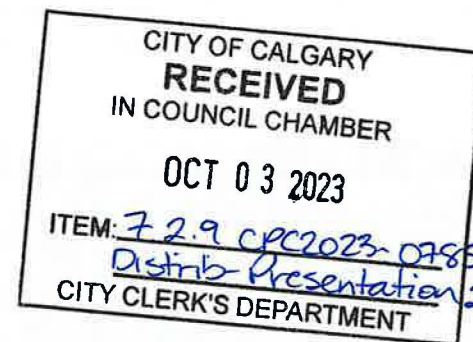


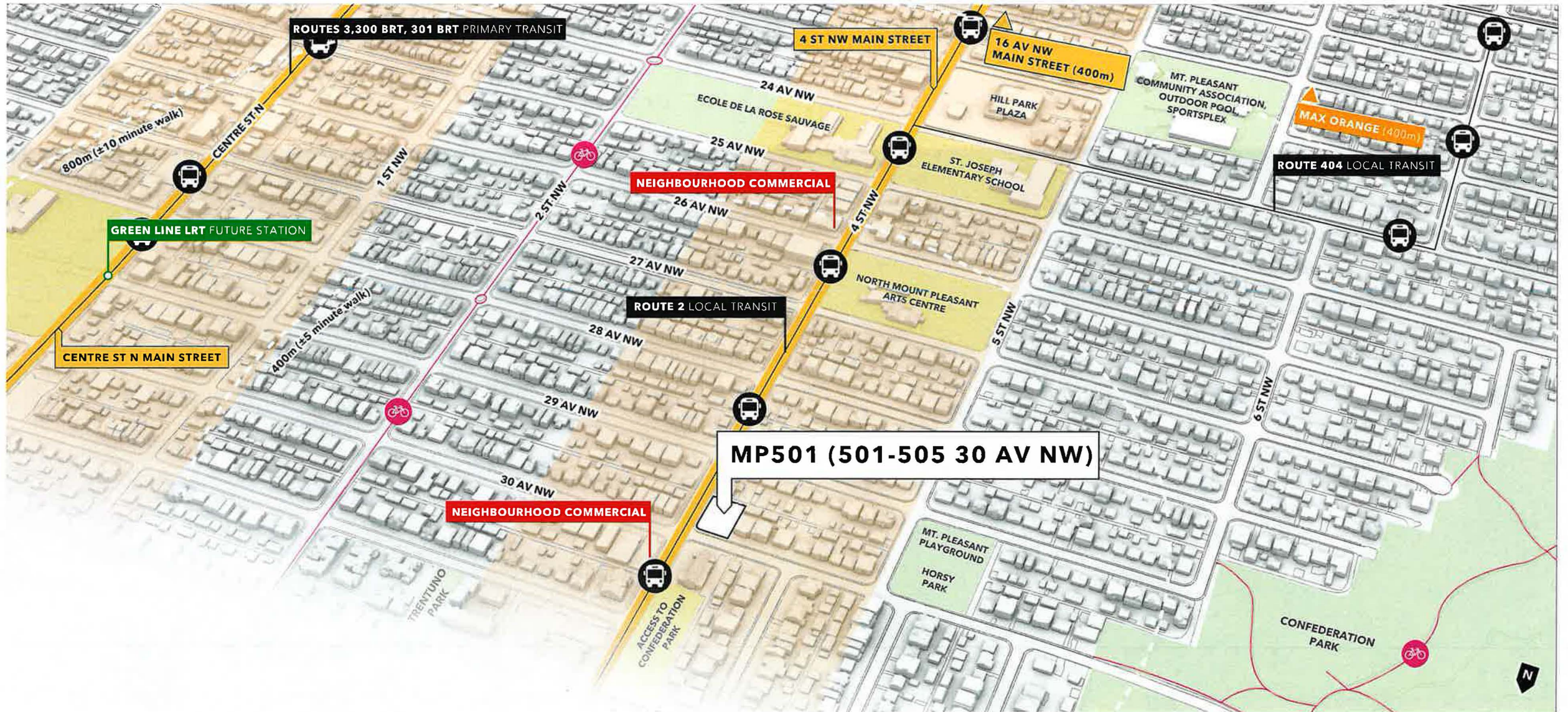
501 & 505 30 AV NW (MP501)

