

Multi-Family Properties



Subject Properties - 502, 508. & 512 17 Ave NE



Sharon Manor - 255 17 Ave NE
Senior's Home/Affordable Housing - 43 one bedroom units



215 17 Ave NE
6 unit complex



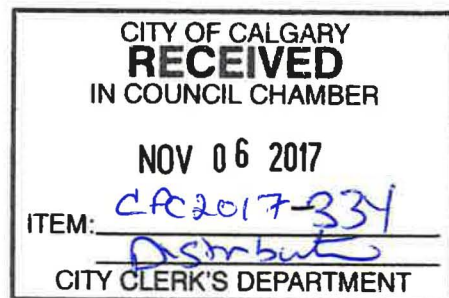
209 17 Ave NE
6 unit complex



1777 1 St. NE
14 unit complex



1905 Centre St. N
20 unit complex



120 18 Ave. NE
Multi unit complex



117 19 Ave. NE
25 unit complex



1518 Centre St. N
Multi unit complex



1512 Centre A St. N
Multi unit complex



1422 Centre A St. N
Multi unit complex



1601 1 St. NE
Multi unit complex



306 15 Ave. NE
Multi unit complex



306 15 Ave. NE
12 unit complex



402 18 Ave. NE
Multi unit complex

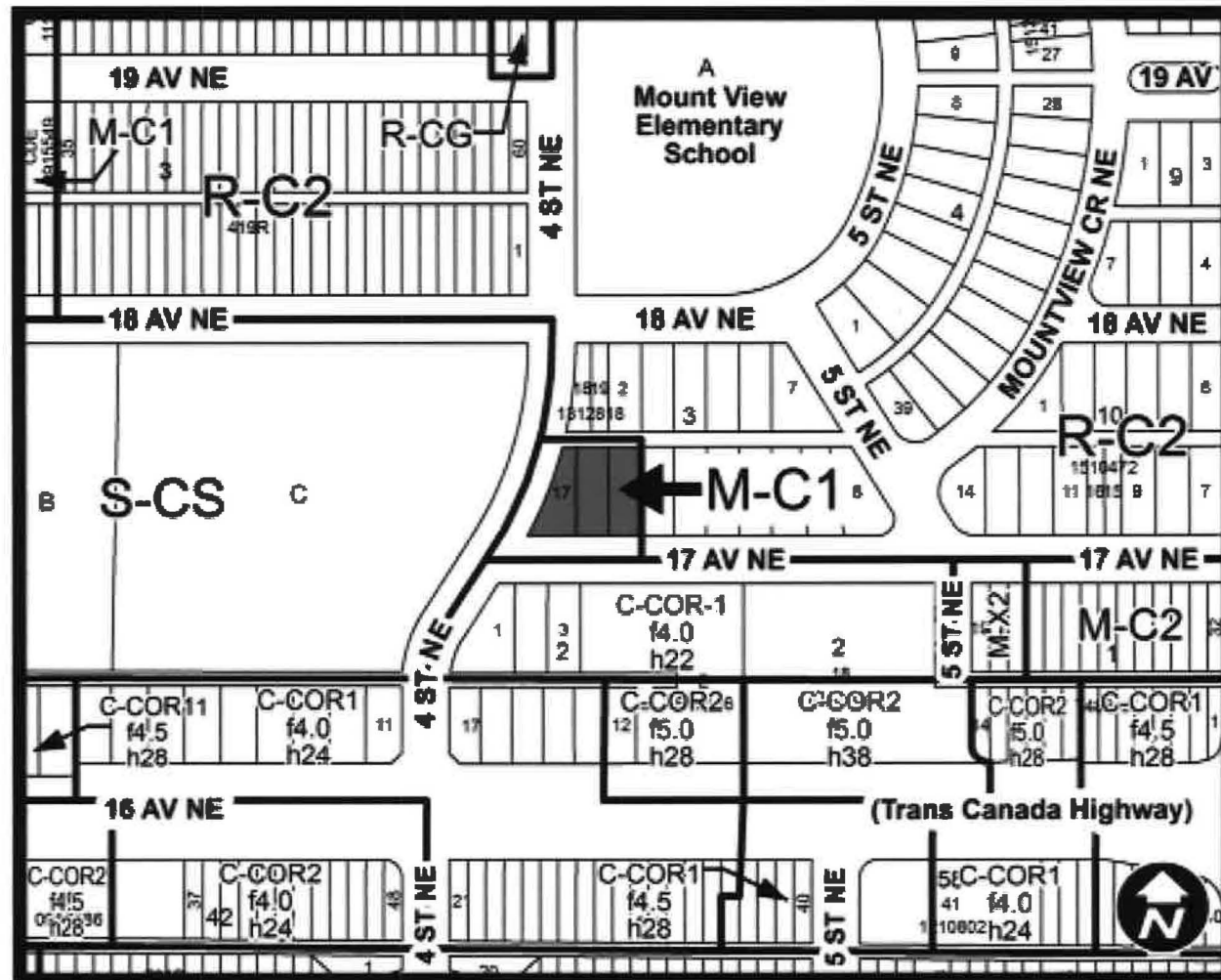


406/408 19 Ave. NE
4 unit complex



317 15 Ave. NE
Multi unit complex

Zoning Map of Subject Property



Zoning Map of Subject Property



Detailed Look



PLAT MAP

Section 36, Township 14N, Range 10E

4 St NE

17 Ave NE

18 Ave NE

402 404 406 408 410 412

1820 503 505 509 513 517

502 508 512 516 520 524

Dimensions (feet):

