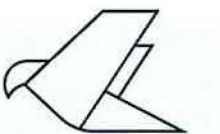
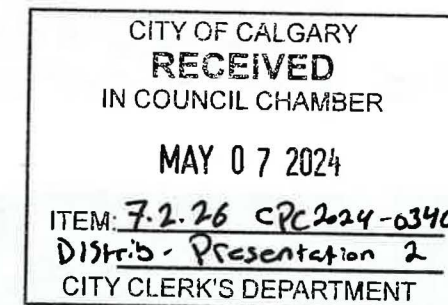


1707-1717 12 AV SW

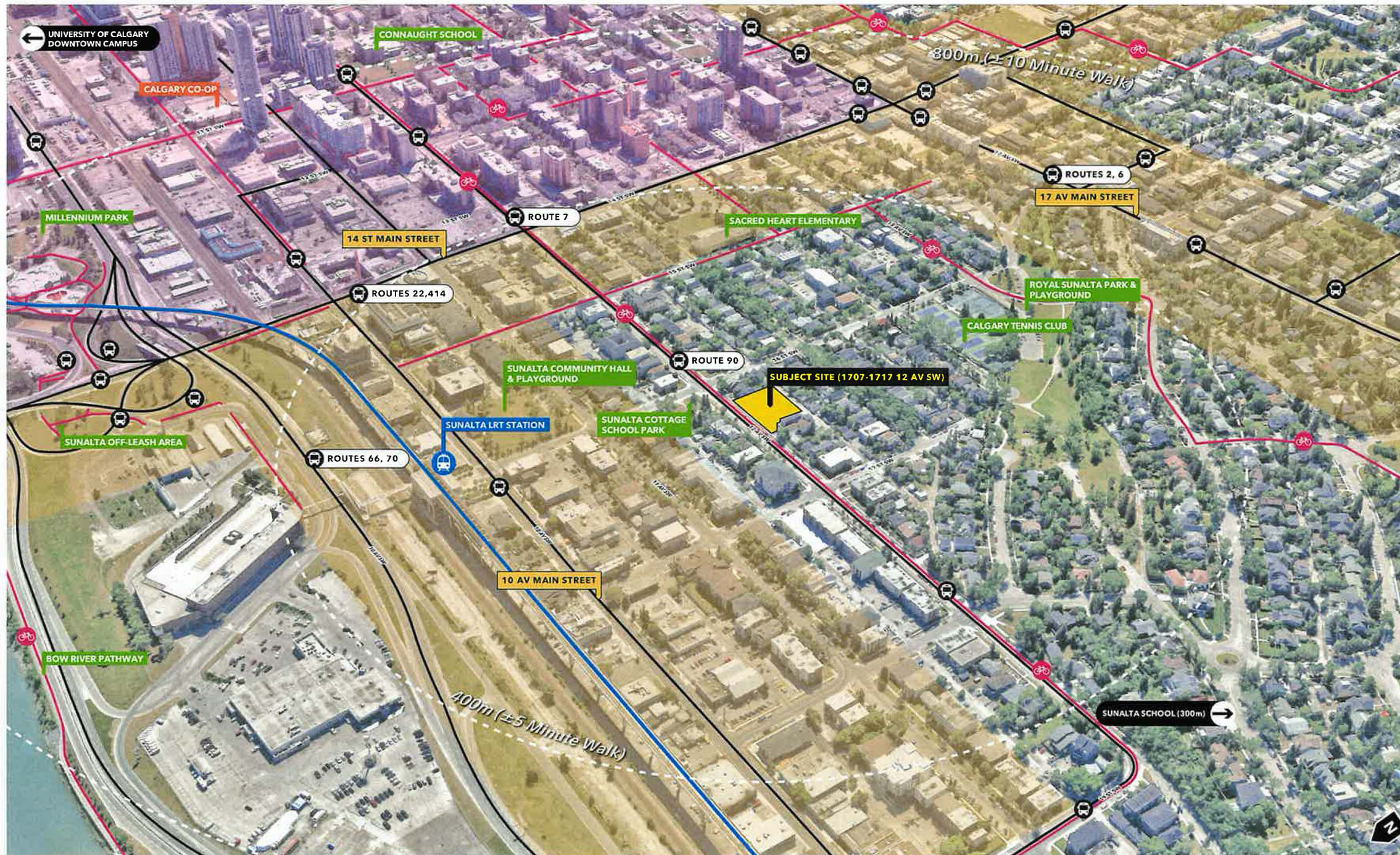
Item 7.2.26 | LOC2023-0334 | CPC2024-0340

