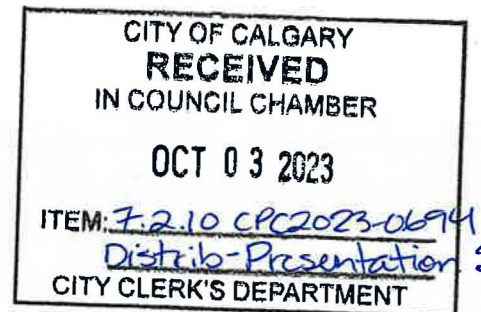


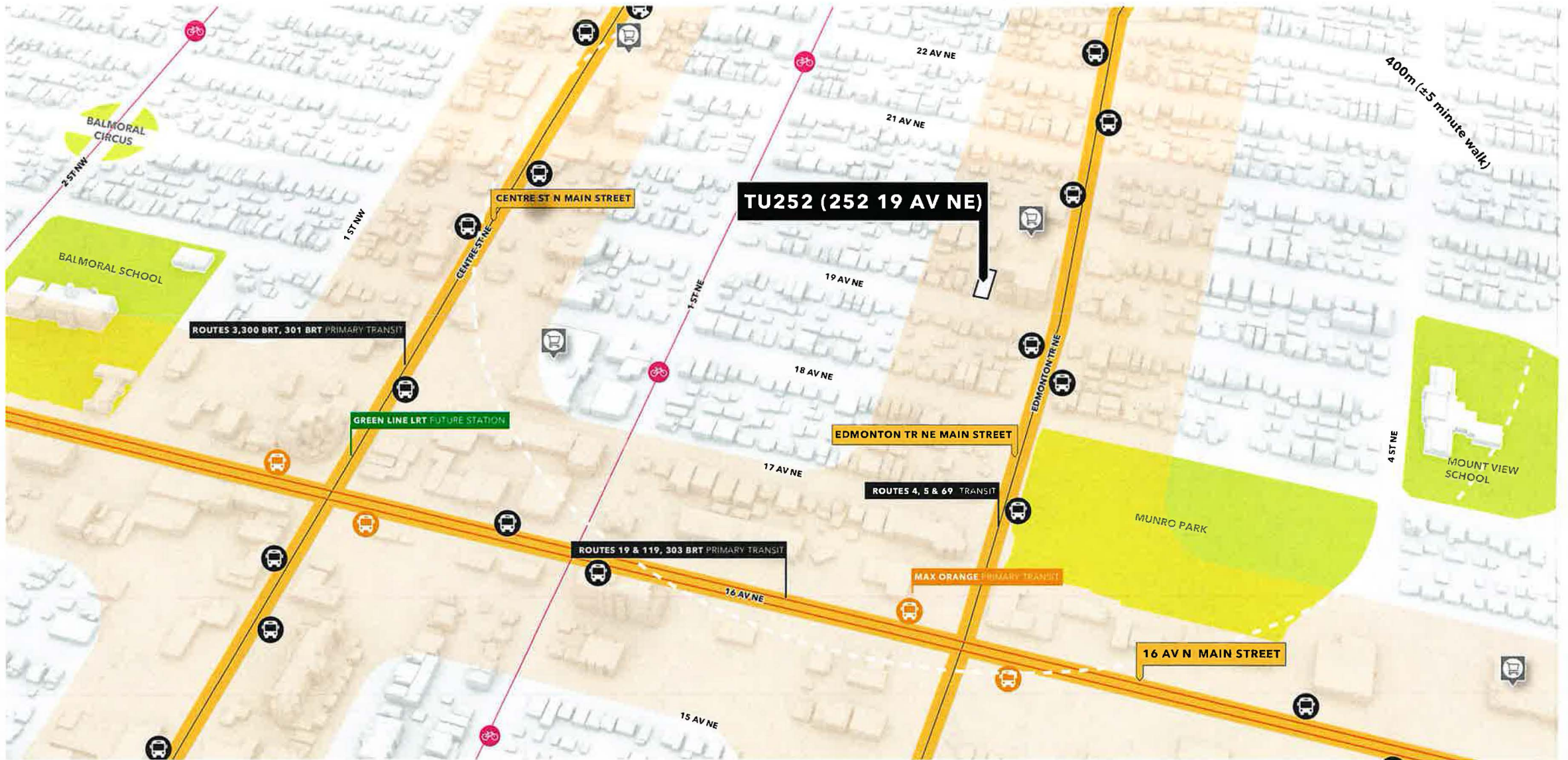
252 19 AV NE (TU252)