Item 7.2.9 | LOC2023-0050 | CPC2023-0785

Public Hearing Presentation | October 3, 2023

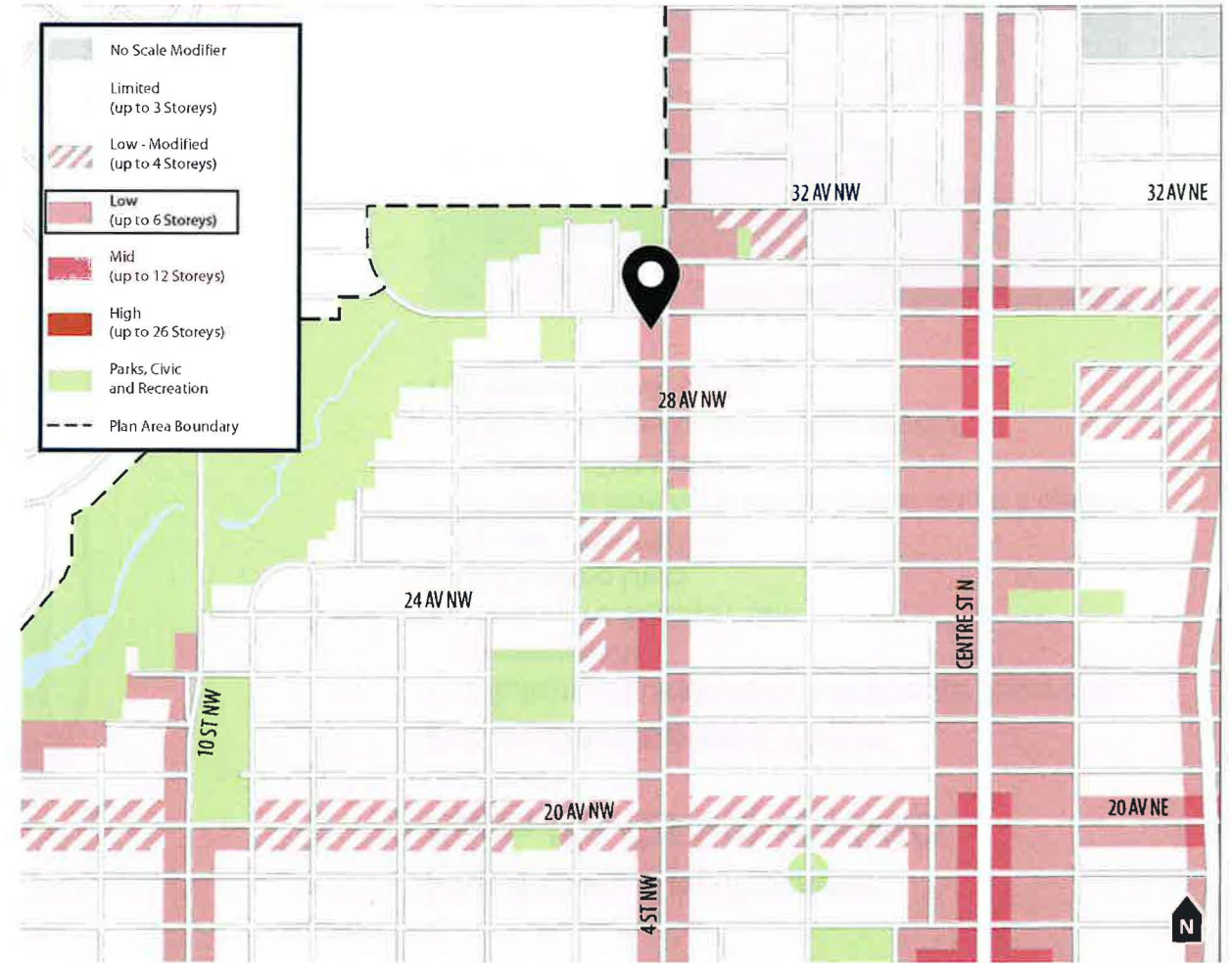
Prepared by CivicWorks



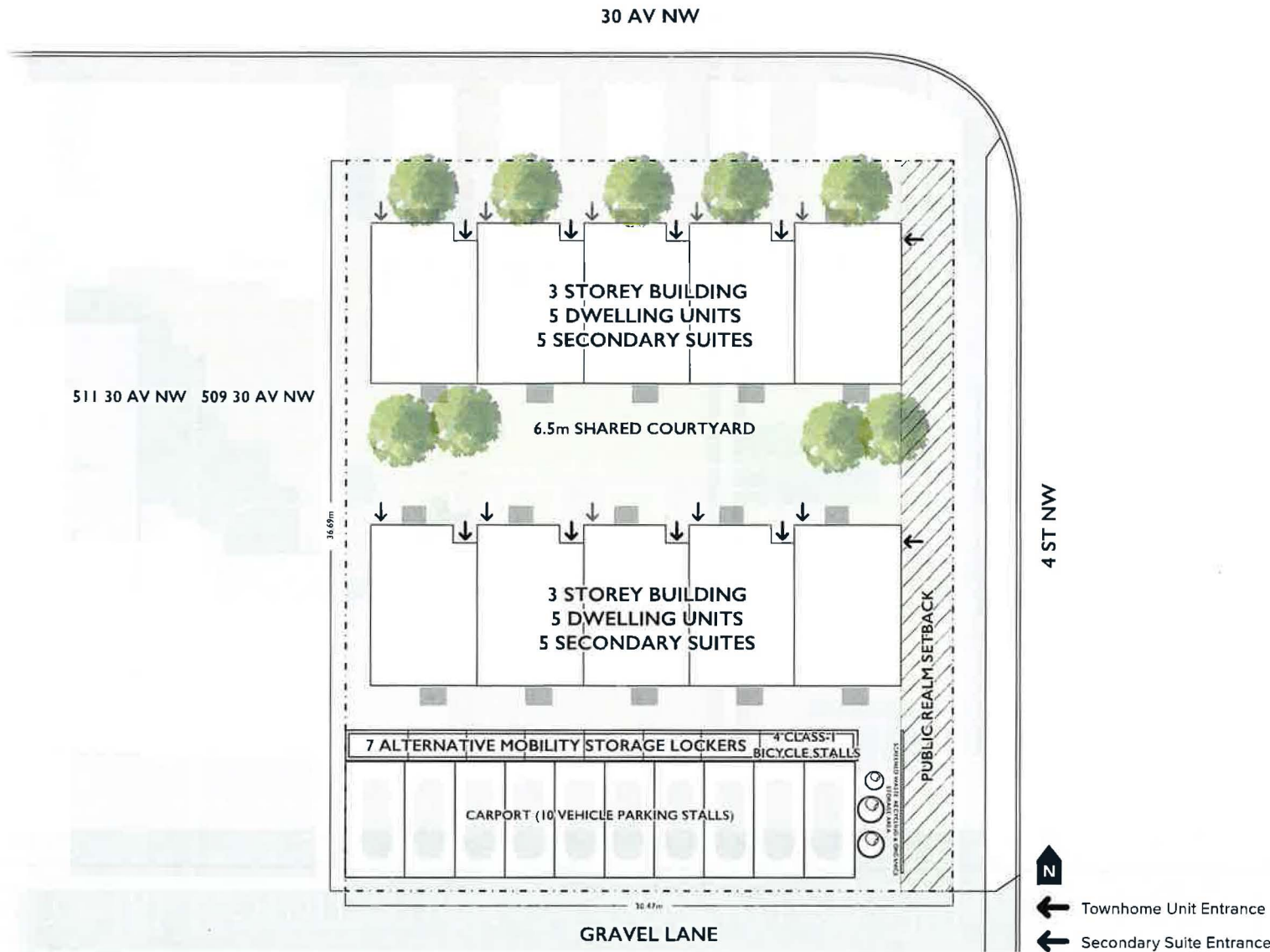




Map 3 Urban Form
Neighbourhood Connector



Map 4 Building Scale
Low (up to 6 Storeys)



Land Use Application: From DC (2P80) to H-GO

Future Development Vision:

- 2 Building Courtyard-oriented Stacked Townhouse Development
- Maximum 3 Storeys / 12m
- 10 Dwelling Units
- 10 Secondary Suites
- 10 Vehicle Parking Stalls contained within a carport*
- 11 Secure Storage Units**
- 6.5m wide interior common courtyard
- 3 Stream Molok System



*0.5 Vehicular Stalls per Unit

**Minimum 1 per unit without an assigned Vehicle Parking Stall

Letters to Neighbours



Delivered to neighbours within ±200m
(2 deliveries, at application submission & outreach closure)

Outreach Webpage & Feedback Form



ecliving.ca/engage

Project Voicemail & Email



Shared via website, letter, and signage

Custom On-Site Signage



Supplemented standard City Signage
(Installed at application submission & updated upon outreach closure)

