

4919, 4923, 4927, 4931 & 4935 - 17 AVENUE SW

CONCEPT RENDERING - 17TH AVENUE SW



(18-350)

CONCEPTUAL RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE TO DEMONSTRATE MASSING AND CONCEPT. ARCHITECTURE TO BE DETERMINED.

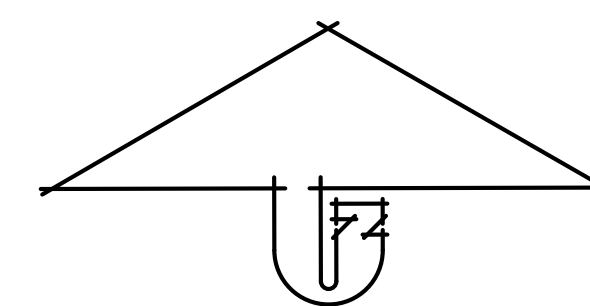


Rick Balbi Architect Ltd.
 5917 1st A Street SW
 Calgary, Alberta, T2H 0G4
 403 253 2853, 403 253 3078 Fax

PROPOSED MULTIFAMILY DEVELOPMENT

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CONCEPT - SITE PLAN

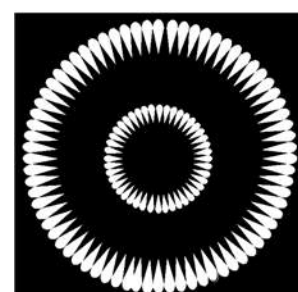


SITE/MAIN FLOOR PLAN

