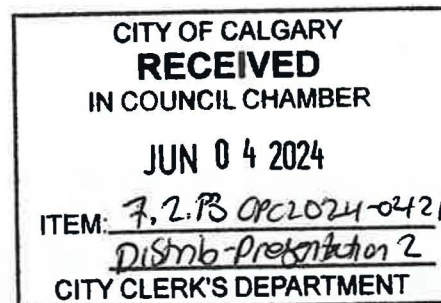


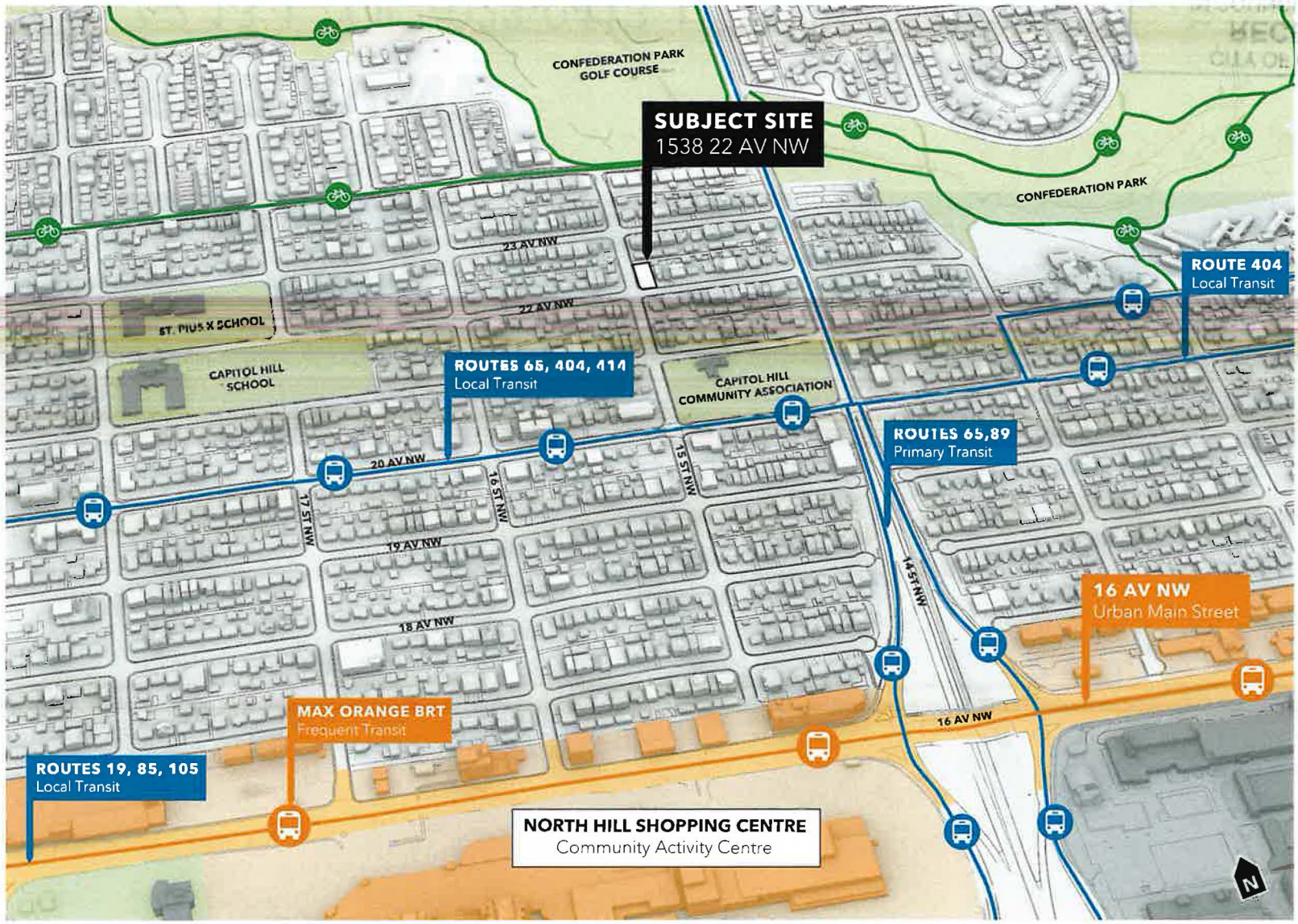
# 1538 22 AV NW

Item 7.2.13 | LOC2023-0413 | CPC2024-0421

Public Hearing Presentation | June 4, 2024

Prepared by CivicWorks





## R-C2 to R-CG

- 150m to Primary Transit
- 650m to 16 AV NW Urban Main Street and North Hill Shopping Centre
- 850m to SAIT / AUArts
- Nearby Parks, Schools and Open Green Spaces

