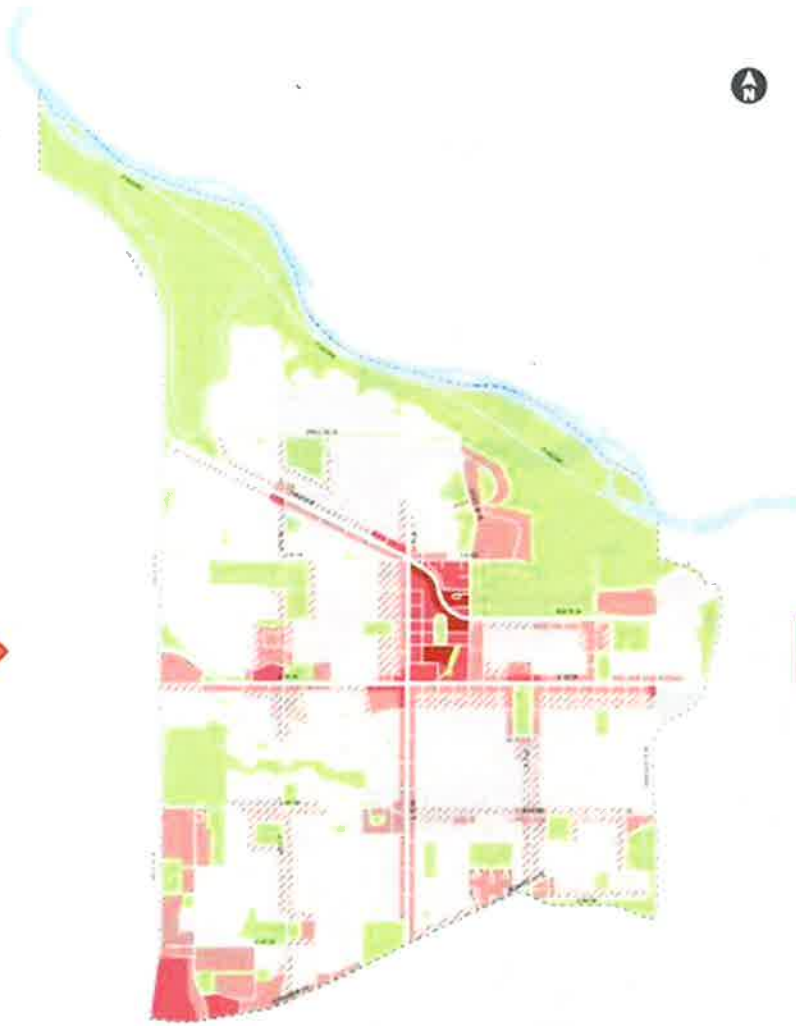
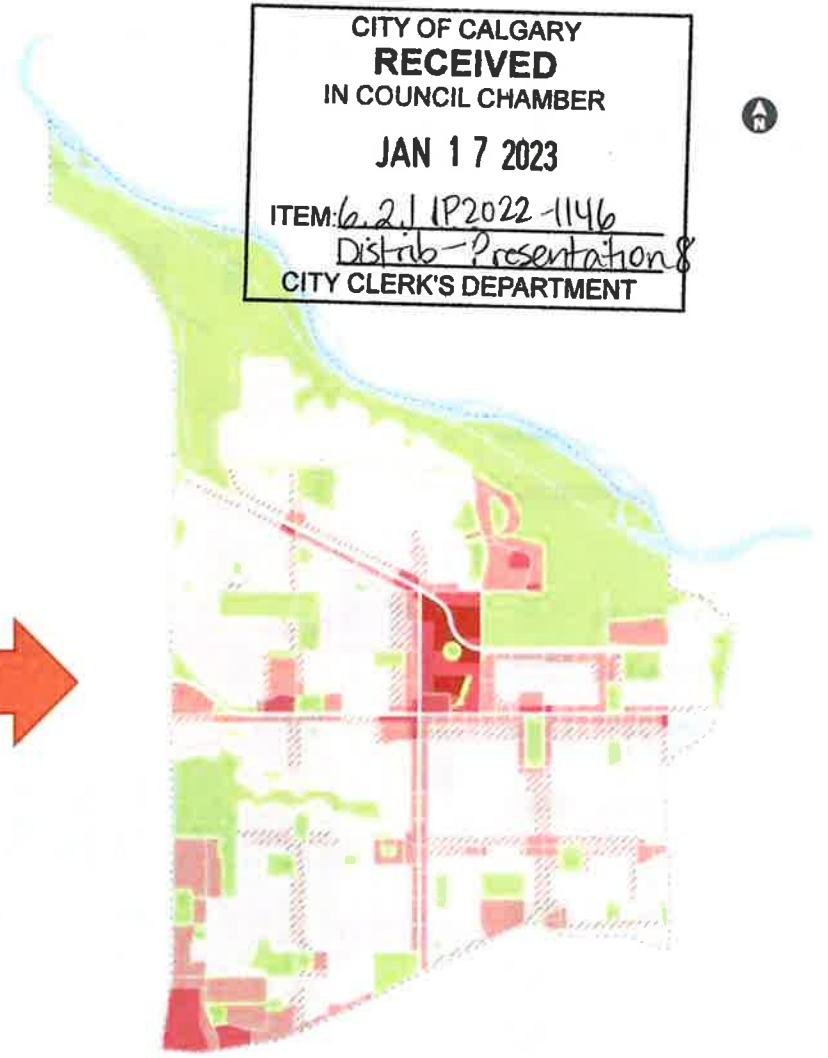




