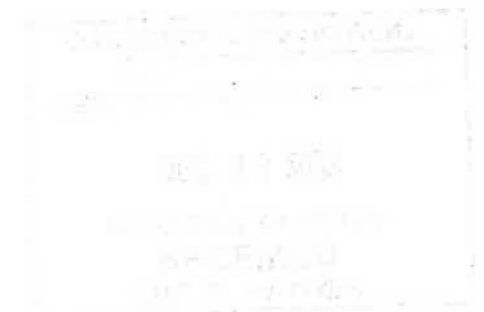


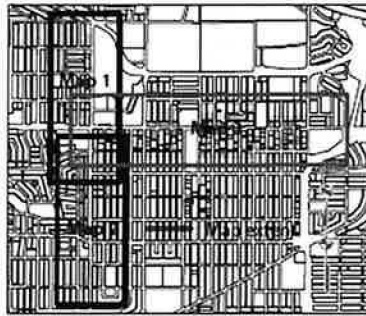
WCLAP
Proposed changes to North side of 17 Ave
blocks 24 St -25A St SW
Shaganappi Community Segment

What are area residents asking for?

Residents request that the Infrastructure and Planning Committee amend The WCLAP to change the building scale **from** Low (up to 6 storeys) **to** Low Modified (up to 4 storeys) on the parcels along the north side of 17 Ave between 24th St. and 25A St, inclusively.







Map 3



LEGEND

-  Land Use District Boundary
 Parcels to be Redesignated
 Ownership Parcels
 37 St SW / 17 Av SW
 Main Streets Boundary

Proposed Land Use Designations

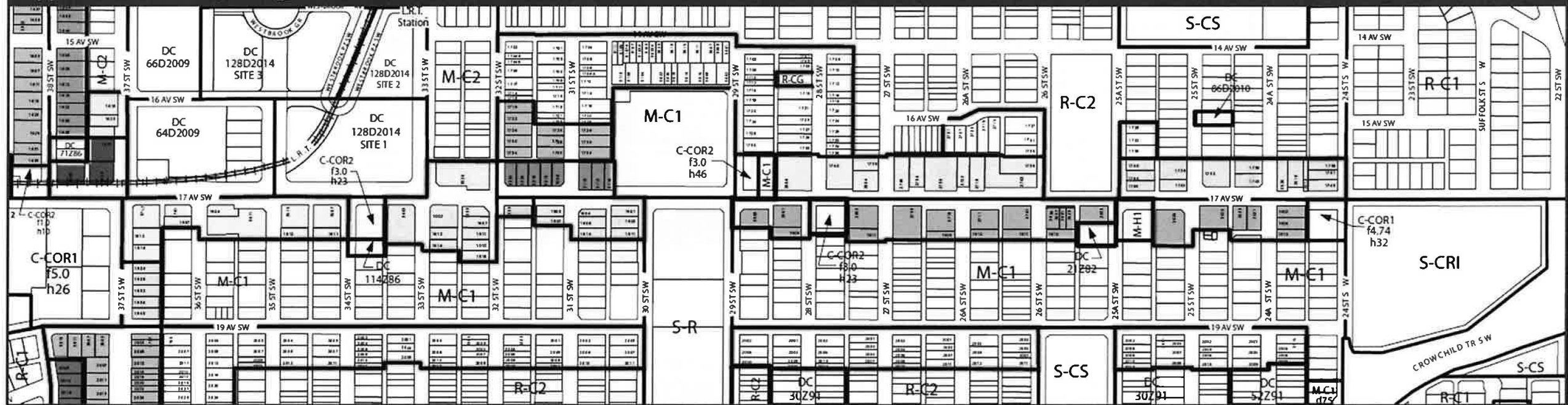
-  Residential – Contextual One / Two Dwelling
District R-C2 (2 to 3 storeys, 10 metre maximum)
-  Residential Grade-Oriented Infill District
R-CG (2 to 3 storeys, 11 metre maximum)
-  Multi Residential Contextual Low Profile District
M-C1 (3 to 4 storeys, 14 metre maximum)
-  Multi-Residential Contextual Medium Profile District
M-C2 (3 to 5 storeys, 16 metre maximum)

