

1536 37 ST SE

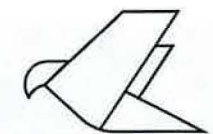
Item 7.2.34 | LOC2023-0339 | CPC2024-0276

May 7, 2024

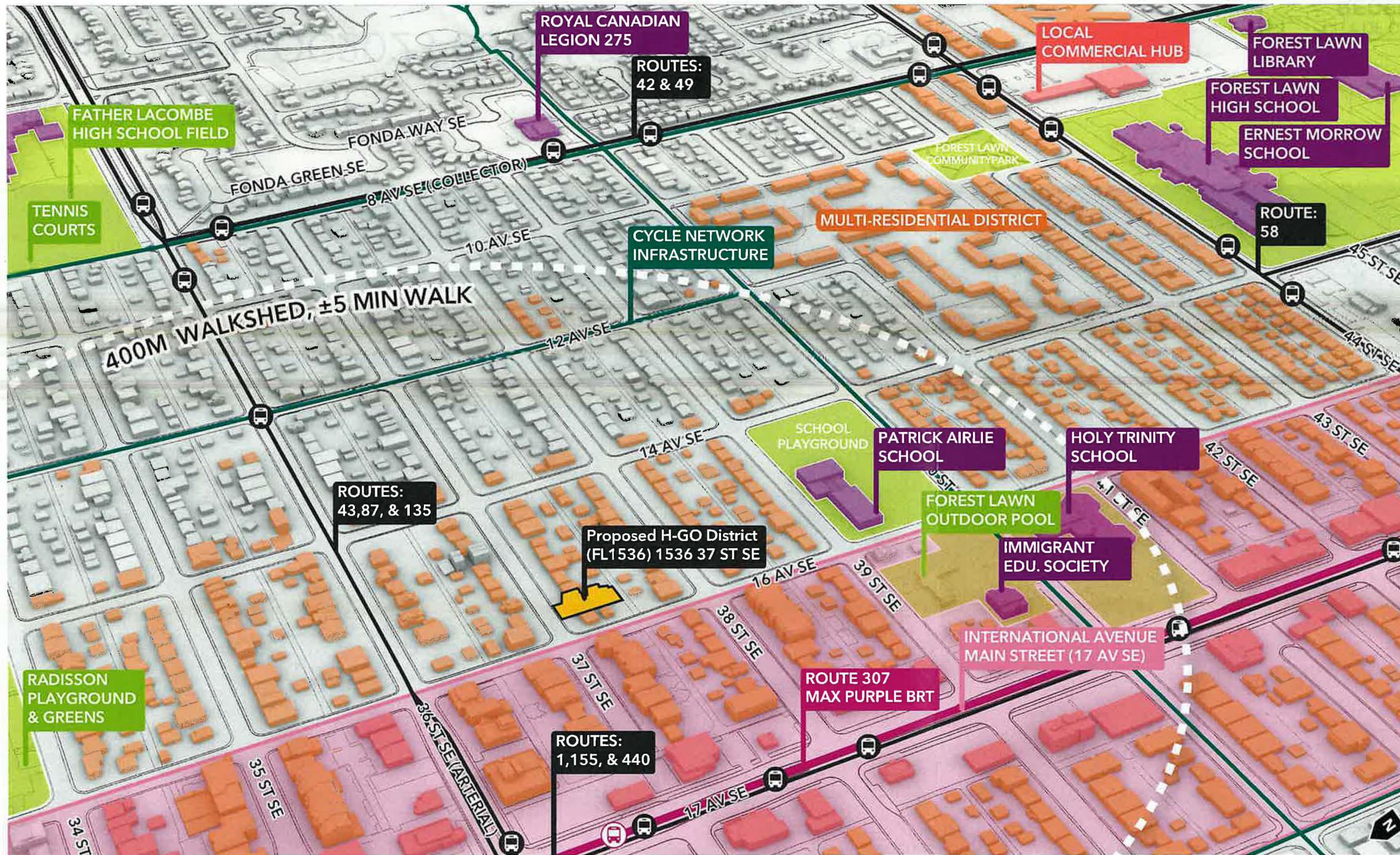
Prepared by CivicWorks

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAY 07 2024
ITEM: 7.2.34 CPC2024-0276
Distrib-Presentation 2
CITY CLERK'S DEPARTMENT