Phase 2
Concept Plan

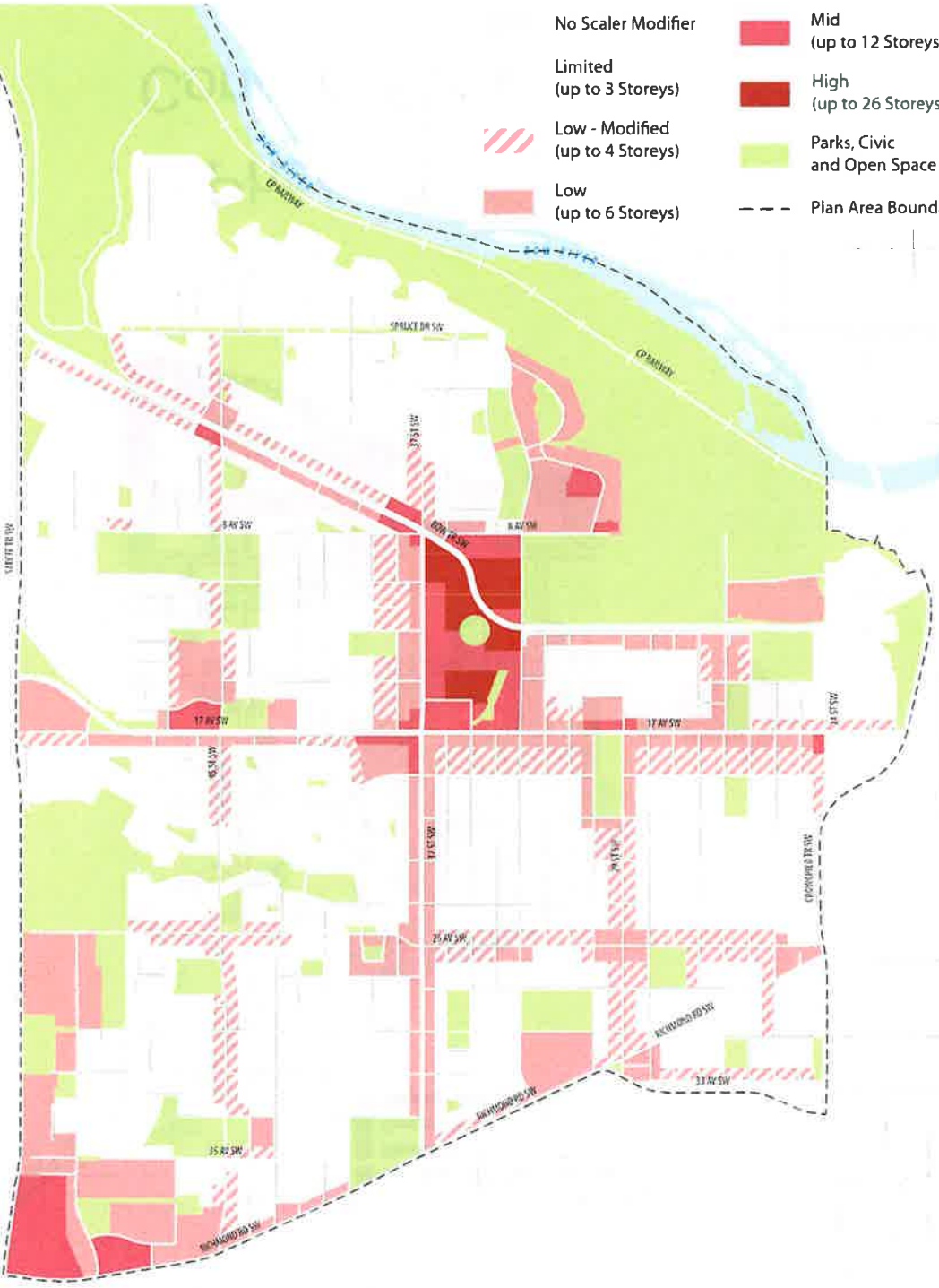


Phase 3
Draft Scale Map

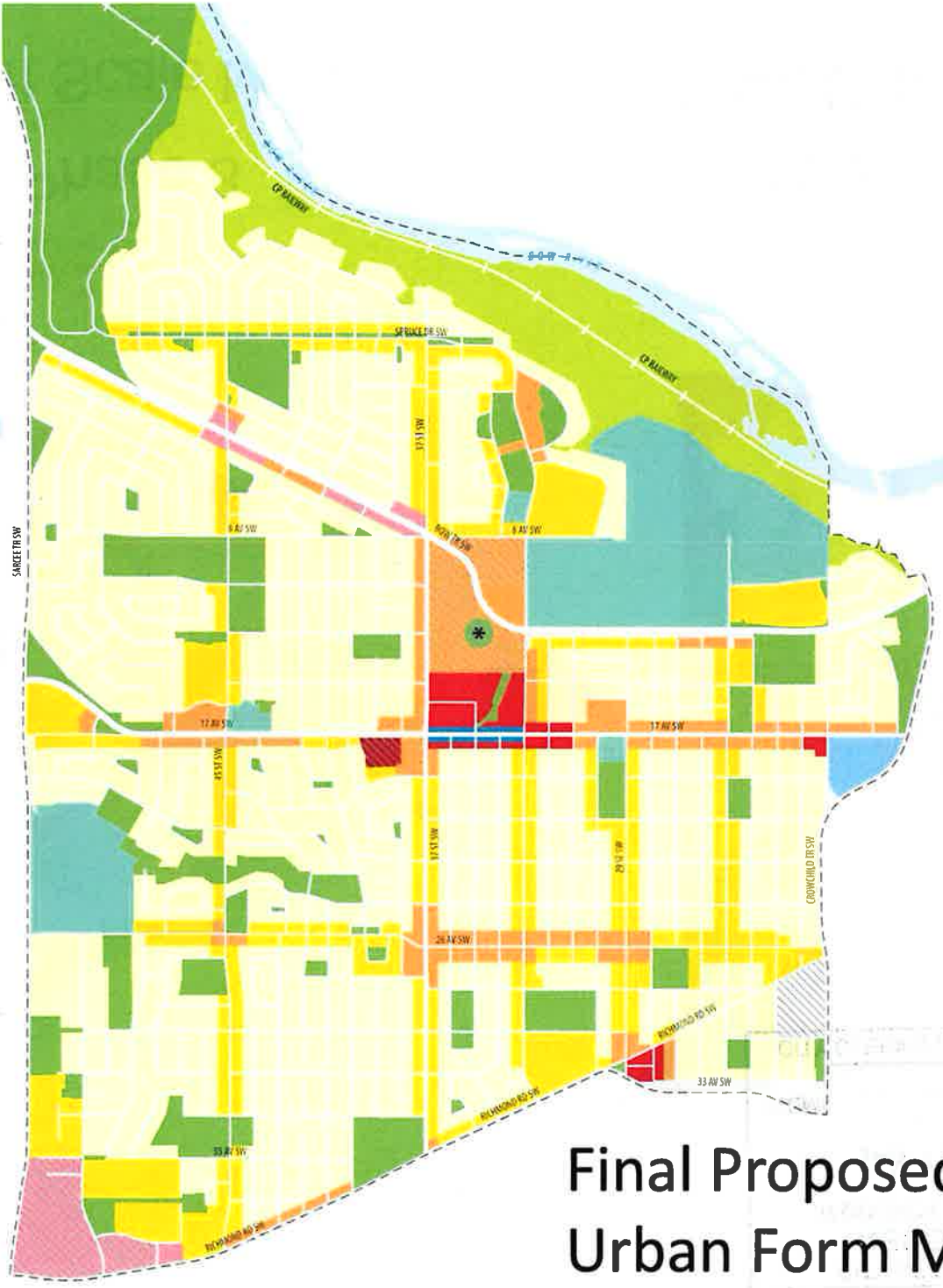


Phase 4
Final Scale Map

- No Scaler Modifier
- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- Parks, Civic and Open Space
- Plan Area Boundary