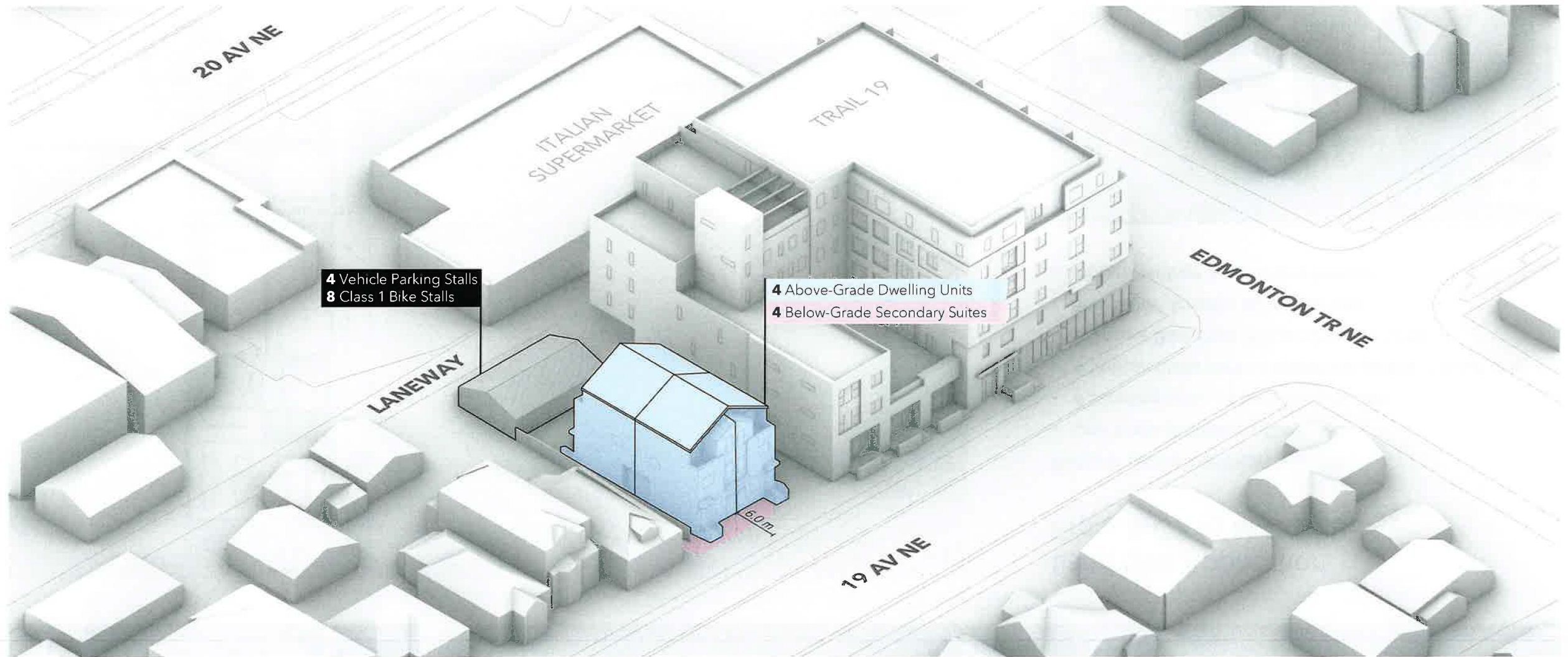
Item 7.2.10 | LOC2023-0119 | CPC2023-0694

