

17 Avenue S.E. supporting a growing population



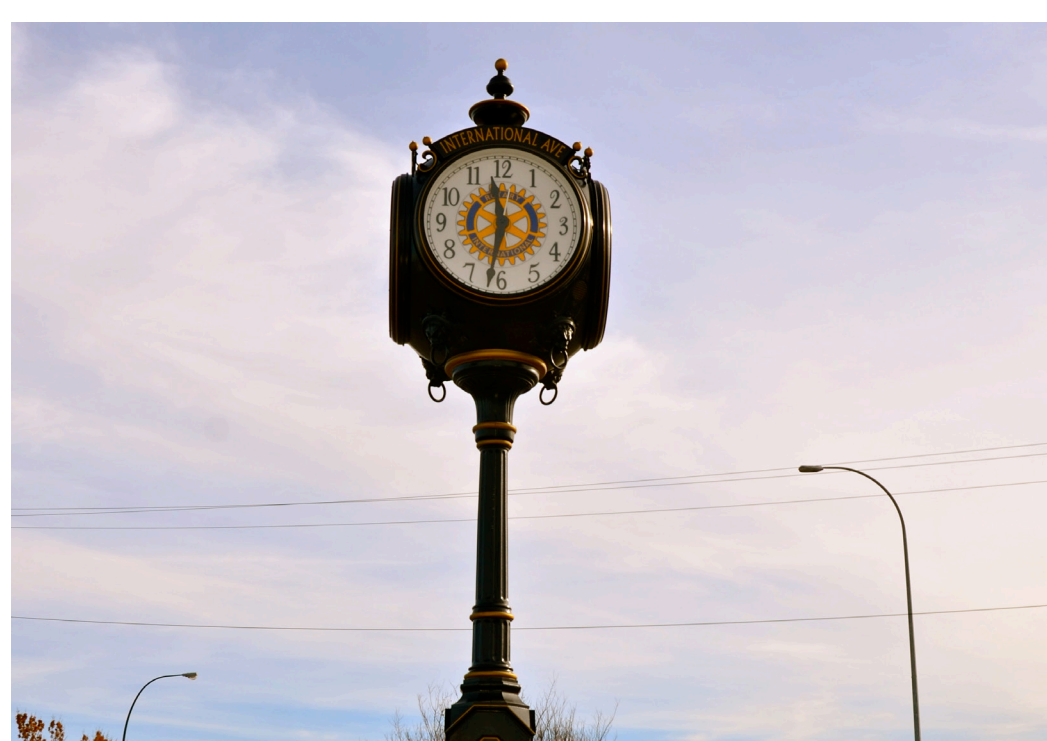
Community desires

- Want more amenities, gathering spaces that showcase cultural diversity, employment opportunities, safe and vibrant main street sidewalks and improved connectivity to the city



Market outlook

- 1,794 residential units are expected to be built over the next 25 years, starting between 2016 and 2020 and gradually increasing.
- Many sites along 17 Avenue S.E. have potential for larger scale projects including short to medium-term opportunity for residential, office and retail development



Local planning/policy

- Current zoning does not match up with the City Council approved Southeast 17 Corridor: and does not allow for development to reach the growth targets outlined in the Municipal Development Plan



Rezoning and support from City services and infrastructure will:

- Enable redevelopment to reach desired population and employment levels
- Allow greater flexibility for mixed use development
- More housing options for the surrounding community to support International Avenue businesses

17 Avenue S.E. what we heard September 29

Key themes: Overall agreement

- Many indicated that more retail along 17 Avenue S.E. is beneficial to the community
- The street itself and related traffic needs to be improved for safety of cars and pedestrians
- Streetscape and green space improvements would be welcome

Main street reconsiderations

- The residential transition area could be expanded with a mix of housing but was not the preference for everyone for example:
 - more housing affordability but also a better mix of higher and lower cost housing for diversity
 - Some want to ensure single family homes aren't beside tall apartments or have re-zoning on only half of a block

How well does this fit your vision of the 17 Avenue S.E.?

19/24 – “somewhat” or “very much/completely”

Common responses:

Large redevelopment sites

- Through-site connections (more sidewalks, pathways or bike routes)
- Using green infrastructure

Retail

- Strengthen and support International Avenue as a regional destination for eating, shopping and services, while continuing to serve locals' daily convenience needs.
- Enable more people to live and work in close proximity to 17 Avenue S.E. in order to take advantage of major transit investments and strengthen the market for local-serving retail and restaurants
- Take steps to implement the Southeast 17 Corridor Land Use and Urban Design Concept

17 Avenue S.E. Land Use Planning Framework

Currently land use planning along the Main Street of 17 Avenue S.E. is in the form of the:

- Southeast 17 Corridor: Land Use and Urban Design Concept
- Albert Park/Radisson Heights Area Redevelopment Plan
- Forest Lawn - Forest Heights/Hubalta Area Redevelopment Plan
- Eastfield Area Structure Plan
- 52 Street S.E. Special Study
- Southeast 68 Street Industrial Area Structure Plan

In September 2016 Council approved that the current Southeast 17 Corridor: Land Use and Urban Design Concept should be adopted by Council as an **Area Redevelopment Plan**.

The process to complete this change will take begin in 2017.

This update could allow for an alignment of the current plan boundaries for the main street area.

