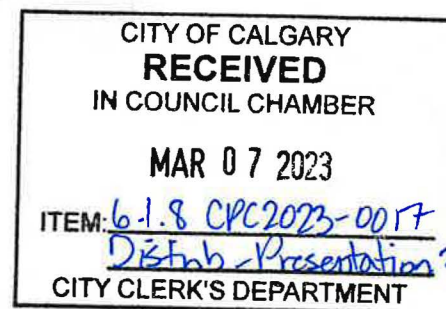


527 & 531 17 AV NW

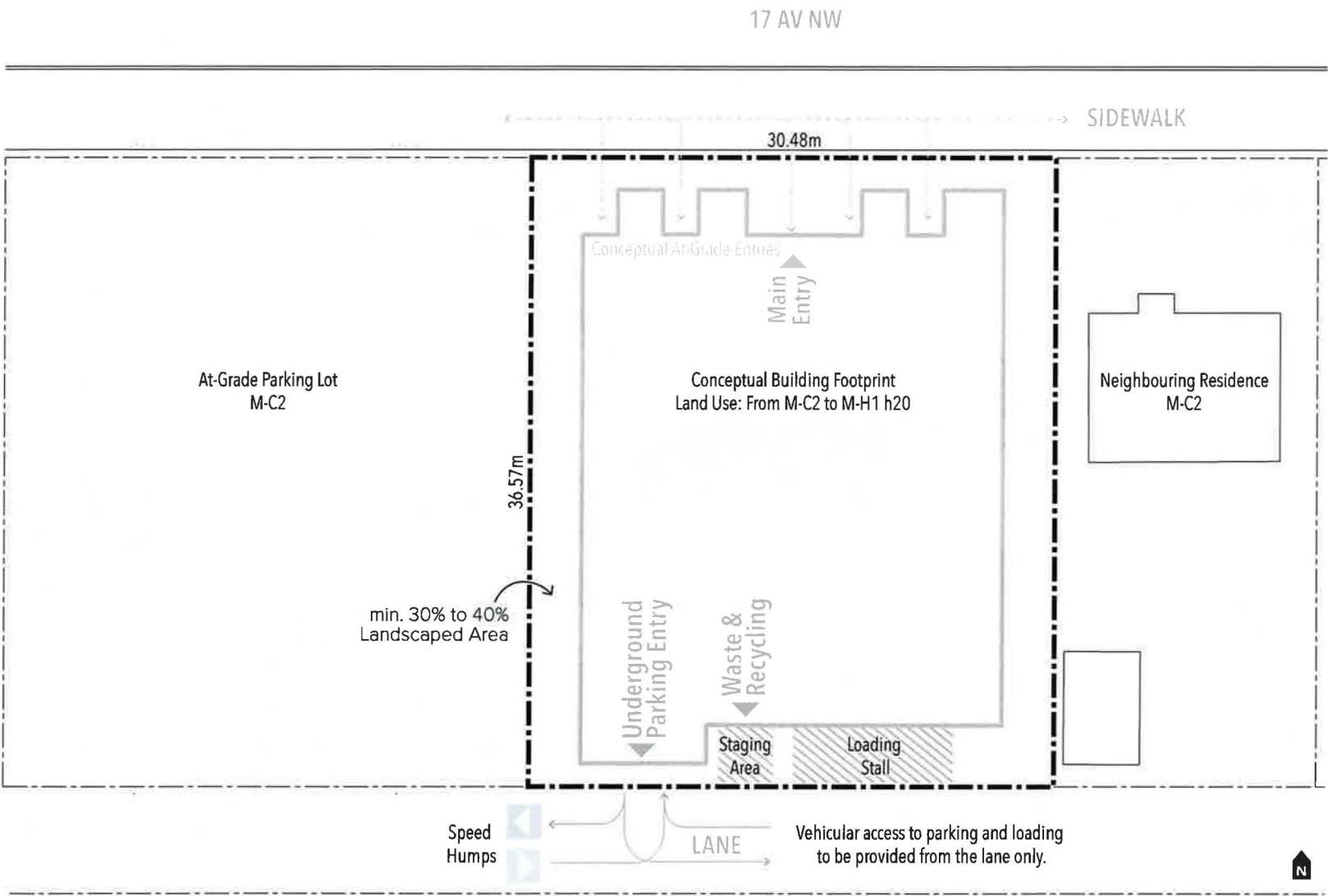
Item 6.1.8 | LOC2022-0155 | CPC2023-0017

Public Hearing Presentation | March 7, 2023
Prepared by CivicWorks





Site Plan



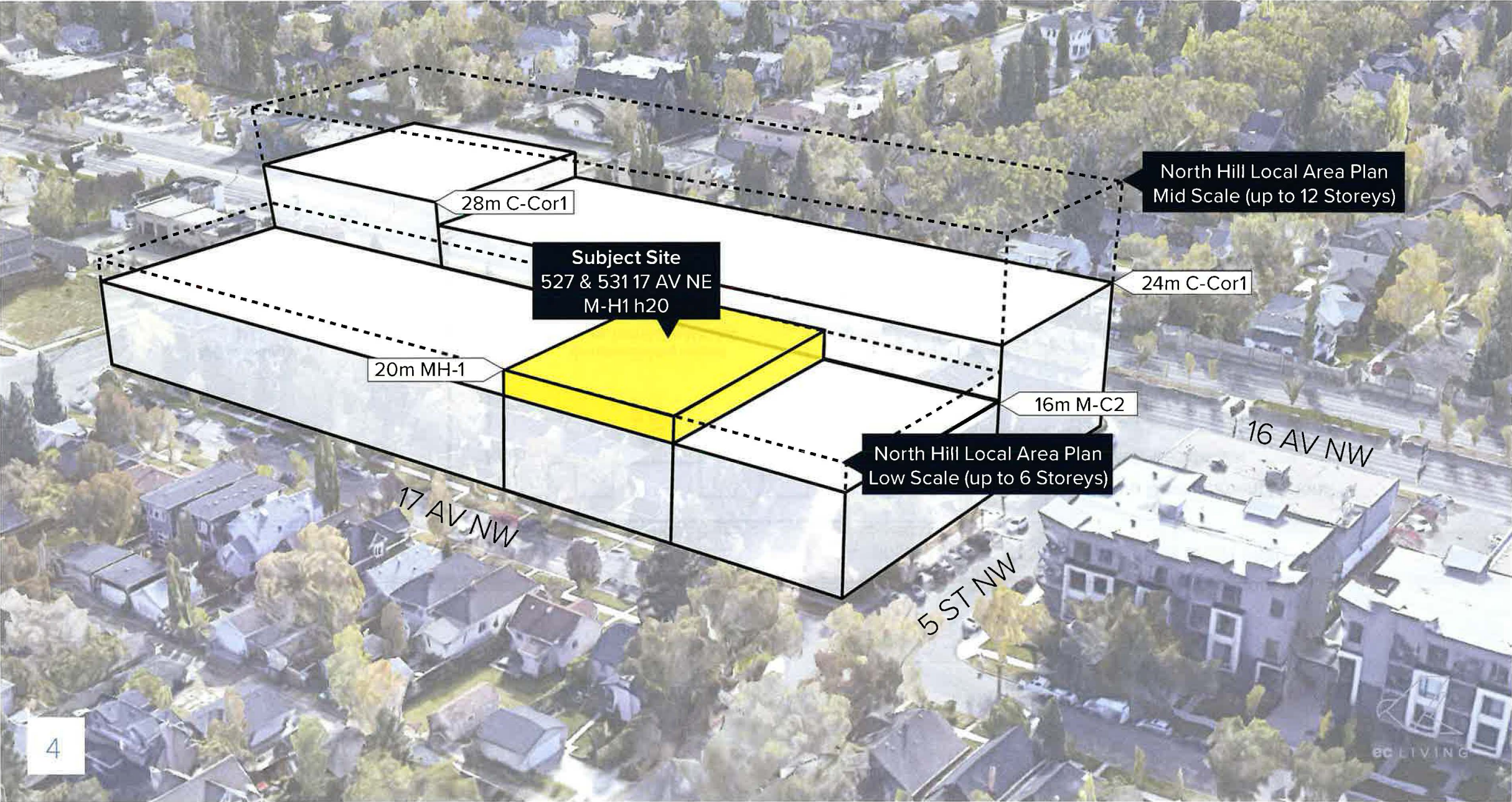
Land Use Application:
From M-C2 to MH-1 h20