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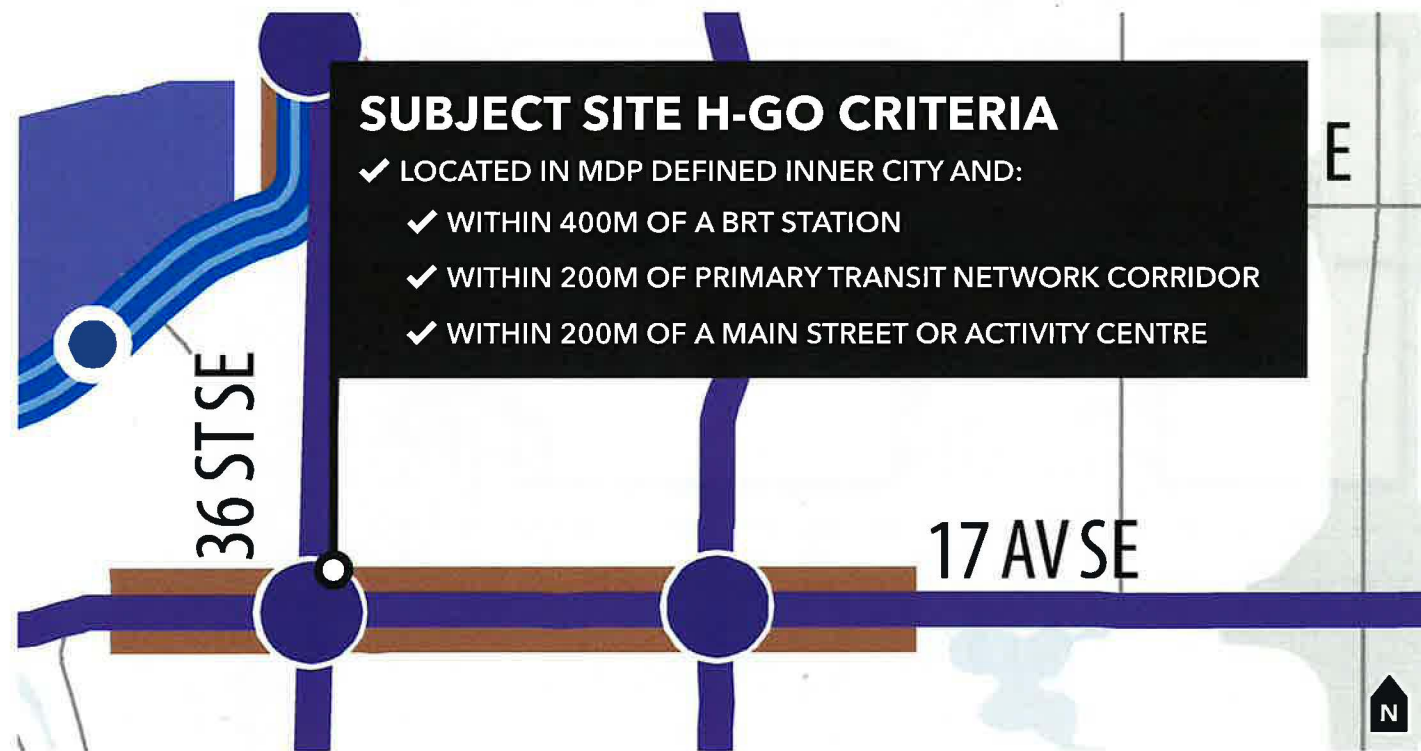


Planning Considerations

- Within 5 minute walk of a MAX Purple BRT Station and several local bus routes
- Within 5 minute walk of Main Street Corridor 17 AV SE (International Avenue)
- Well-served by amenities for meeting daily needs
- 5/8 Multi-Residential Infill Criteria met

H-GO Eligibility

Meets 3 out of 4 H-GO Bylaw Eligibility Locational Criteria



PRIMARY TRANSIT NETWORK

<10 min. Frequency, 15 hours/day, 7 days/week
(Frequent, Fast, Reliable, Connected)

