

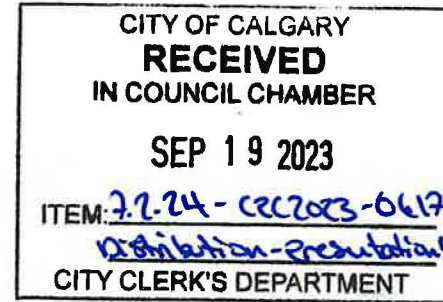
# Concerns with MU-1

## 1. Commercial Potential

- If the zoning is changed, the door is left open for future commercial development, 27<sup>th</sup> is not an appropriate location for this.

## 2. Zero-metre Setback (& Building Massing)

- Reducing pedestrian experience
- Negatively impacts the street-scape
- Doesn't allow for adequate landscaping
- Abrupt transition to street wall at southern boundary
- 27<sup>th</sup> is a narrow residential street, limited access in and out, **it is not a Main Street**



## 27<sup>th</sup> St. and 12<sup>st</sup> Ave. SW



VS.

## 37<sup>th</sup> St. and 21<sup>st</sup> Ave. SW





# Attempts to Compromise

1. Turn the building around
2. Support for MC-2 across all four lots with direct control for additional height
3. Reduce the south setback to make-up for lost area from a 27<sup>th</sup> street setback
4. Reduce parking to one floor and 0.5 parking per unit to reduce building costs