May 7, 2024

Prepared by CivicWorks



ec LIVING



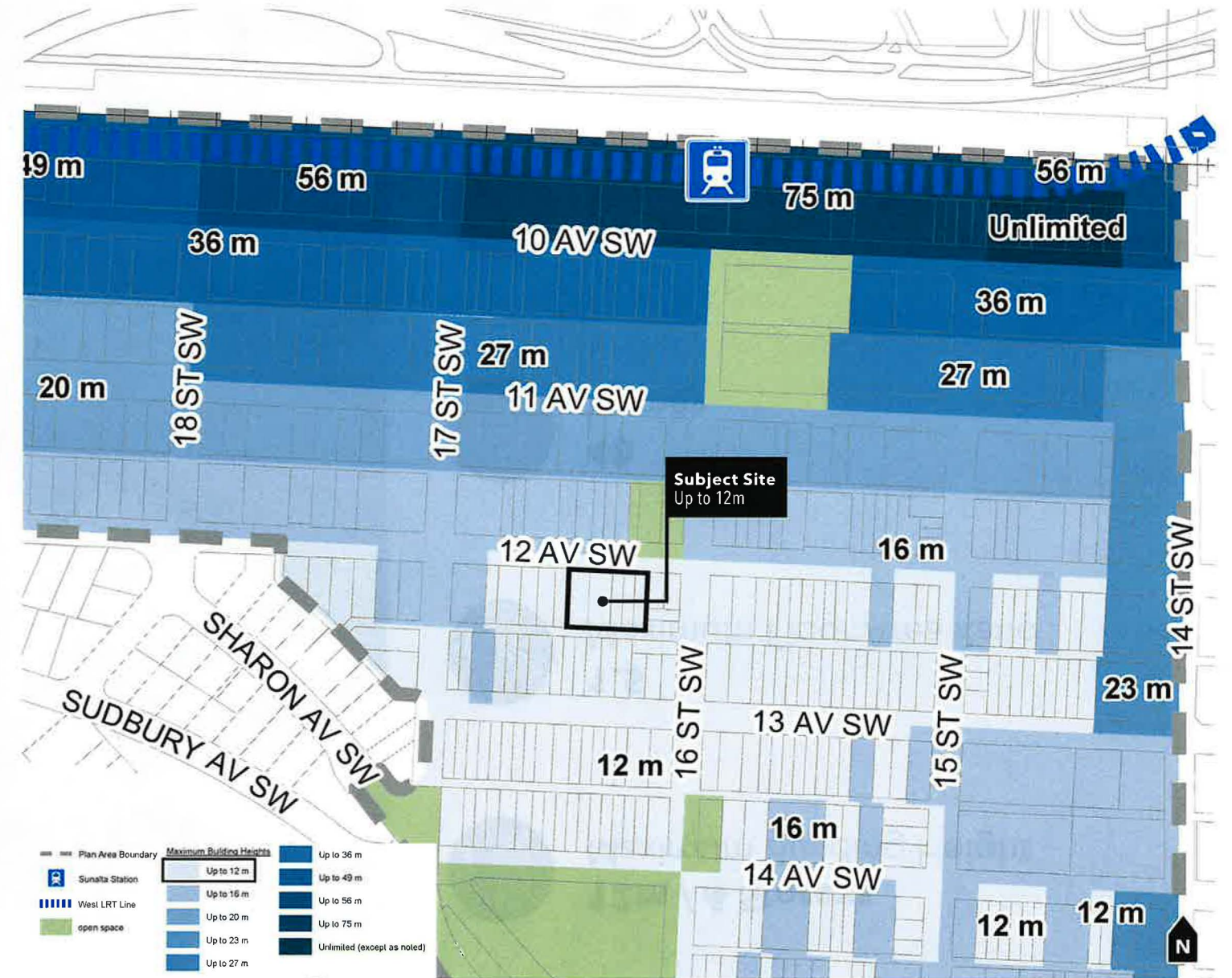
## Planning Considerations

- **Within ±5 minute walk** of Sunalta LRT Station and several bus routes
- **Within ±5 minute walk of 3 Main Street Corridors** (10 AV SW, 14 ST SW, 17 AV SW) & **Greater Downtown**
- **On an Arterial Street** - 12 AV SW
- **Easy access** to 12 AV SW Cycle Track & Bow River Pathway
- **Well-served by amenities** for meeting daily needs
- **7/8** Multi-Residential Infill Criteria met



