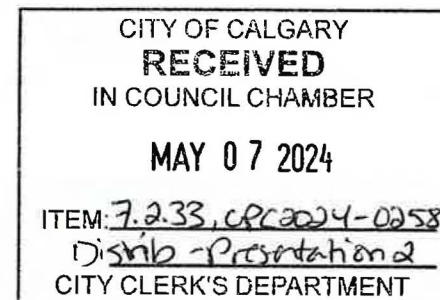


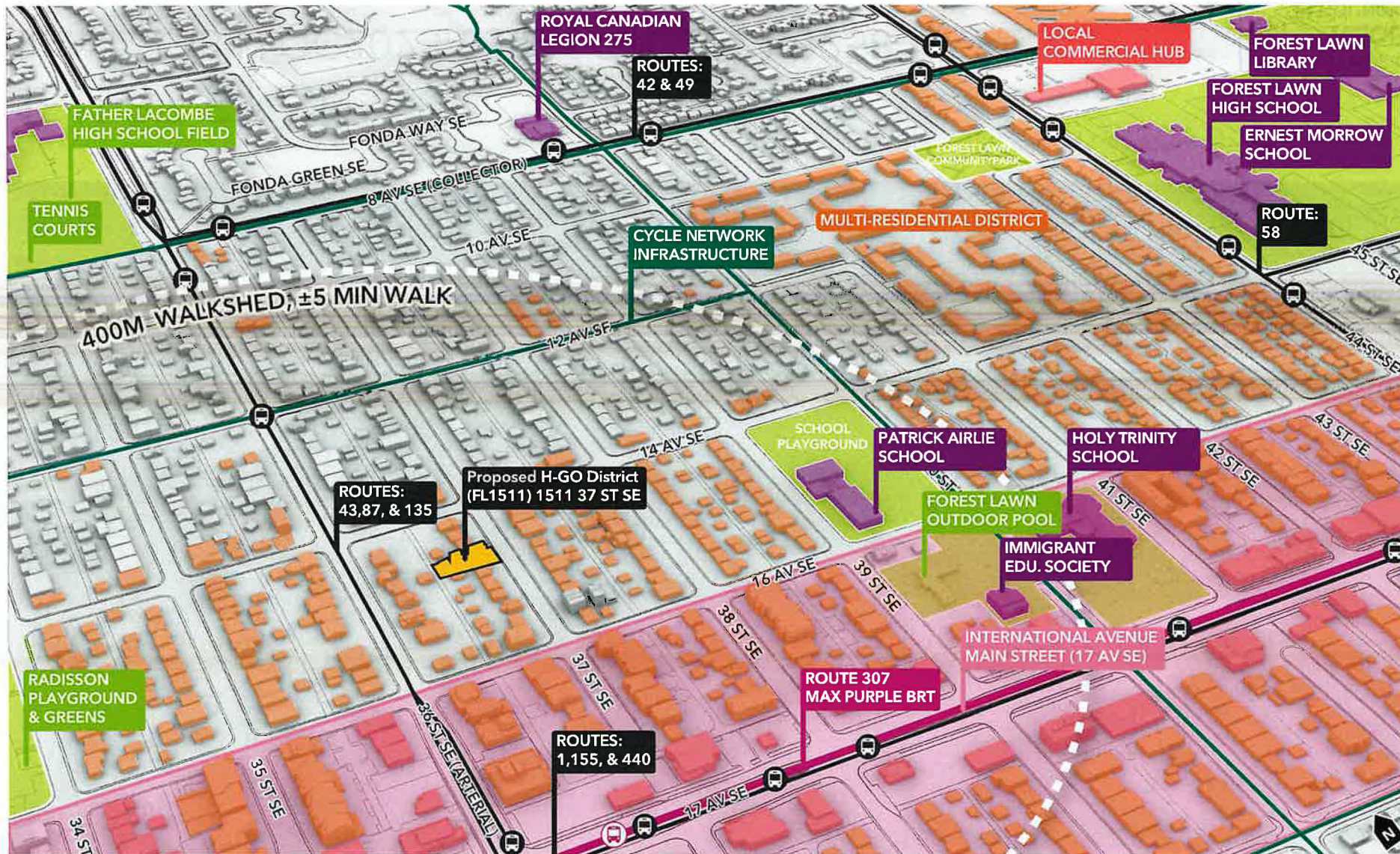
1511 37 ST SE

Item 7.2.33 | LOC2023-0338 | CPC2024-0258

May 7, 2024

Prepared by CivicWorks



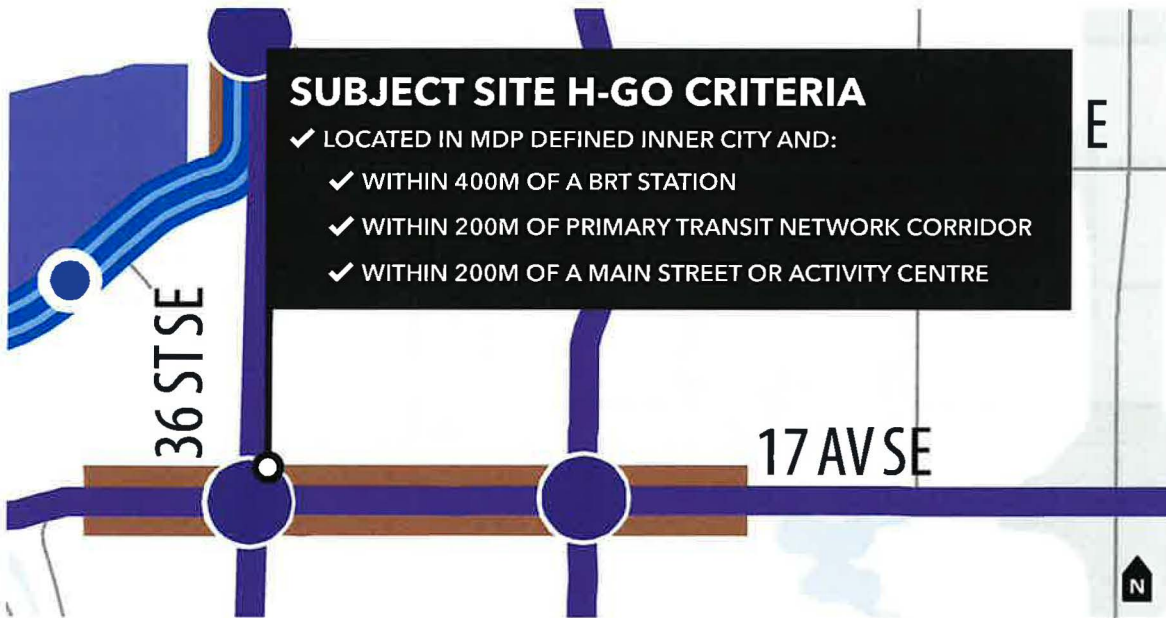