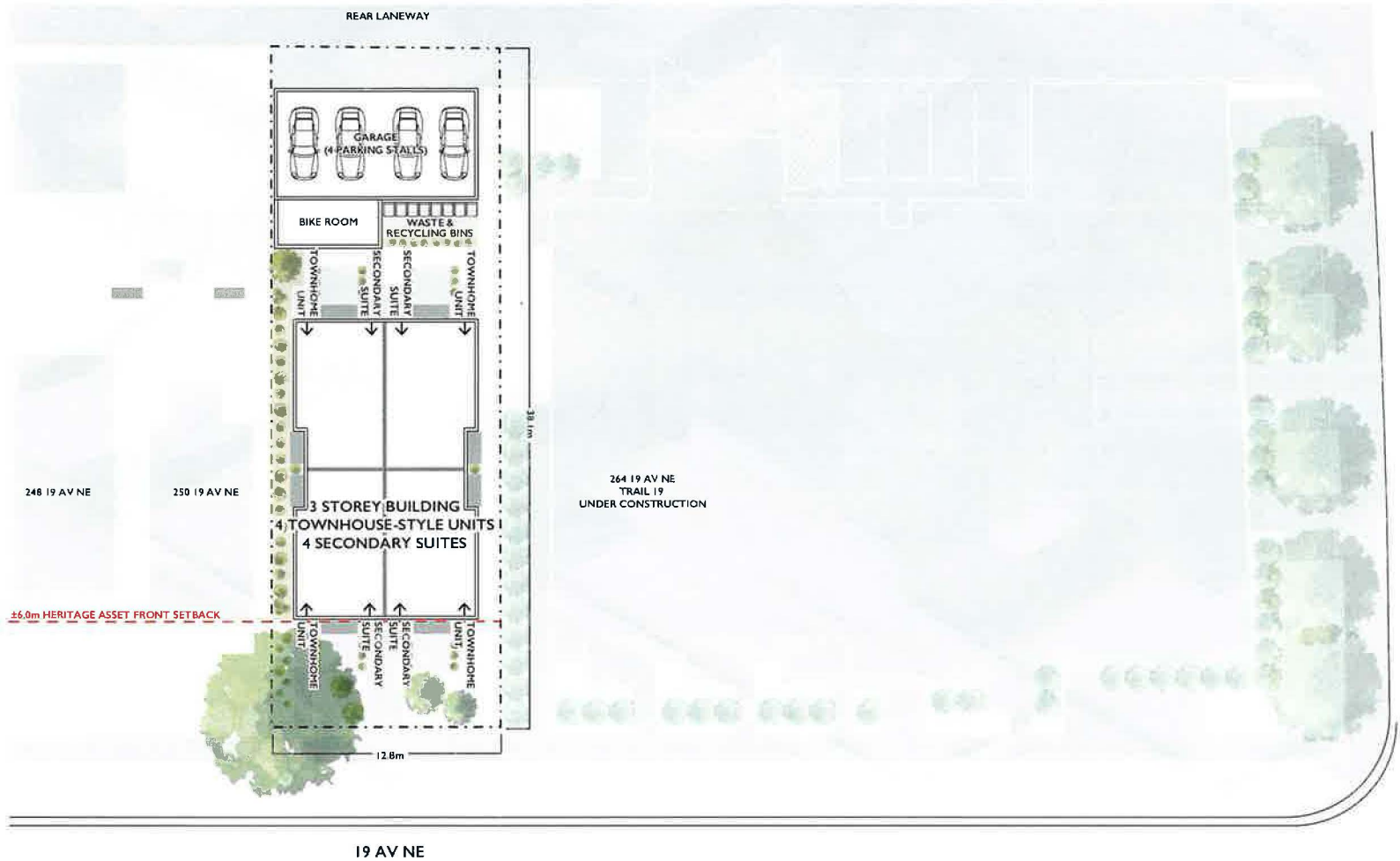
Public Hearing Presentation | October 3, 2023