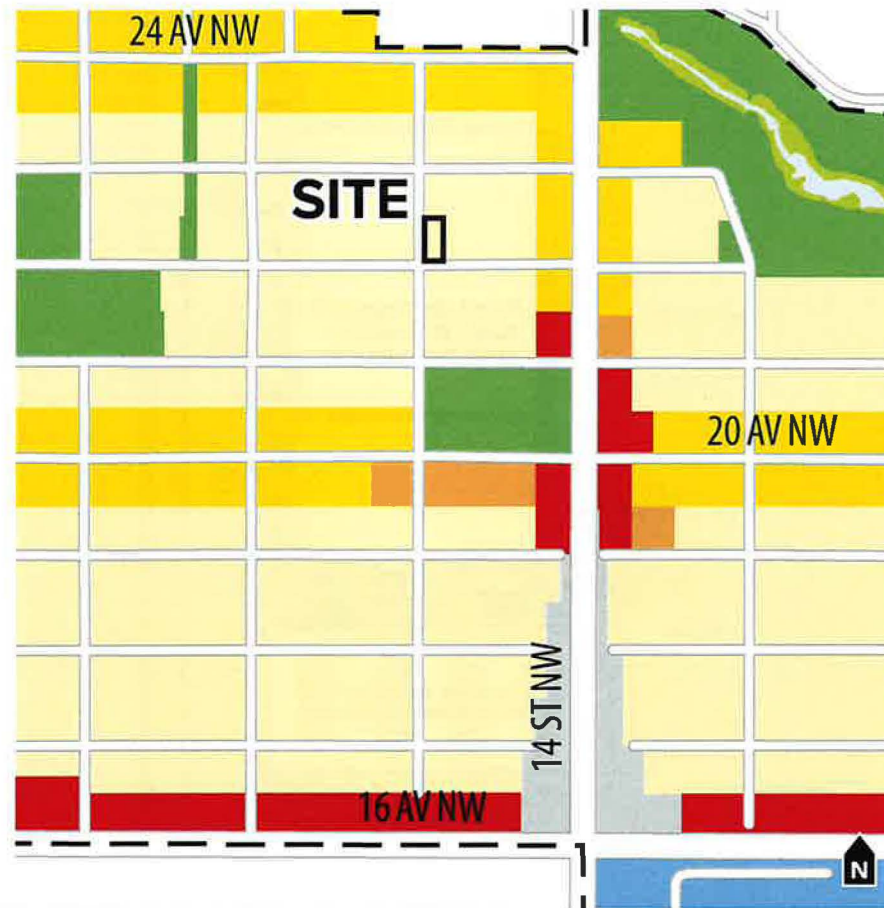
## North Hill Communities Local Area Plan

**Map 3:**  
Urban Form

**Legend**

Urban Form Categories

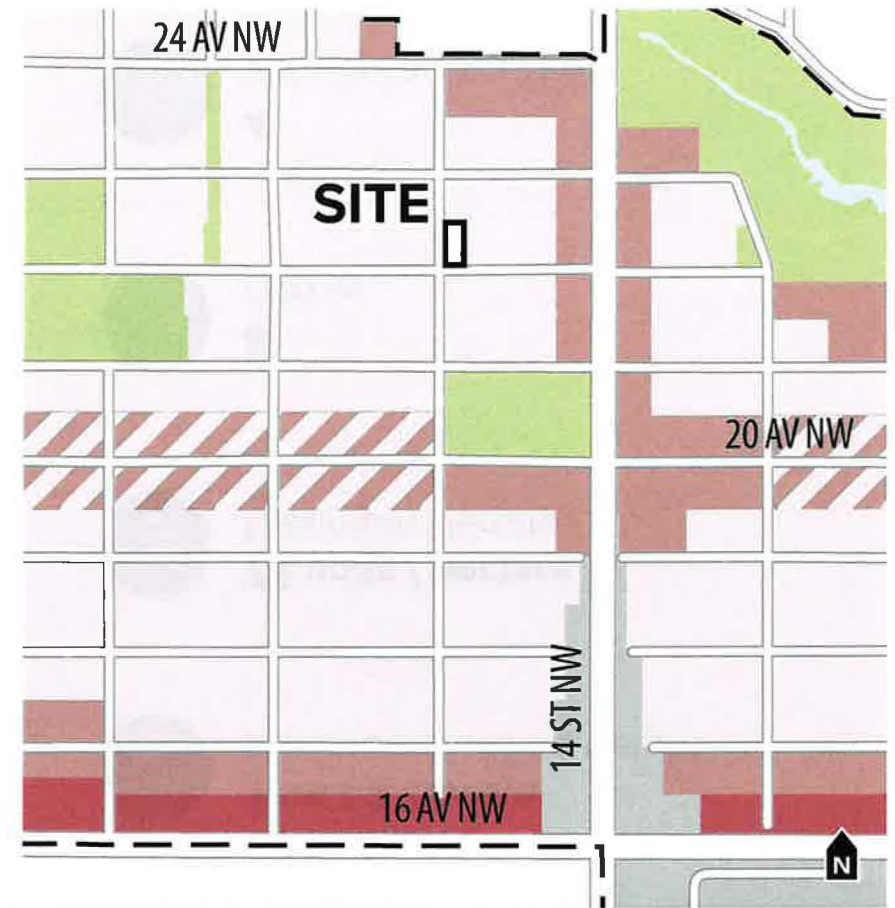
- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category

