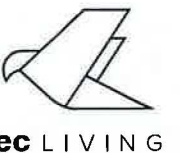
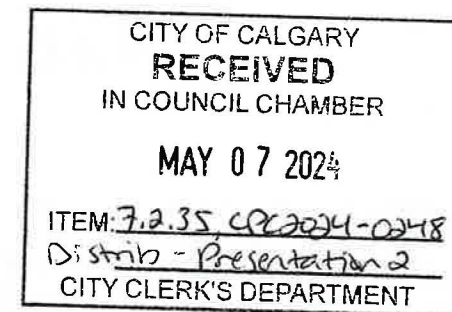


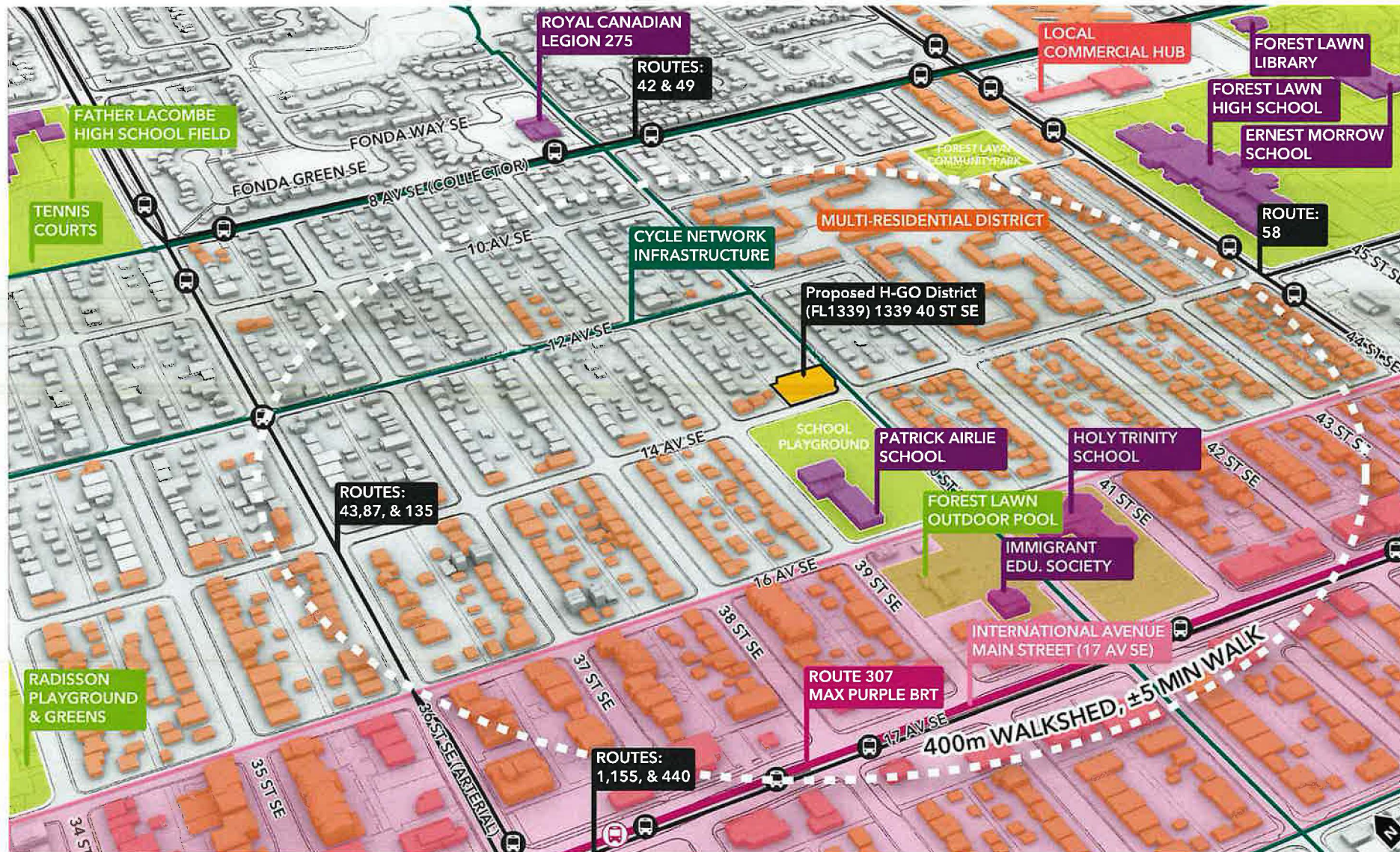
1339 40 ST SE

Item 7.2.35 | LOC2023-0337 | CPC2024-0248

May 7, 2024

Prepared by CivicWorks





Planning Considerations

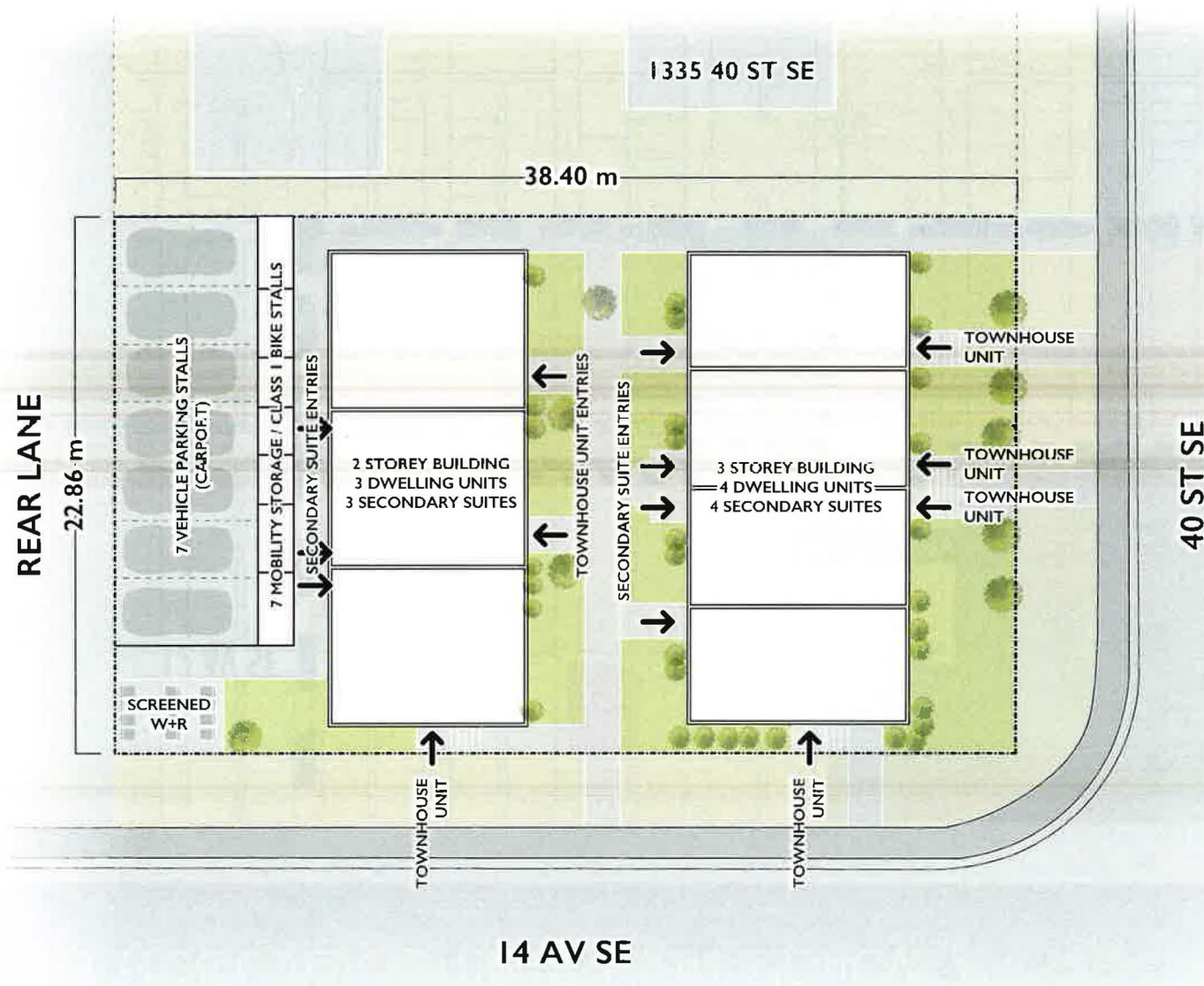
- Within ±5 minute walk of MAX Purple BRT Station and several local bus routes
- Within ±5 minute walk of Main Street Corridor 17 AV SE (International Avenue)
- Easy access to cycle network via 40 ST SE Neighbourhood Greenway
- Adjacent to school playground open space
- Well-served by amenities for meeting daily needs
- 7/8 Multi-Residential Infill Criteria met



Legend

- Main Street Transition Area Area Developed Area Guidebook
- Neighbourhood Limited
- Neighbourhood Low Rise
- Neighbourhood Mid Rise
- Low Density Residential/Conservation
- Low Density Multi-Dwelling
- Medium Density Residential
- Commercial
- Business/Industrial
- Open Space
- School
- Library
- Community Hall
- Arena
- Pool
- Study Area Boundary
- Landfill Site
- Landfill 300m Setback