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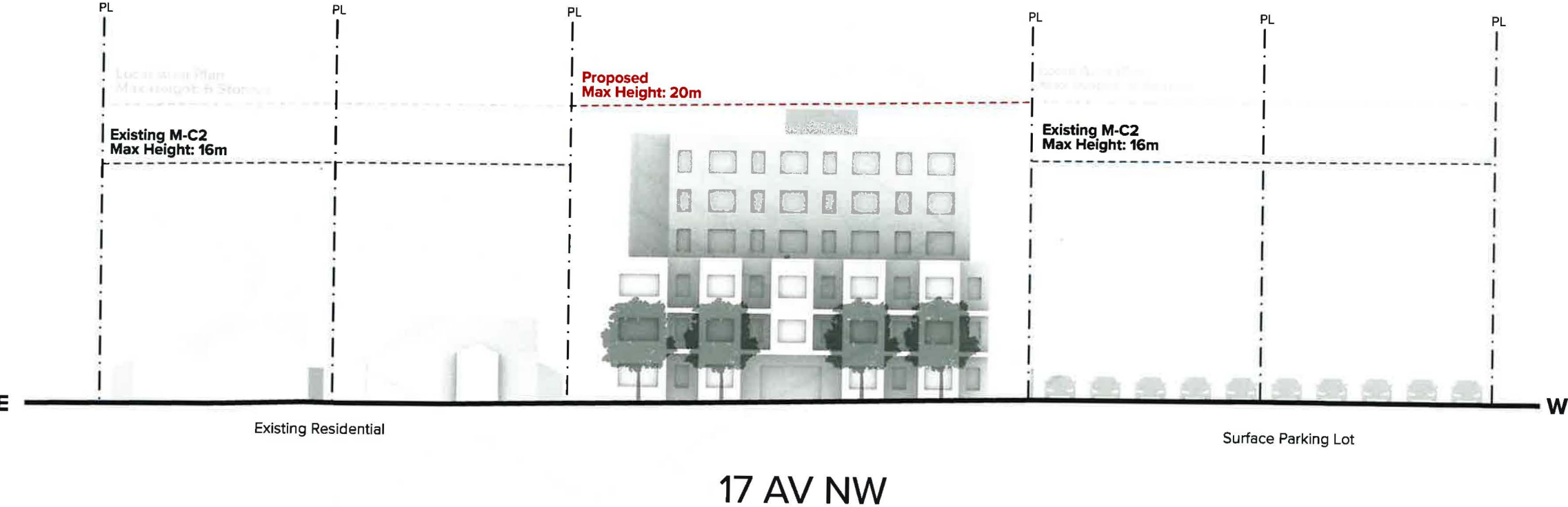
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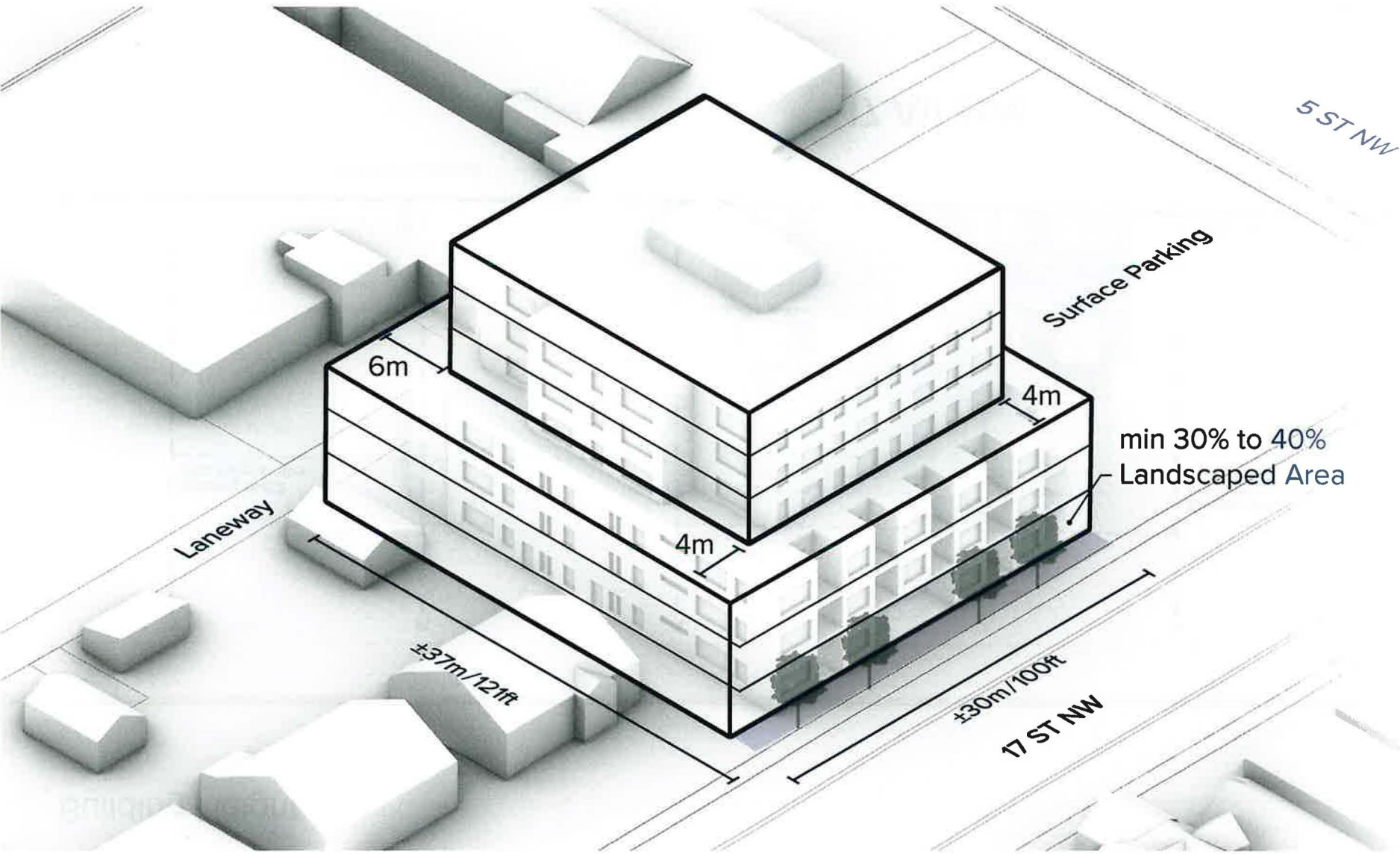


