

Main Street: 17 Avenue S.E.

17 Avenue S.E., from Barlow Trail to 52 Street S.E., has land use planning policies provided by two plans – Albert Park/Radisson Heights Area Redevelopment Plan and Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan. These plans provide land use policies that support the Municipal Development Plan goals of a mixed use street along 17 Avenue S.E. A new land use policy document has been created with local residents and businesses that supports the redevelopment of 17 Avenue S.E. This new Area Redevelopment Plan will be reviewed with City Council along with the proposed land use changes shown in this letter. This new policy provides more direction for redevelopment allowed with this rezoning proposal.

EXISTING Land Use (Zoning)

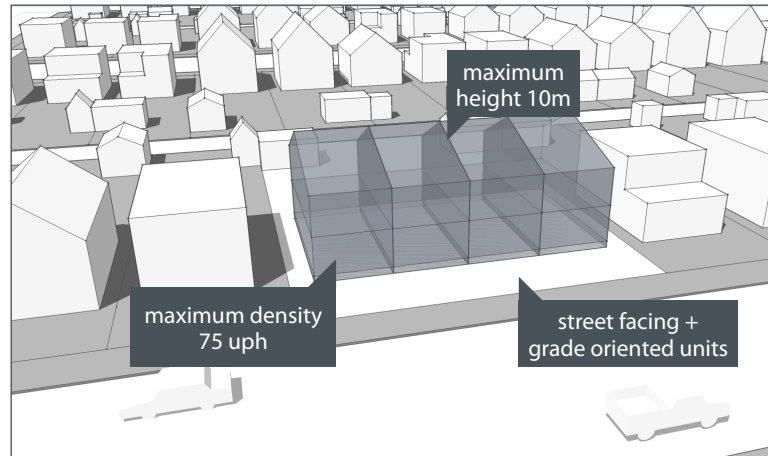
17 Avenue S.E., from Barlow Trail to 52 Street S.E., is primarily zoned for retail and other commercial uses. The current zoning along much of 17 Avenue S.E. does not allow the street to grow over time to meet the population and employment targets set in the Municipal Development Plan. This limits investment potential in new forms of housing and commercial space and the main street area would not be able to grow to meet the desires expressed by the community.

There is limited opportunity for street level access forms of multi-residential development such as row or townhouses. Rezoning could help provide more options for households and businesses to develop along this main street.

PROPOSED Land Use (Zoning)

When 17 Avenue S.E. main street users provided input about the future of this area, they shared their hope that commercial business would continue to serve the local community and be a destination for all Calgarians, give more potential for future markets, events and festivals, be a showcase for the cultural diversity of the area and act both as a job hub and a great place to live. They also shared a desire for an improved street environment that is safe and vibrant with improved connectivity with the city.

Between November 2017 and January 2018, local residents provided detailed feedback at public input sessions on a proposed land use framework to meet this growth potential. These comments were considered when refining this proposal. This new zoning proposal will provide new forms of housing and commercial space that provide housing options and benefit businesses in the neighbourhood and the main street area can grow to meet the desires expressed by the community.



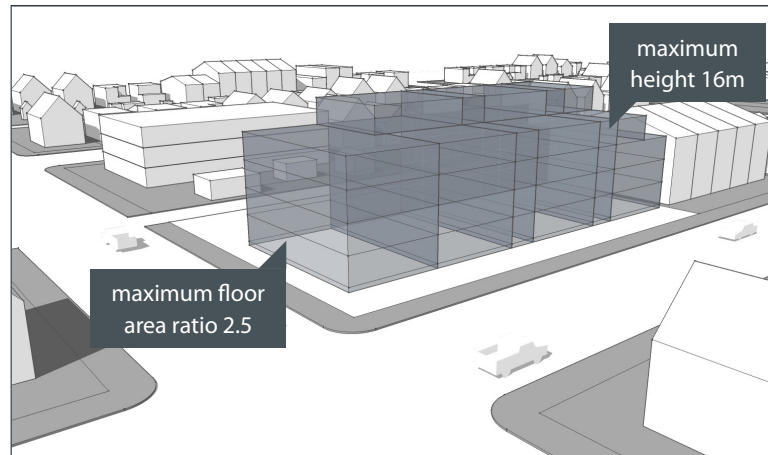
R-CG Residential – Grade-Oriented Infill District

R-CG is a low density residential designation that is primarily for rowhouses that face a street with a front door. Does also allow single detached and side by side and duplex homes. Only slightly larger buildings then allowed by the R-C2 district. Maximum density is 75 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 3 units, 4 units could be developed on a corner site with two street frontages.