Planning Considerations

- 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)

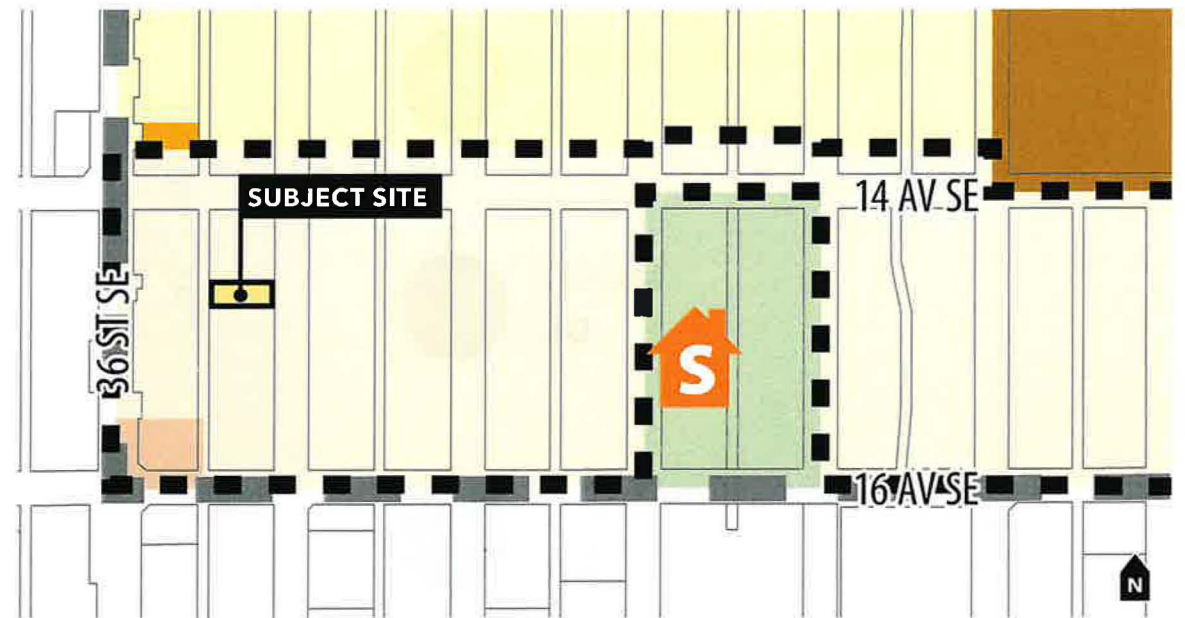
- Primary Transit Network
- Primary Transit Hub
- Transit Centre
- Red Line LRT Line