- Mixed Use General District MU-1 f3 h16
(3 to 4 storeys, 16 metre maximum)
- Mixed Use General District MU-1 f4.5 h22
(5 to 6 storeys, 22 metre maximum)
- Mixed Use General District MU-1 f4.5 h23
(5 to 6 storeys, 23 metre maximum)

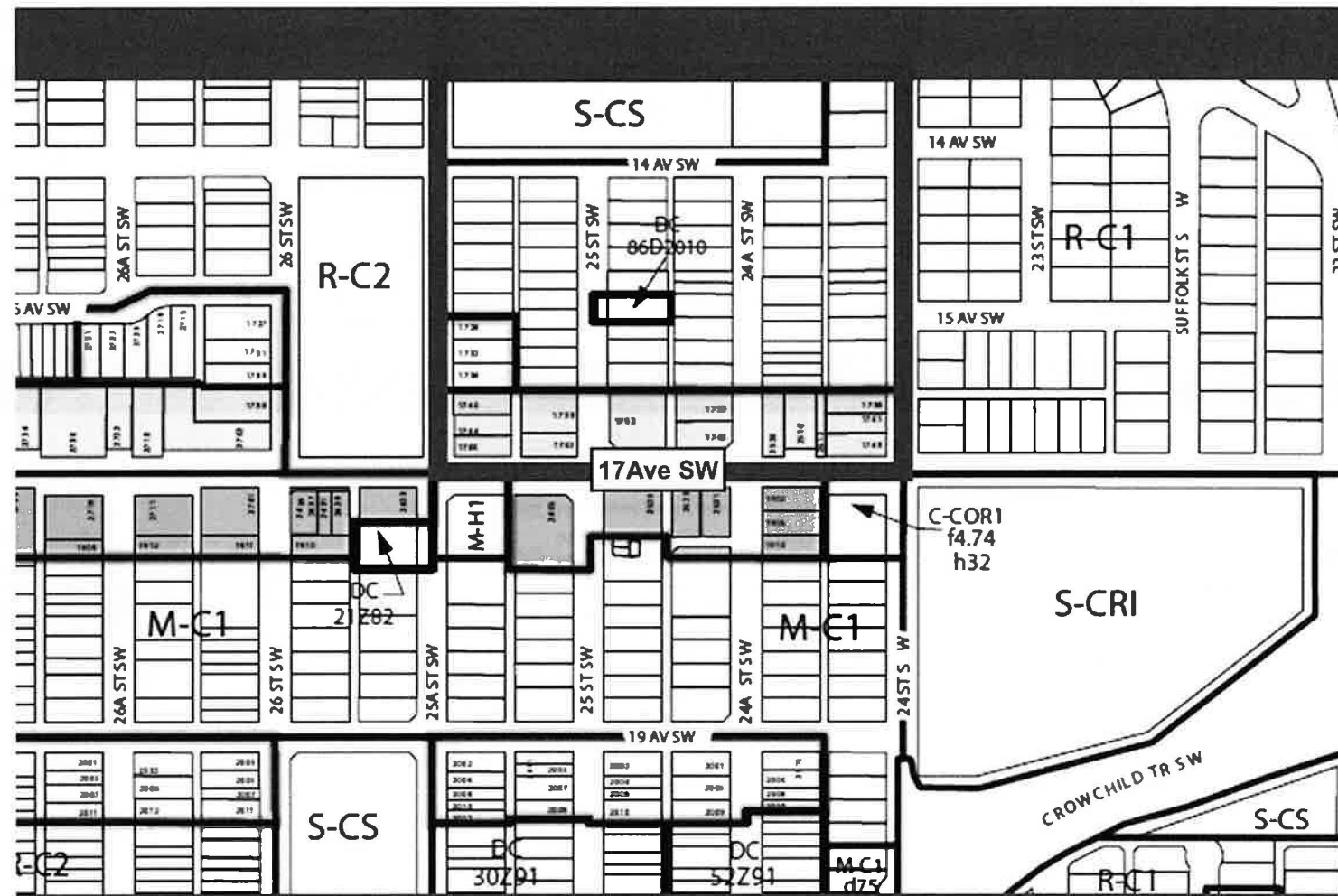