Building Height

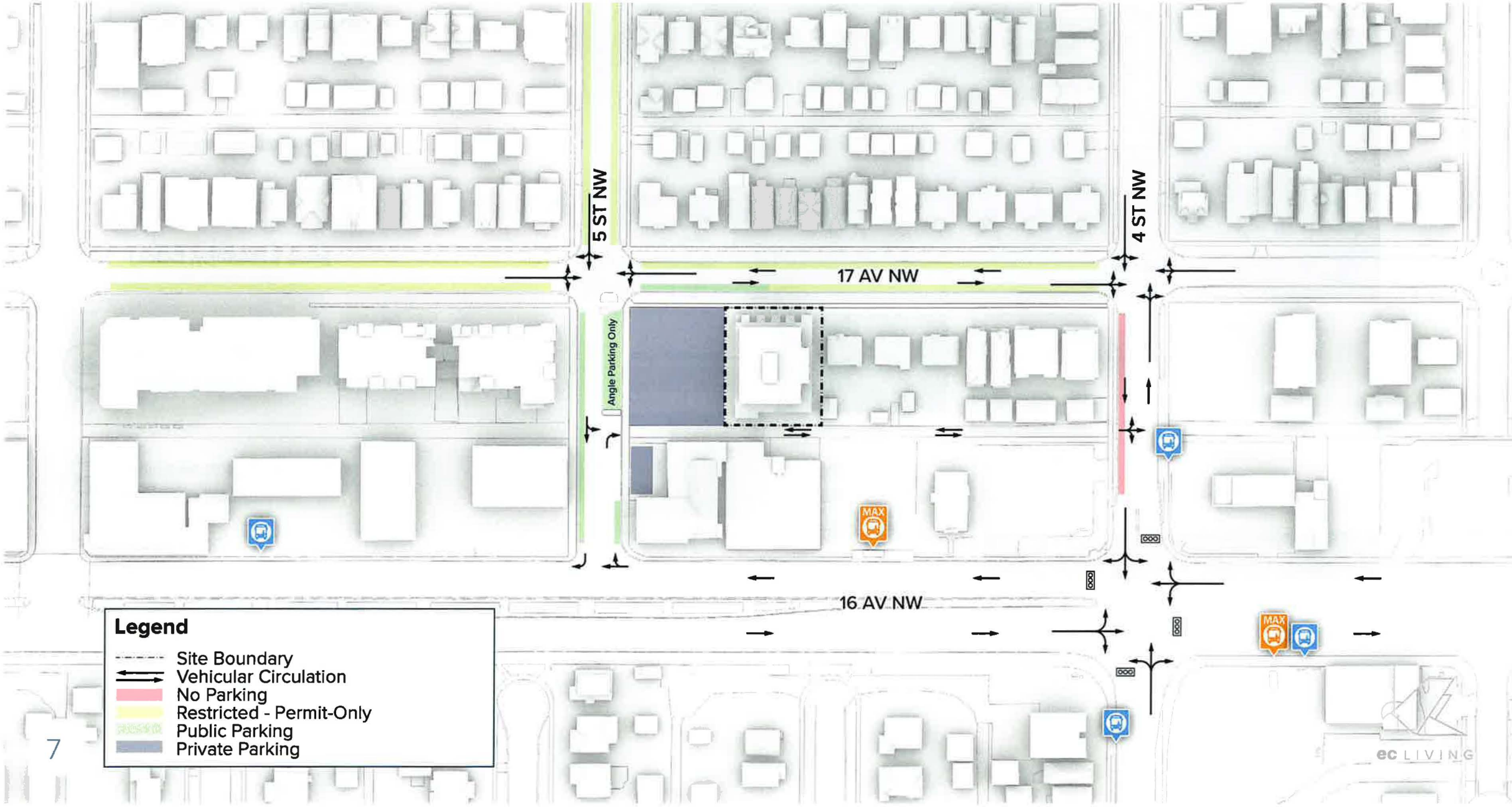


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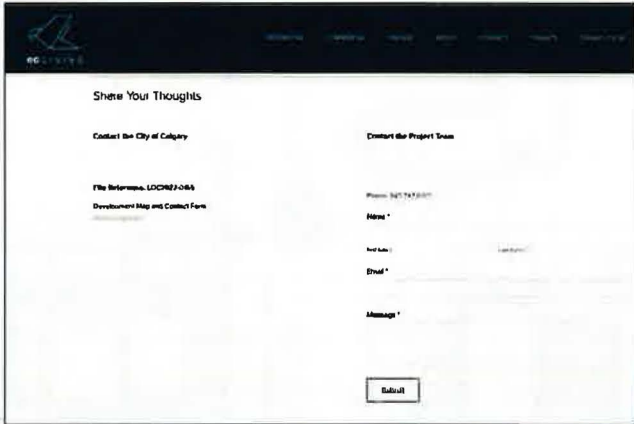


Custom On-Site Signage



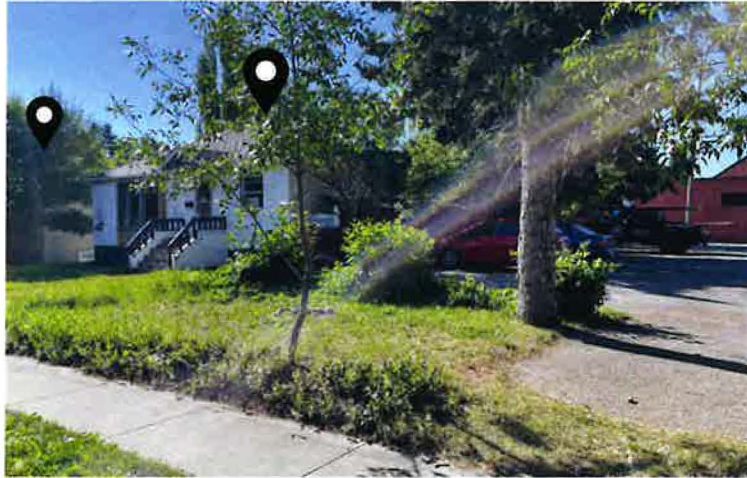
Application Memos & Updates

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Site Photos

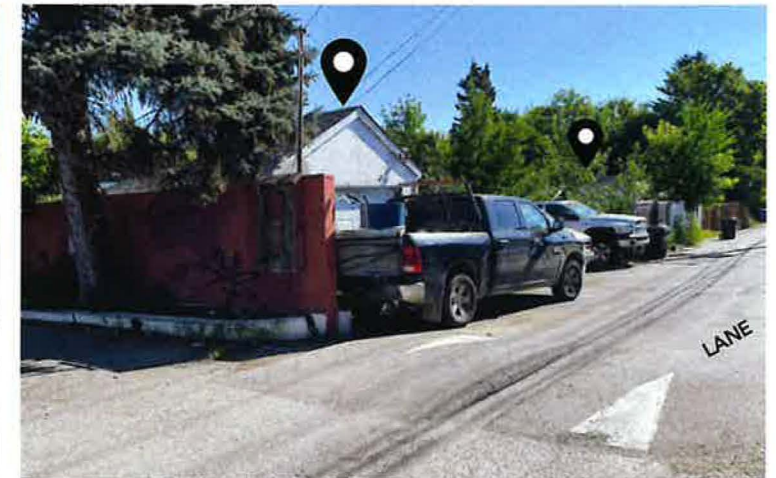
LOOKING SOUTHEAST



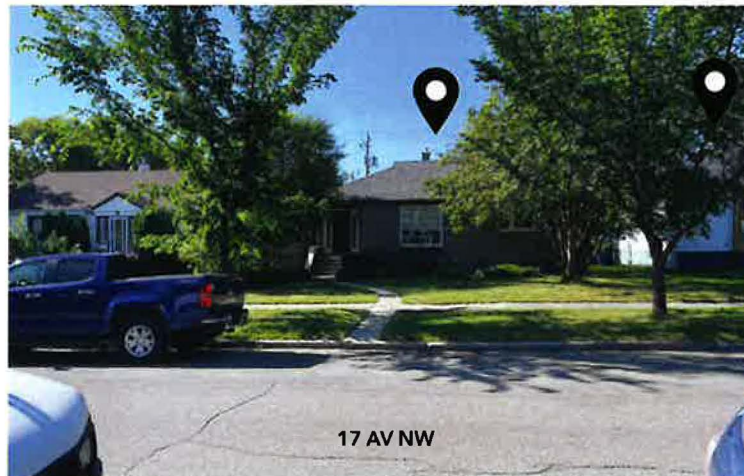
ADJACENT PARKING LOT



LOOKING NORTHEAST ALONG LANE



LOOKING SOUTH

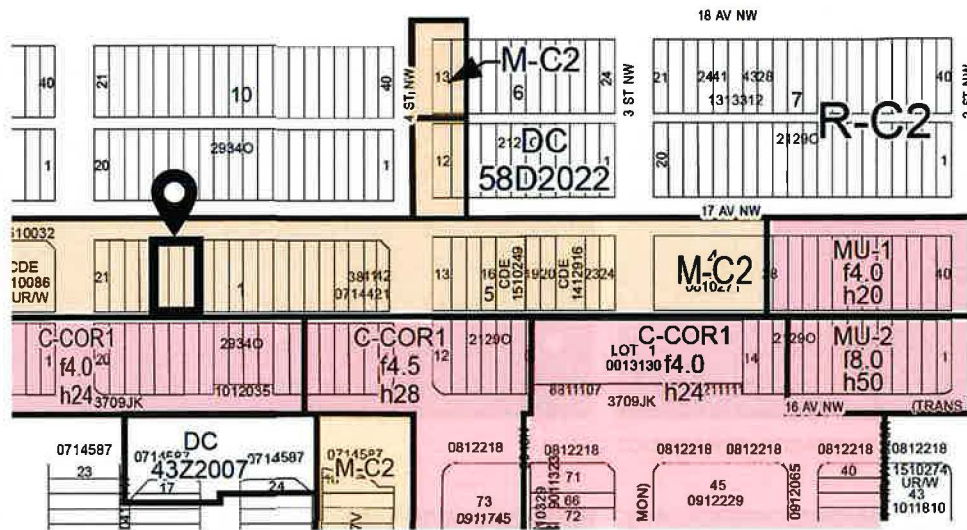


LOOKING WEST ALONG LANE



NEIGHBOURING MULTI-RESIDENTIAL DEVELOPMENT

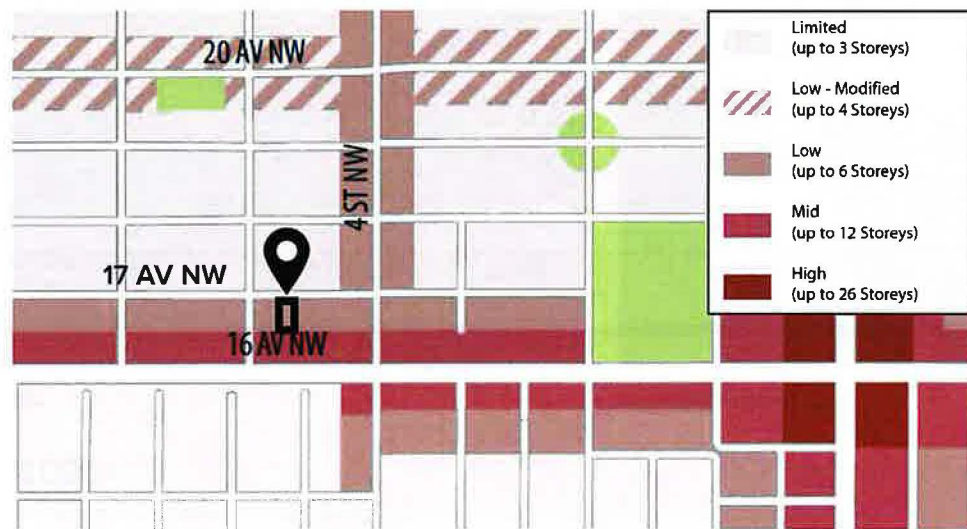




Land Use

From: M-C2 (max 16m, ±4 Storeys)