Information Sharing



Introductory emails to Ward 7 & Mount Pleasant CA at project launch with project details & offers of meetings with the project team

Digital Information Session

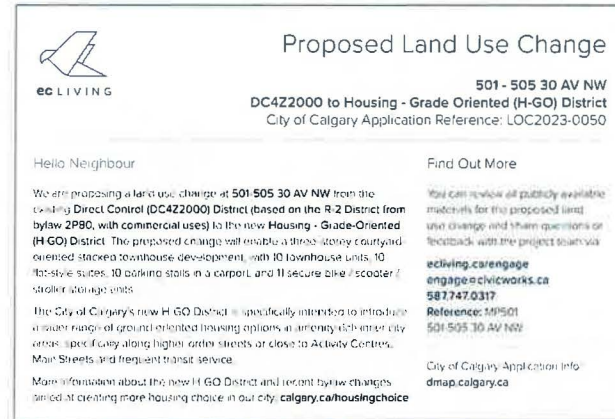


Held on March 30, 2023 with Mount Pleasant CA via Zoom
Session had 29 Attendees, 11 of whom lived within a block of the site

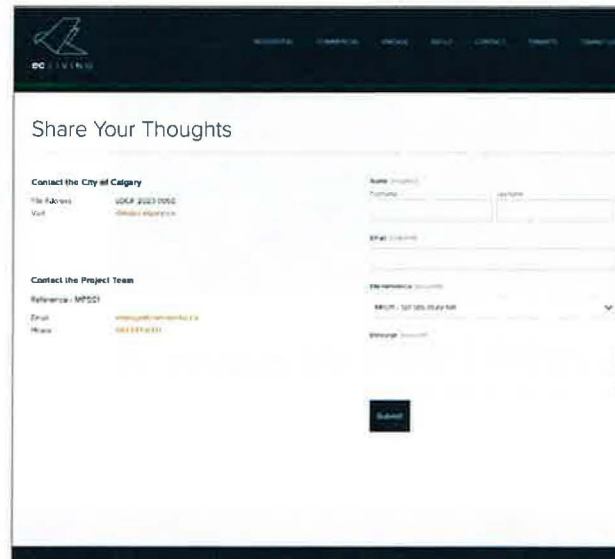
Applicant-Led Outreach Summary



Provided to MPCA, Ward 7 Office, & available upon request



Letters to Neighbours



Project Website Feedback Form



Custom On-Site Signage

30 AV NW & 4 ST NW Intersection



30 AV NW Speed Bumps & Playground Zone