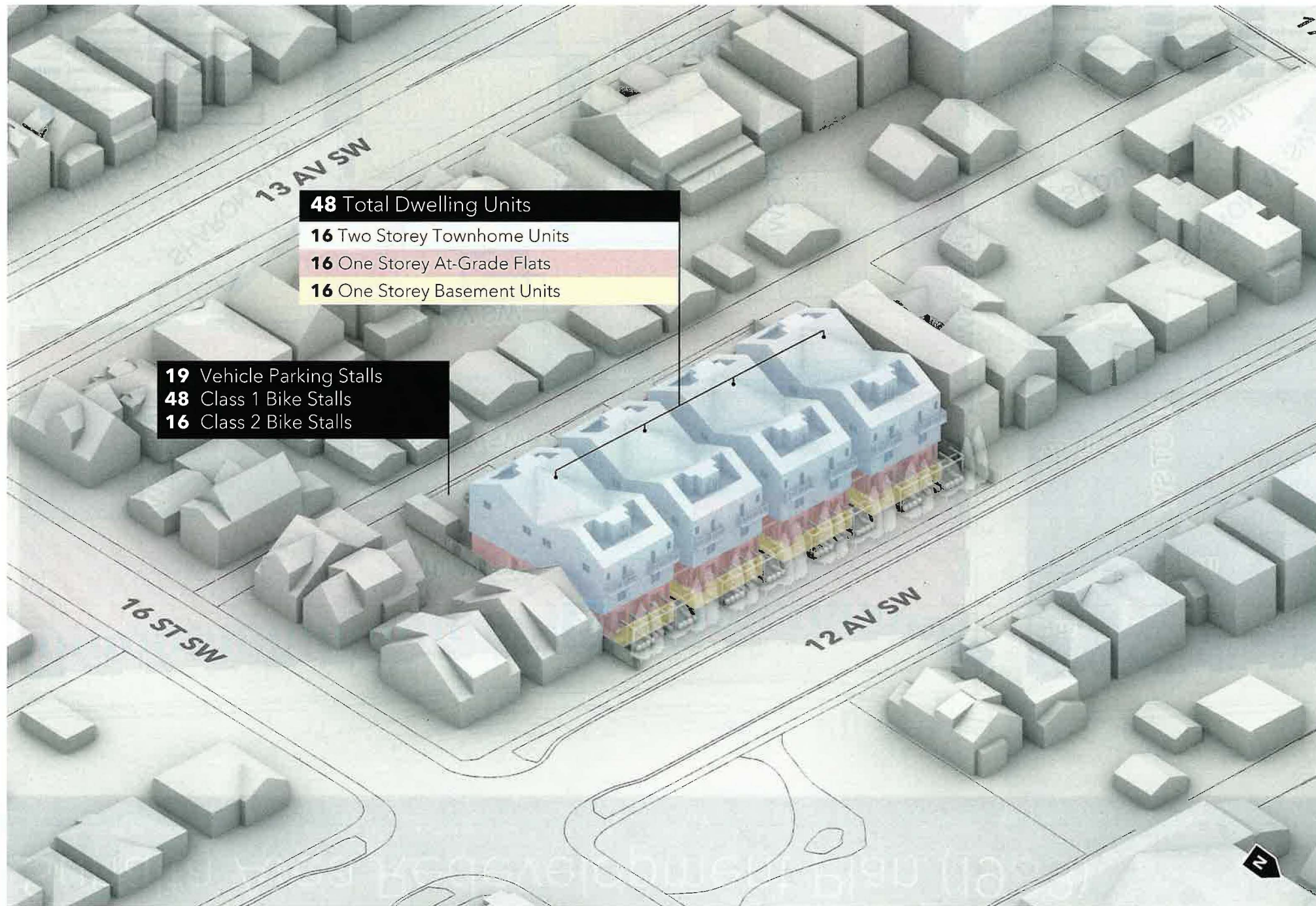
Land Use Policies (Map 2)

Medium Low Density to Medium Density



Maximum Building Height (Map 3)

Up to 12 m (4 storeys)



Conceptual visualization is subject to change through the Development Permit review process.