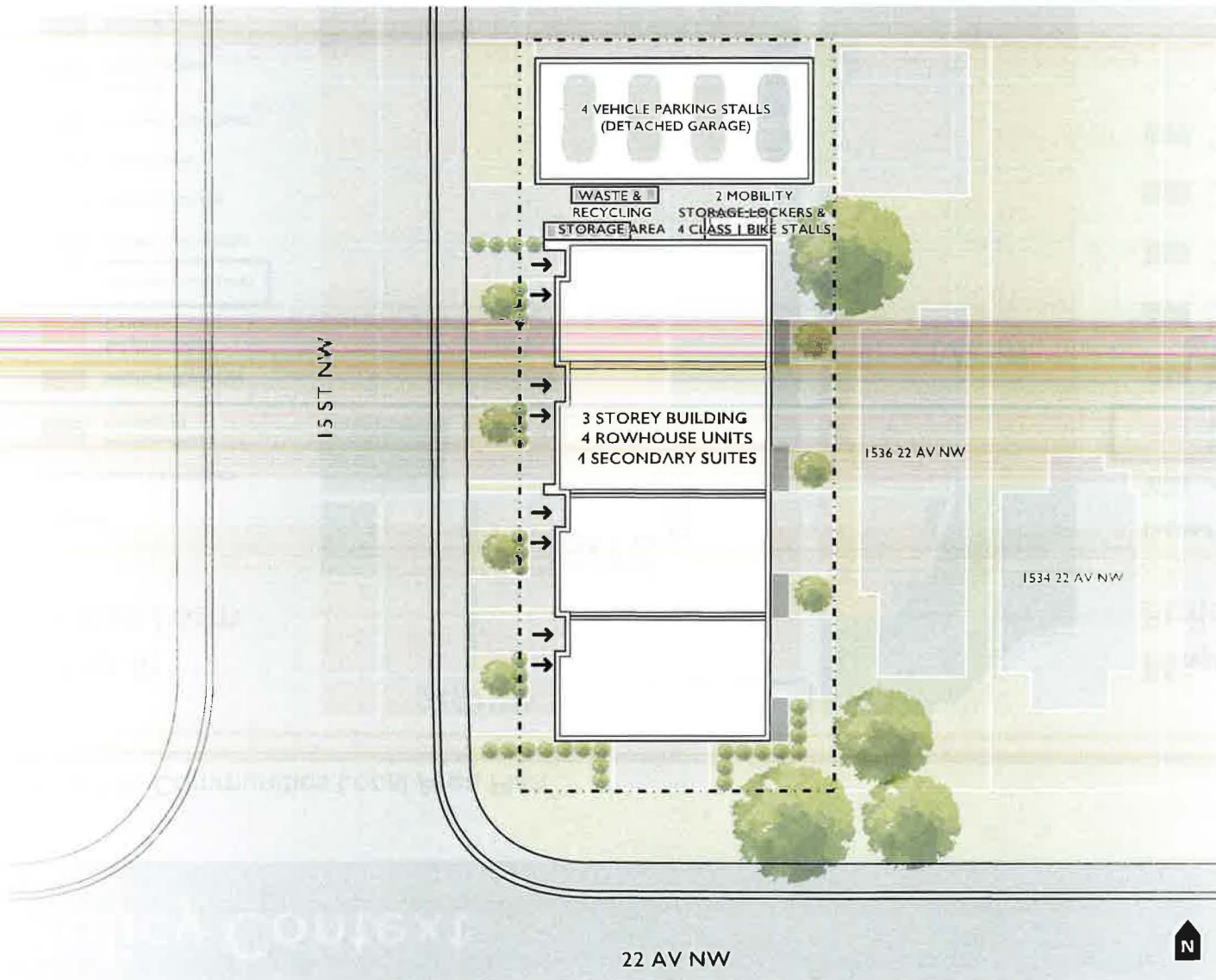


**Map 4:**  
Building Scale

**Legend**

- No Scale Modifier
- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- Parks, Civic and Recreation
- Plan Area Boundary





**11m / 3 Storeys**  
Maximum Building Height



**75 units / hectare**  
Maximum Density



**8**  
Homes

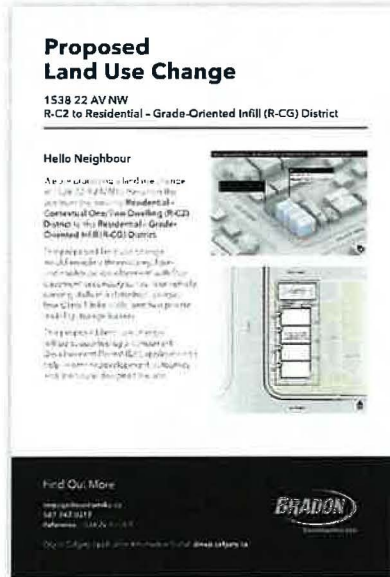


**4**  
Vehicle Parking Stalls



**4**  
Class 1 Bike Stalls

## Custom On-Site Signage



## Brochures to Neighbours



## Outreach Summary



Launch December 2023

Public Hearing June 2024



Custom On-Site Signage



Project Phoneline + Email



Application Updates  
Ward 7 Councillor's Office  
Capitol Hill Community Association