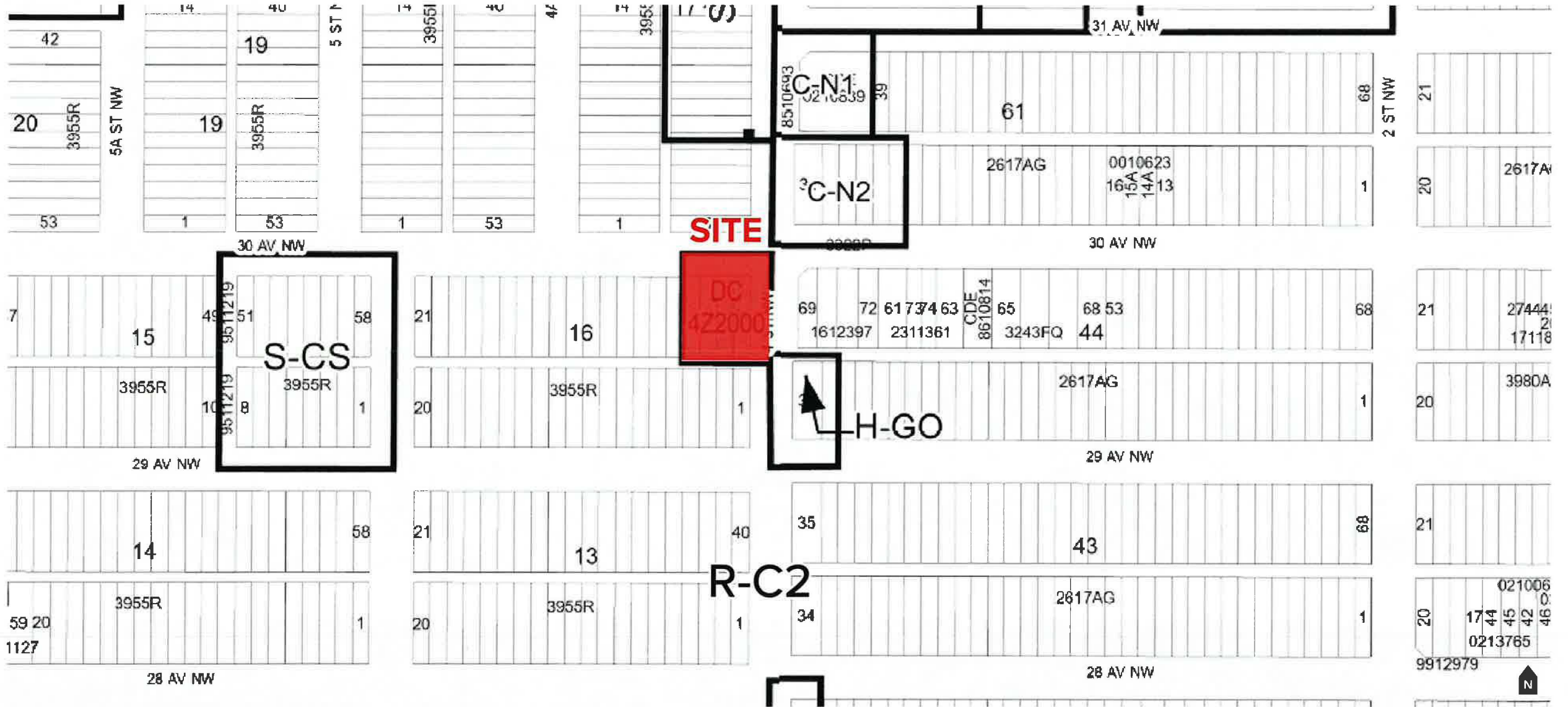


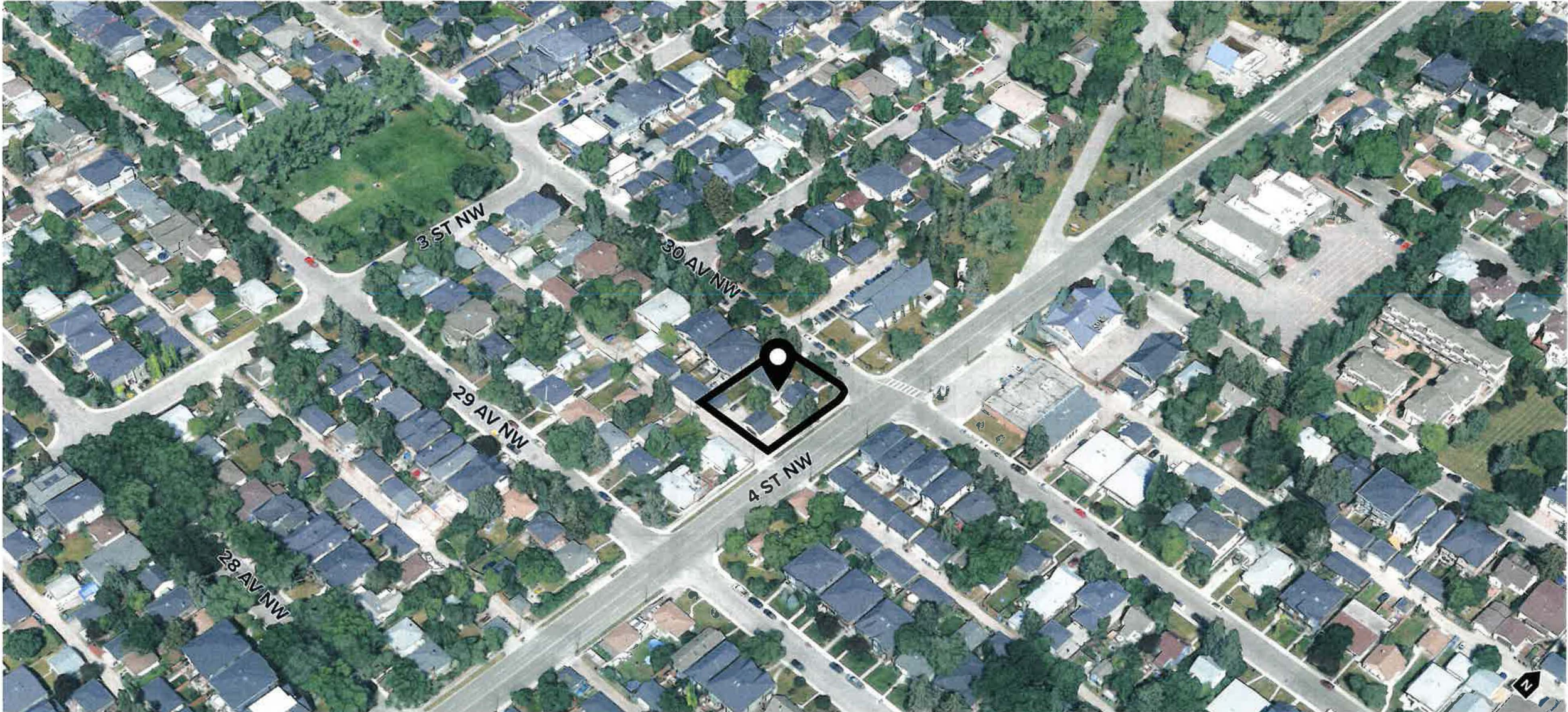
Thank You

07



SUPPLEMENTARY INFORMATION







Looking South from 30 AV NW



Looking Southeast from 30 AV NW



Looking Northwest from 4 ST NW



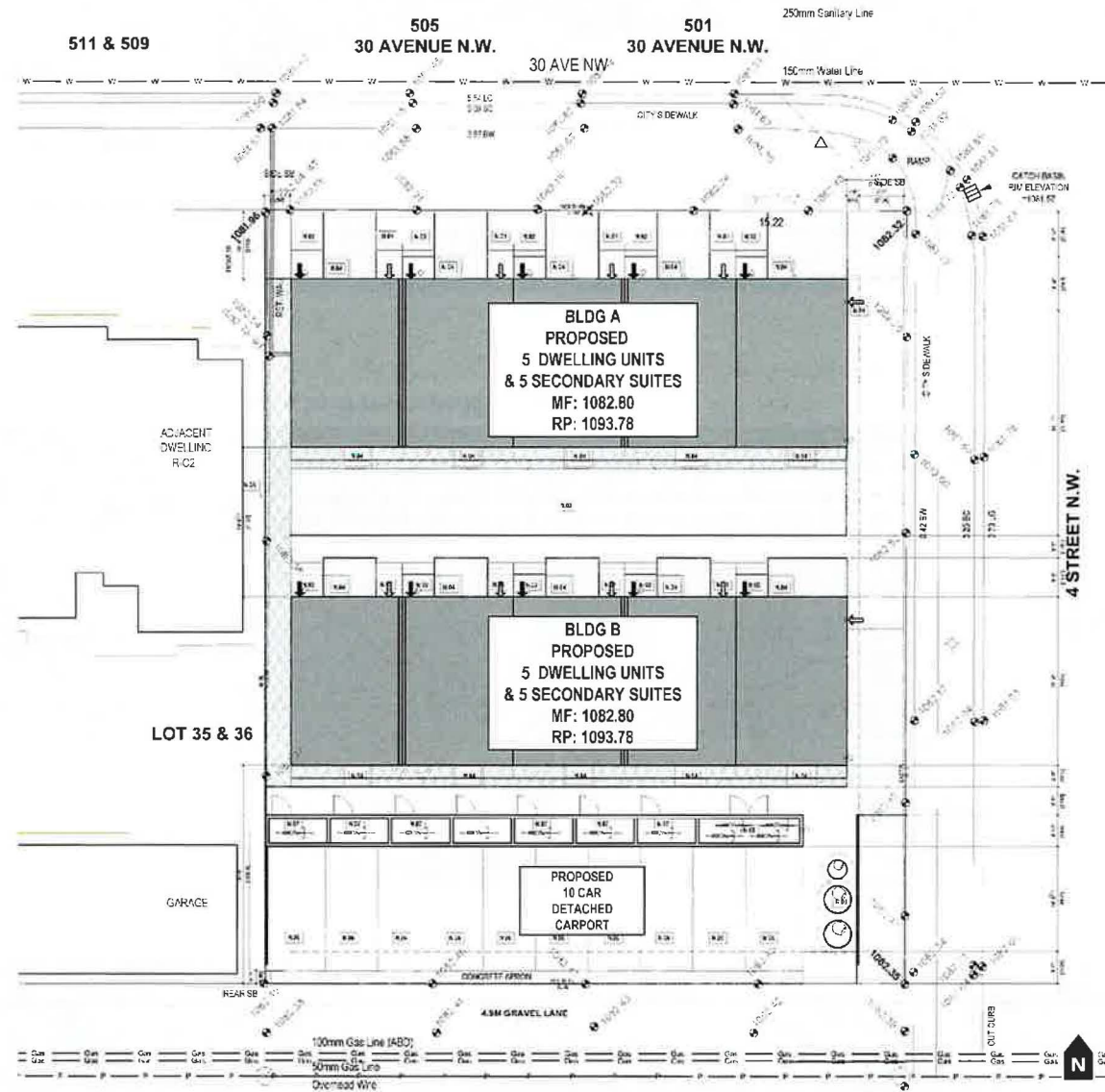
Looking East along rear lane