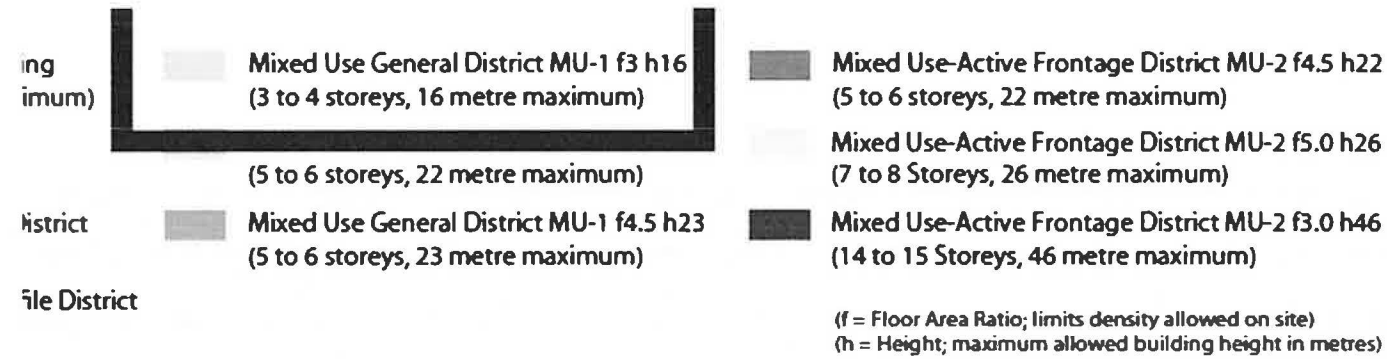
- Mixed Use-Active Frontage District MU-2 f4.5 h22
(5 to 6 storeys, 22 metre maximum)
- Mixed Use-Active Frontage District MU-2 f5.0 h26
(7 to 8 Storeys, 26 metre maximum)
- Mixed Use-Active Frontage District MU-2 f3.0 h46
(14 to 15 Storeys, 46 metre maximum)