Prepared by CivicWorks







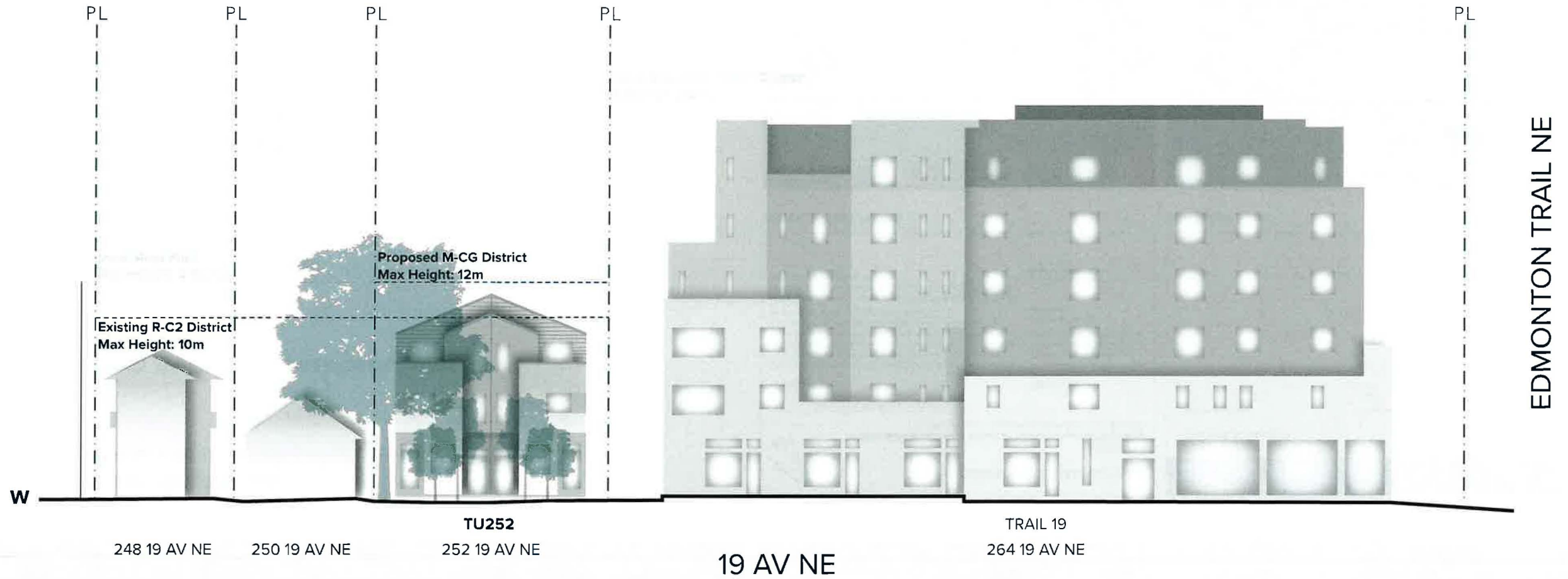


Land Use Application:  
From R-C2 to M-CG d85

### Future Development Vision:

- Low Scale (3 Storeys / 12m)
- 4 Dwelling Units / 4 Secondary Suites
- 4 Vehicle Stalls within a detached garage (1.0 per unit)
- 8 Secure Bike Stalls (1.0 per unit and suite)
- Min. 5.0m<sup>2</sup> Amenity Space per unit
- ±6.0m Heritage Asset Front Setback







## Letters to Neighbours

Delivered to ±410 surrounding neighbours (within ±200m)



## Outreach Webpage & Feedback Form

[ecliving.ca/engage](http://ecliving.ca/engage)