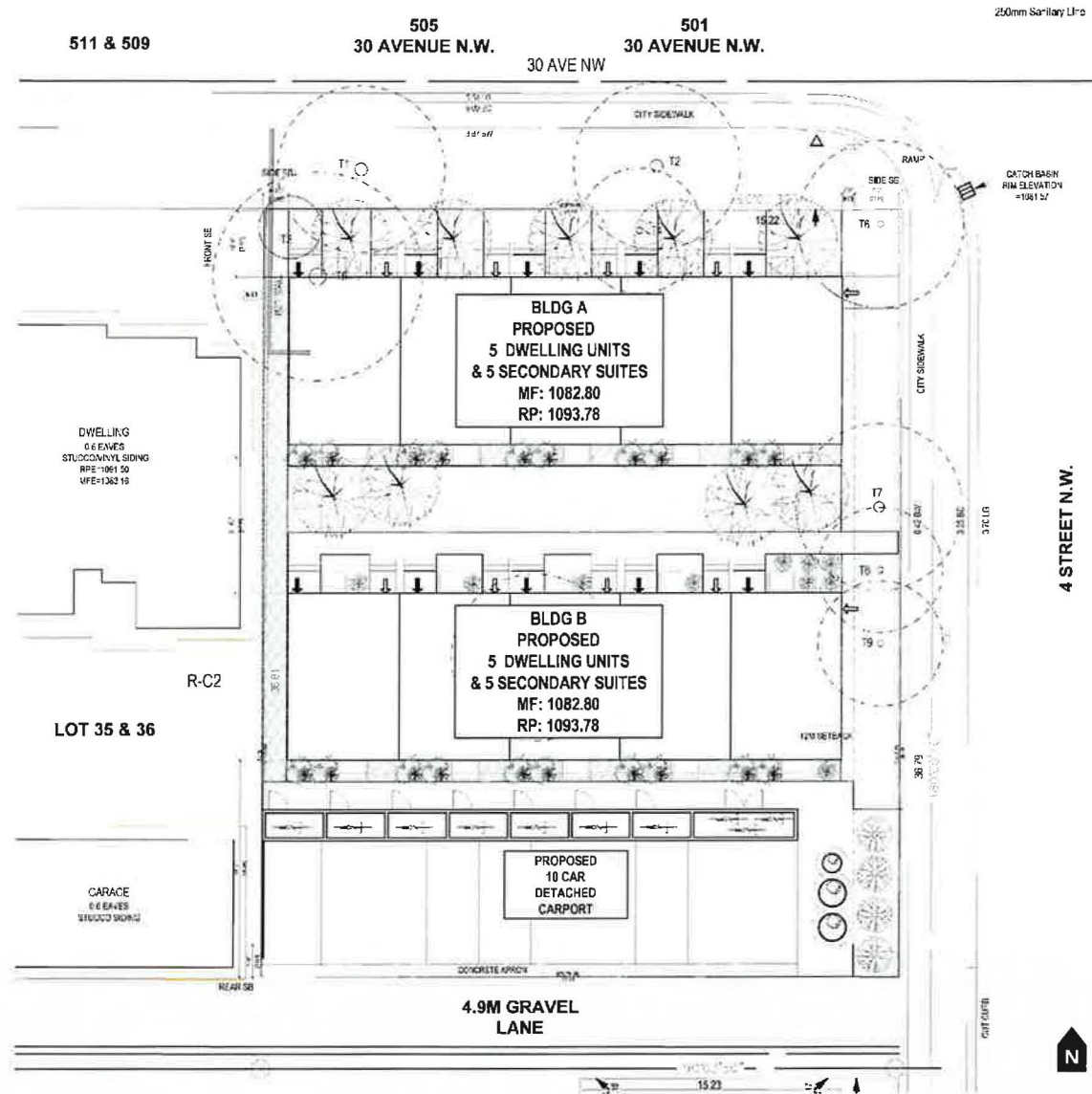


Looking North from rear lane

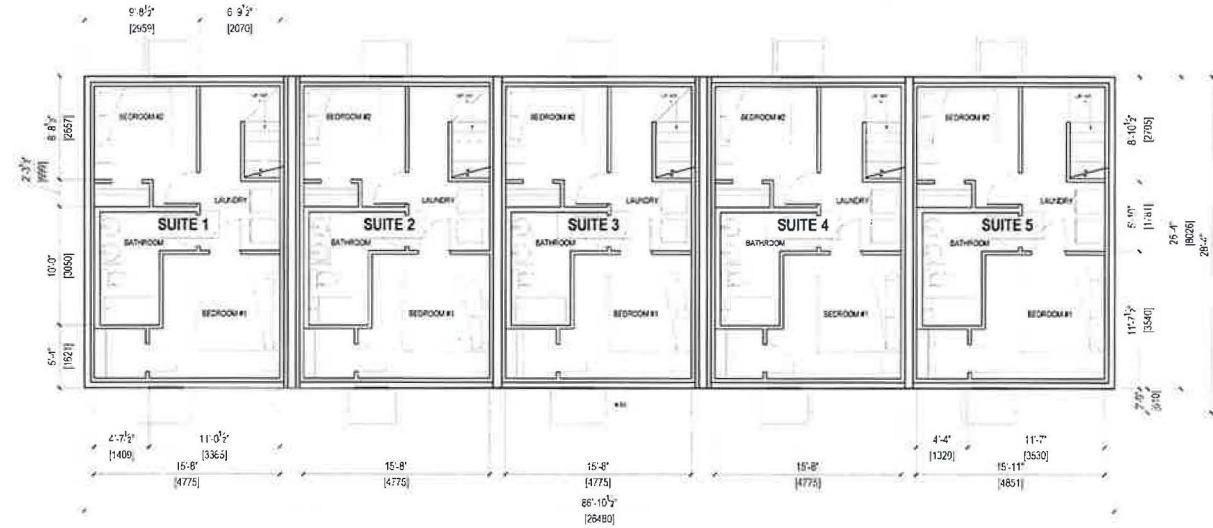


Looking Southwest from 4 ST NW

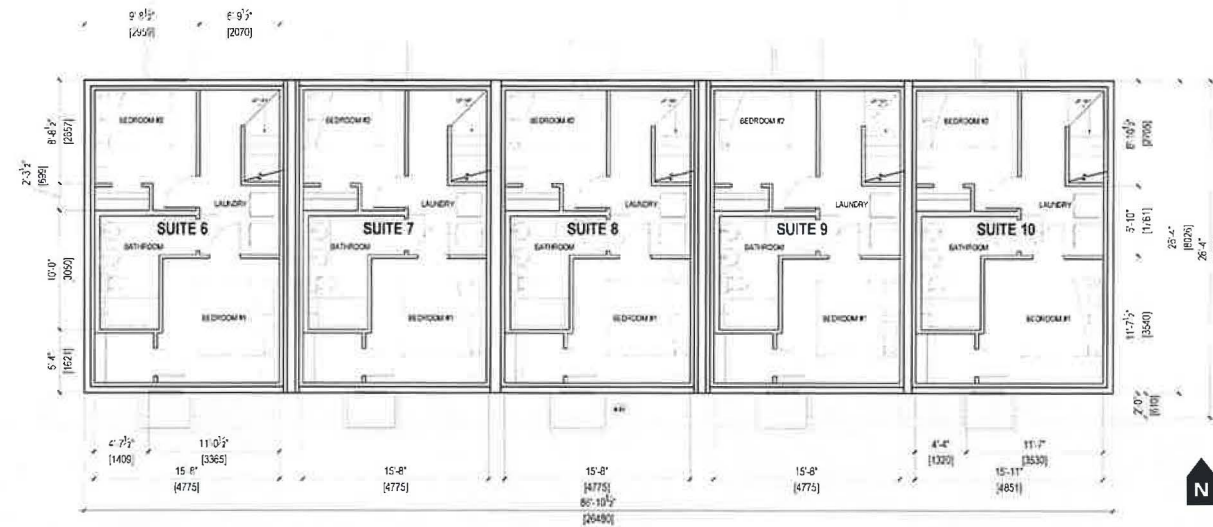




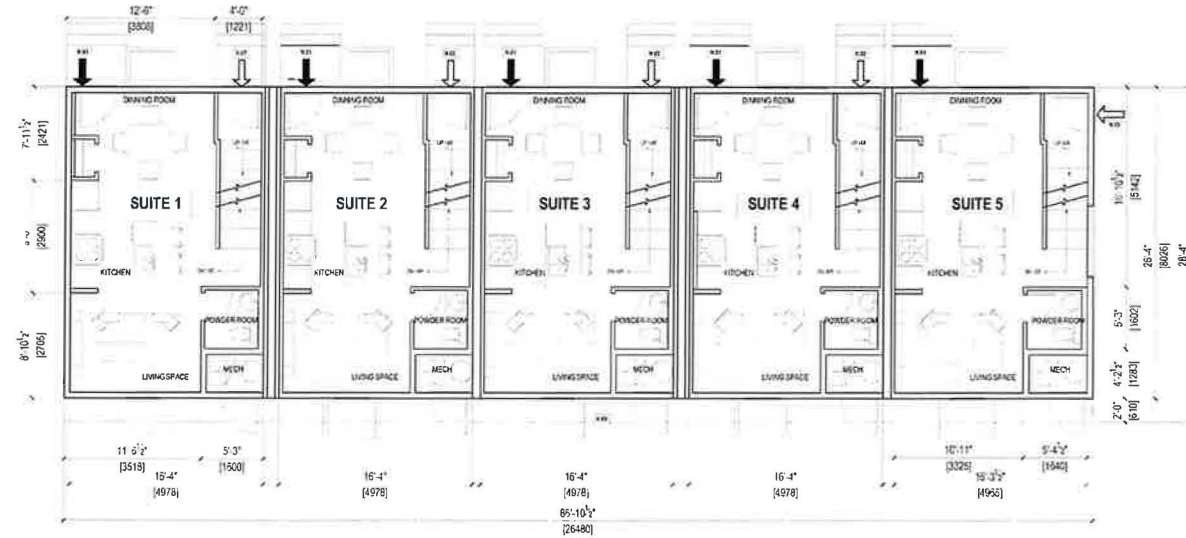
Building A



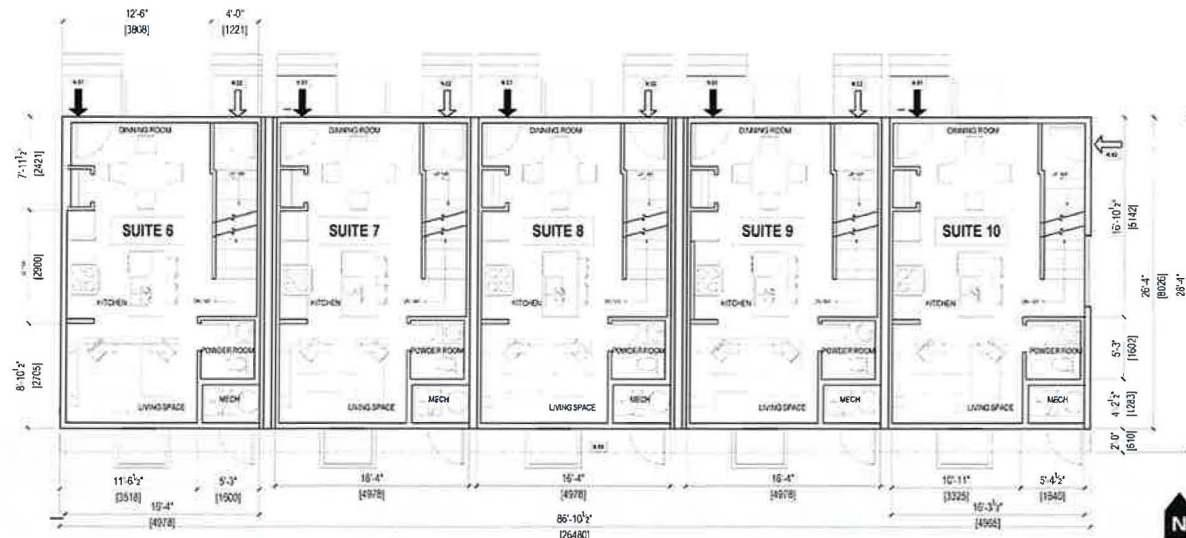
Building B