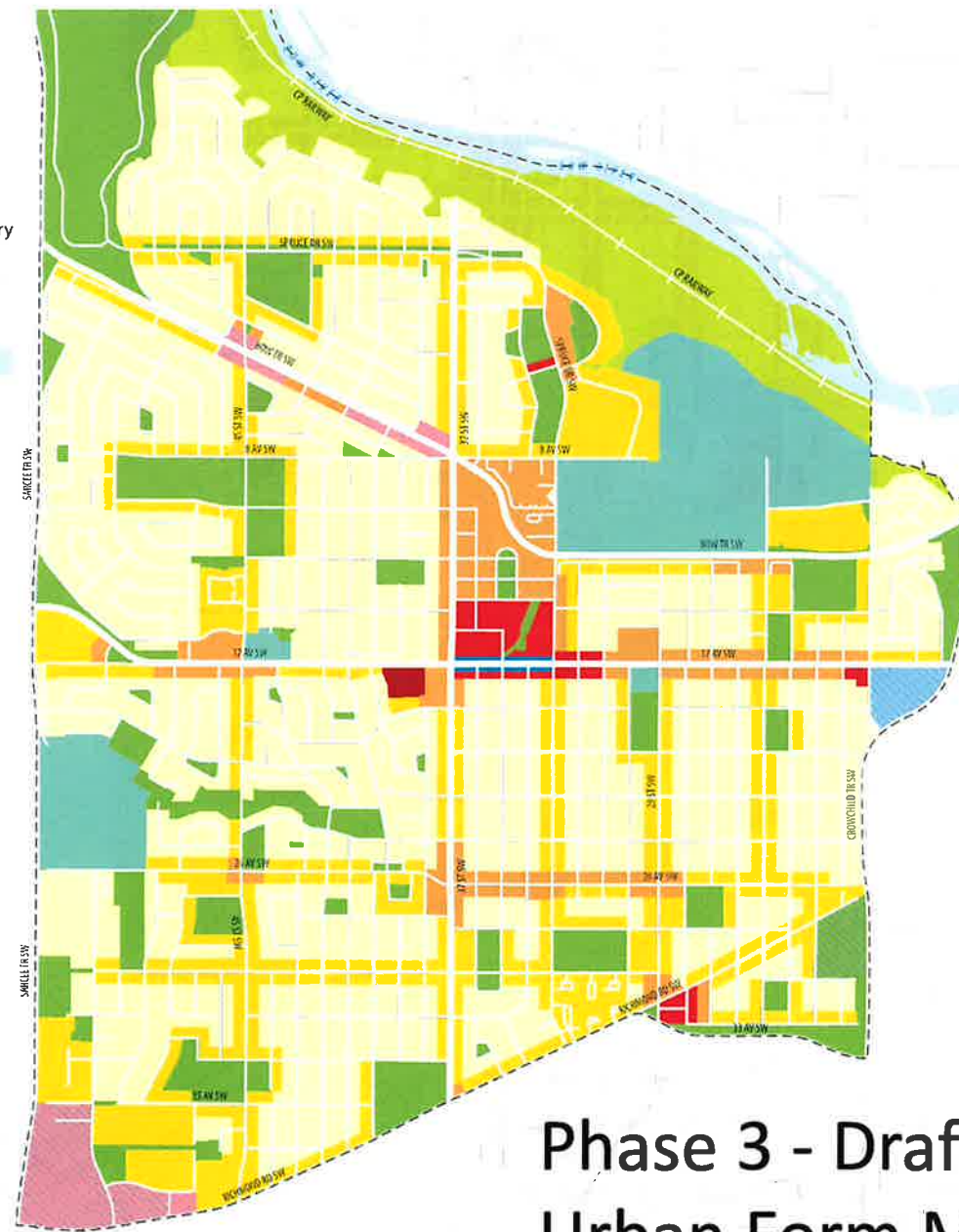