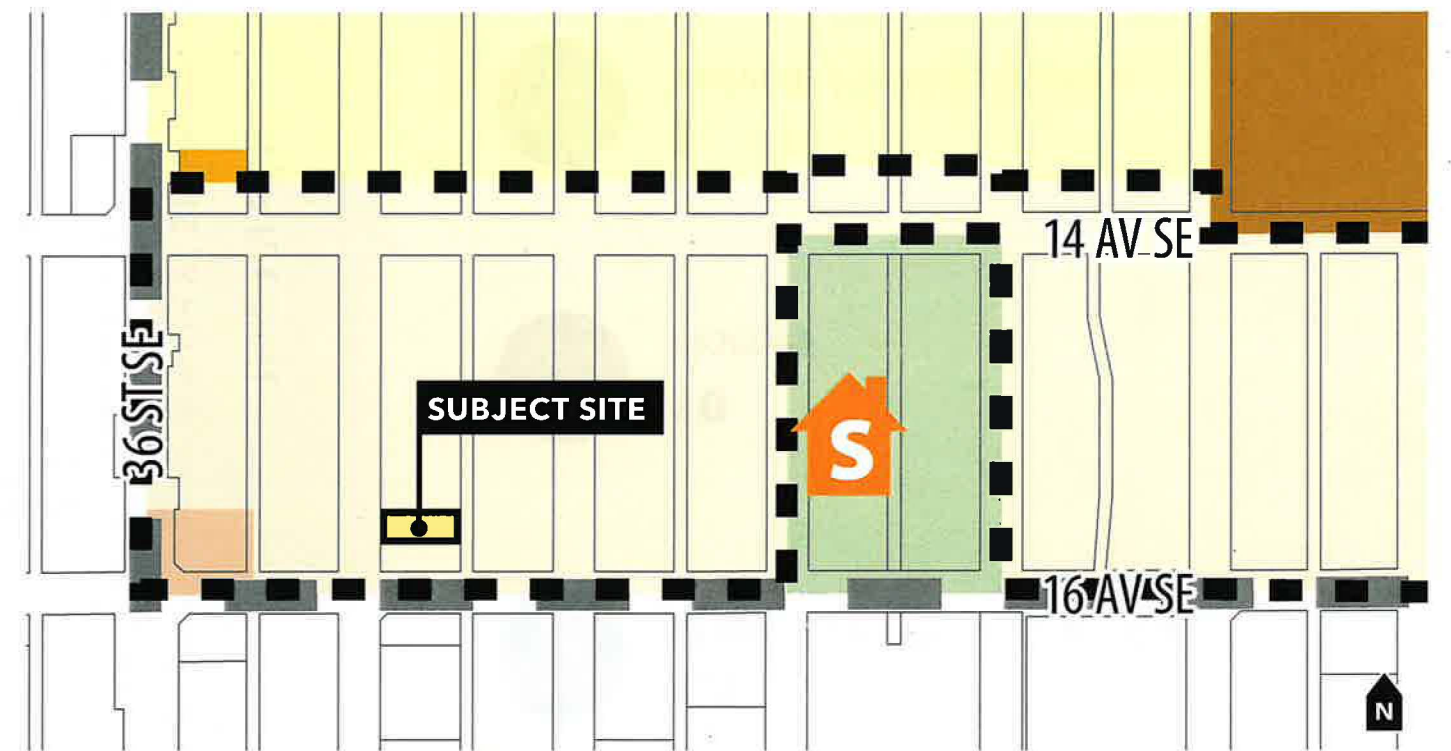
- Primary Transit Network
- Primary Transit Hub
- Transit Centre
- Red Line LRT Line

URBAN STRUCTURE

- Greater Downtown
- Major Activity Centre
- Community Activity Centre
- Urban Main Street
- Neighbour Main Street
- Industrial - Employee Intensive

Land Use Policies (Map 2)