Building A



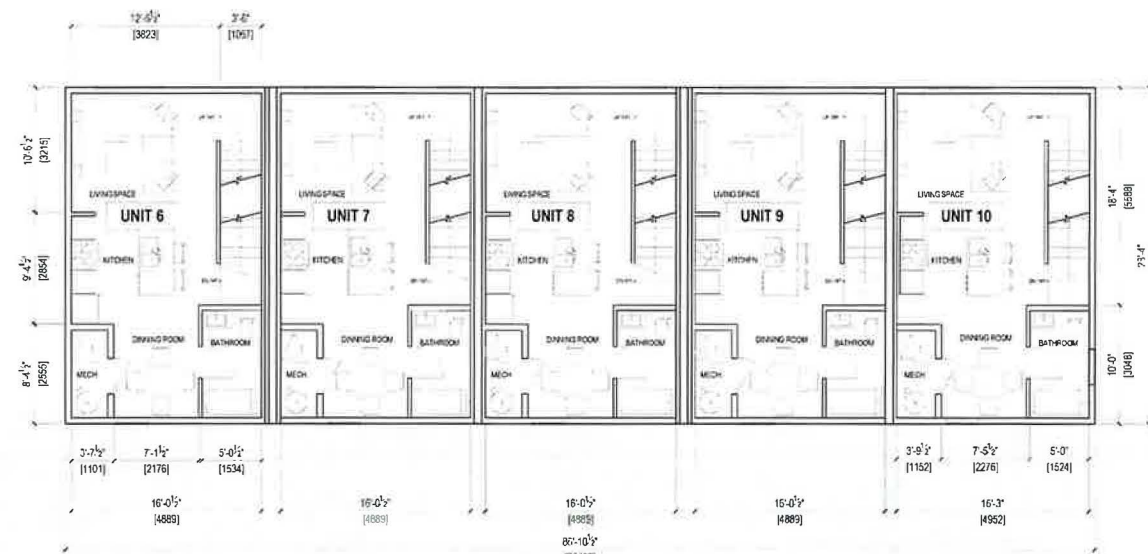
Building B



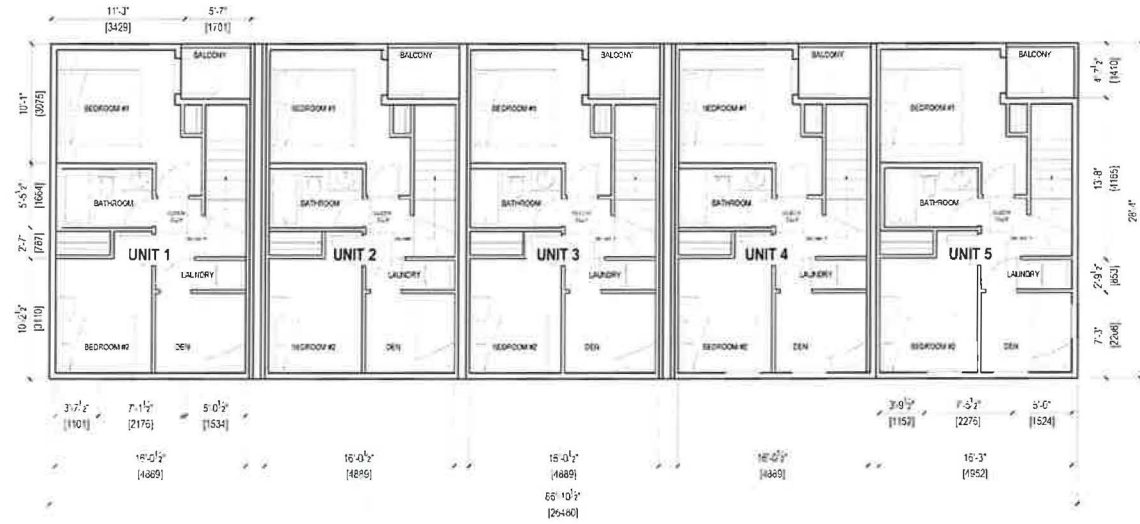
Building A



Building B



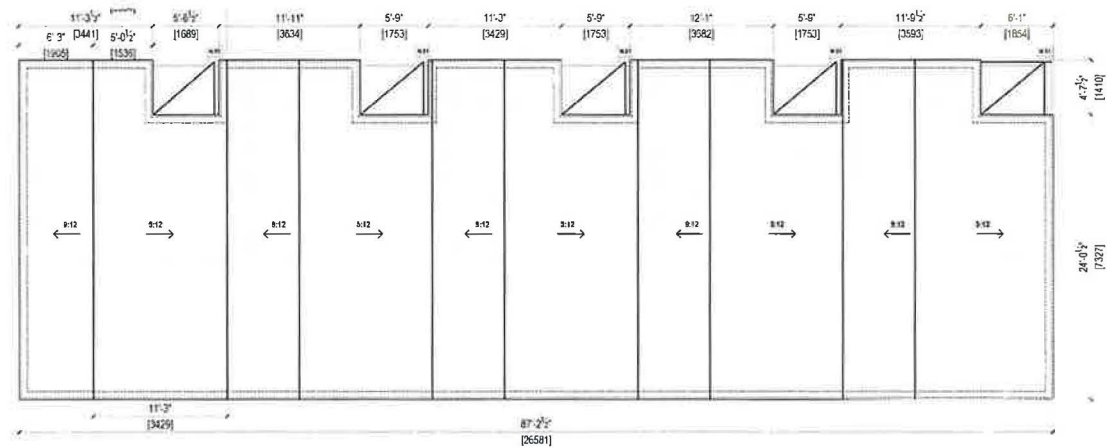
Building A



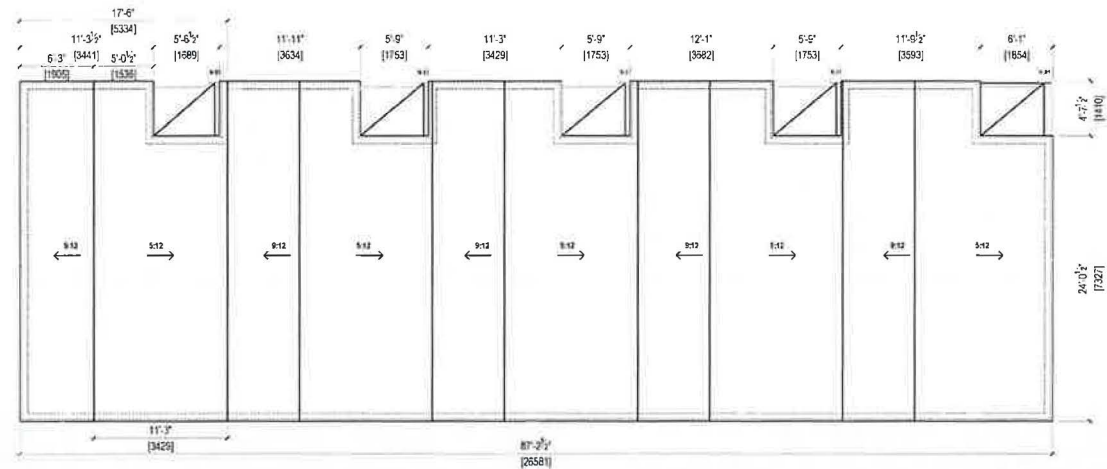
Building B



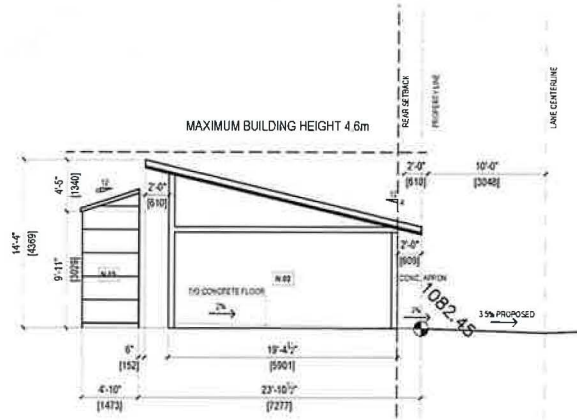
Building A