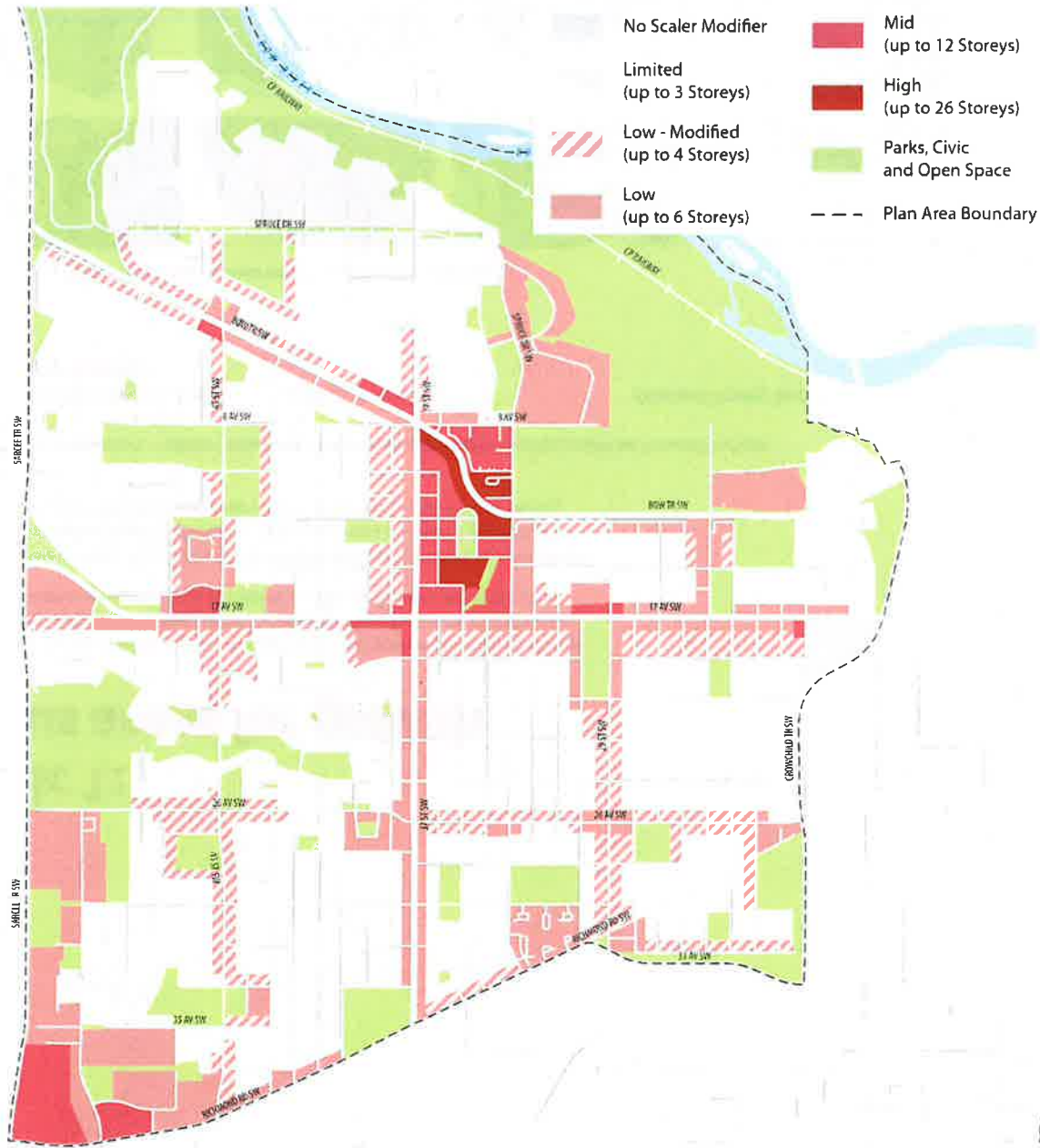