Brochures to Neighbours



Applicant-Led Outreach Summary

# Development Permit Application (DP2024-00642)

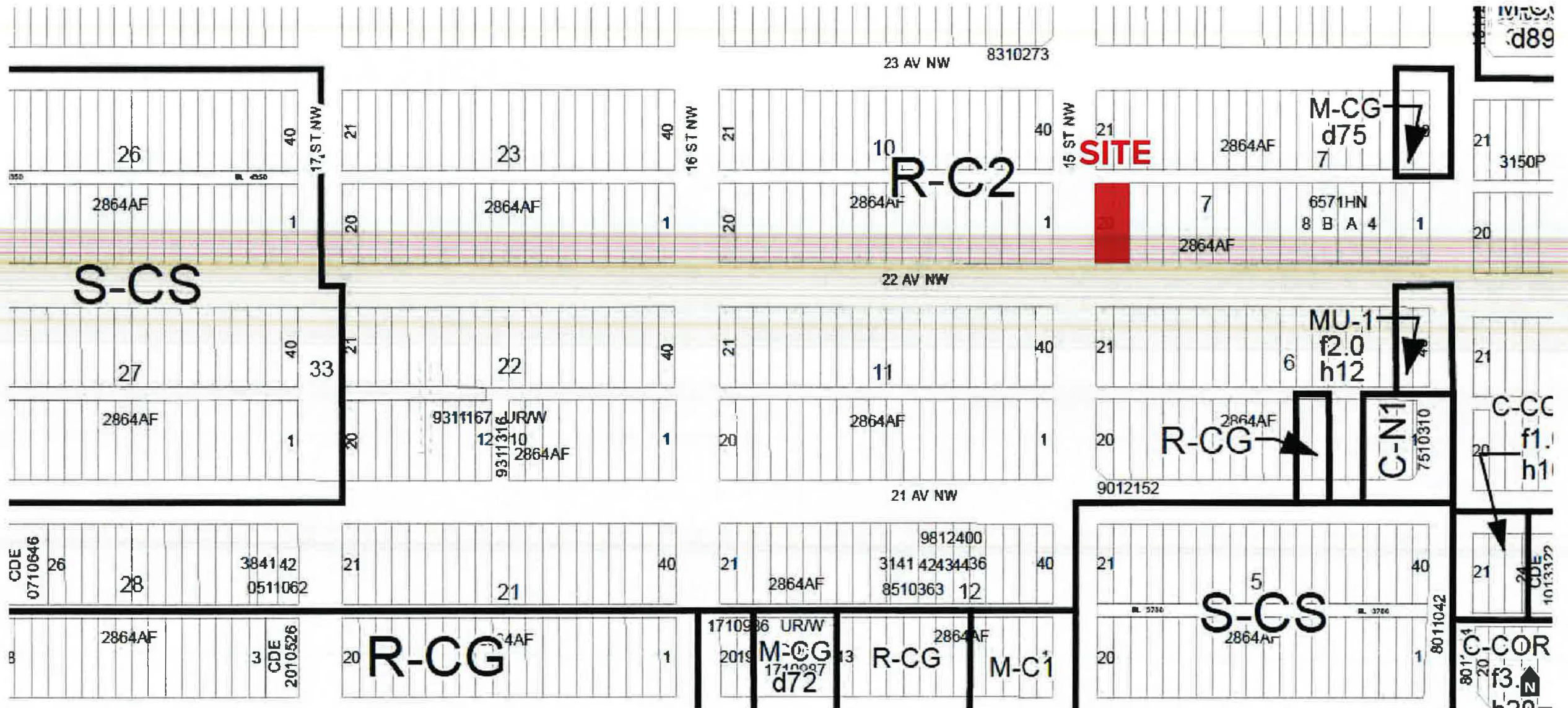
06



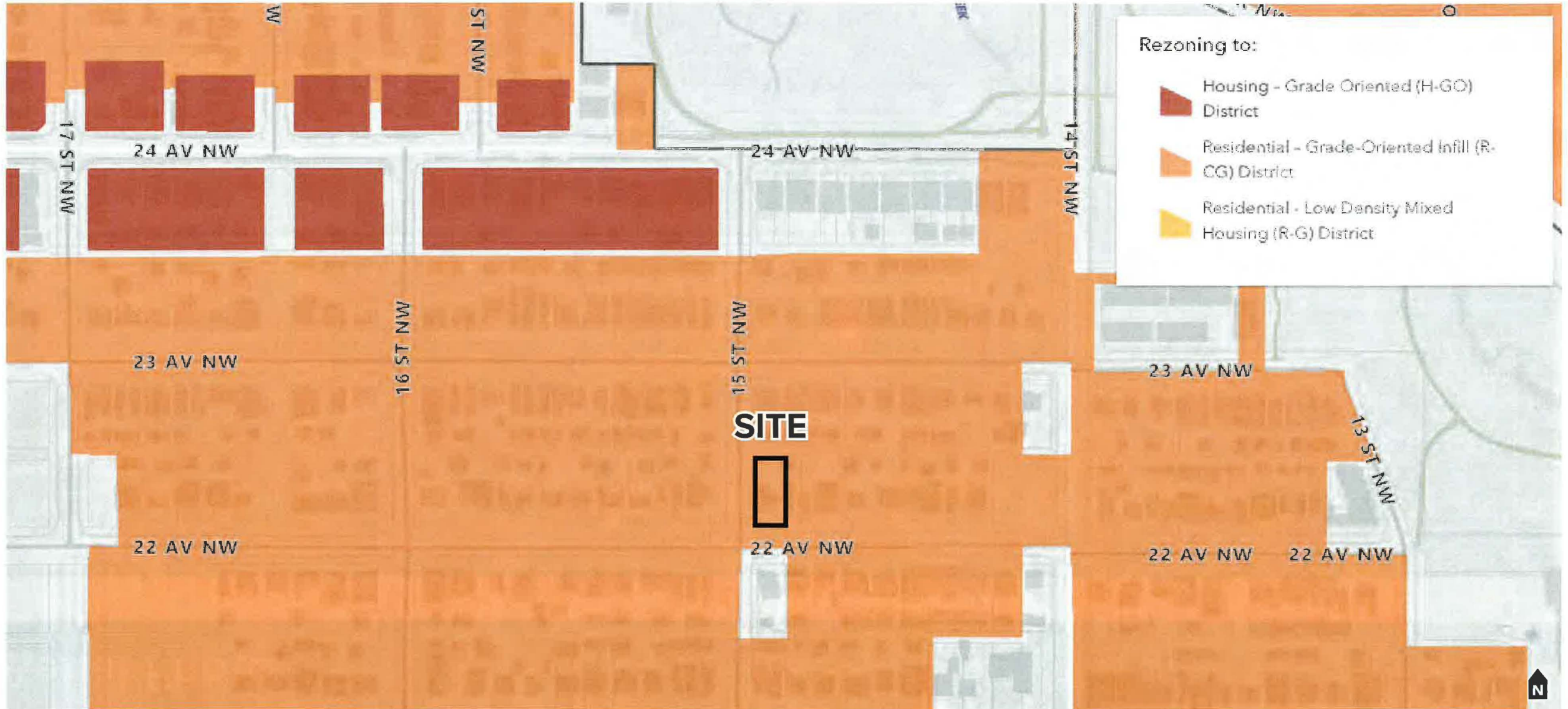