Land Use Policies (Map 2)
Neighbourhood Limited to Neighbourhood Low Rise



12m / 3 Storeys
Maximum Building Height



1.5
Maximum Floor Area Ratio



14
Homes



7
Vehicle Parking Stalls

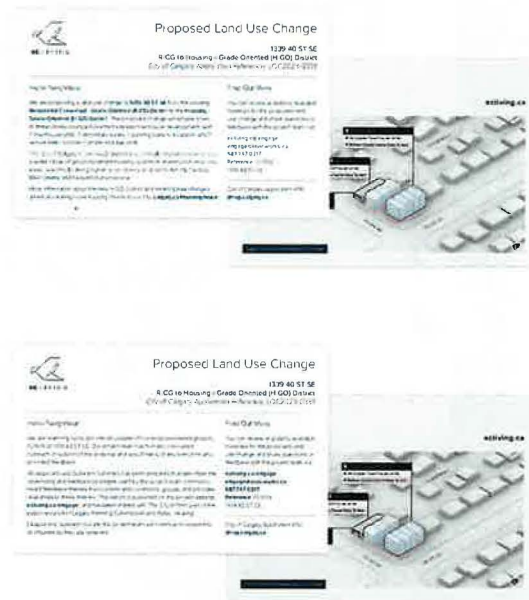


7
Mobility Storage Lockers or
Class 1 Bike Stalls

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
ecliving.ca/engage

 Digital Meeting
Ward 9 Councillor's Office