**12m / 4 Storeys**

Maximum Building Height



**1.5**

Maximum Floor Area Ratio



**48**

Homes



**19**

Resident Vehicle Parking Stalls



**48**

Class 1 Bike Stalls

**16**

Class 2 Bike Stalls

## Custom On-Site Signage



## Postcards to Neighbours



## Project Website



## Outreach Summary



Launch Nov. 2023

Public Hearing May 2024



Custom On-Site Signage



Outreach Webpage & Feedback Form  
[eLiving.ca/engage](http://eLiving.ca/engage)



Digital Meetings  
Sunalta Community Association &  
Ward 8 Councillor's Office



Postcards to Neighbours



Project Phonenumber + Email

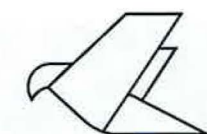


Applicant-Led Outreach Summary



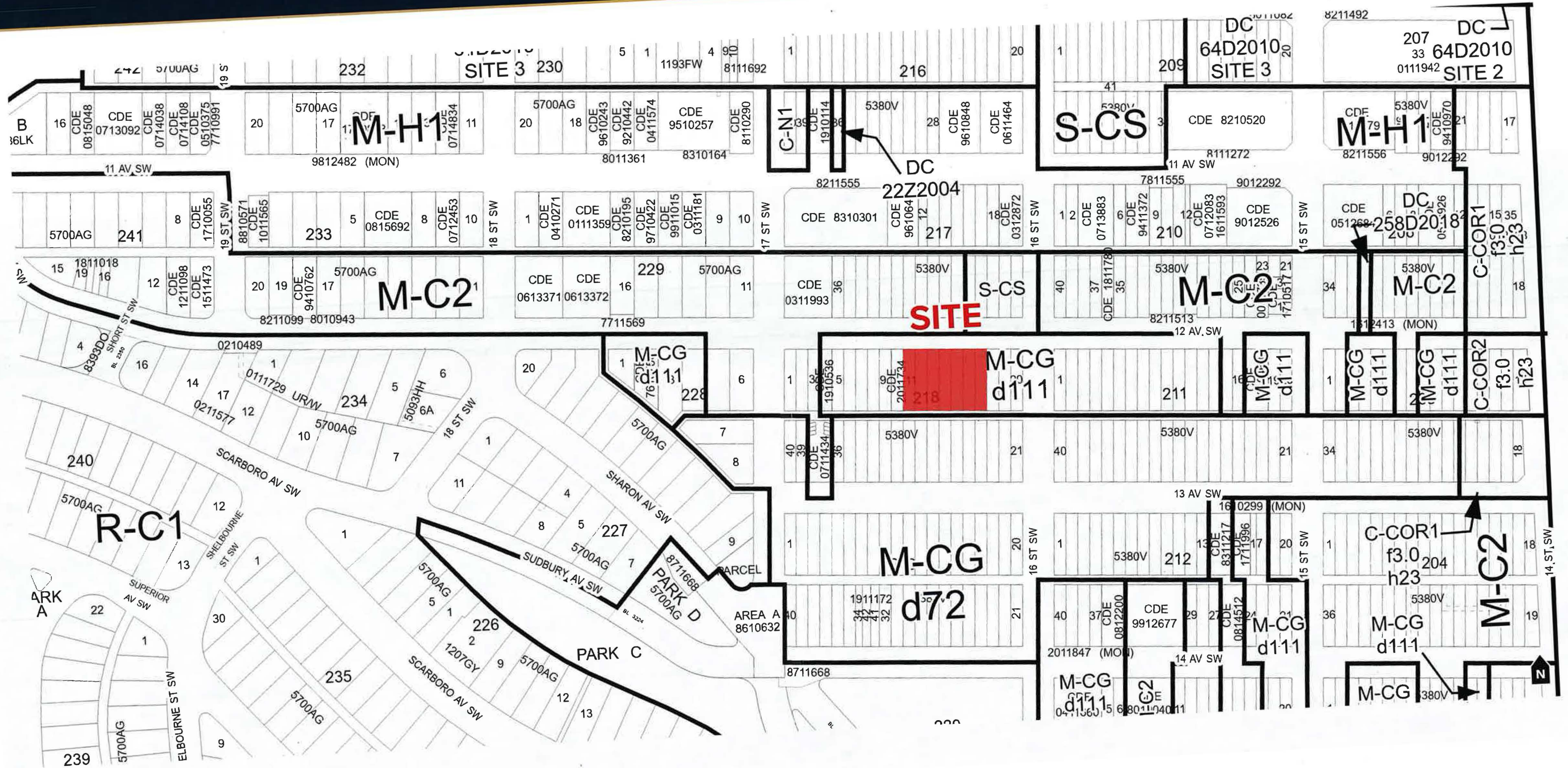
*Conceptual visualization is subject to change through the Development Permit review process.*

