

37 Street S.W. supporting a growing population



Community desires

- Want more of a destination, more vitality and better managed parking.



Market outlook

- Approximately 3,208 homes are expected to be built over the next 25 years, starting gradually between 2016 and 2020.
- The Westbrook Mall site has potential for office and general commercial retail development at a larger scale than most main street sites.



Local planning/policy

- The current zoning does not allow the street to grow over time to meet MDP growth targets.



Proposed solution(s)

Rezoning and support from City services and infrastructure will:

- Enable redevelopment to reach desired population and employment levels.
- Allow for more mixed use and apartment development along 37 Street.
- New housing options such as row or townhouses in Killarney and Glendale.



37 Street S.W. and 17 Avenue what we heard October 4

Key themes:

Overall agreement

- Desire to improve or maintain a walkable community.
- Both or either main street would be improved by having a 'destination' to enhance it.
- 37th Street was generally considered to have a good proposed residential transition area or could be expanded in some places.

Main Street reconsiderations

- The residential transition zone for 17 Avenue SW had many comments agreeing with the current proposal, asking for it to be expanded and desiring it to be reduced.
- Many comments addressed traffic, parking and transportation concerns but varied widely in what was seen as the problem or solution.

How well does this fit your vision of the 37 Street S.W. main street?

35/43

"somewhat" or "very much/completely" fits

How well does this fit your vision of the 17 Avenue S.W. main street?

35/41

"somewhat" or "very much/completely" fits

Common responses:

For Large Redevelopment Sites:

- Require retail.
- Through-site connections (more sidewalks, pathways or bike routes).
- Locating tall buildings where the shadow will have the least impact off-site.

For Retail sites:

- Require retail only along a small portion of the south side of 17 Avenue SW.
- Allow for retail as an option along most of 17 Avenue SW (north side).
- Focus retail on 37 Street SW at 26 Avenue SW and 17 Avenue SW, with residential uses only between 19 and 25 Avenues SW.

17 Avenue S.W. supporting a growing population



Community desires

- Want development of vacant sites and Tecumseh site, and to retain character.



Market outlook

- Approximately 3,340 homes are expected to be built over the next 25 years, starting gradually between 2016 and 2020.
- Potential for further retail and commercial development opportunities.



Local planning/policy

- Killarney/Glengarry ARP provides land use policy that support MDP goals.
- Westbrook Village Station Area Plan is directed by the goals of the MDP.
- Current zoning allows for a range of mixed use and apartment development but restricts commercial uses and there is limited opportunity for street-level access forms of multi-residential development.



Proposed solution(s)

Rezoning and support from City services and infrastructure will:

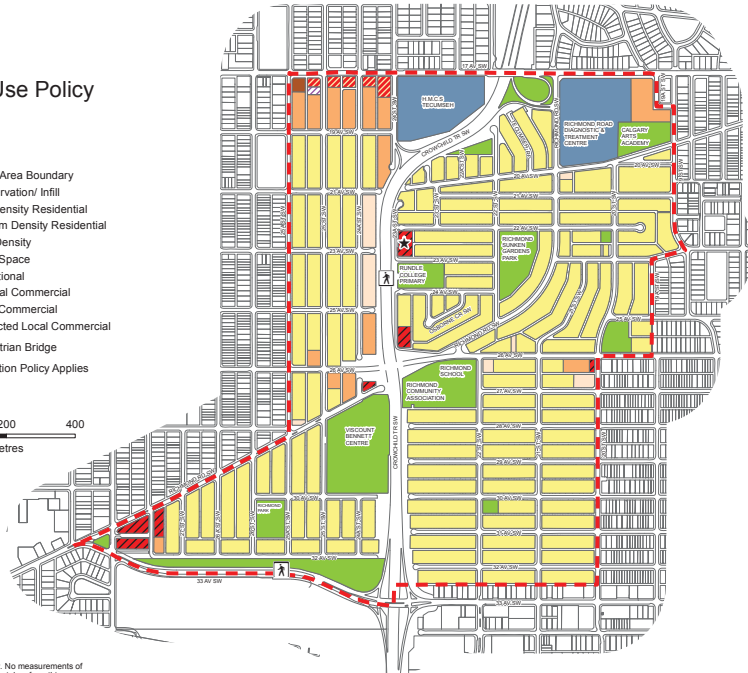
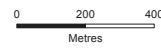
- Enable redevelopment to reach desired population and employment levels.
- Provide more housing options for households and businesses to develop along the main street.

