

ROSSCARROCK

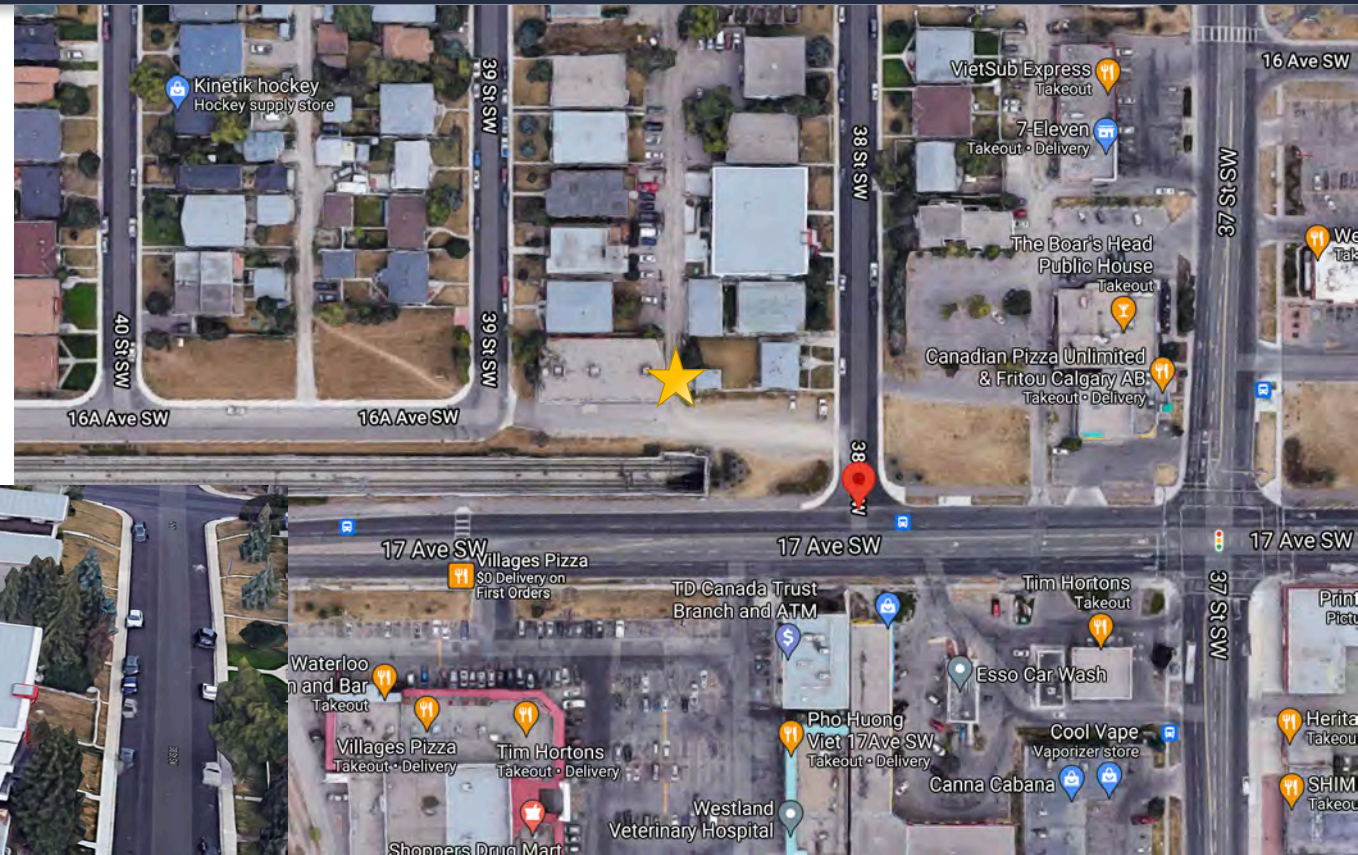
LAND USE REDESIGNATION

LOC2019-0138 | CPC2021-1052
1635 and 1639 - 38 STREET SW, 3902 - 17 AVENUE SW



THE SITE

- Located between 38 and 39 Street SW
- Immediately adjacent to LRT tracks
- Vacant former paint store and single family home
- Parcels bisected by north-south and east-west lanes
- LRT stations within 600m to east and west