## Project Voicemail & Email

Shared via website, letter, and signage



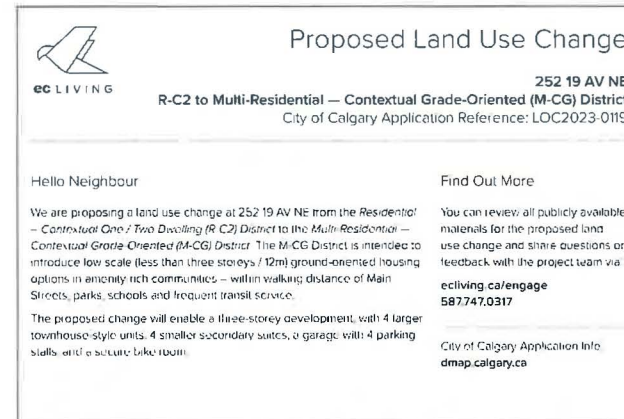
## Custom On-Site Signage

Supplemented standard City signage

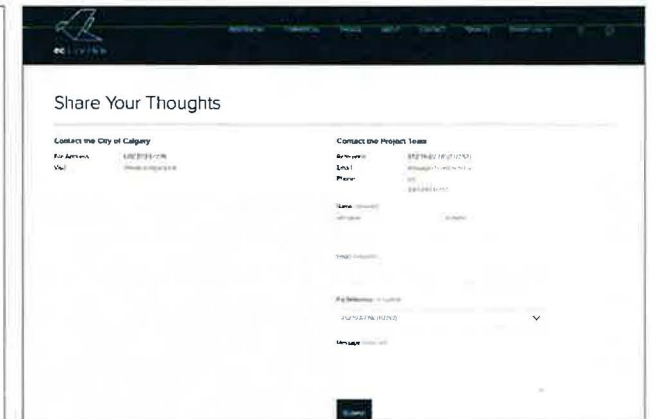


## Application Memos & Updates

Shared with Ward 7 Councillor's Office & Tuxedo Park Community Association



