

# 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.