Neighbourhood Limited to Neighbourhood Low Rise

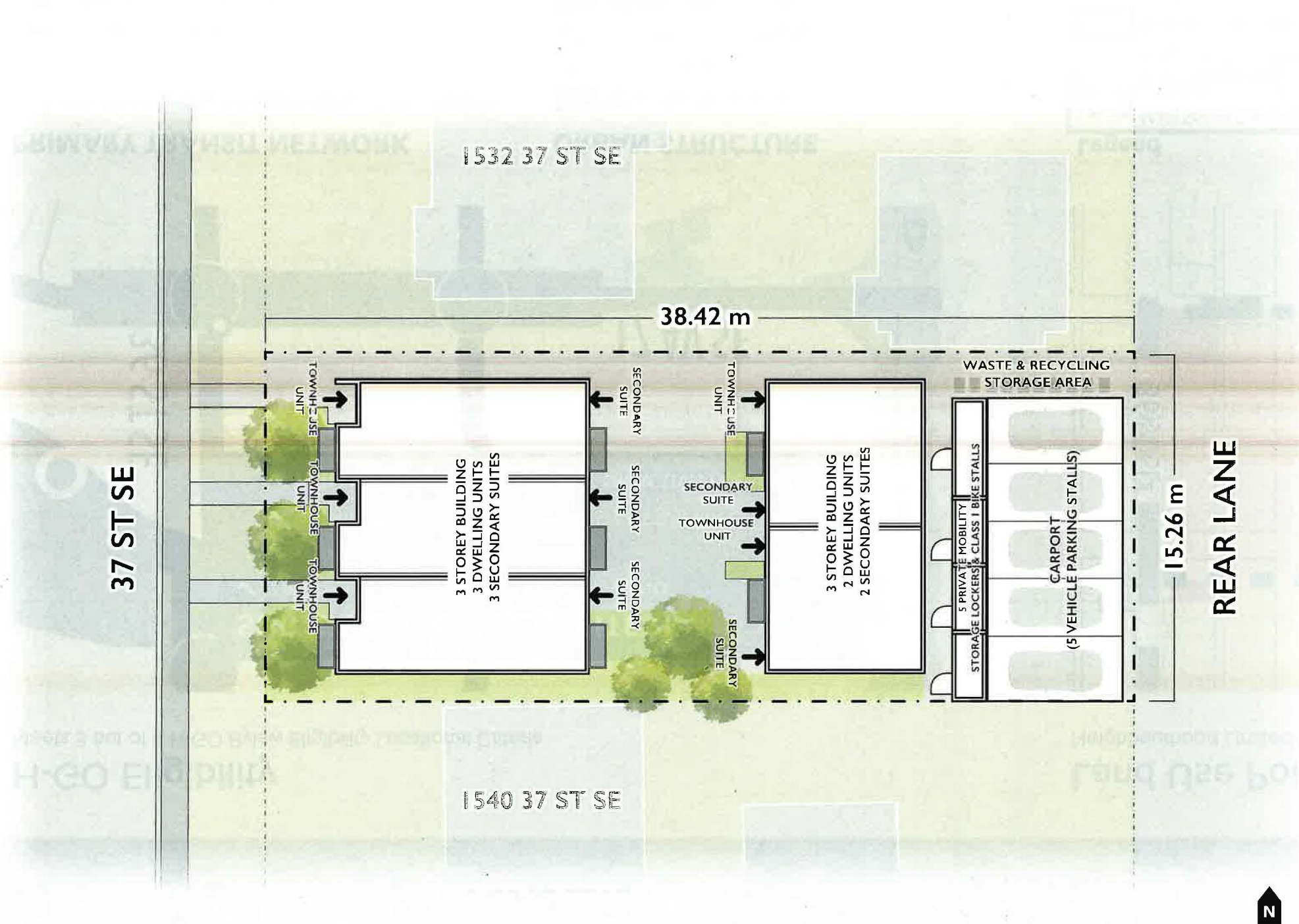


Legend

- 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



12m / 3 STOREYS
Maximum Building Height



1.5
Maximum Floor Area Ratio



10
Homes



5
Vehicle Parking Stalls



5
Mobility Storage Lockers or
Class 1 Bike Stalls

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

Questions?