## **Supplementary Slides**

# Land Use Context

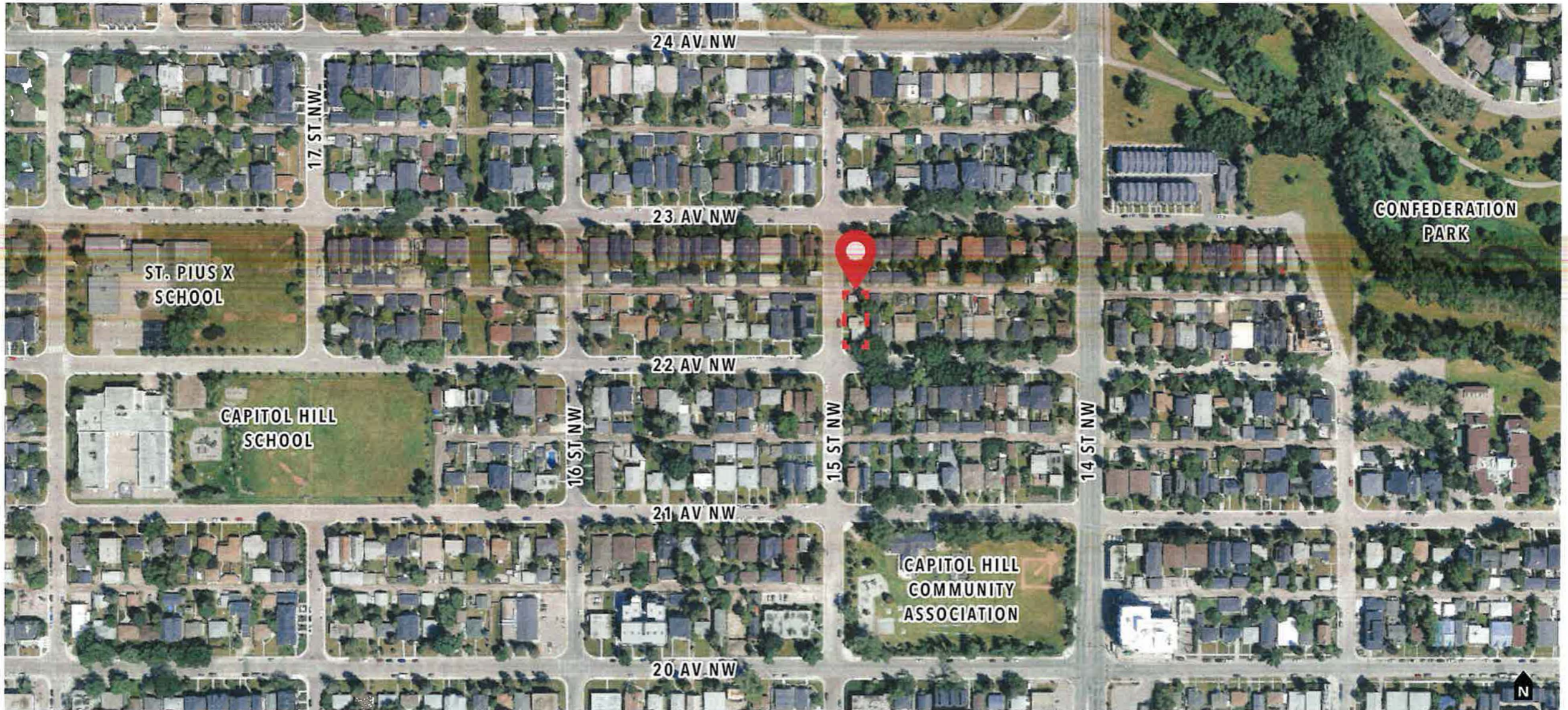






# Aerial Photo

010

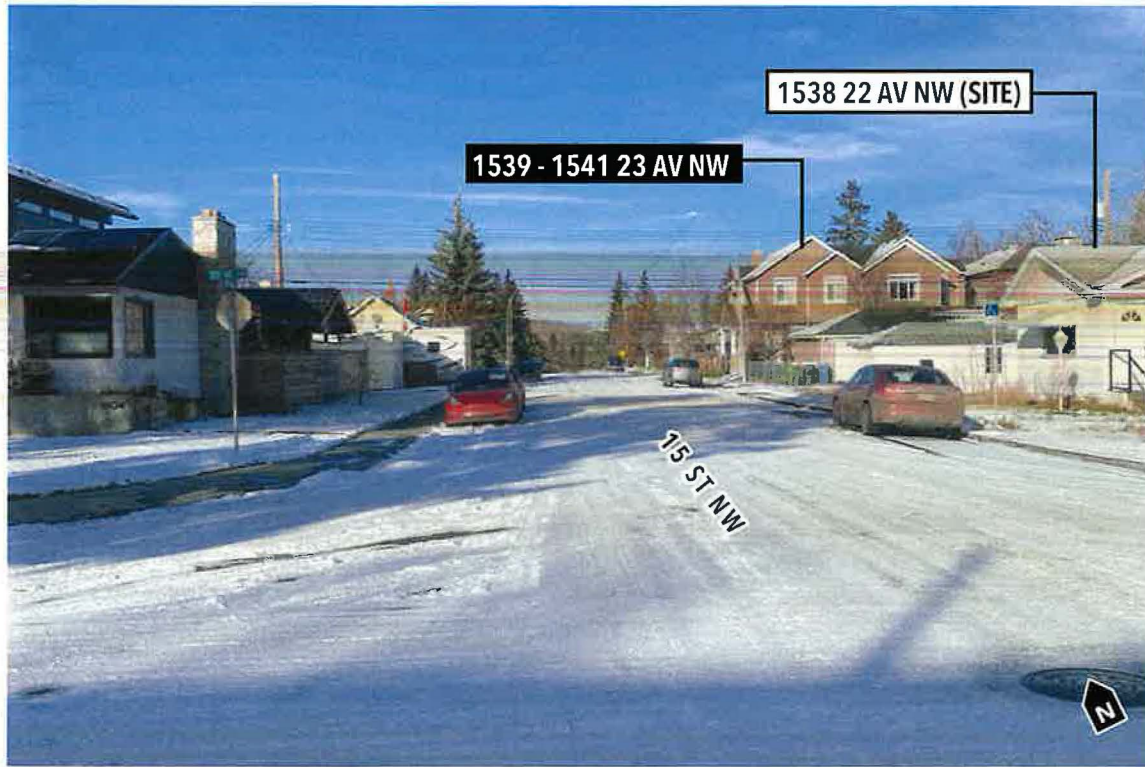