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North Hill Communities Local Area Plan

Building Scale: Low (up to 6 Storeys)

Urban Form: Neighbourhood Local (Primarily Residential Uses)

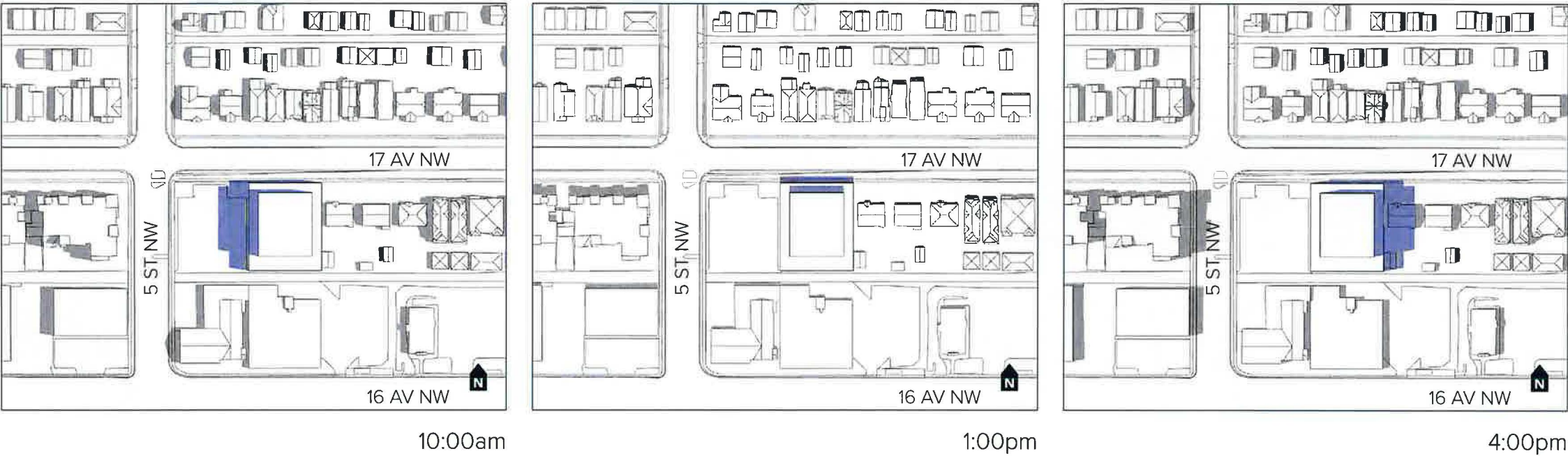
Conceptual Build Out



Sun Shadow Study

Summer Solstice

June 21



- Proposed M-H1 (f4.0 h20) Land Use Envelope* Shadows
- Existing Shadows

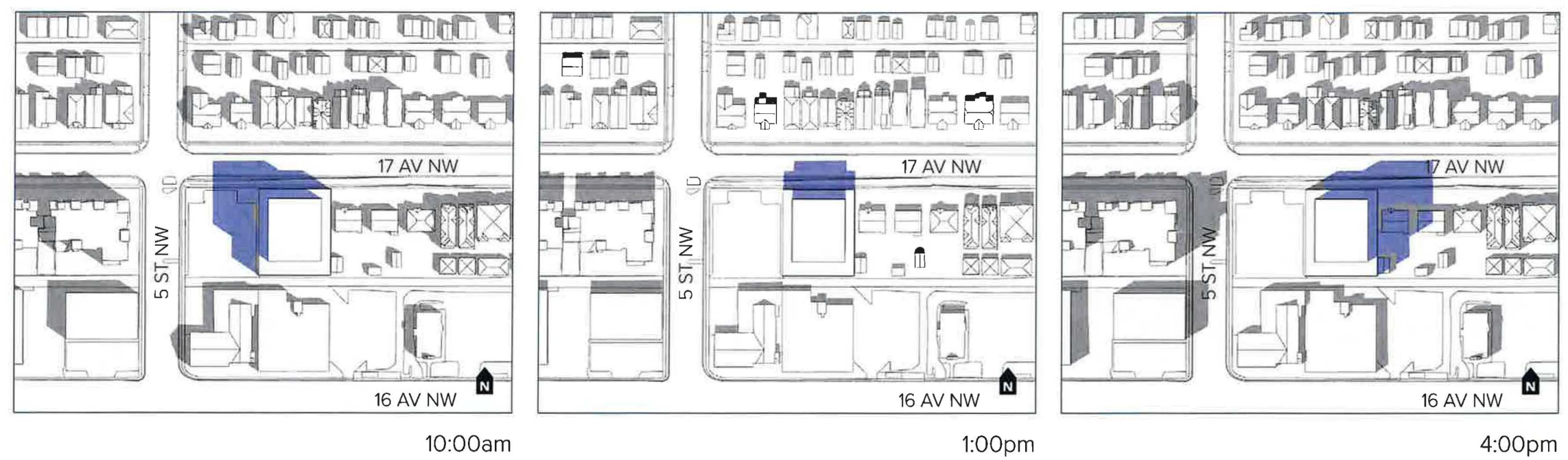
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Sun Shadow Study