ENGAGEMENT

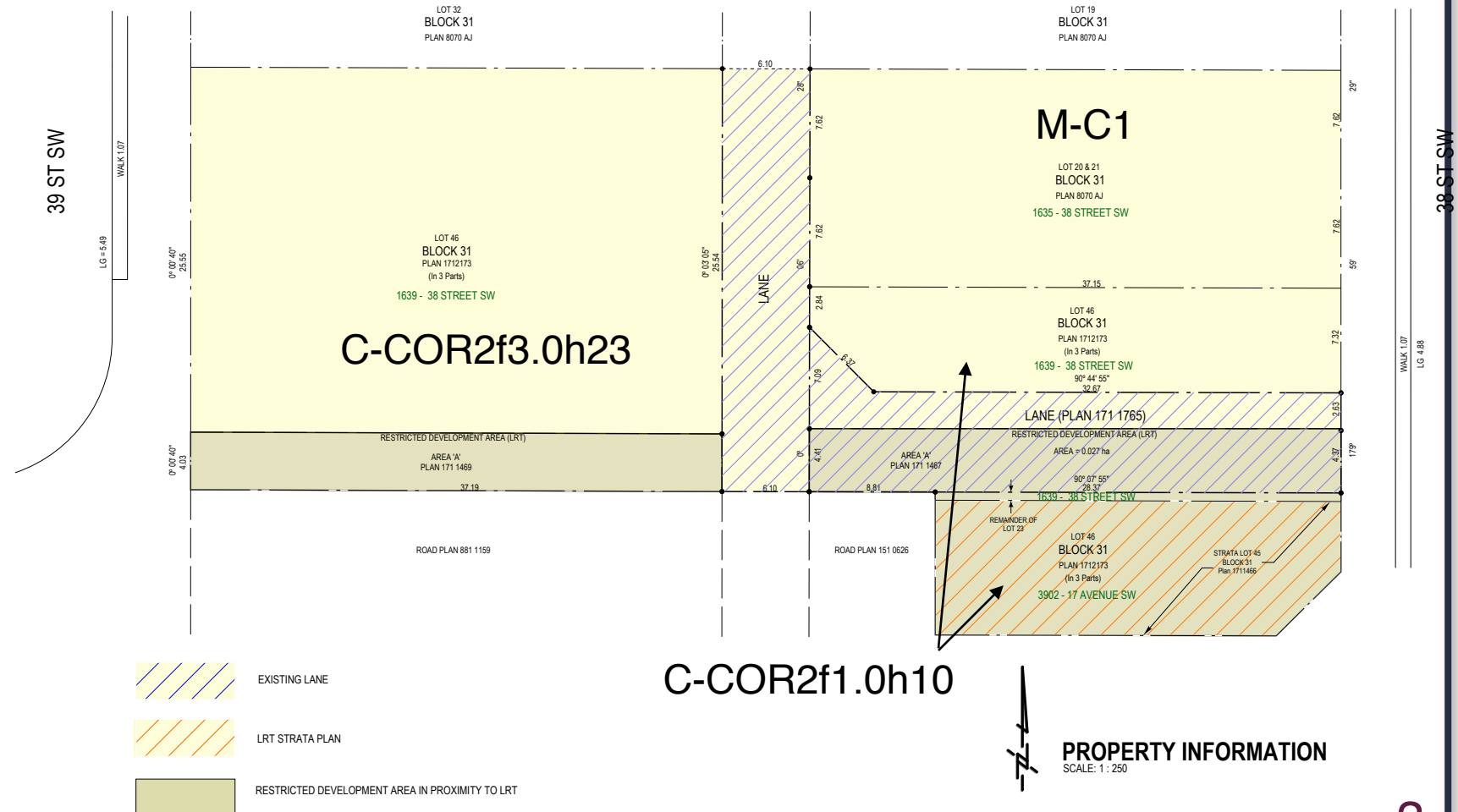
- Early outreach to > 50 nearest residents
- Positive discussion with the Rosscarrock Community Association
- Continuous notice posting of site since February 2020

EXISTING LAND USE AND CONSTRAINTS

- Two parcels with multiple land use designations:

C-COR2f1.0h10
C-COR2f3.0h23 and
M-C1

- C-COR2 considers auto-oriented uses and varied setbacks
- Restrictive covenants apply near LRT tracks
- City owned strata at LRT tunnel



THE PROPOSAL AND THE WESTBROOK VILLAGE AREA REDEVELOPMENT PLAN

The Westbrook Village Area Redevelopment plan notes that: *‘Along a portion of north side of the street, buildings will be required to be located back from 17th Avenue SW in order to accommodate the right of way for the LRT line. This provides an opportunity to ‘announce’ the Plan area from the 17th Avenue SW corridor and establish a special character retail district on the ‘sunny side’ of the street.’*

This is specifically one such site.

Prescribed density for this site is between 2.0 and 5.0. Prescribed height is up to 26 metres.

