

Applicant Submission

This land use amendment application seeks to redesignate a parcel at 2440 – 37 Street SW from M-C1 to C-N1 to facilitate the gentle re-development of the parcel to accommodate a small scale, new building for Health Care Services as a discretionary use. The proposal would allow a new commercial Use on a public transit bus route in a built form that complements the existing residential context.

The subject site is comprised of two 25' lots located in the SW community of Killarney/Glengarry, on the Main Street of 37 Street. The surrounding building context is low-rise residential, which is predominantly single detached and apartment buildings. The existing zoning for the parcel and the Main Street corridor to the north is M-C1, while the parcels on the Main Street corridor to the West are M-U1 and to the south are M-U2 indicating significant future redevelopment context. Presently, the subject site is developed with a one-storey single detached building with a secondary suite in the basement and vehicle accessed from the side street of 25 Avenue SW (although a lane is available). Parking access for the new development is to be provided from the existing laneway.

The proposed Commercial – Neighbourhood 1 (C-N1) District will allow for a street-oriented development to accommodate a commercial use of Health Care Service in a new building. The proposed C-N1 District will allow a maximum Floor Area Ratio (FAR) of 1.0 and a maximum building height of 10 metres. The zoning includes specific rules for setbacks and building heights along shared property lines or lanes shared with low-density residential developments. The C-N1 use allows for Health Care Services as a discretionary use under part 7, Division 2, Section 703 (1) Uses plus various other commercial uses that may be utilized in the future.

The Westbrook Communities Local Area Plan (LAP), and Main Streets policies, contain built form, public realm, and site design policies that will ensure the development is responsive to both the existing context and vision for this area. The LAP speaks to buildings oriented to the street and mentions that small-scale commercial development is appropriate.

The C-N1 redesignation and the Use proposed meet the policies and intentions of the Westbrook Communities LAP, Main Streets, and Killarney/Glengarry ARP documents.