- ### Urban Form
- Neighbourhood Commercial
 - Neighbourhood Flex
 - Neighbourhood Connector
 - Neighbourhood Local
 - Commercial Centre
 - Commercial Corridor
 - Natural Areas
 - Parks and Open Space
 - City Civic and Recreation
 - Regional Campus
 - No Urban Form Category



- ### Additional Policy Guidance
- Active Frontage
 - Comprehensive Planning Site
 - Plan Area Boundary

Final Proposed Scale and Urban Form Maps



Phase 3 - Draft Scale and Urban Form Maps

Topic 1: Focus areas for growth

A local area plan provides guidance on where different types of growth and change should be focused. Let's start by exploring opportunities where new moderate to large-scale homes and businesses (4+ storeys) might be appropriate in the area.

New moderate to large-scale buildings for homes and businesses gives more people the option of living near local amenities, shops, and restaurants and provides all locals with increased access to a greater variety of amenities and services nearby.

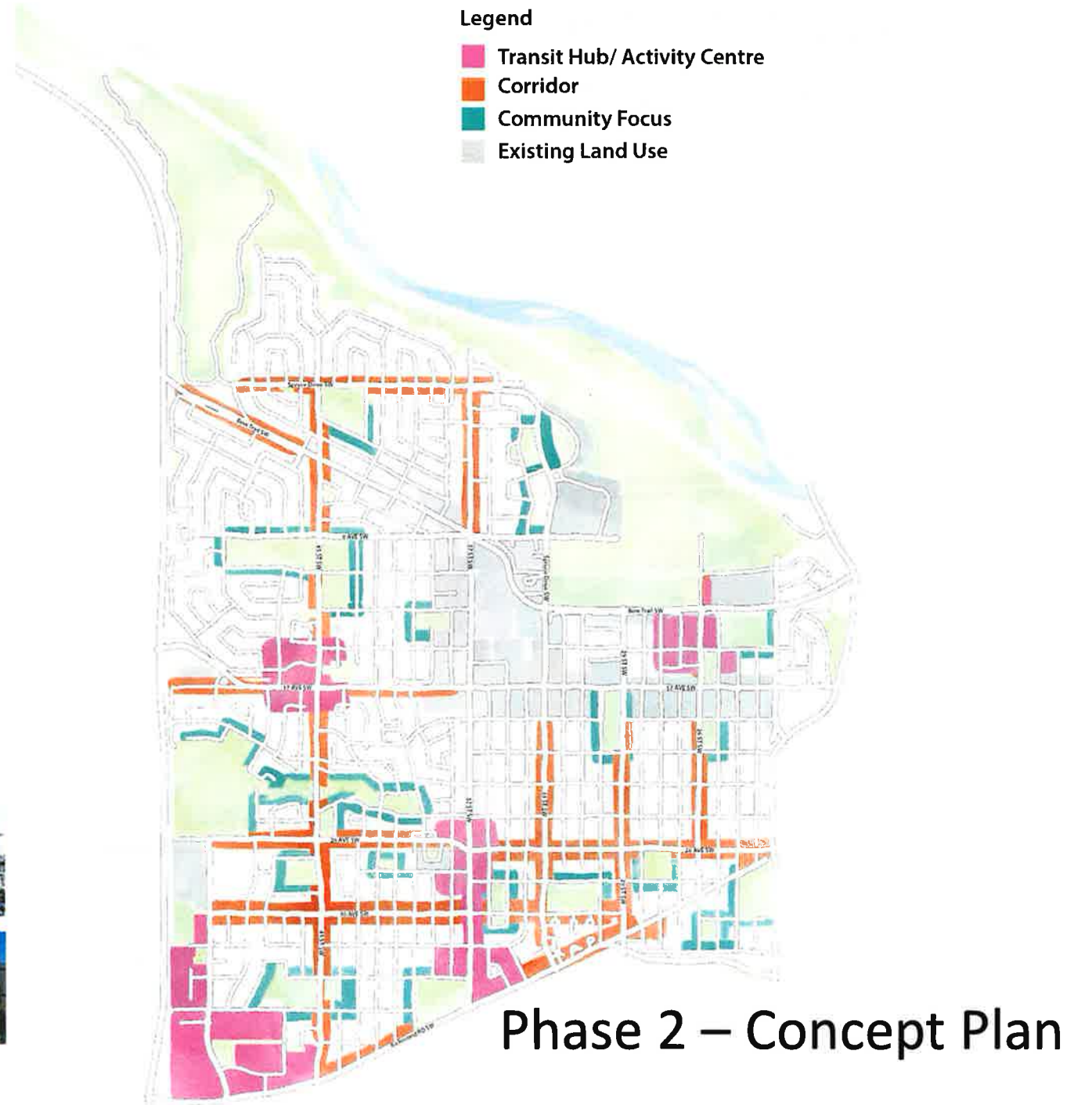
Three growth focus areas – where moderate to large-scale growth (4+ storeys) could be focused include:

**Around Transit Station Areas
and Activity Centres**

Along Corridors

Around Parks and Open Spaces

Examples of 4+ storey buildings applied within communities like yours.