Richmond

Existing ARP map

Map 2
Land Use Policy

- Legend**
- Study Area Boundary
 - Conservation/ Infill
 - Low Density Residential
 - Medium Density Residential
 - High Density
 - Open Space
 - Institutional
 - General Commercial
 - Local Commercial
 - Restricted Local Commercial
 - Pedestrian Bridge
 - Transition Policy Applies

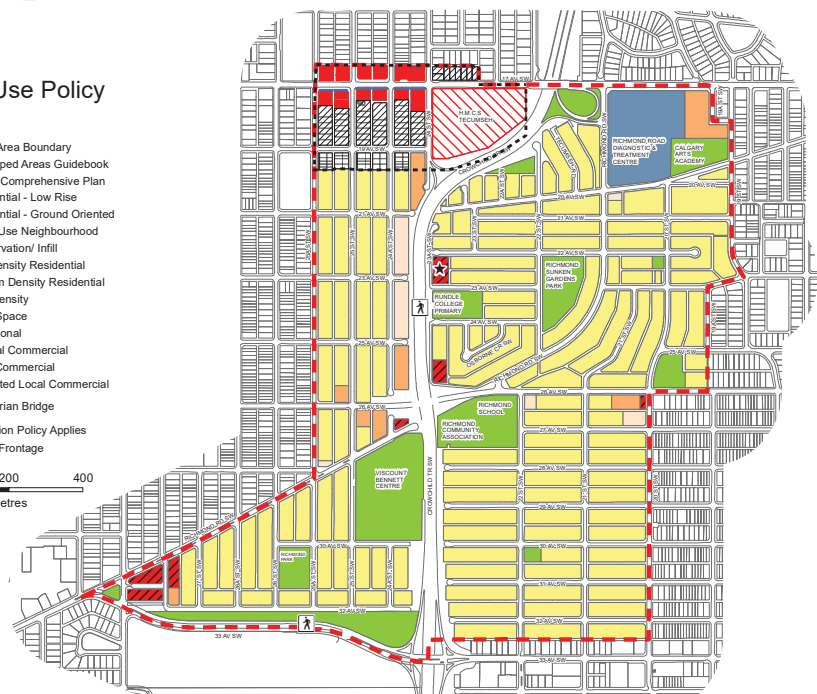
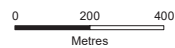


This map is conceptual only. No measurements of distances or areas should be taken from this map.

Proposed ARP map

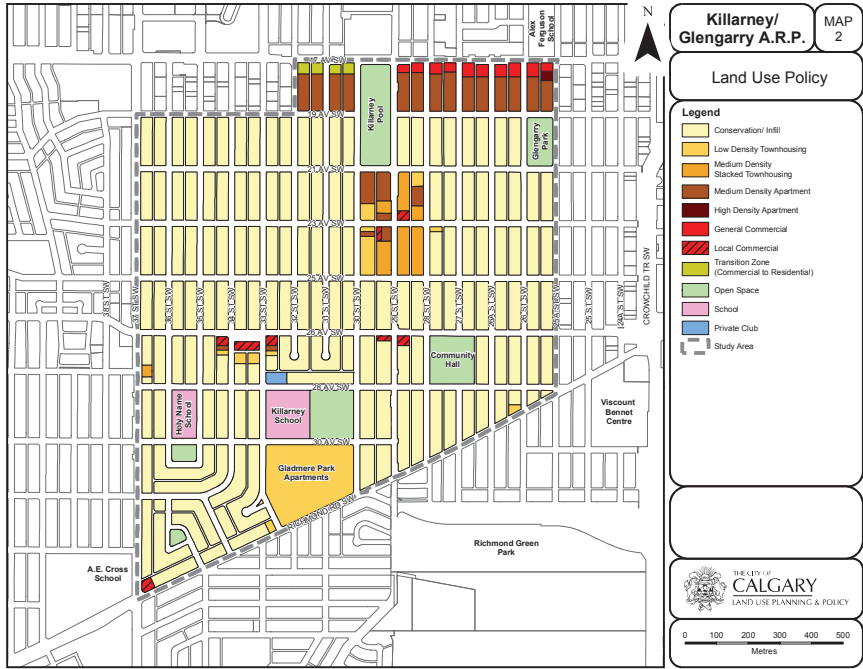
Map 2
Land Use Policy

- Legend**
- Study Area Boundary
 - Developed Areas Guidebook
 - Future Comprehensive Plan
 - Residential - Low Rise
 - Residential - Ground Oriented
 - Mixed Use Neighbourhood
 - Conservation/ Infill
 - Low Density Residential
 - Medium Density Residential
 - High Density
 - Open Space
 - Institutional
 - General Commercial
 - Local Commercial
 - Restricted Local Commercial
 - Pedestrian Bridge
 - Transition Policy Applies
 - Active Frontage



Killarney

Existing ARP map



Proposed ARP map