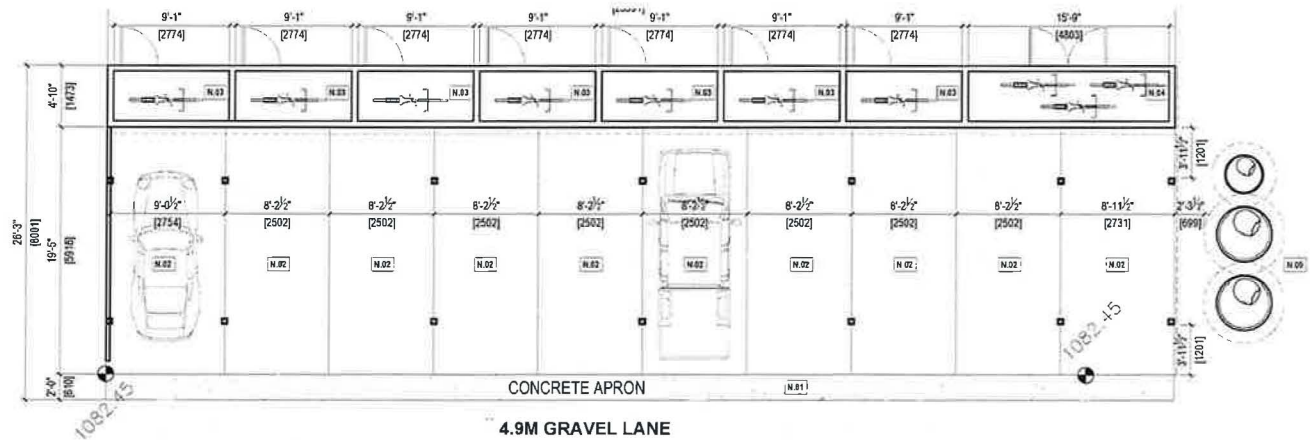
Building B



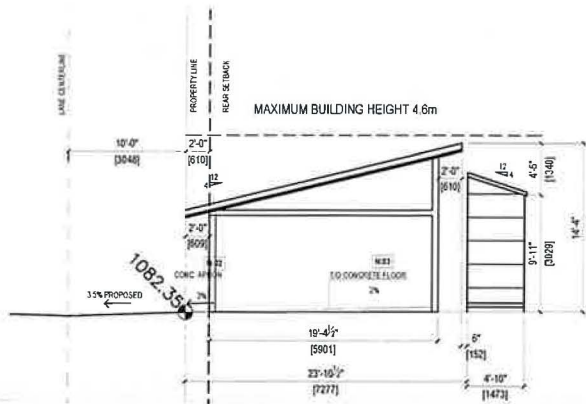
West Elevation



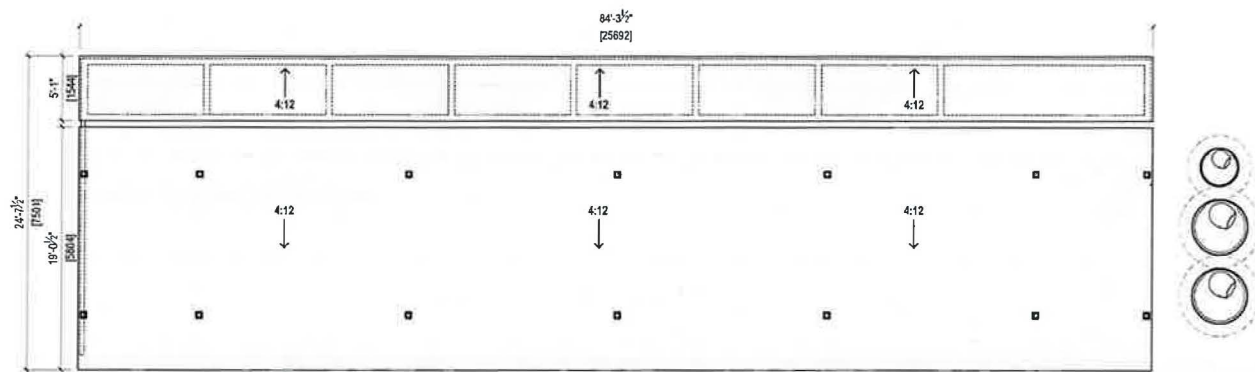
Site Plan



East Elevation



Roof Plan





Building A South Elevation DP2023-04840



Building B North Elevation DP2023-04840



Building B South Elevation DP2023-04840



