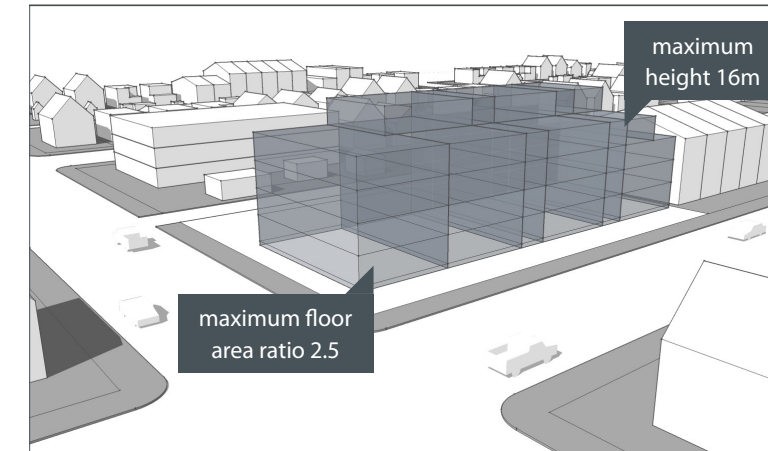
APPROVED Land Use (Zoning)

When 17 Avenue SW main street users provided input about the future of this area, they shared that they would like to see vacant and large sites redeveloped to add to the local populations and provide an active and interesting street experience. Rezoning could allow for more mixed use and apartment development along 17 Avenue SW and new housing options such as row- or townhouses, in addition to existing single- and semi-detached homes, in the existing adjacent low density areas. 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.



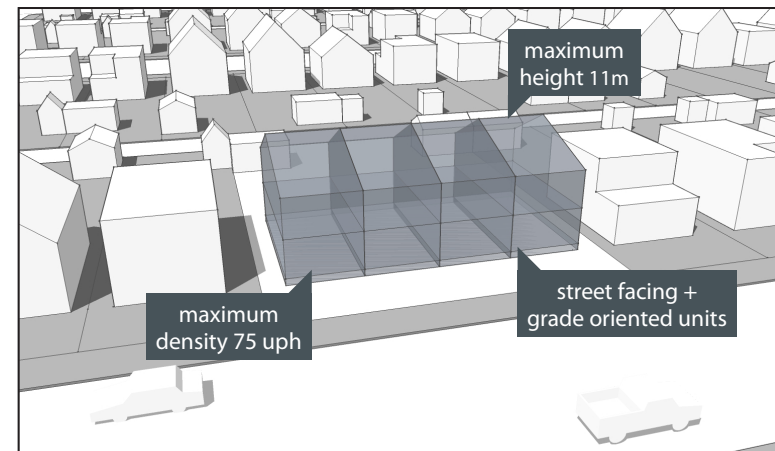
R-C2 Residential - Contextual One / Two Dwelling District

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.



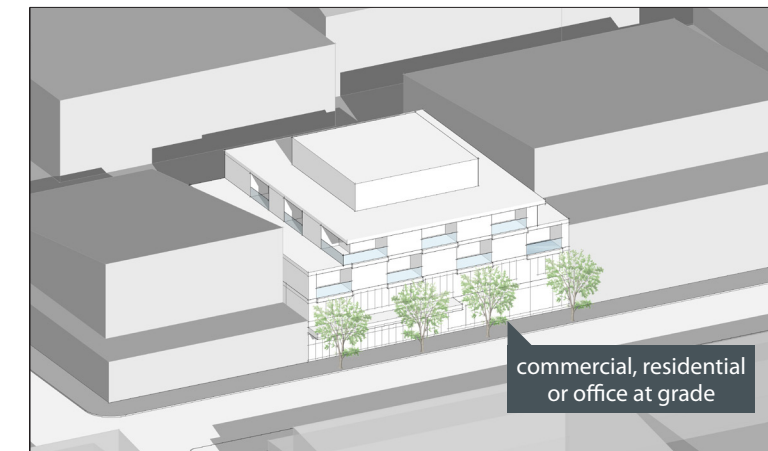
M-C2 Residential - Grade-Oriented Infill District

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.



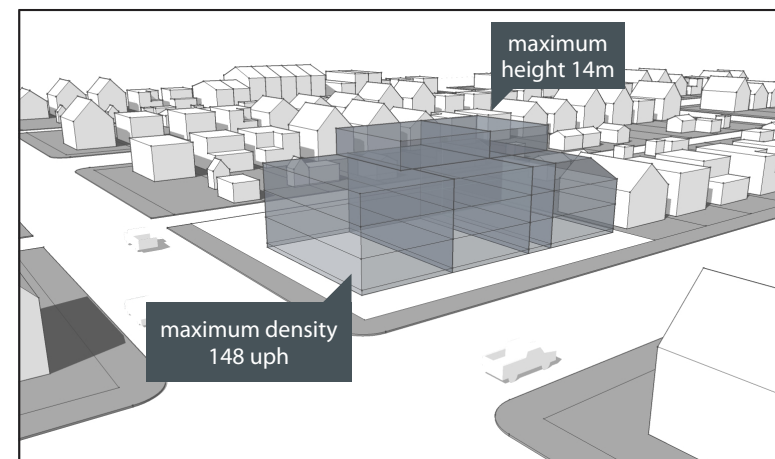
R-CG Residential - Grade-Oriented Infill District

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.



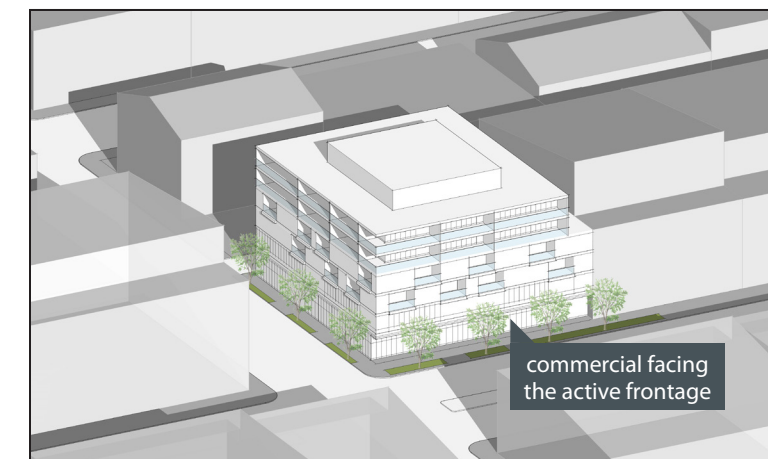
MU-1 General Mixed Use District

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.