Fall / Spring Equinox

September / March 21



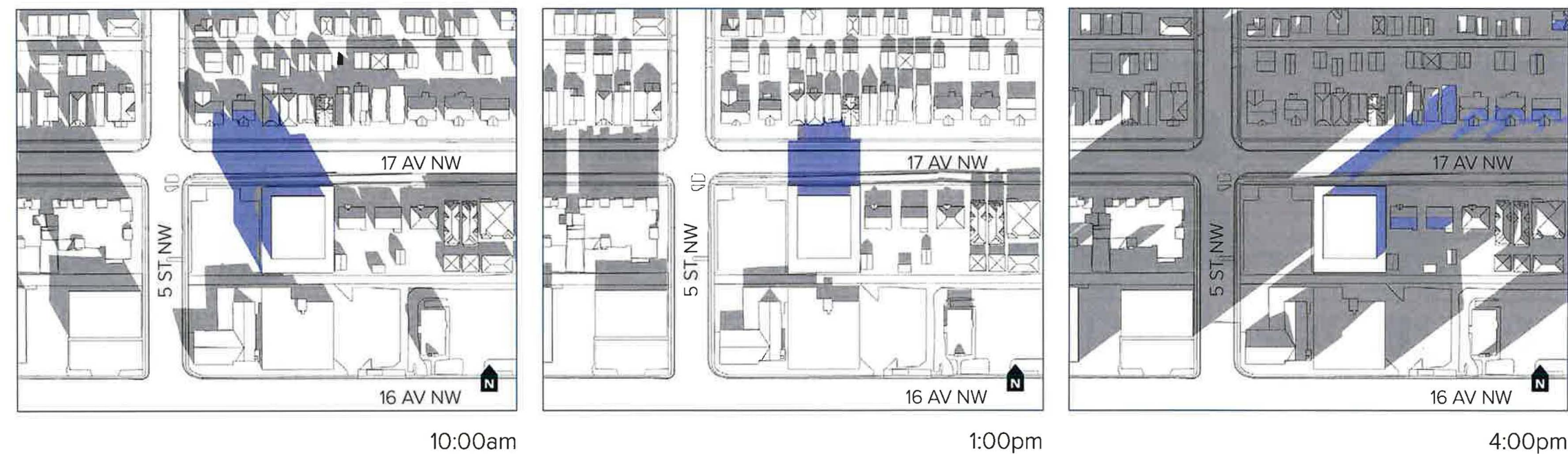
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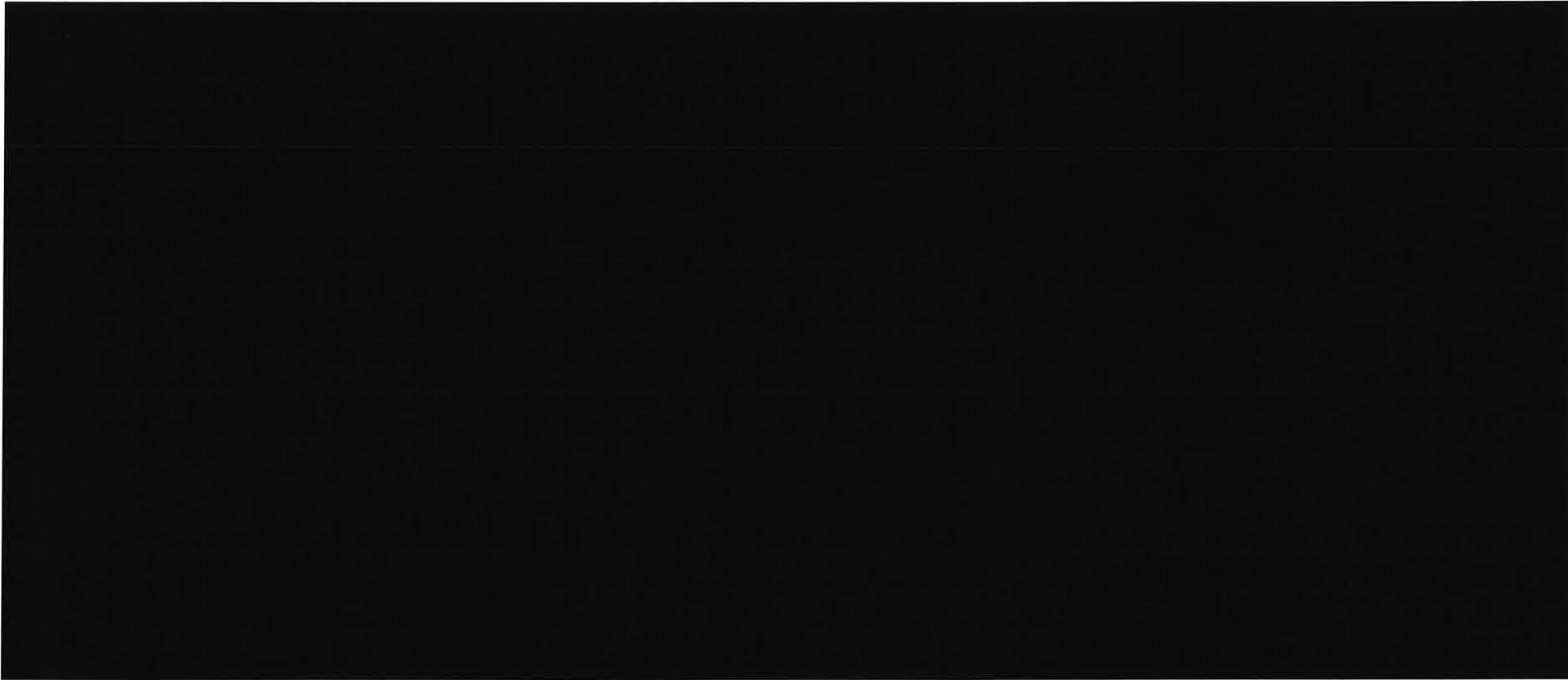
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December 21



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527 & 531 17 AV NW

Item 6.1.8 | LOC2022-0155 | CPC2023-0017





St. Joseph Off Leash Dog Park

20 AV NW

19 AV NW

18 AV NW

527 & 531
17 AV NE

17 AV NW

400m Walkshed (±5 minutes)