- Lot 402: 37.51 (width), 40.42 (length)
- Lot 404: 37.51 (width), 40.42 (length)
- Lot 406: 37.51 (width), 40.42 (length)
- Lot 408: 37.51 (width), 40.42 (length)
- Lot 410: 37.51 (width), 40.42 (length)
- Lot 412: 37.51 (width), 40.42 (length)
- Lot 1820: 10.69 (width), 13.71 (length)
- Lot 503: 7.16 (width), 13.71 (length)
- Lot 505: 7.41 (width), 13.71 (length)
- Lot 509: 7.42 (width), 13.71 (length)
- Lot 513: 7.42 (width), 13.71 (length)
- Lot 517: 7.43 (width), 13.71 (length)
- Lot 502: 20.44 (width), 13.71 (length)
- Lot 508: 13.71 (width), 13.71 (length)
- Lot 512: 13.71 (width), 13.71 (length)
- Lot 516: 13.71 (width), 13.71 (length)
- Lot 520: 13.71 (width), 13.71 (length)
- Lot 524: 13.71 (width), 13.71 (length)

Vacant Lot



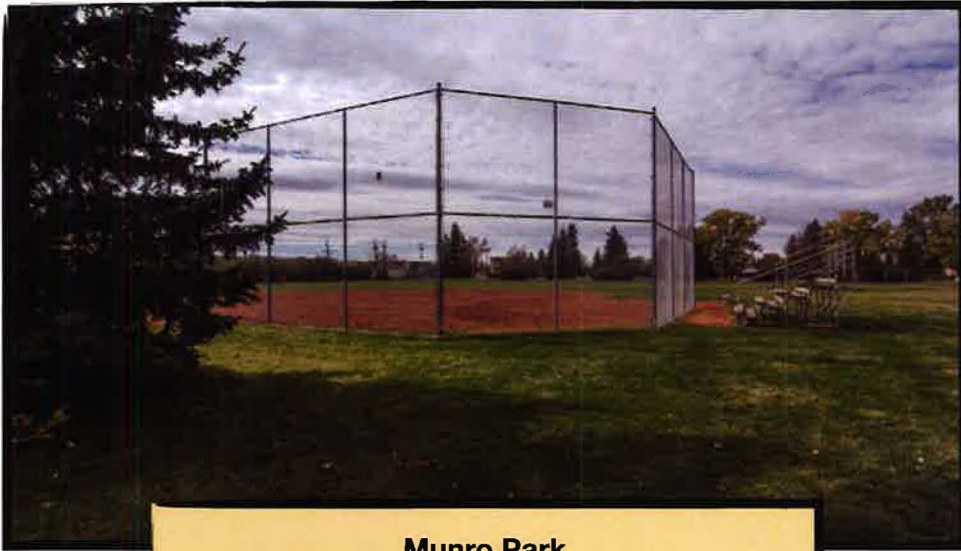
Detailed Look



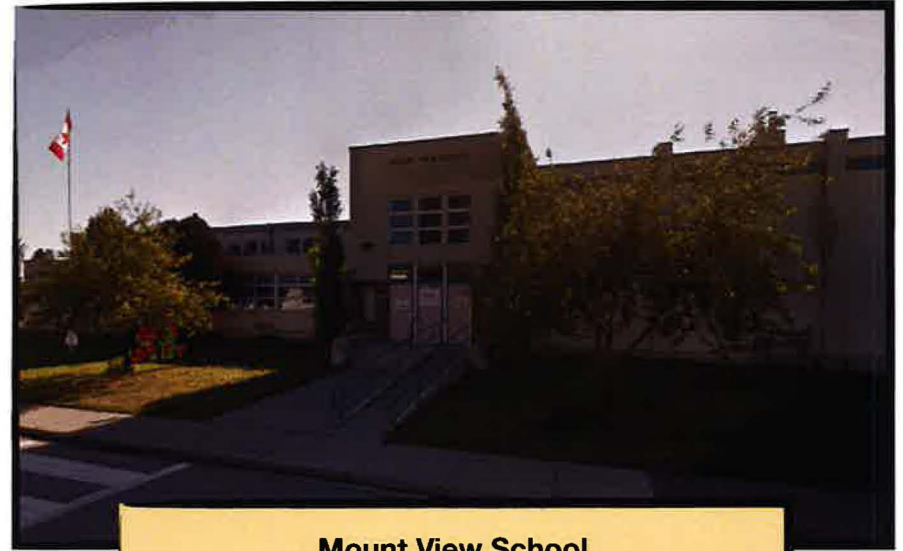
Detailed Look



Points of Interest



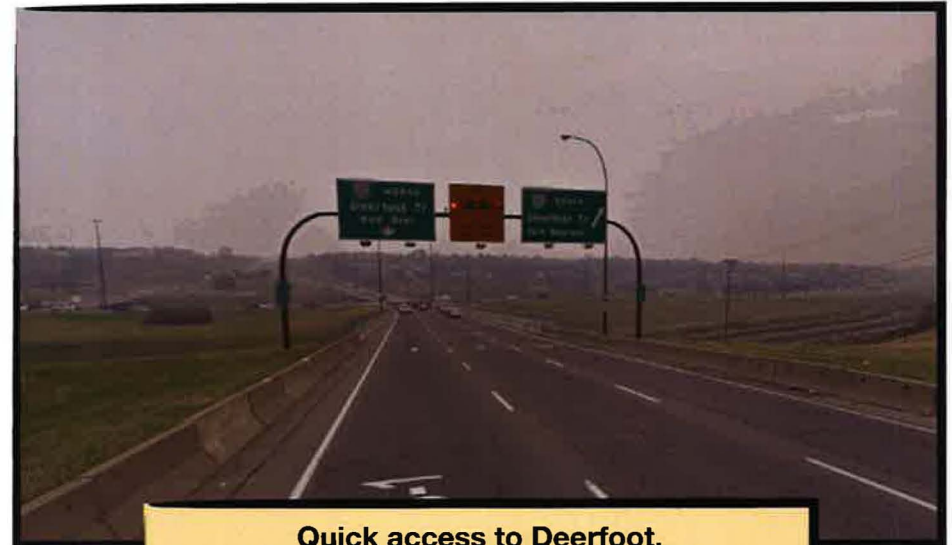
Munro Park



Mount View School



CO-OP Gas and Grocery



**Quick access to Deerfoot,
Edmonton Trail, and Centre St. N**

Future Projects in the Area

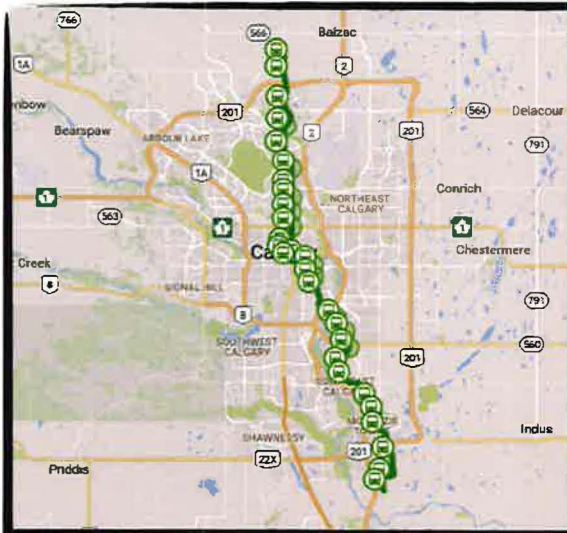
The Winston on Sixteenth



- New grocery CO-OP store operating at 41,000 sq. ft.; current store is 30,000 sq. ft.
- Mixed used development with 115 residential units (one and two bedroom).
- 6 storey height (including CO-OP store).
- 264 parking stalls underground and 125 surface parking stalls.
- Traffic improvements could include, but are not limited to: change of signalization, introduction of a new traffic signal, addition of roadway lanes, improvements to transit or bicycling facilities, and restriction/removal of on-street parking.