 Postcards to Neighbours

 Project Phonenumber + Email

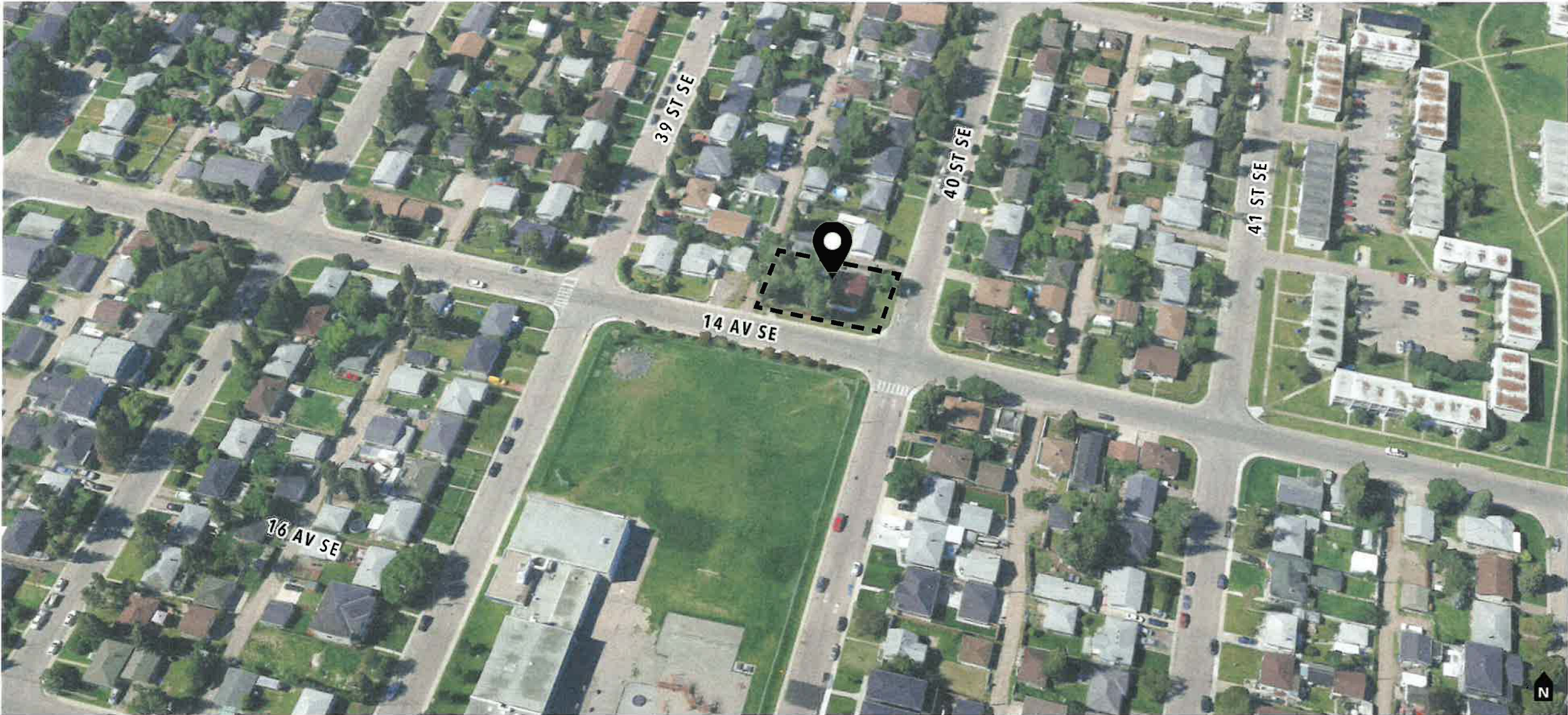
 Applicant-Led Outreach Summary

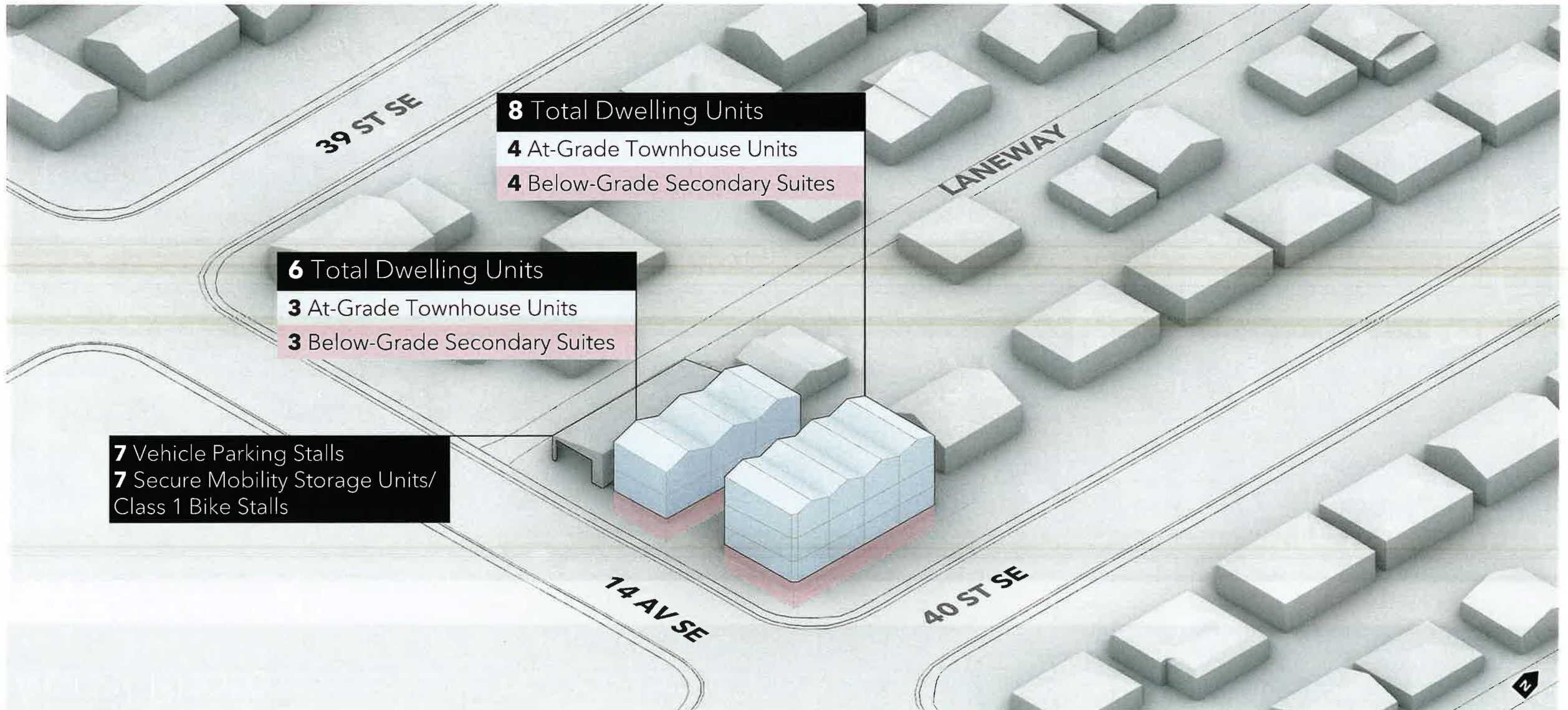


Conceptual visualization is subject to change through the Development Permit review process.

SUPPLEMENTARY INFORMATION









Looking west at subject site from 40 ST SE



Looking south at 40 ST SE and Patrick Airlie School / Playground