4 Storey Multi-Residential
Development

4 Storey Multi-Residential
Development

Balmoral School

Future 6 to 12 Storey
Mixed-Use Development
Approved in 2022

16 AVE NW MAIN STREET

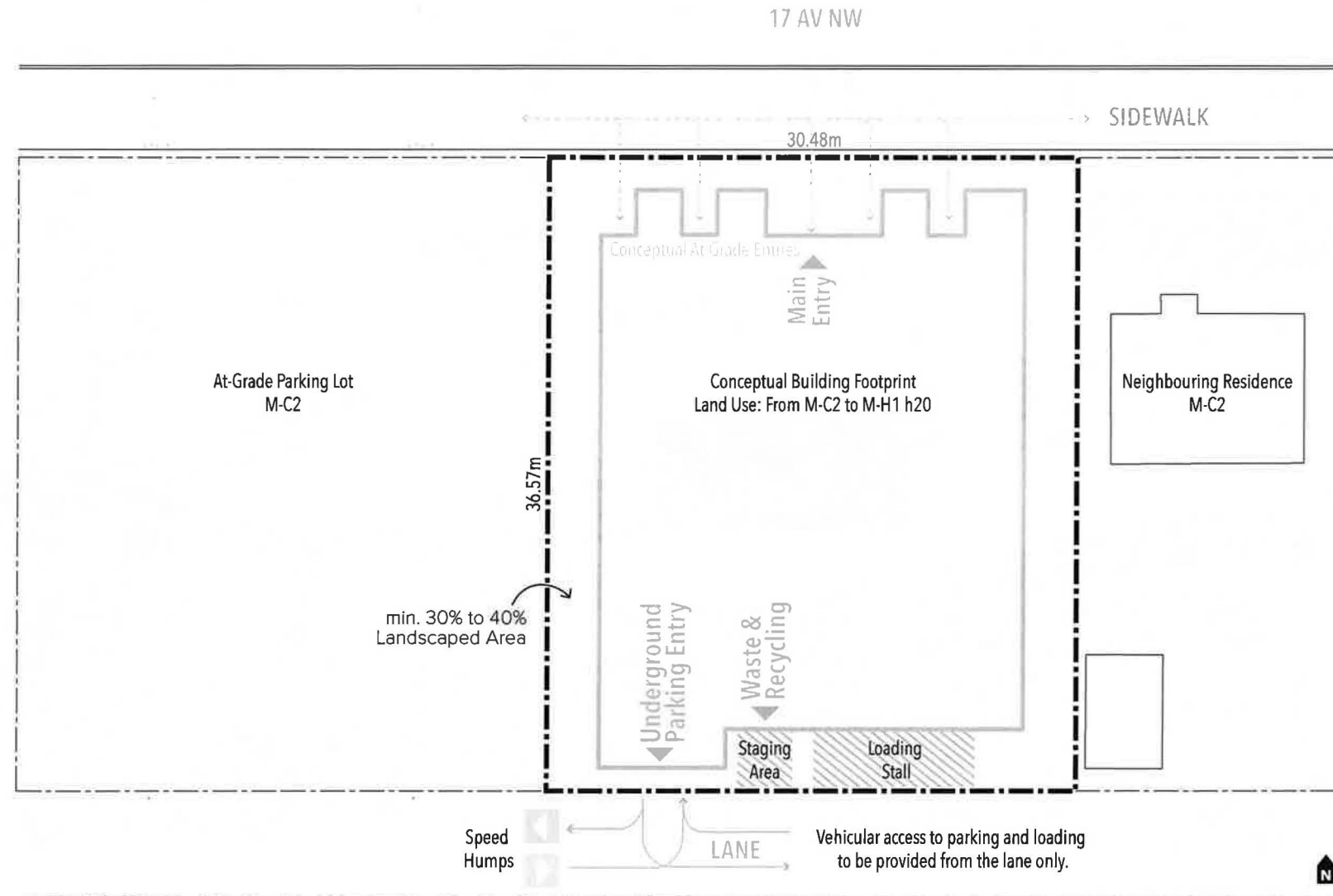
4 ST NW MAIN STREET

BRT

#19

#2

Site Plan



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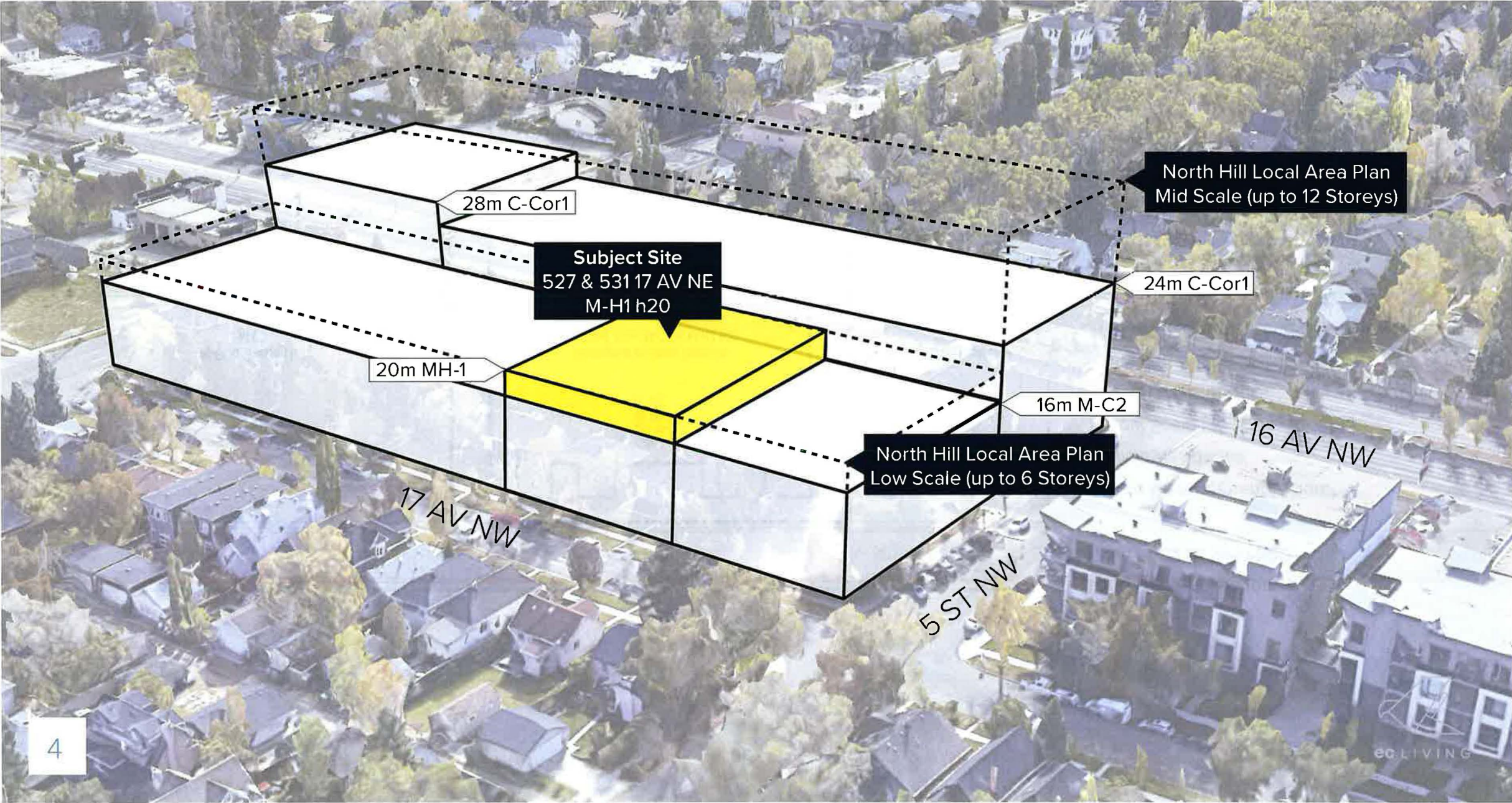
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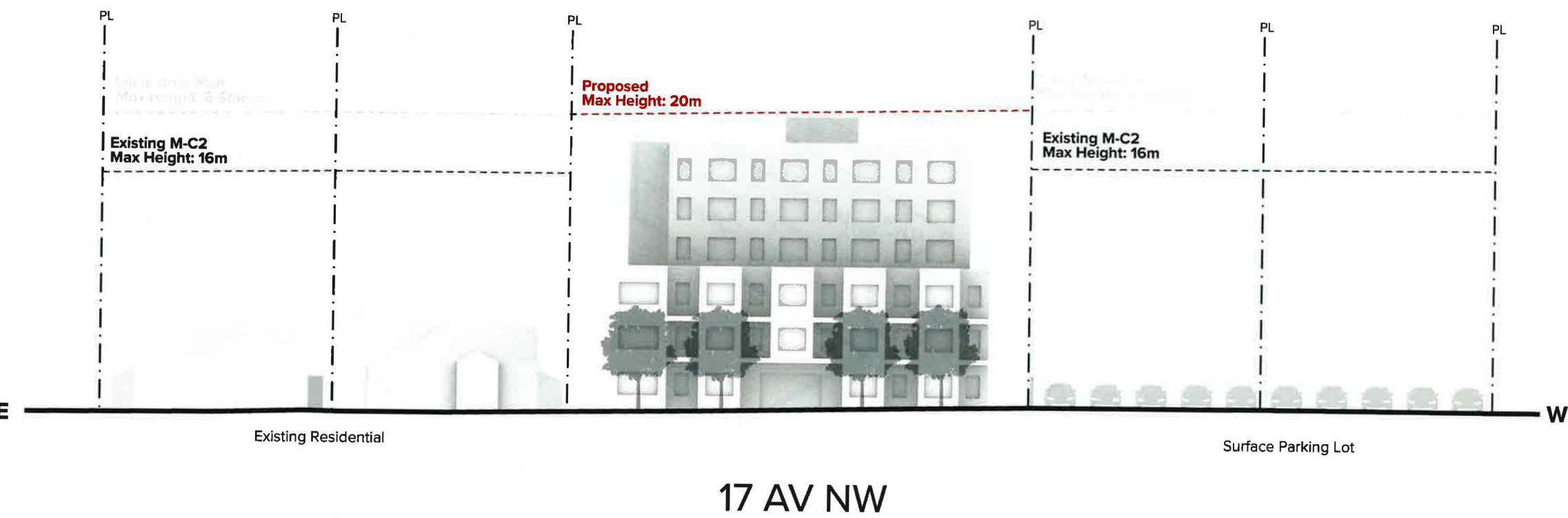
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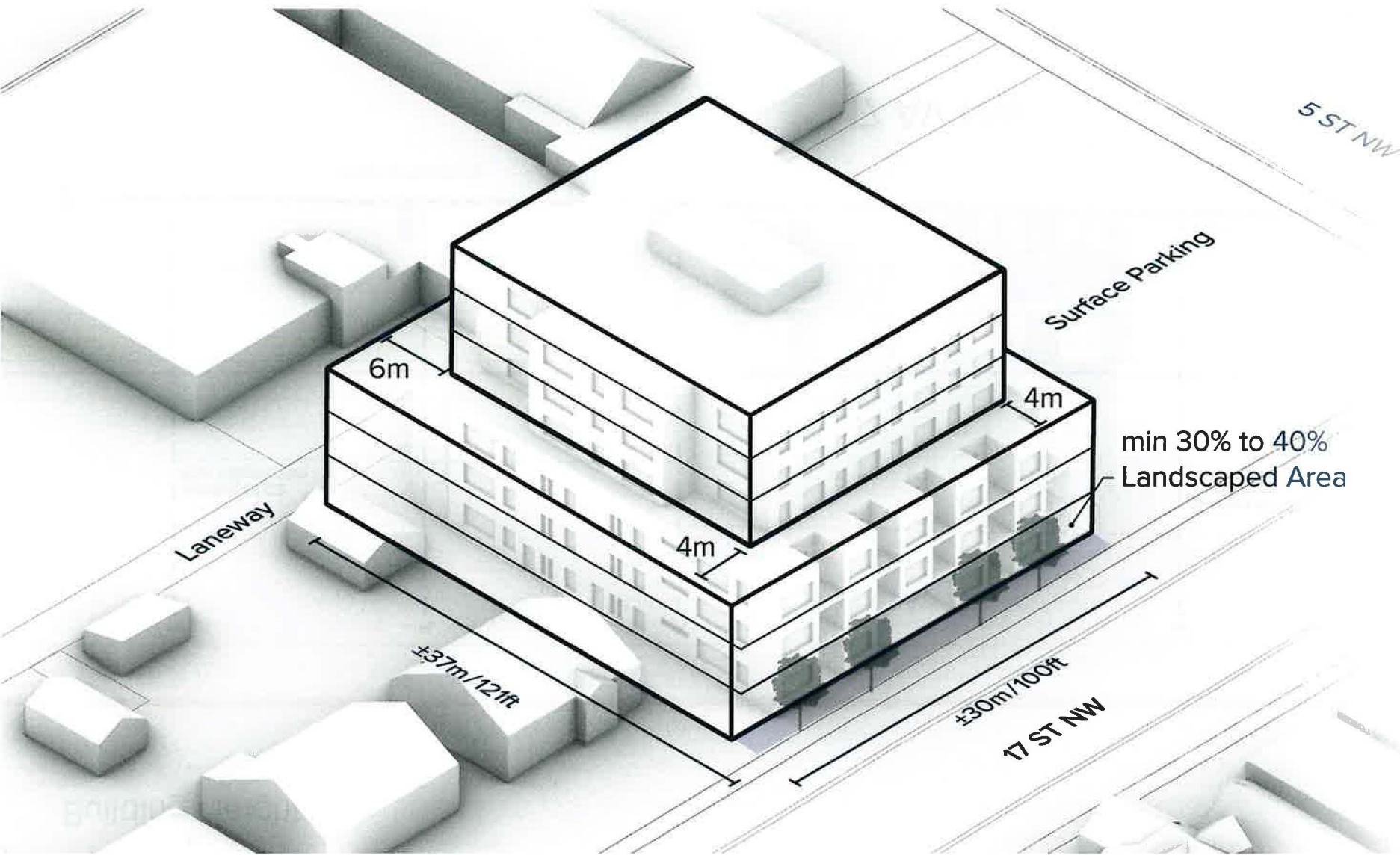