(f = Floor Area Ratio; limits density allowed on site)
(h = Height; maximum allowed building height in metres)

Approved Land Use (Zoning)

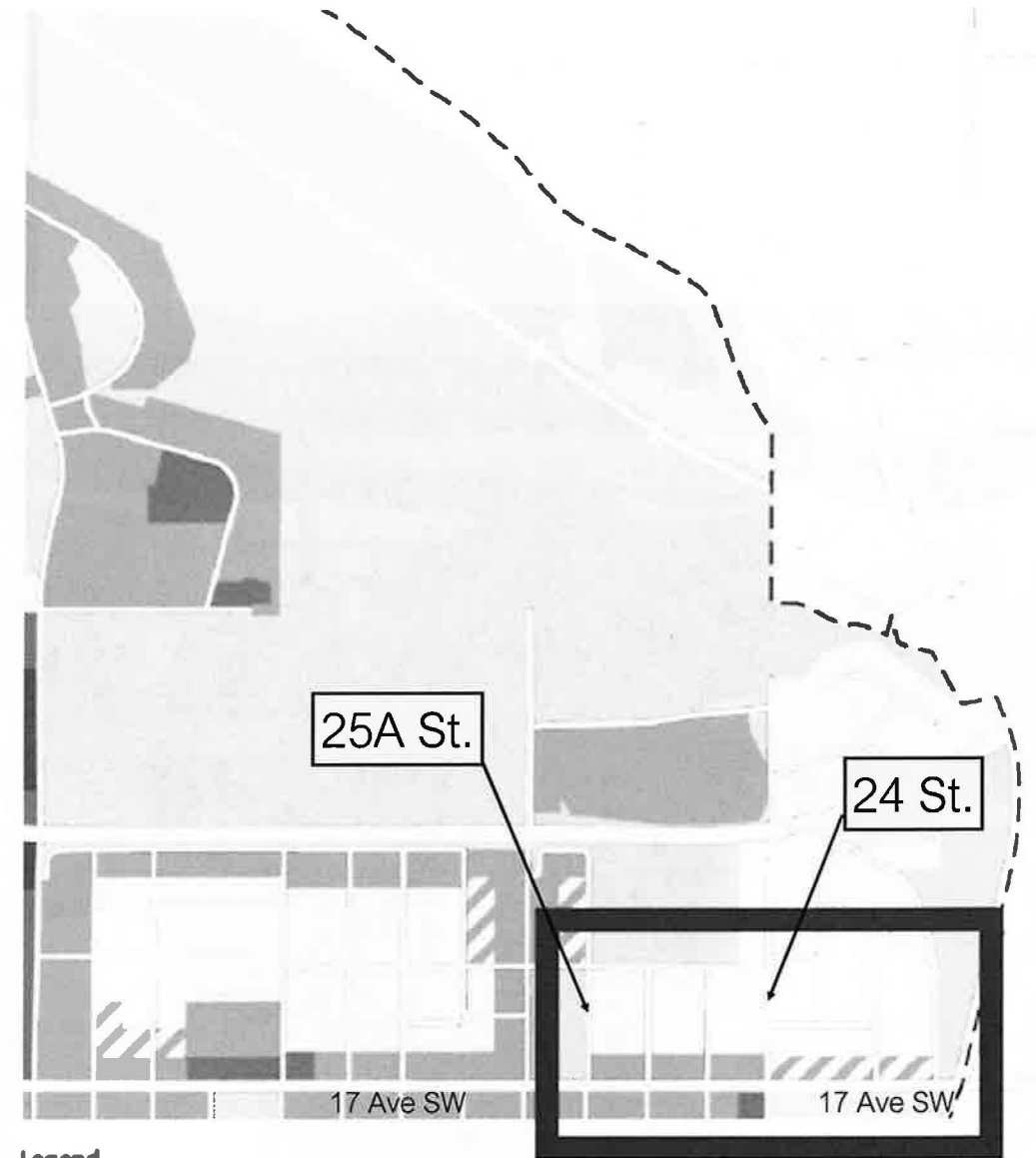
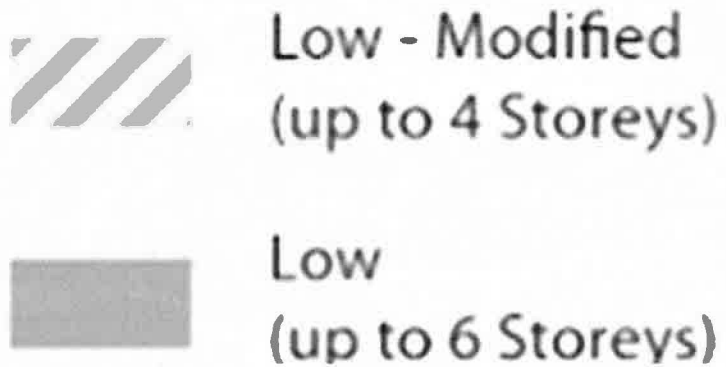


This land use was approved by Council May 8, 2017.



This land use was approved by Council May 8, 2017.

24-25 A Streets and 17 Ave.



Legend





Successful mix of new and heritage homes



Successful mix of new and heritage homes



Low rise 8 unit condo corner of 17 Ave & 25 St.



Heritage Homes circa 1912

Impact on the affected streets

- abrupt transition from 6 storey development to 2 storey single family homes in a unique section of the community
- negative impact to a very successful streetscape that is only one block long
- increased demand for street parking will increase further parking spillover onto already congested residential streets
- oversteering and shading into homes/yards by a 6 storey structure

In Summary

We ask that the WCALP draft be amended to reflect the current zoning in the Main Streets bylaw on the North side of 17 Ave from 24th to 25A St inclusively

Thank you!
Questions?