FLOOR AREA: 1518.63m²
11 SURFACE PARKING SPACES

1 - 1 bedroom unit
13 - 2 bedroom units
14 units

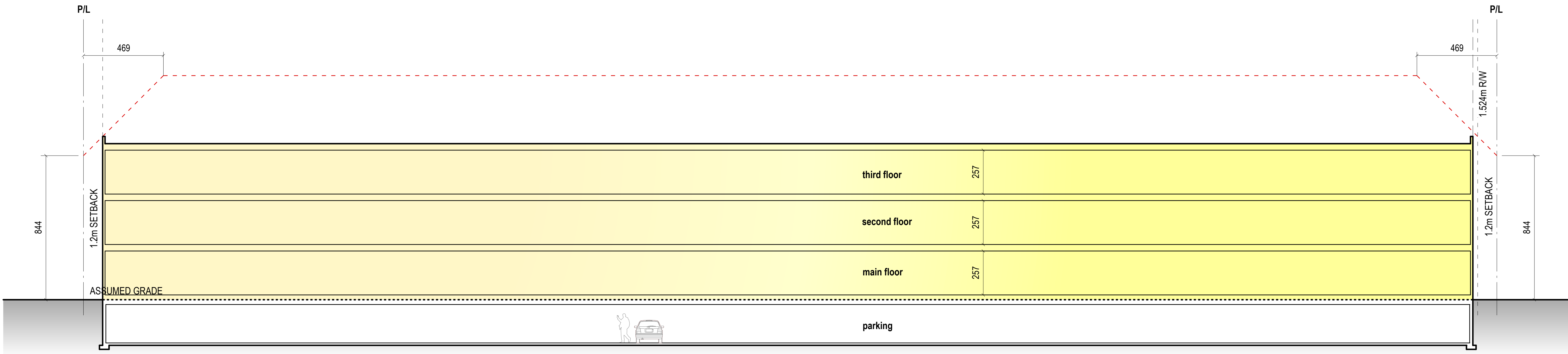
PROPOSED MULTIFAMILY DEVELOPMENT



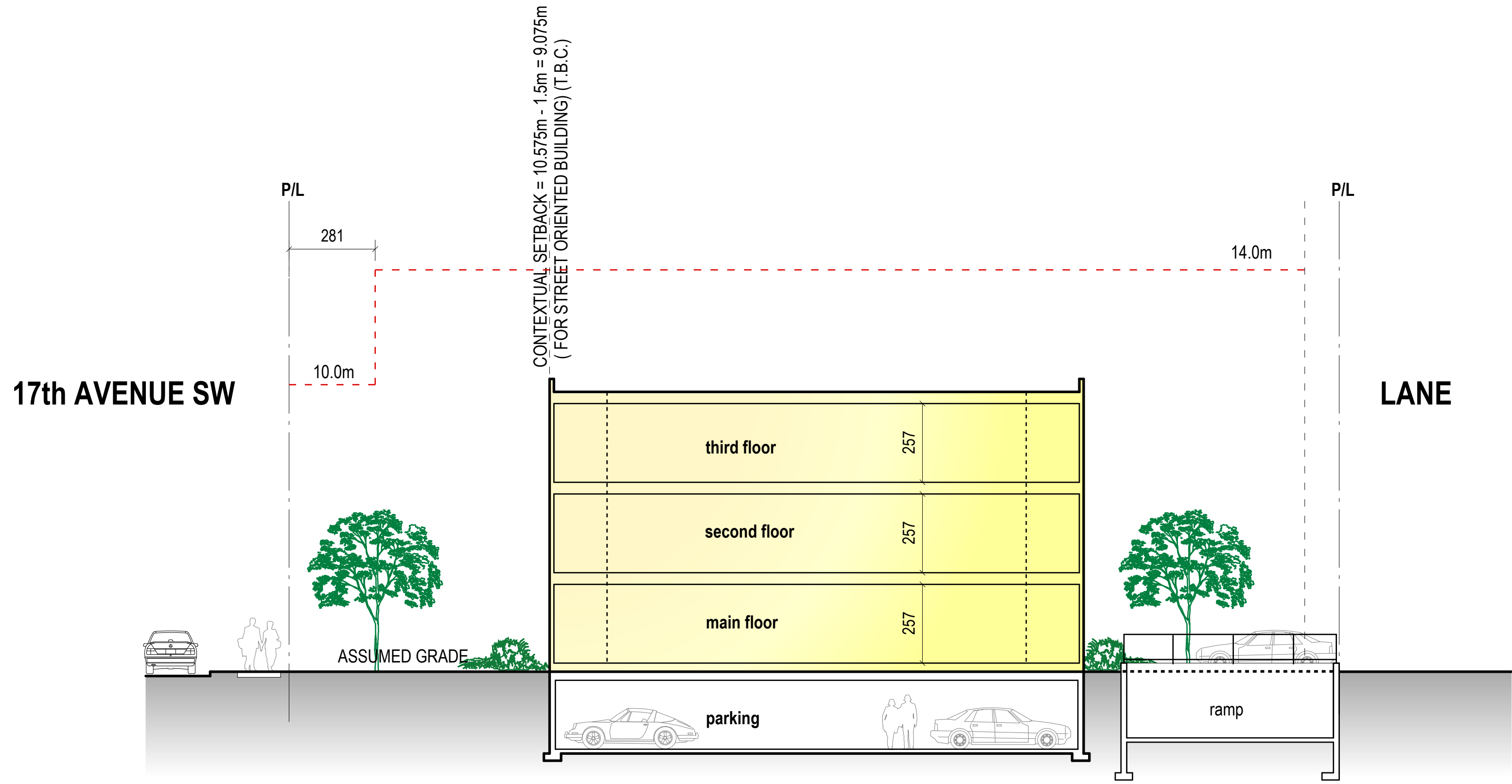
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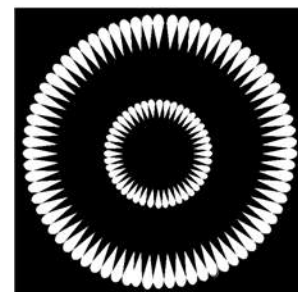
CONCEPT - SECTION



SITE SECTION A - A



SITE SECTION B - B



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REDEVELOPMENT - WHY HERE?

PROPOSED LAND USE: M-C1 (MULTI-RESIDENTIAL - CONTEXTUAL LOW PROFILE) PROVIDES:

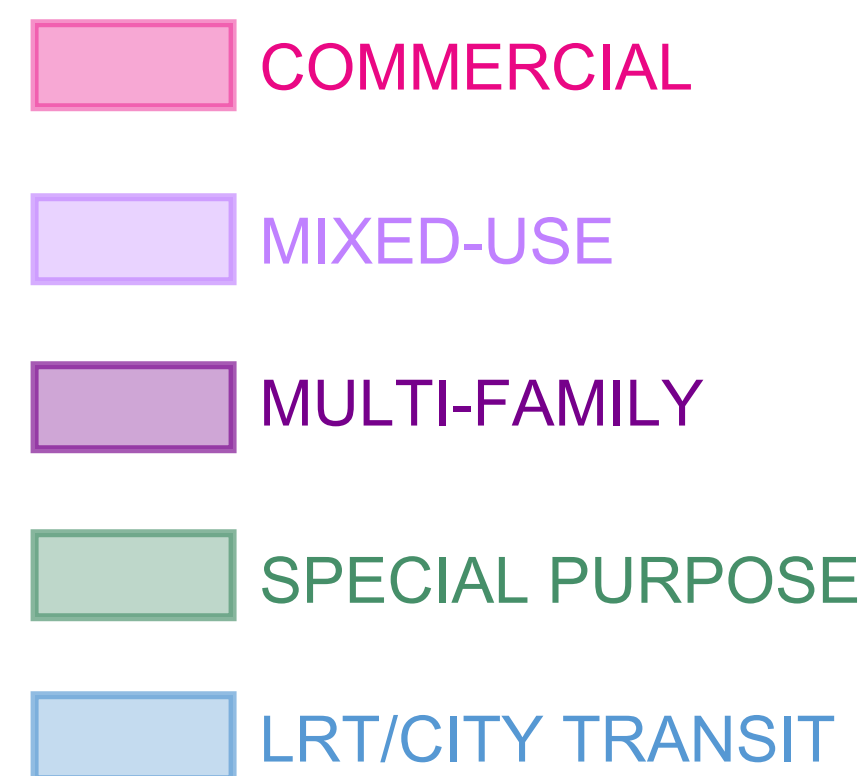
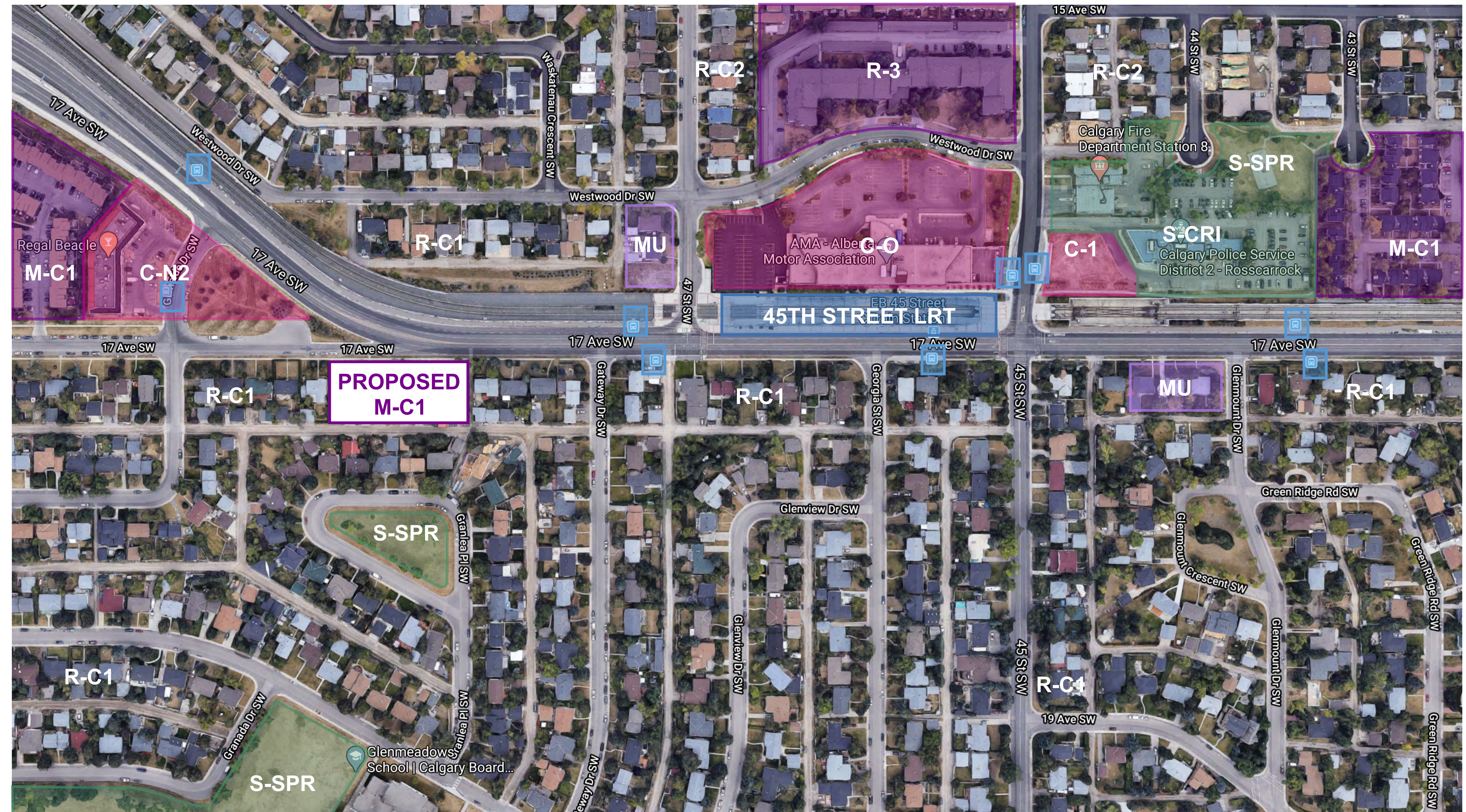
- A maximum height of 14 metres
- A maximum density of 148 units per hectare, or 47 units on this property
- Rules to respect low density neighbours

MODERATE DENSITY SUPPORTS AND PROMOTES:

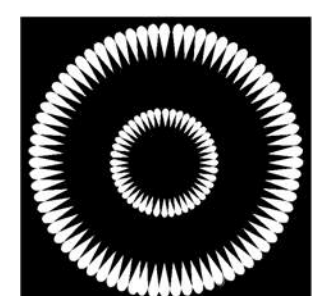
- More housing diversity, and options for aging in place
- Reversal of declining population over time
- Local businesses and services
- Vibrant communities and long term viability
- Existing and future infrastructure

WHY REDEVELOPMENT MAKES SENSE RIGHT HERE:

- Distance to 45th Street LRT is about 200 metres
- Located on redeveloping 17th Avenue SW
- Located at perimeter of Community on a major avenue
- Buffering of 17th Avenue sound



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