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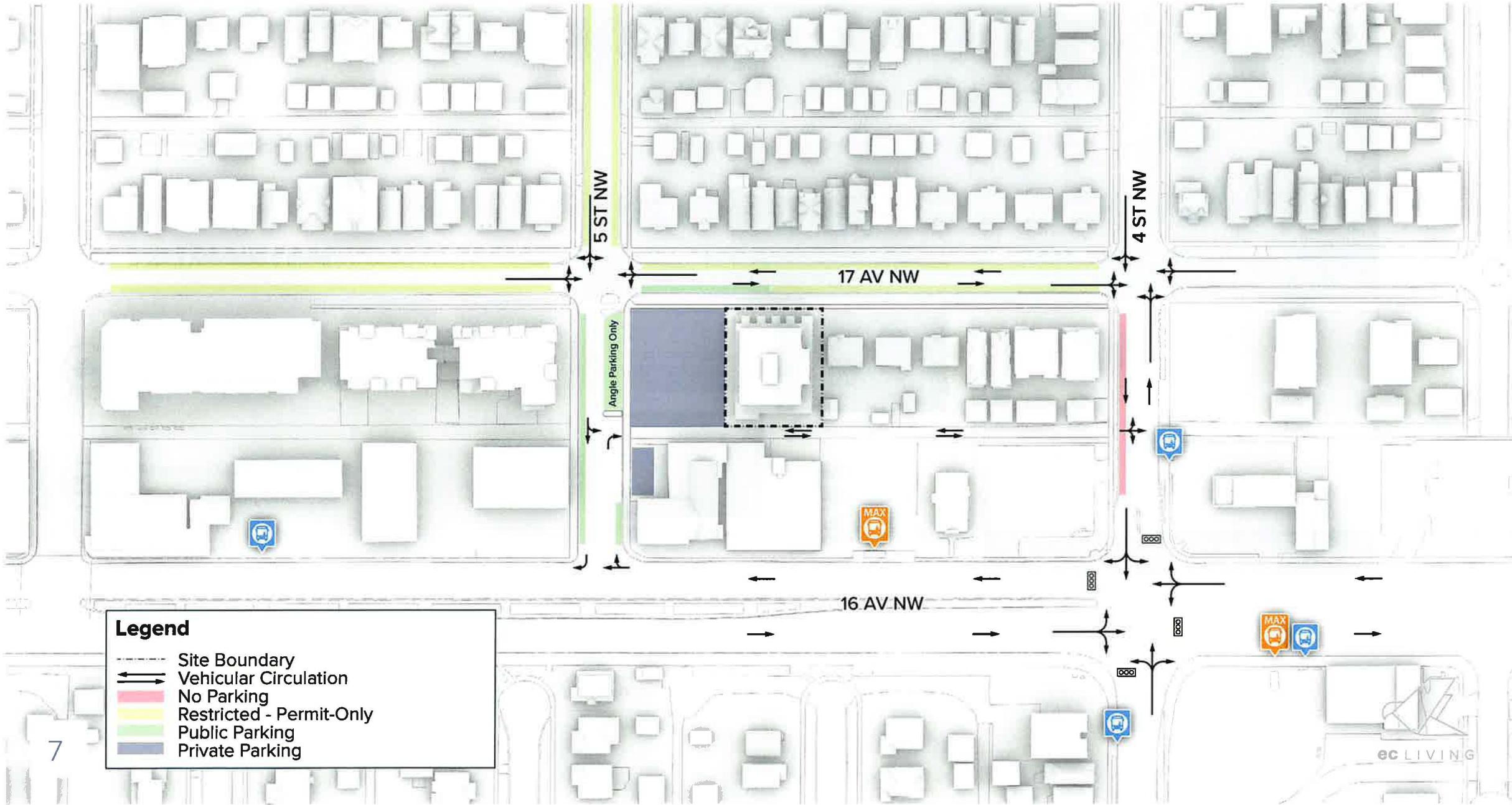


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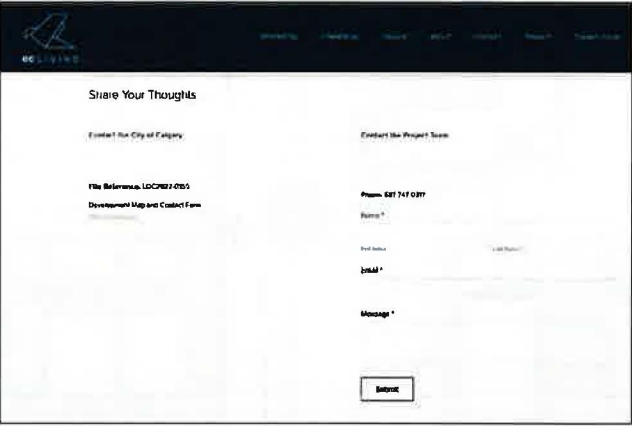
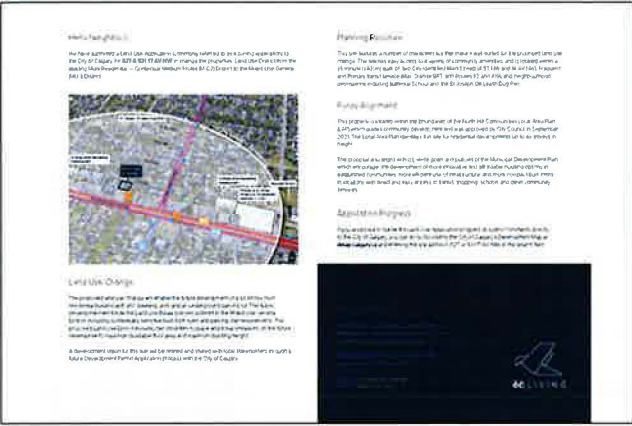
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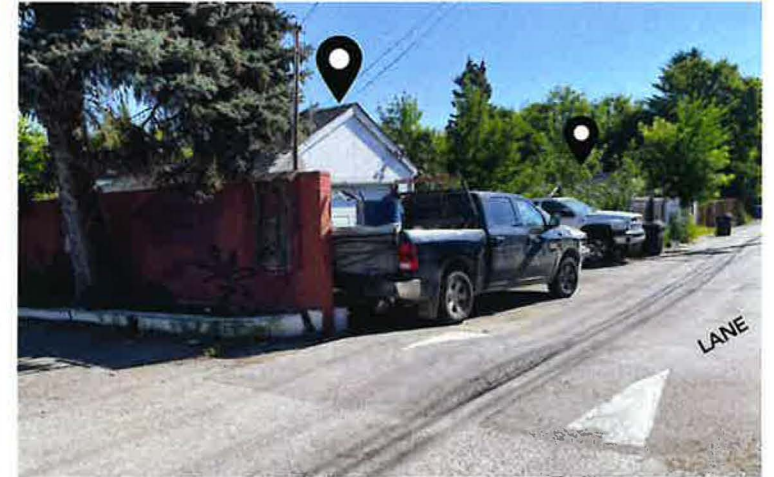
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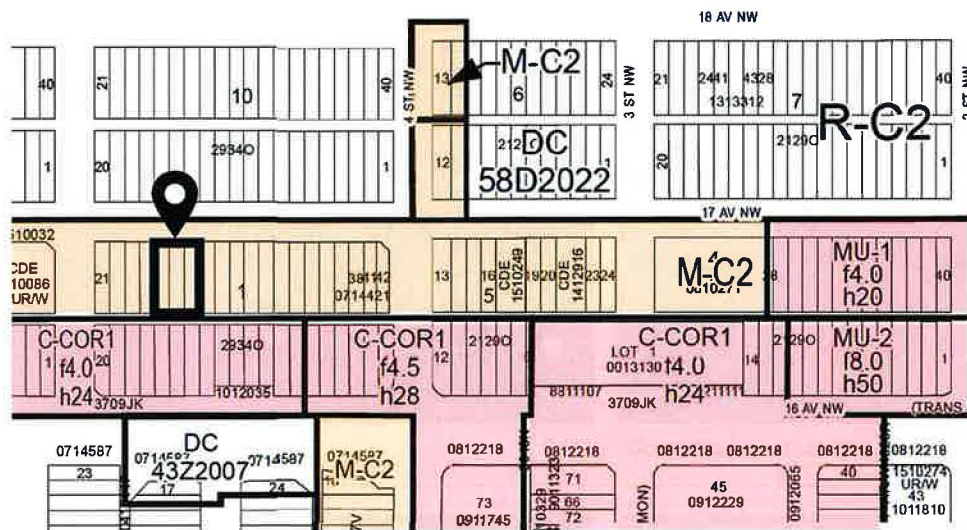