6

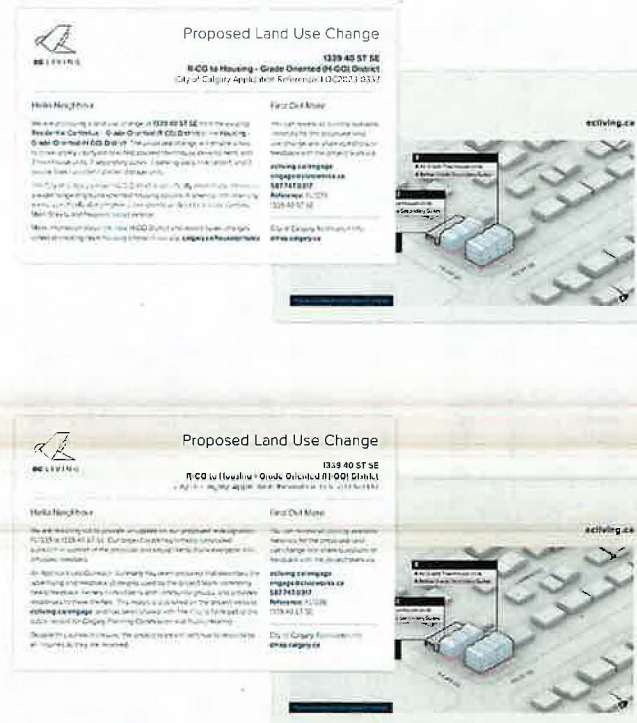


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Custom On-Site Signage



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