Timeline

- ✓ **August 28, 2017**
Land use and Development Permit submitted to The City
- ✓ **September 4, 2017**
Initial team review: Application was accepted for circulation to internal departments
- ★ **October/ November 2017**
Public engagement
- ★ **November 20, 2017**
First detailed team review due to applicant
- ★ **March 2018**
Calgary Planning Commission
- ★ **May 2018**
Public Hearing of Council



Greenline 16 Ave. N Station

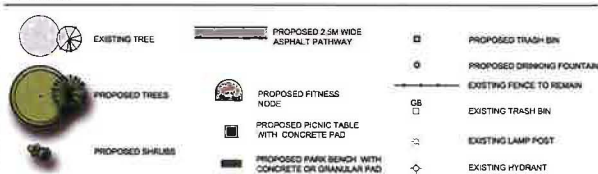


The 16 Avenue N station will be located in the community of Crescent Heights. It will be an underground station located between 16 Avenue N and 14 Avenue N. 16 Avenue N station will be the terminus station included in stage 1 of construction which spans from 16 Avenue in the north to 126 Avenue S.E. and is expected to open in 2026.

Ongoing Project Across the Street



LEGEND



Phase 1: 2015 Construction

- Remove shrubs, limb-up spruce trees
- Enhance entries into park
- Construct walking/running track with exercise nodes
- Install picnic tables and benches
- Plant trees and shrubs

Phase 2: 2016-2020 Construction

- Replace play equipment, enhance play area
- Add exercise node at play area
- Construct path to play area
- Upgrade irrigation system
- Install drinking fountain

Fitness Nodes



Distance from Future Train Stations



Site Plan

Traffic information: Current accesses to the site will be maintained and no vehicle access to 17 Ave S.W. is provided.