Letters to Neighbours



Feedback Form



Custom On-Site Signage



# SUPPLEMENTARY INFORMATION







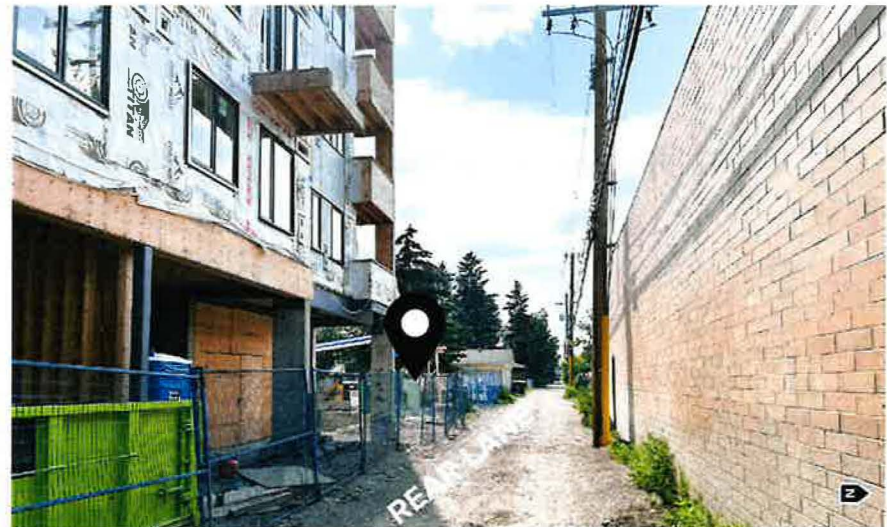
Looking north from 19 AV NE



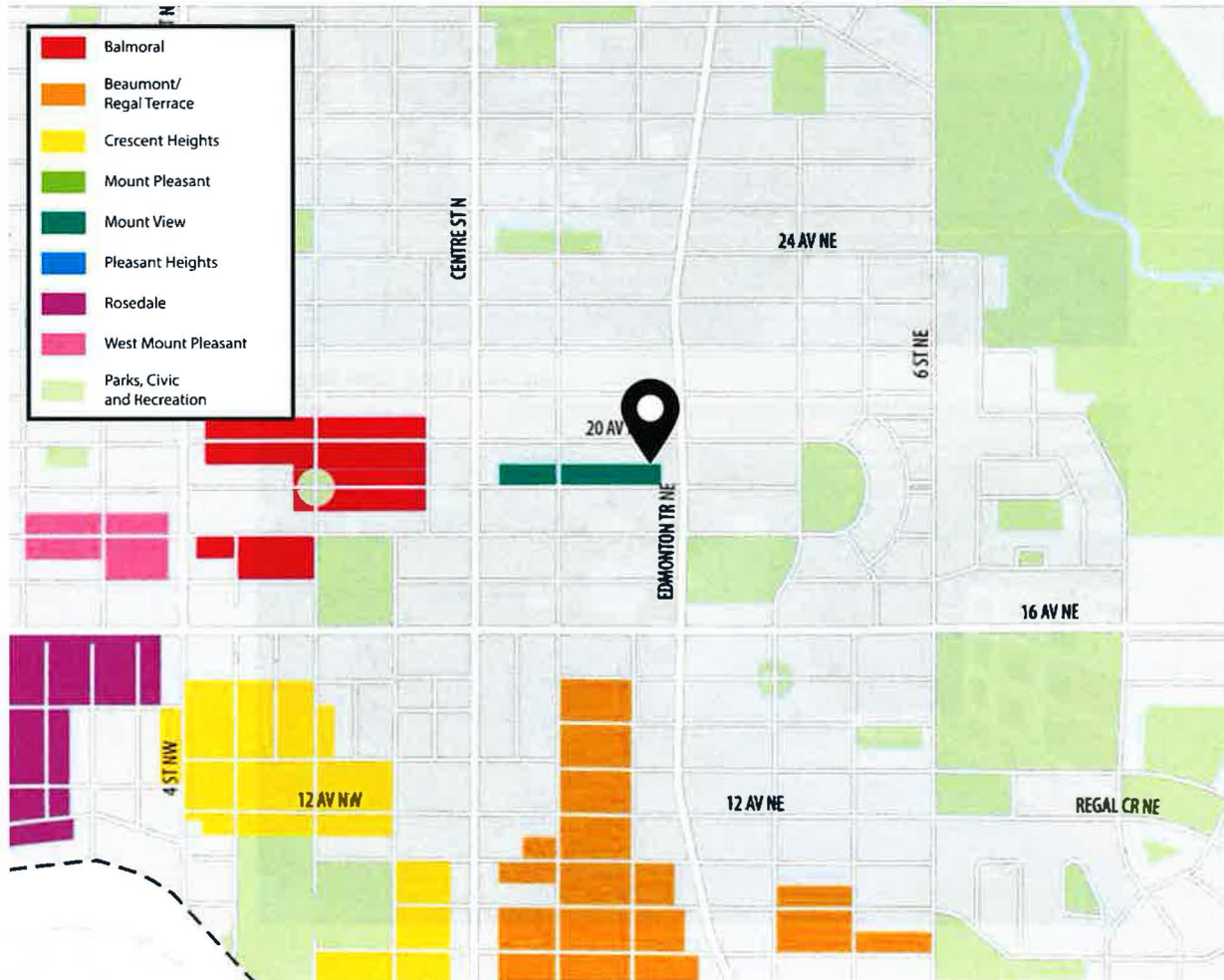
Neighbouring Trail19 building, directly east of the Project Site