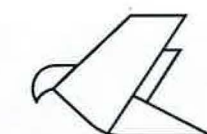


Project Phonenumber + Email



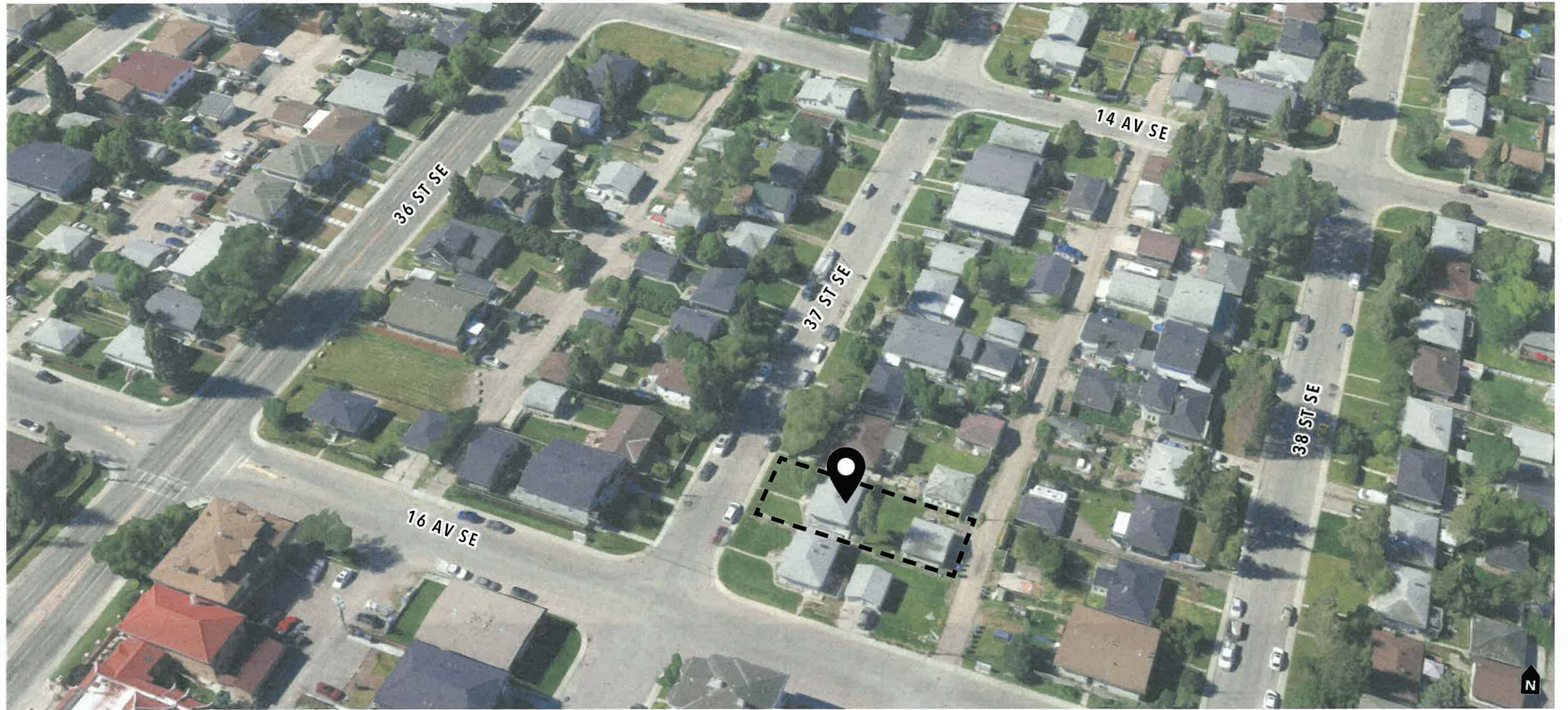
Applicant-Led Outreach Summary

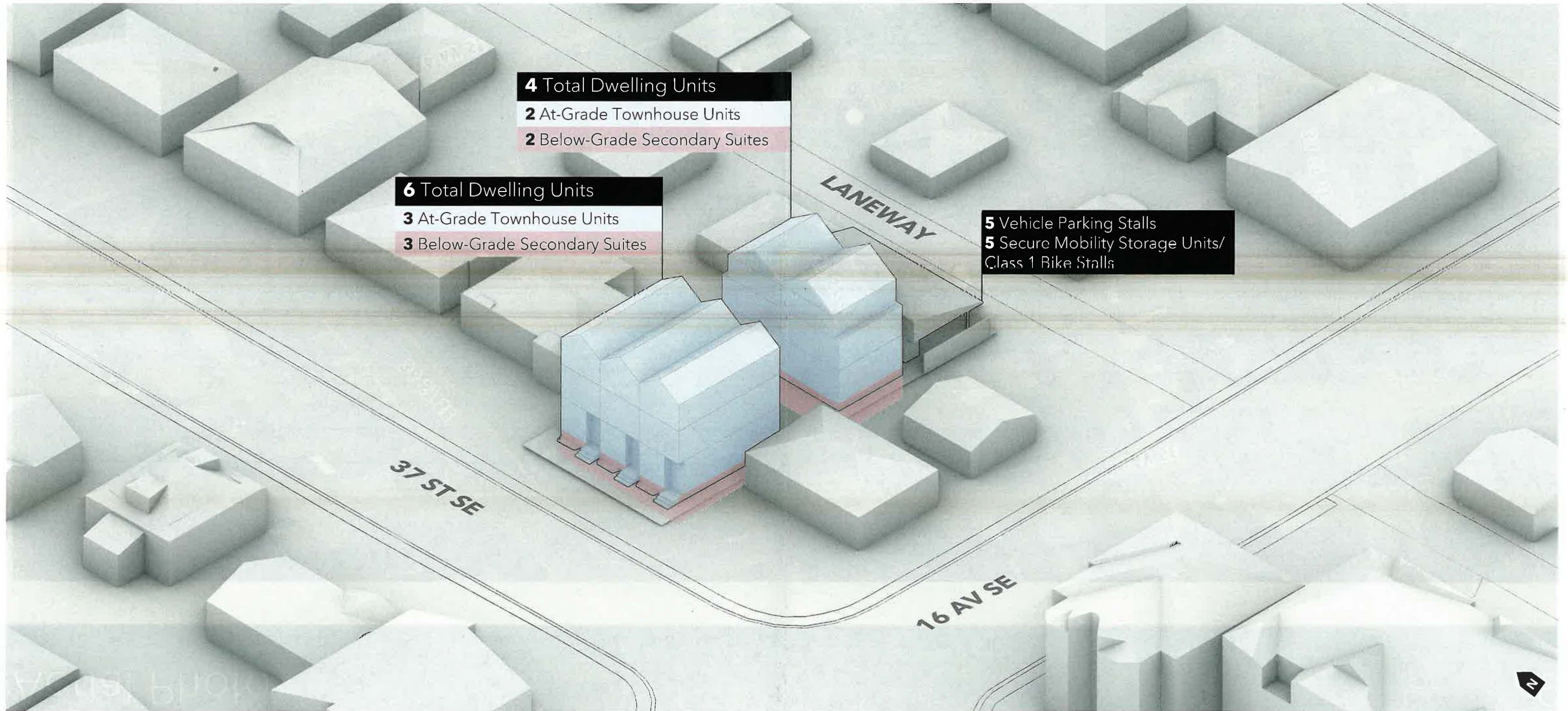
SUPPLEMENTARY INFORMATION