URBAN STRUCTURE

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

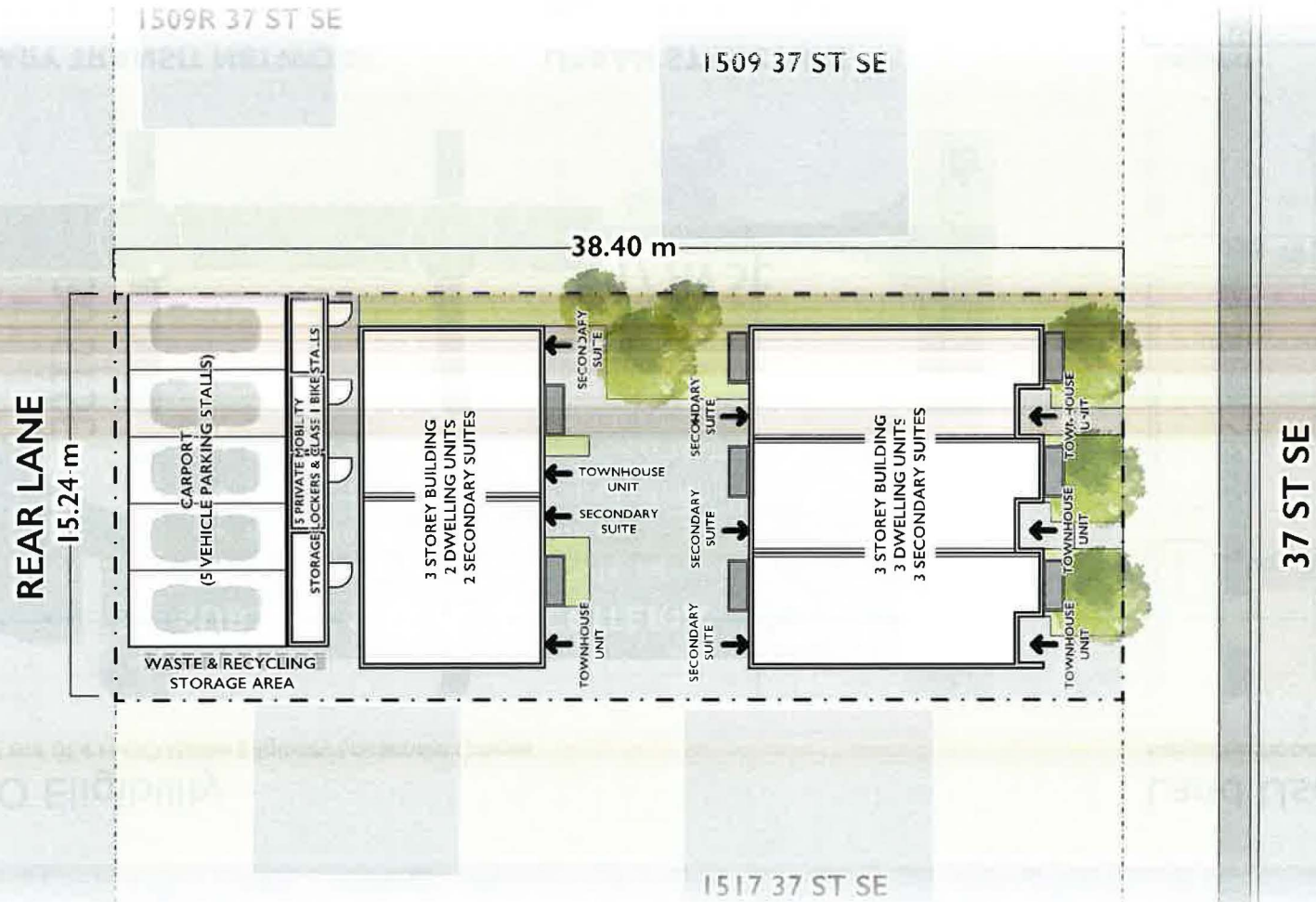
Land Use Policies (Map 2)