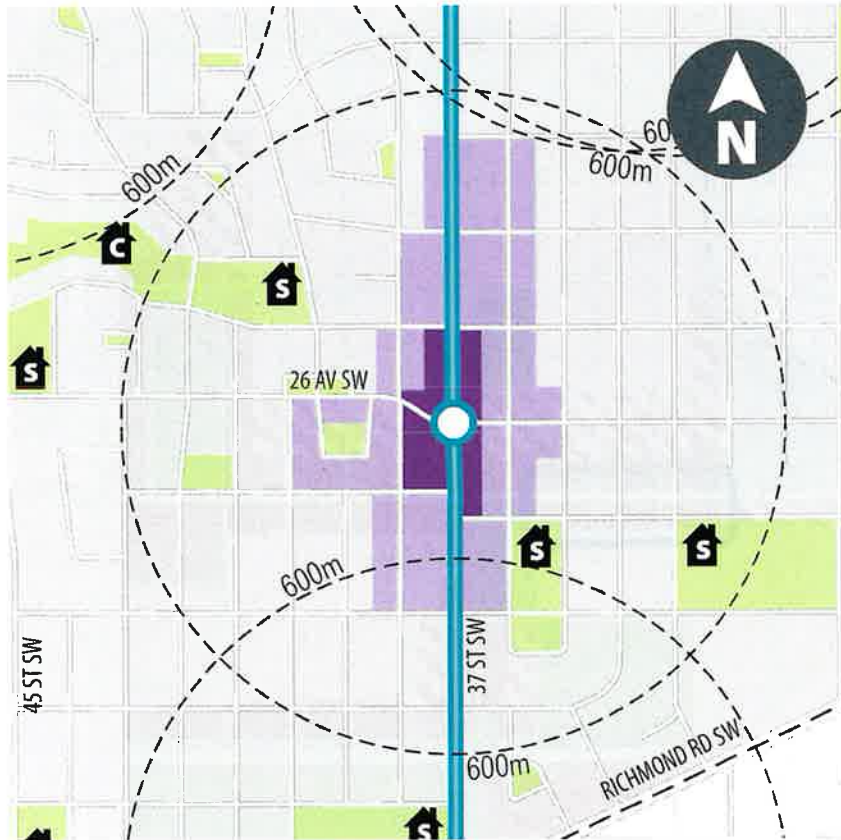


Final Plan prior to IPC



Amendment at IPC





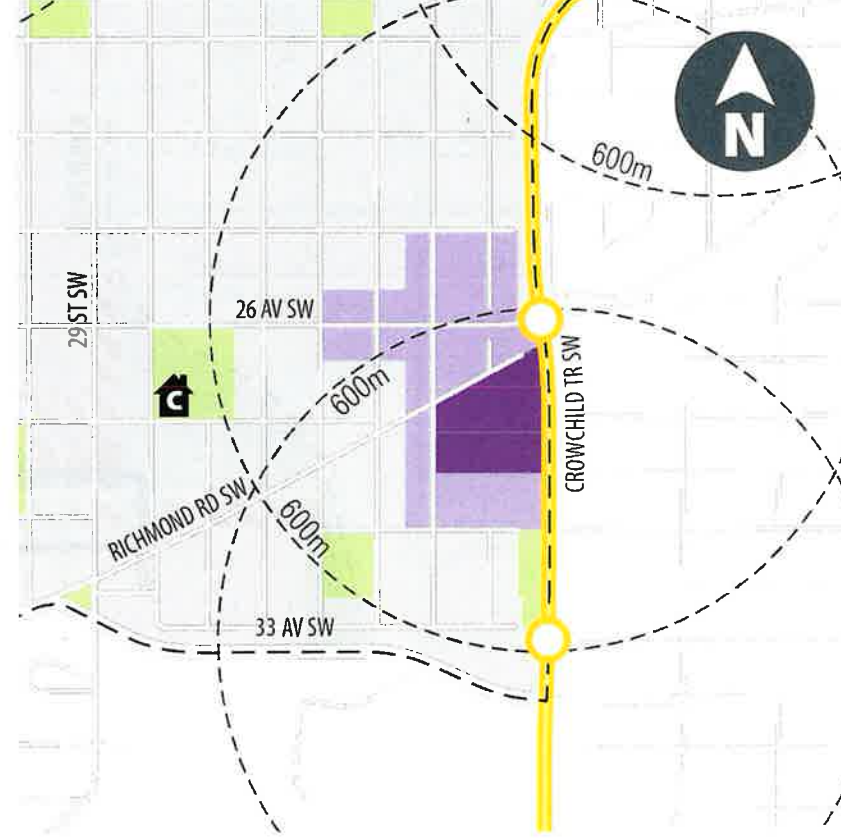
Legend

- 26 Avenue SW Core Zone
- 26 Avenue SW Transition Zone



Legend

- 17 Avenue SW Transition Zone
- 17 Avenue SW Core Zone



Legend

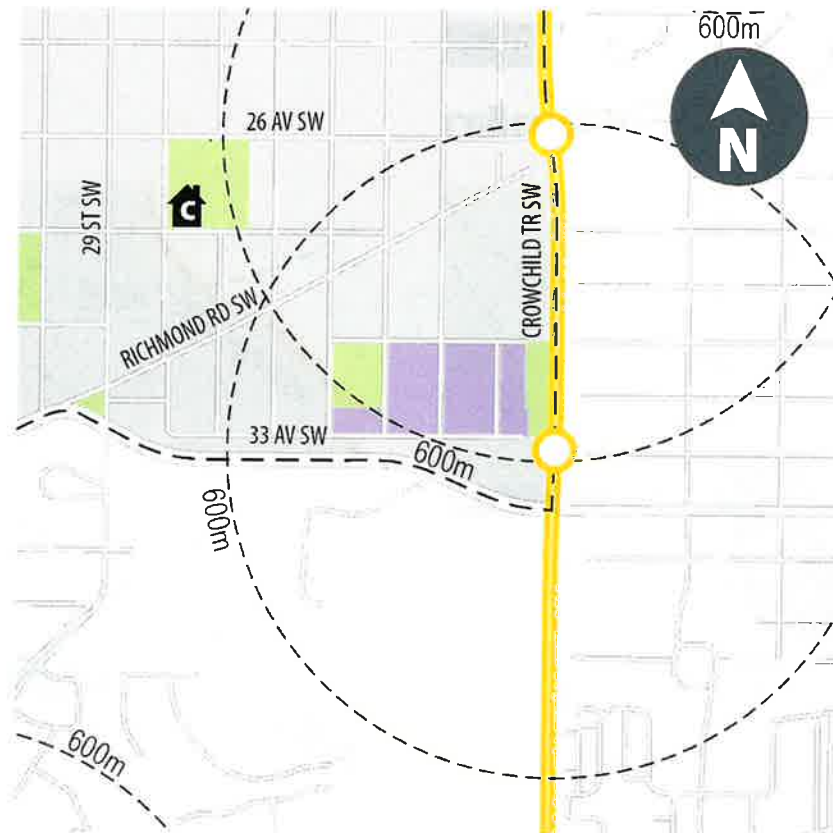
- 26 Avenue SW Core Zone
- 26 Avenue SW Transition Zone