Looking northeast from intersection of 15 ST NW & 22 AV NW



Looking north from 22 AV NW



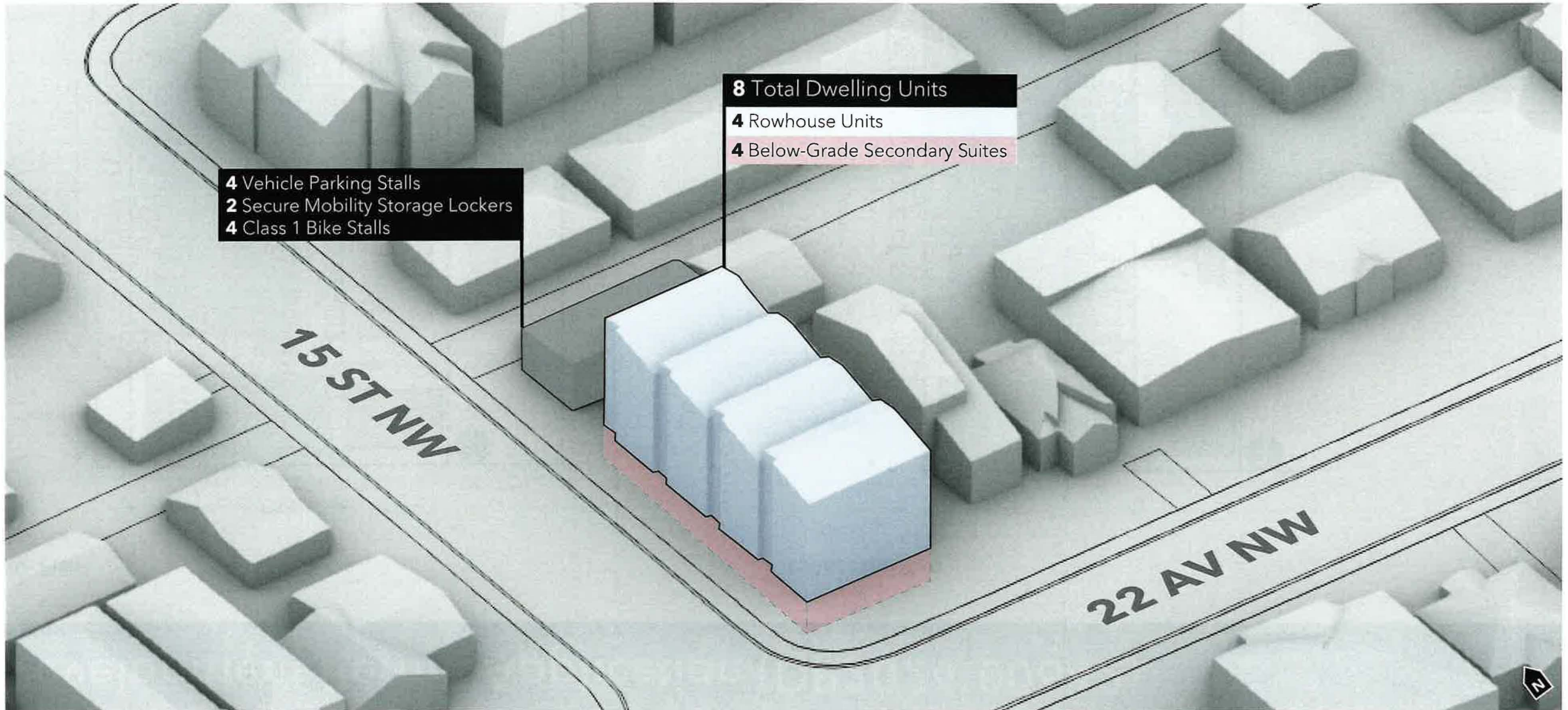
Looking north from intersection of 15 ST NW & 22 AV NW