# SUPPLEMENTARY INFORMATION

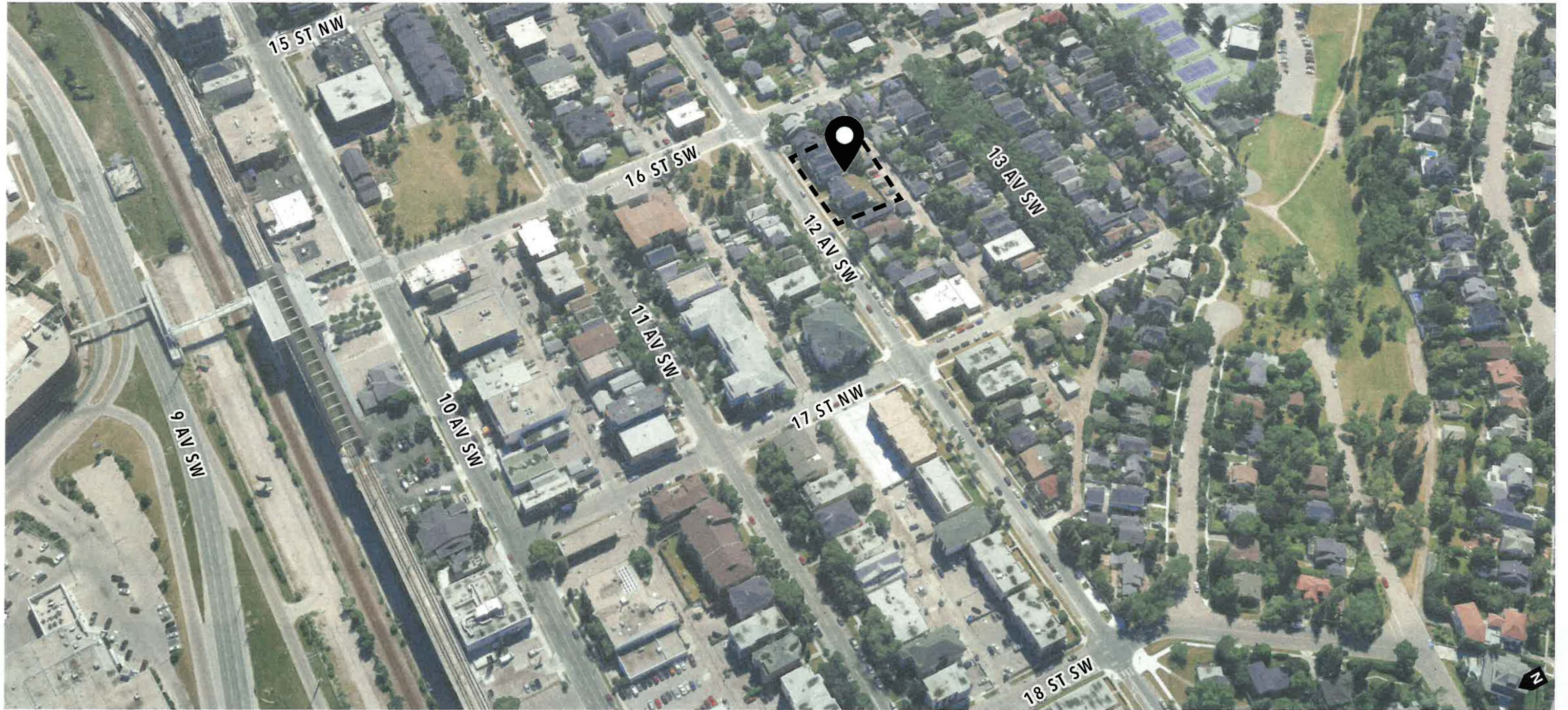


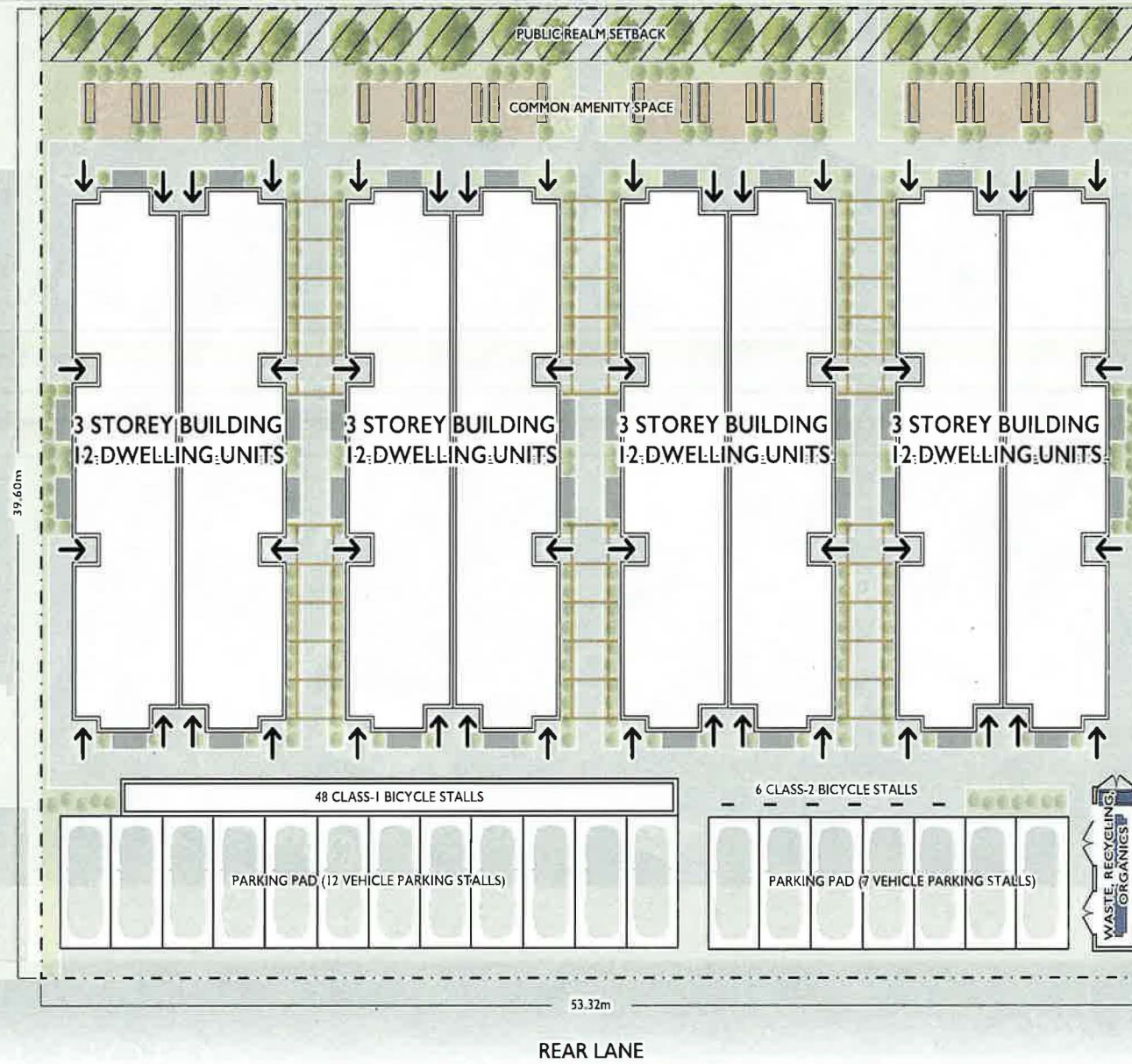
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# Land Use Context









Conceptual visualization is subject to change through the Development Permit review process.





Looking south west at subject site from intersection of 16 ST SW and 12 AV SW



Looking south east at subject site from 12 AV SW