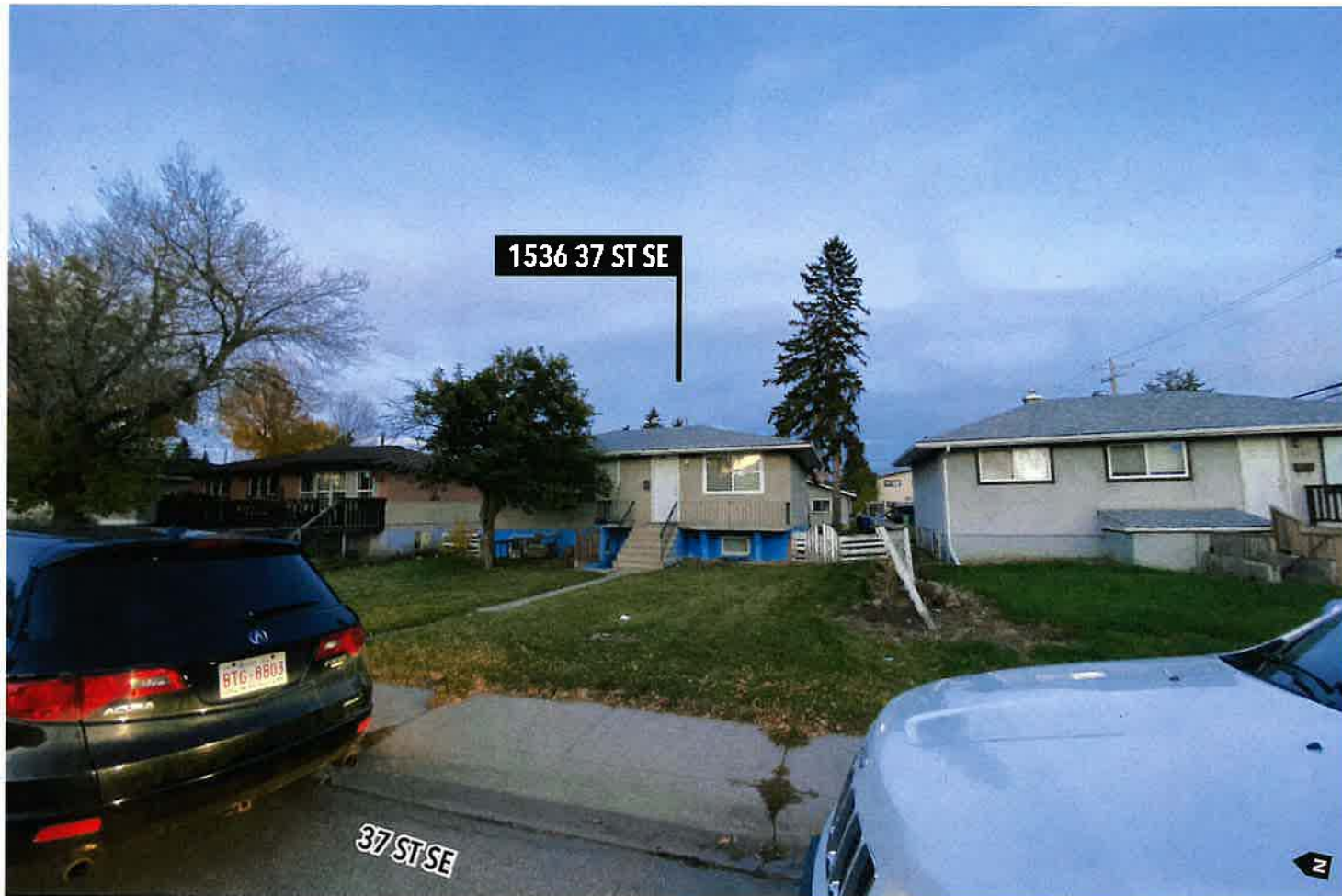
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Looking east at subject site from 37 ST SE



Looking south from subject site along 37 ST SE