Looking west from rear lane

# Conceptual Site Massing

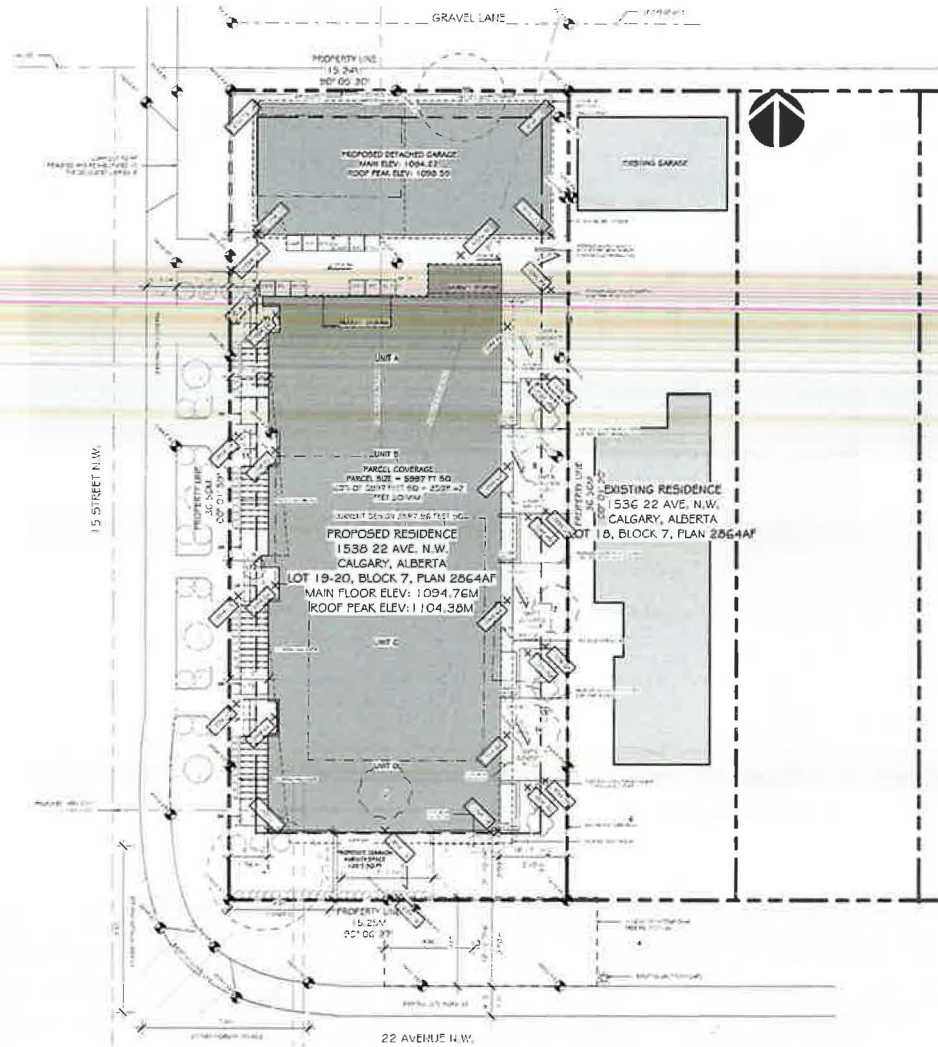
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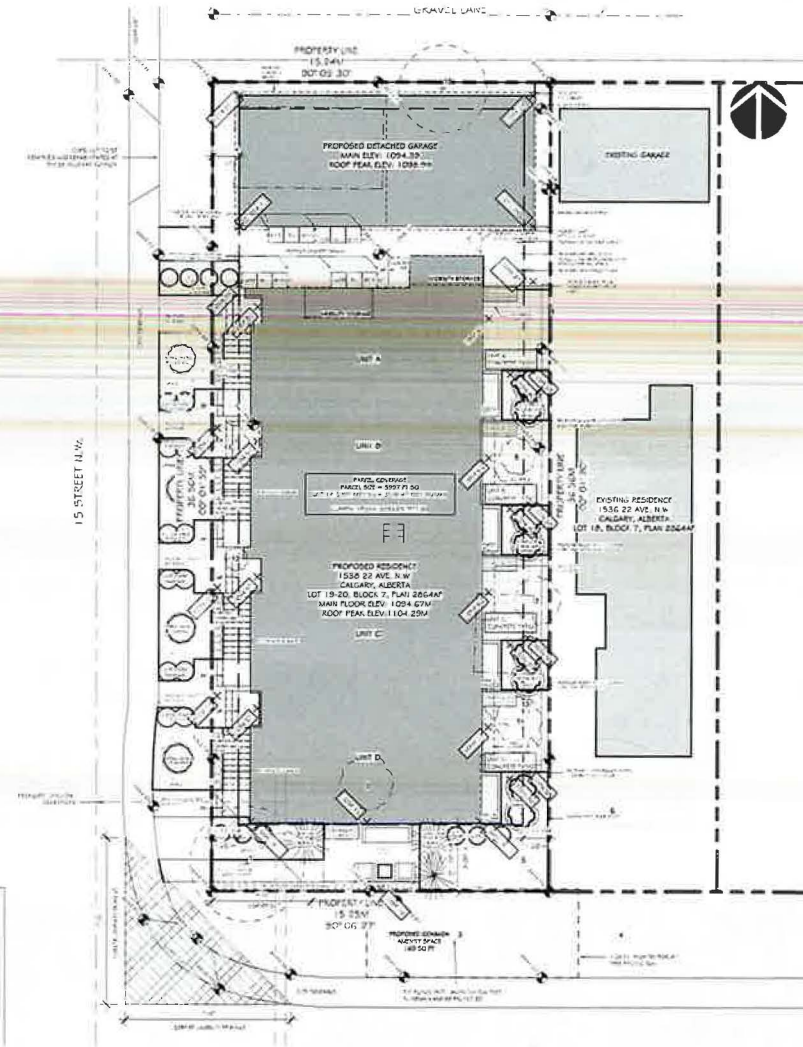
# Development Permit Application (DP2024-00642)