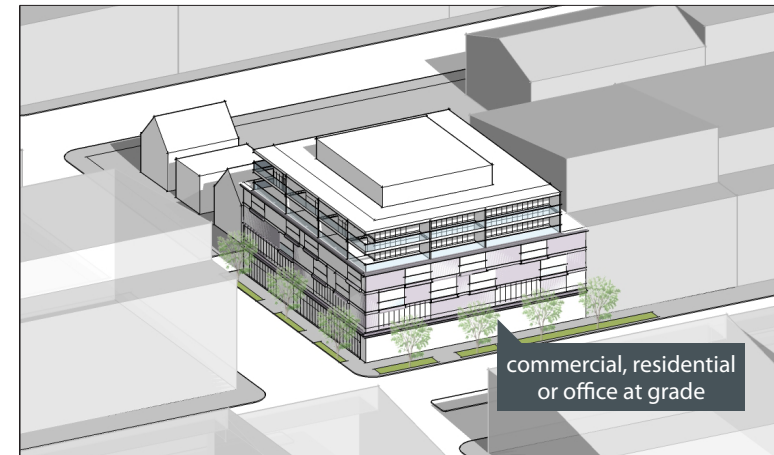
MU-1 – General Mixed Use District

MU-1 is a new district. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor can be commercial or residential.



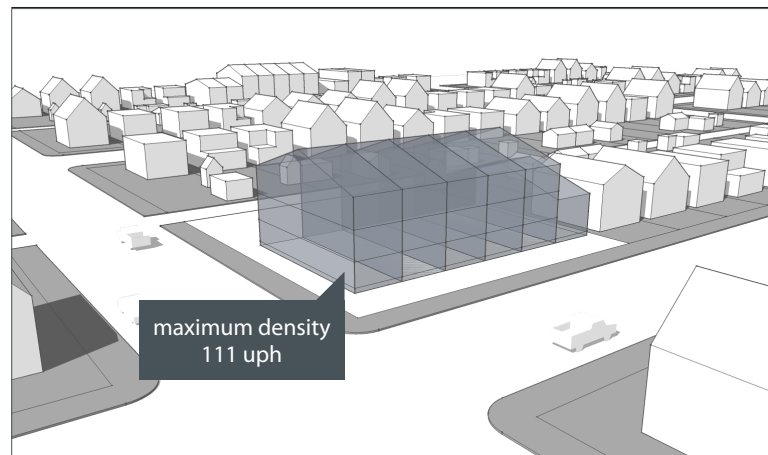
MC-2 Multi-Residential – Grade-Oriented Infill District

M-C2 is a multi-residential designation in the developed area of the city that is primarily for low rise apartment buildings (4 – 5 storeys) or townhouses. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density based on building area (2.5 floor area ratio) which typically allows an average 50 foot (15 metre) wide parcel to have about 12 - 16 units.



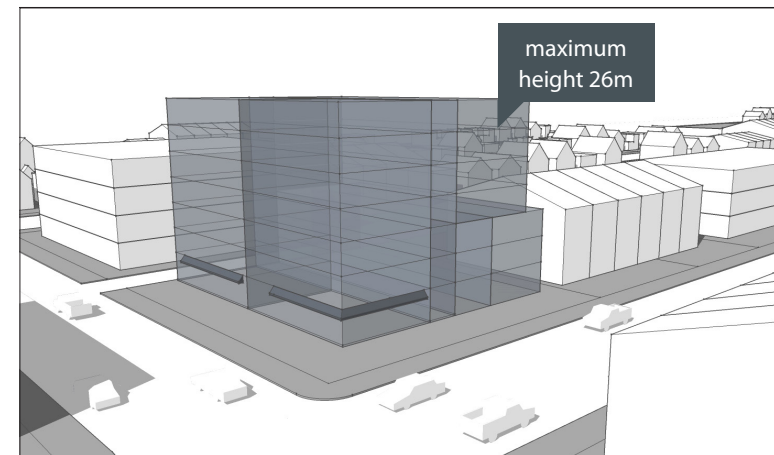
MU-2 – Active Frontage Mixed Use District

MU-2 is a new district. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor must be commercial uses.



M-CG – Multi-Residential – Contextual Grade-Oriented District

M-CG is a multi-residential designation in the developed area of the city that is primarily for townhouses and fourplexes. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density is 111 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 4 to 6 units.



MH-1 – Multi-Residential – High Density Low Rise District

MH-1 is a multi-residential designation in the developed area and developing area of the city that is primarily for low rise apartment buildings; other multi-residential types are also allowed. Maximum density is regulated by floor area ratio (FAR) to provide flexibility in building design and dwelling units provided. FAR is a maximum of 4.0 and a maximum building height of 26 metres, about 8 storeys.