Looking south from rear lane



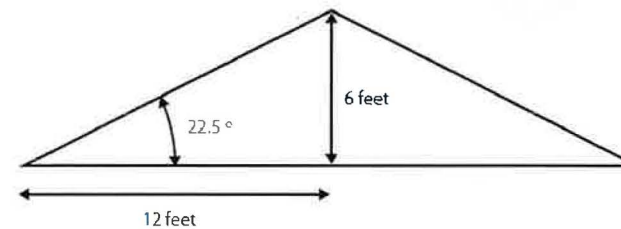
Looking west along rear lane



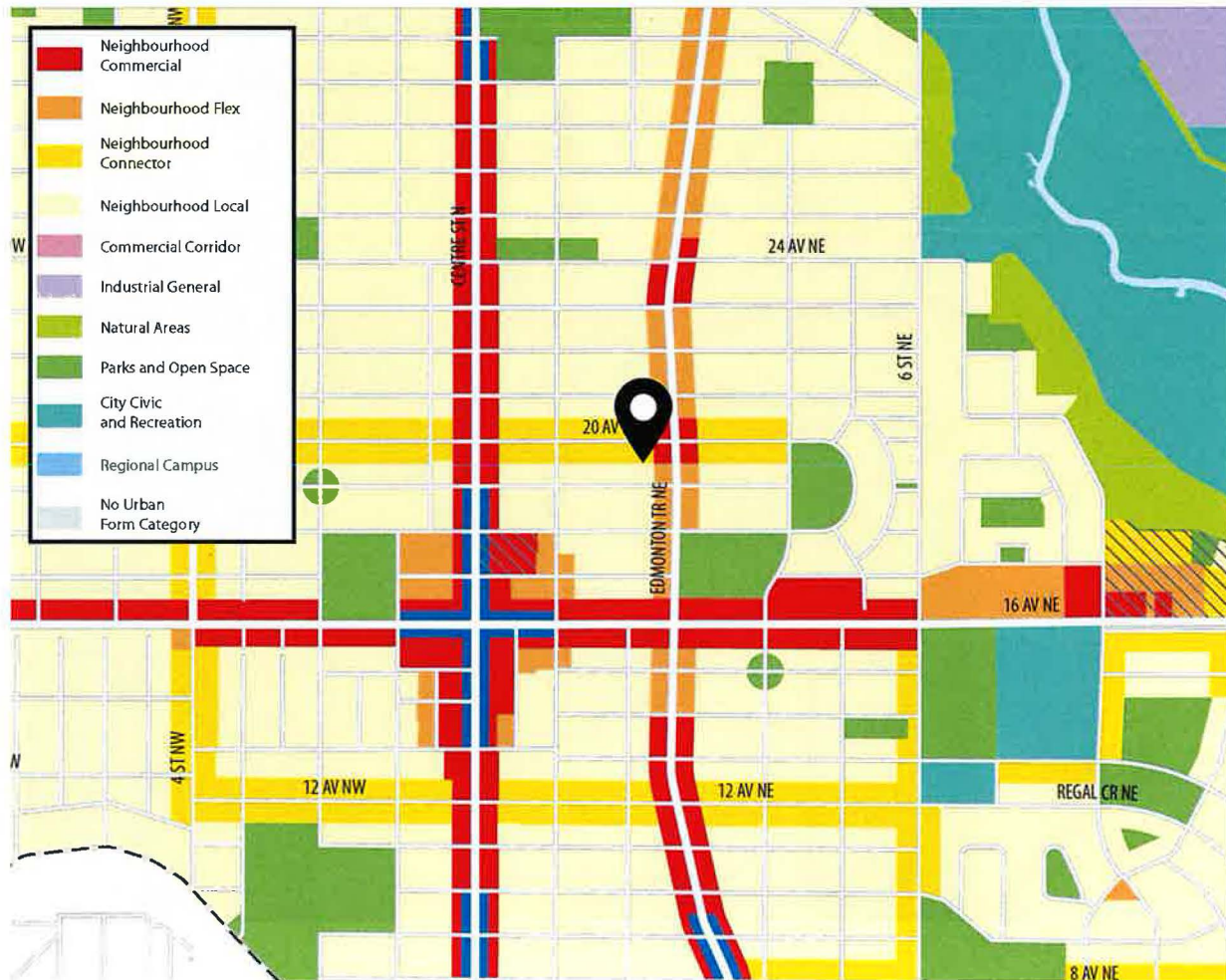
## Mount View Heritage Guidelines Area

- Front Setback aligns with neighbouring Heritage Assets ( $\pm 6.0m$ )
- Discretionary Units only
- Architectural guidelines include:
  - Sloped Rooflines
  - Distinct Entries
  - Facade materials
  - Window Details
  - Street Tree Canopy Retention

