

17 Avenue SW – What we've heard

These comments were compiled from the Main Streets public engagement activities which took place from November 2014 through May 2015. The top issues, opportunities and outcomes were ranked in order of consensus and ratings from citizens. The dotted line on the map indicates the potential area to be considered for change as described by citizens (for example, potential areas for mixed use development). This input will be analyzed to inform the planning strategy for each main street.

OUTCOMES

1. Development of vacant sites

Vacant sites could be developed with mid rise mixed use buildings providing an active and interesting street experience.



2. Retain character

Should retain and enhance the character of the area and protect any historic resources.



3. Tecumseh site - potential for development

Potential to infill or redevelop Tecumseh into residential and local commercial site.



OPPORTUNITIES

- Increase density to take advantage of LRT and support commercial activities at Westbrook
- Higher density around 17 Ave near Westbrook LRT station - allow more residents to take advantage of train and restaurants & amenities
- Need better mass transit
- We need more trees, or better maintenance of what we have. Wider side walks with greenery set in them would be nice
- Encourage mix of residential and small local commercial multi-use!
- Park space near Edworthy Park should be better connected pedestrian-wise
- Boulevard up the middle with trees - make it look more like Memorial Dr
- Box stores on upper level keeps street level more vibrant - e.g. The location of Best Buy works well
- Boutique, walk up shop, mall store
- Coordinated commercial revitalization strategy
- Transformation of tired, single storey retail incentives needed
- Move Tecumseh Naval Museum and use the space for possible retail 17 Ave at 24 St

ISSUES

- More Public Art
- Beautify the whole street - murals, trees
- Biking along 17th Ave is scary
- Safety issues with walking in dark Walmart parking lot in Westbrook Shopping Mall
- This intersection difficult for pedestrians (17 Ave and 35 St)
- Crowchild merge land unsafe because of densification
- Narrow pedestrian realm
- Entire 2 block deep strip between 17 Ave and Bow Trail should be zoned high density
- No social space
- Busy commuter road - 17 Ave
- Traffic calming, need to keep speed down
- Flankage zoning for medium density permitted