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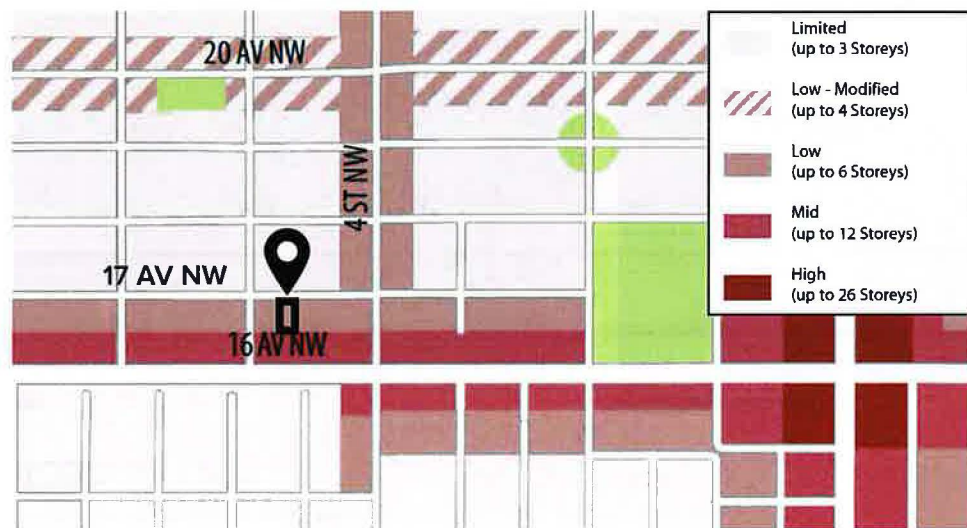




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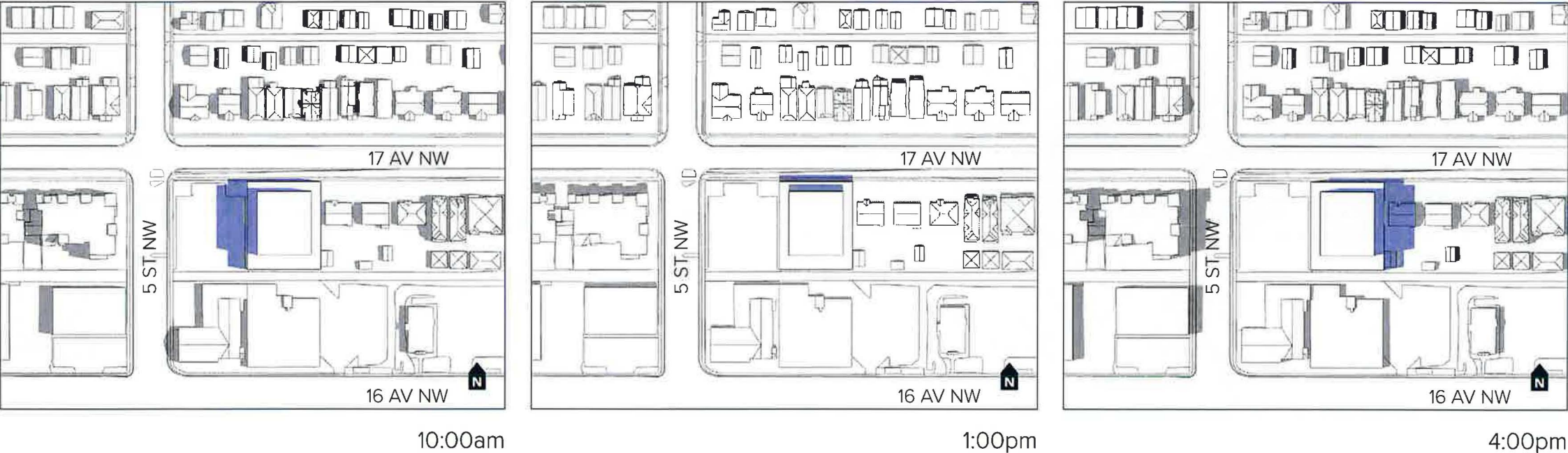
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Summer Solstice

June 21



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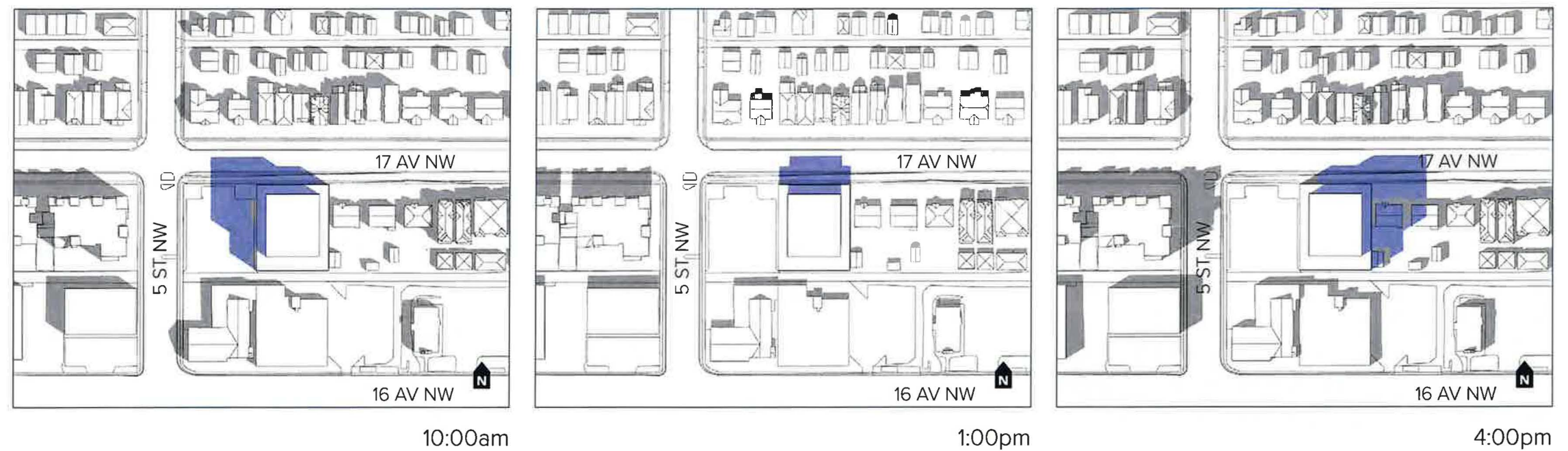
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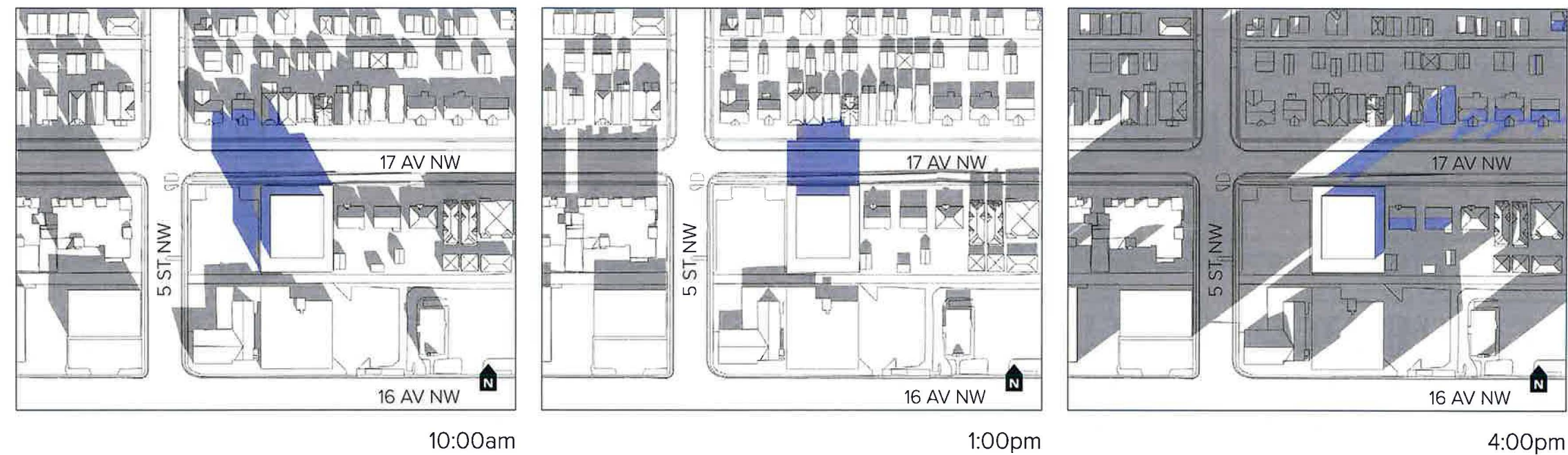
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