014

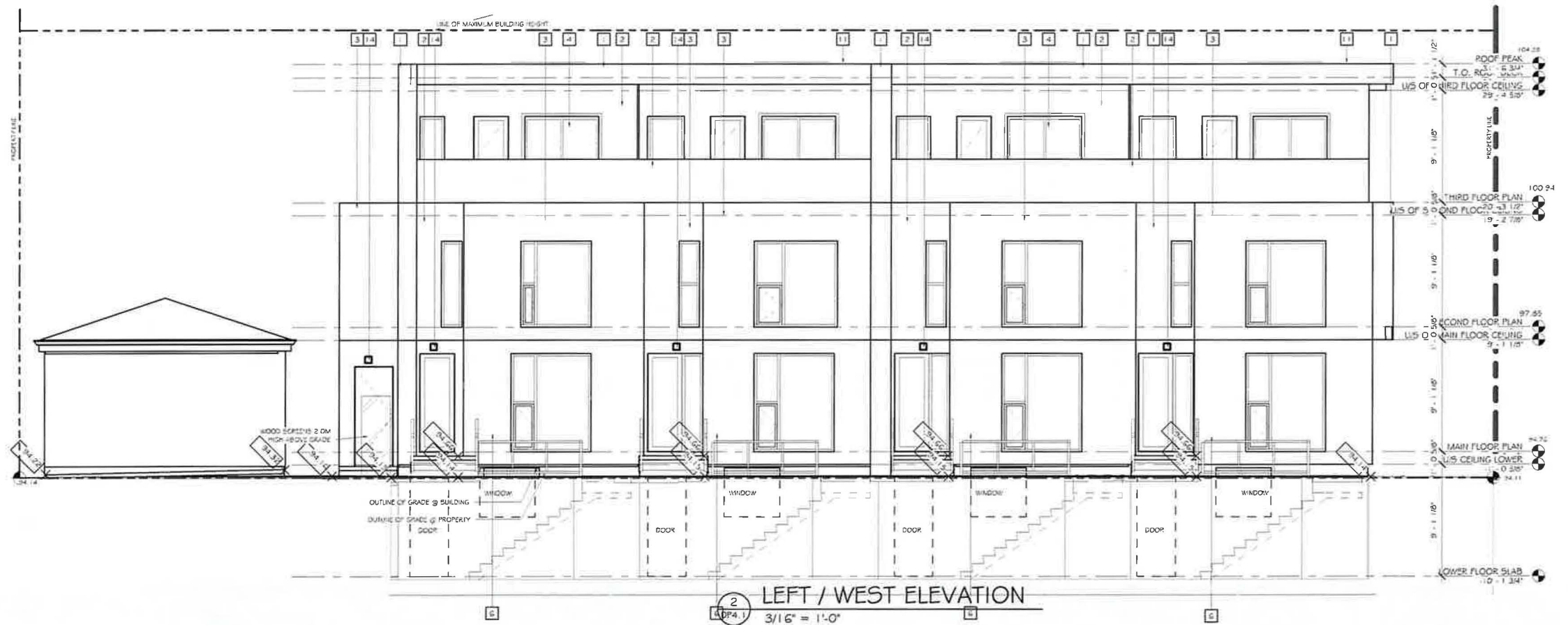
Site Plan



Landscape Plan



## West Elevation



# Development Permit Application (DP2024-00642)

016

East Elevation