6:12 Pitched roof example

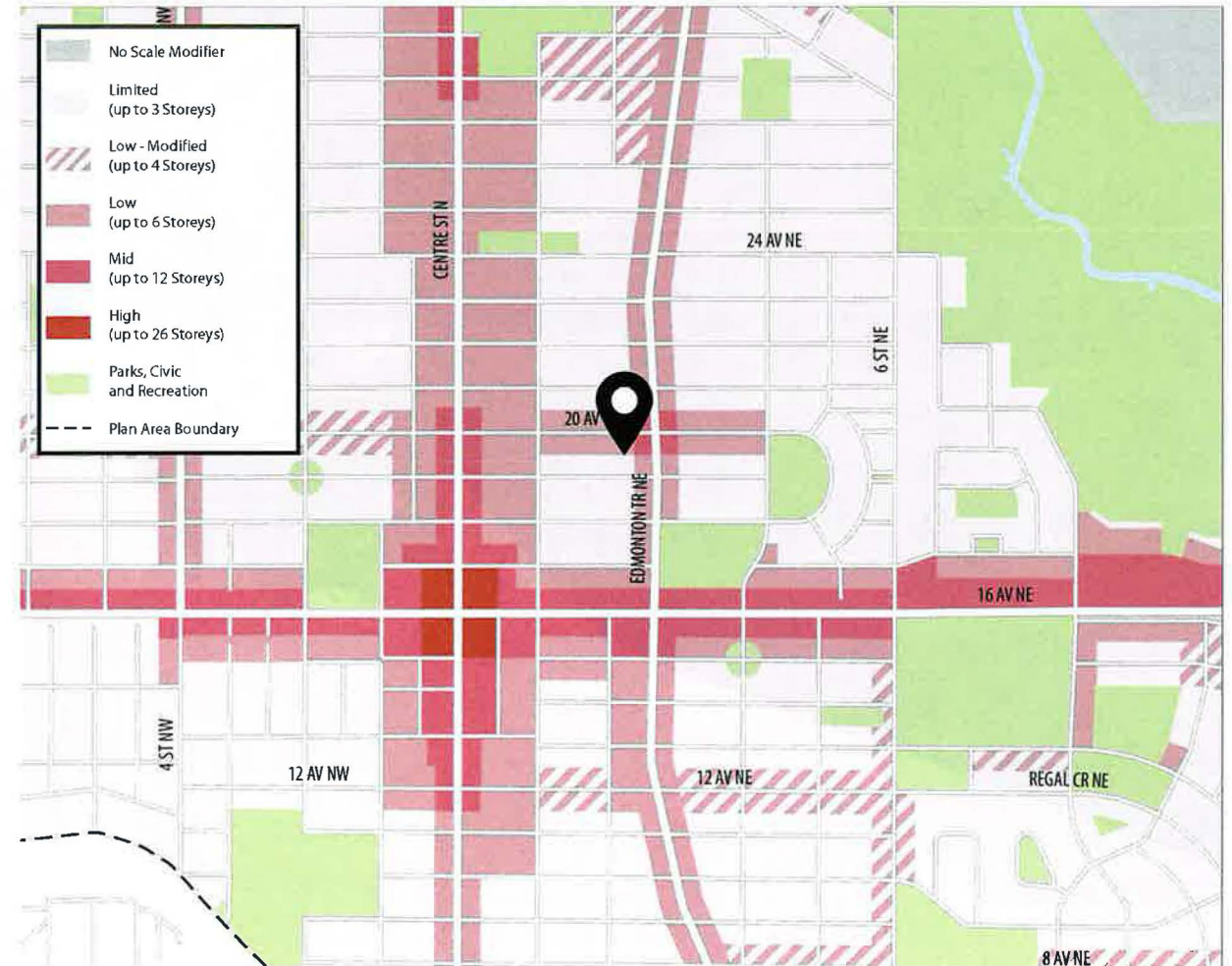






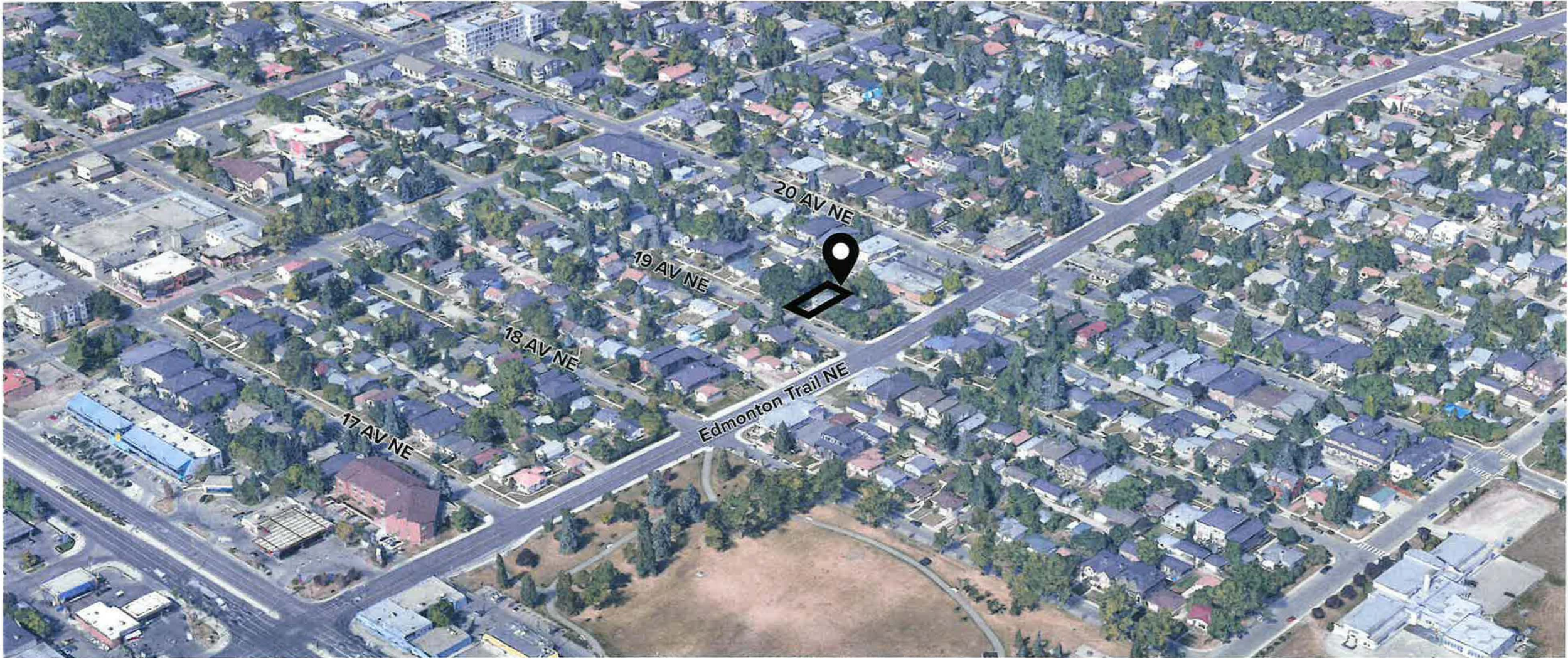
## Urban Form

Neighbourhood Local (Primarily Residential Uses)



## Building Heights

Limited (up to 3 Storeys)





North Elevation



South Elevation