Proposed Transit Station Area Maps



Legend

- 45 Street W Core Zone
- 45 Street W Transition Zone



Legend

- Marda Loop Transition Zone



Legend

- Richmond Road Core Zone
- Richmond Road Transition Zone

Proposed Transit Station Area Maps



Legend

- Shaganappi Point Core Zone
- Shaganappi Point Transition Zone



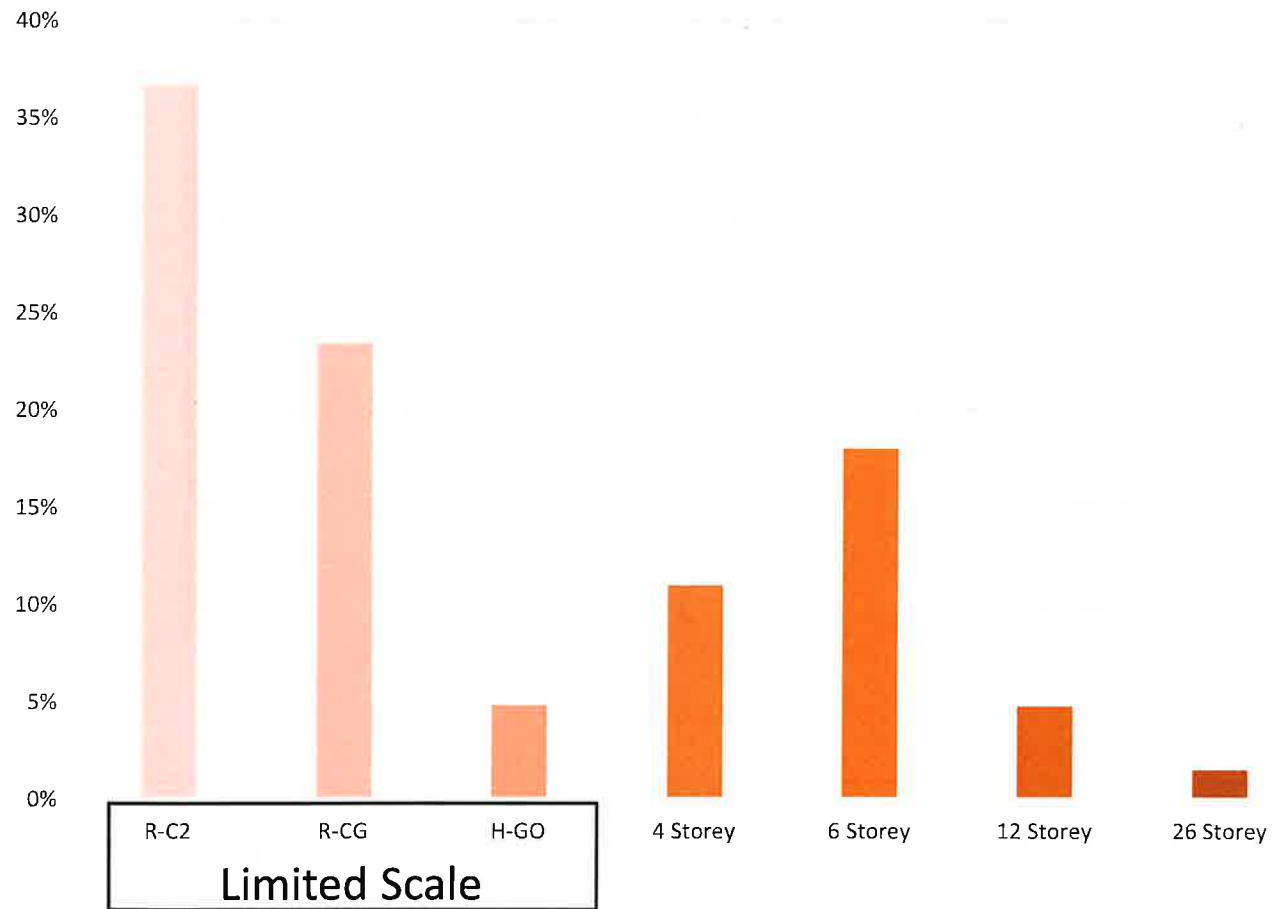
Legend

- Westbrook Core Zone
- Westbrook Transition Zone

Proposed Transit Station Area Maps

BUILDING SCALE AREAS

Overall Land Use Distribution



	Area (hectares)	Percentage of non-park area
Limited Scale – two dwellings (R-C2)	217	36%
Limited Scale – three or more dwellings (R-CG)	138	23%
Limited Scale – neighbourhood connector (H-GO)	27	4%
Low-Modified Scale (4 Storeys)	64	11%
Low Scale (6 Storeys)	115	19%
Mid Scale (12 Storeys)	31	5%
High Scale (26 Storeys)	9	1%

Land Use Distribution