The **MU-1f3.0h23** proposal is directly in line with the **WESTBROOK VILLAGE AREA REDEVELOPMENT PLAN** as part of the 17th Avenue Precinct.



CONCEPT AND CONSOLIDATION

- Concepts were developed to explore development possibilities and constraints:



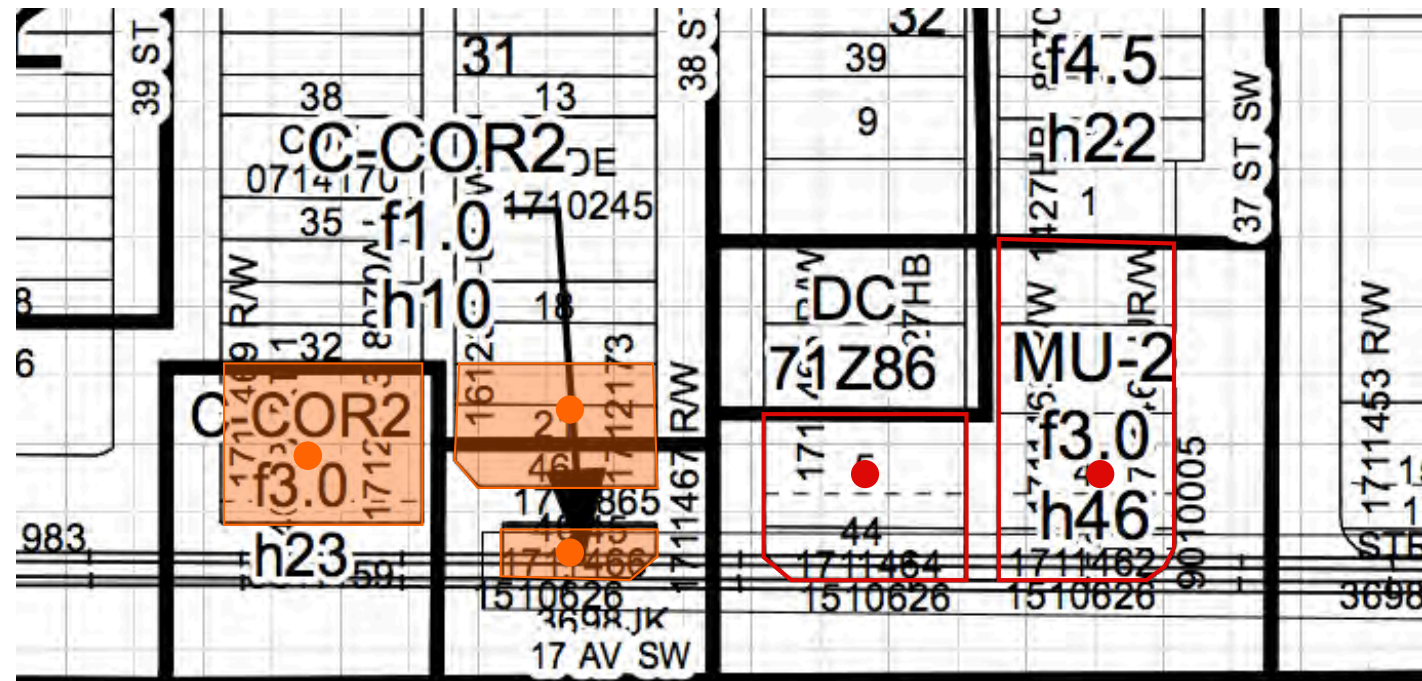
CONCEPT ONLY

- Lane consolidation is possible with detailed development and consideration of existing access and infrastructure
- Parcels can be developed with or without further consolidation

LAND USE AND DEVELOPMENT CONSTRAINTS

Per LUB1P2007, Section 20(2) Direct Control Districts must not be used:

- (a) in substitution of any other land use district in this Bylaw that could be used to achieve the same result either with or without relaxations of this Bylaw; or
- (b) to regulate matters that are regulated by subdivision or development permit approval conditions.



● LOC2019-0138
MU-1f3.0h23

● EXISTING MU-2 PARCELS

SUMMARY

- **Proposed MU-1f3h23 is directly in line with the Westbrook Village Area Redevelopment Plan**
- **Site is located on 17th Avenue with LRT stations within 600m to east and west**
- **Proposed land use will replace disjointed existing land uses in favour of a single appropriate land use district more conducive to vibrant mixed-use development**
- **Direct Control or 'split' zoning is not appropriate**
- **Additional consolidation is negotiable**
- **The properties can be developed with or without further consolidation**