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

Custom On-Site Signage



Postcards to Neighbours



Project Website



Outreach Summary



Launch Nov. 2023 Public Hearing May 2024

 Custom On-Site Signage

 Postcards to Neighbours

 Outreach Webpage & Feedback Form
ecliving.ca/engage

 Project Phonenumber + Email

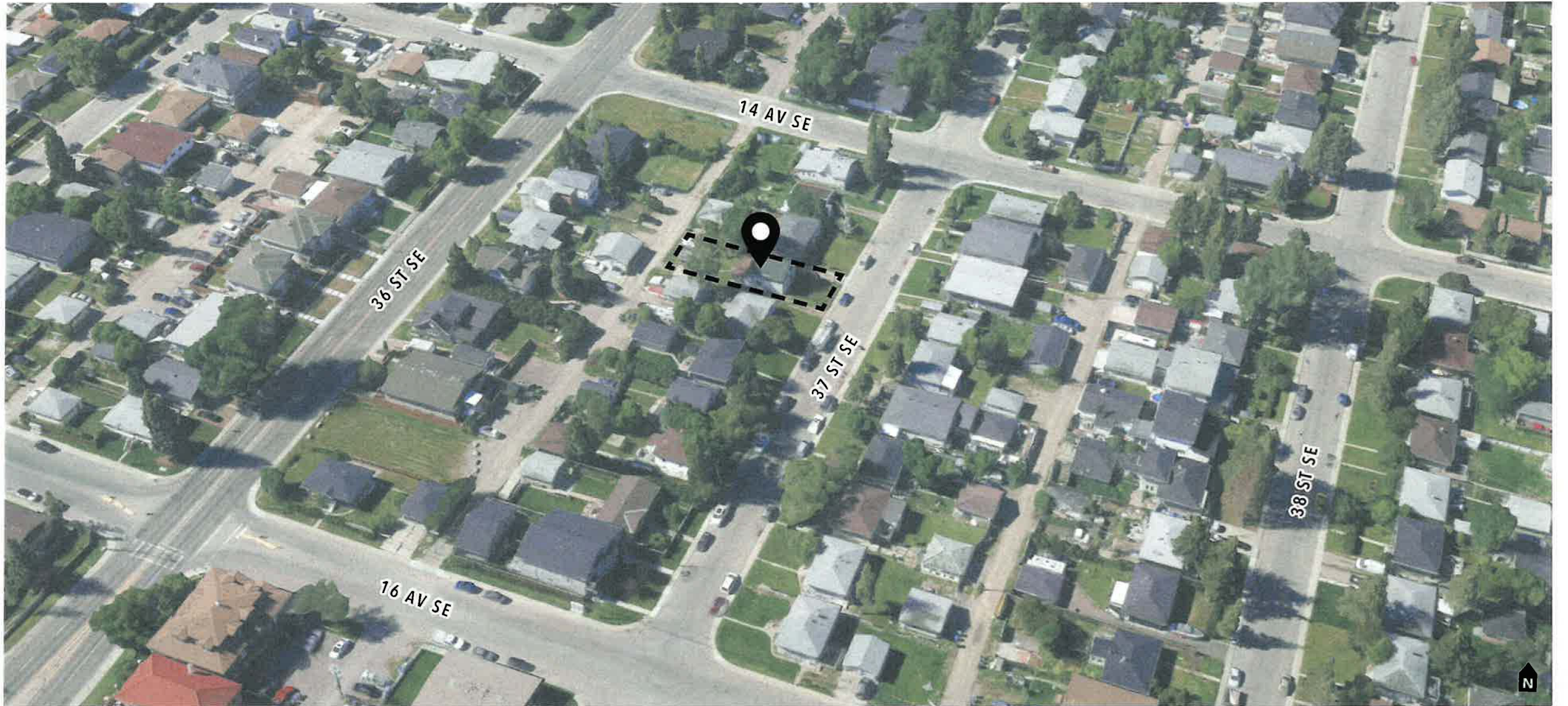
 Digital Meeting
Ward 9 Councillor's Office

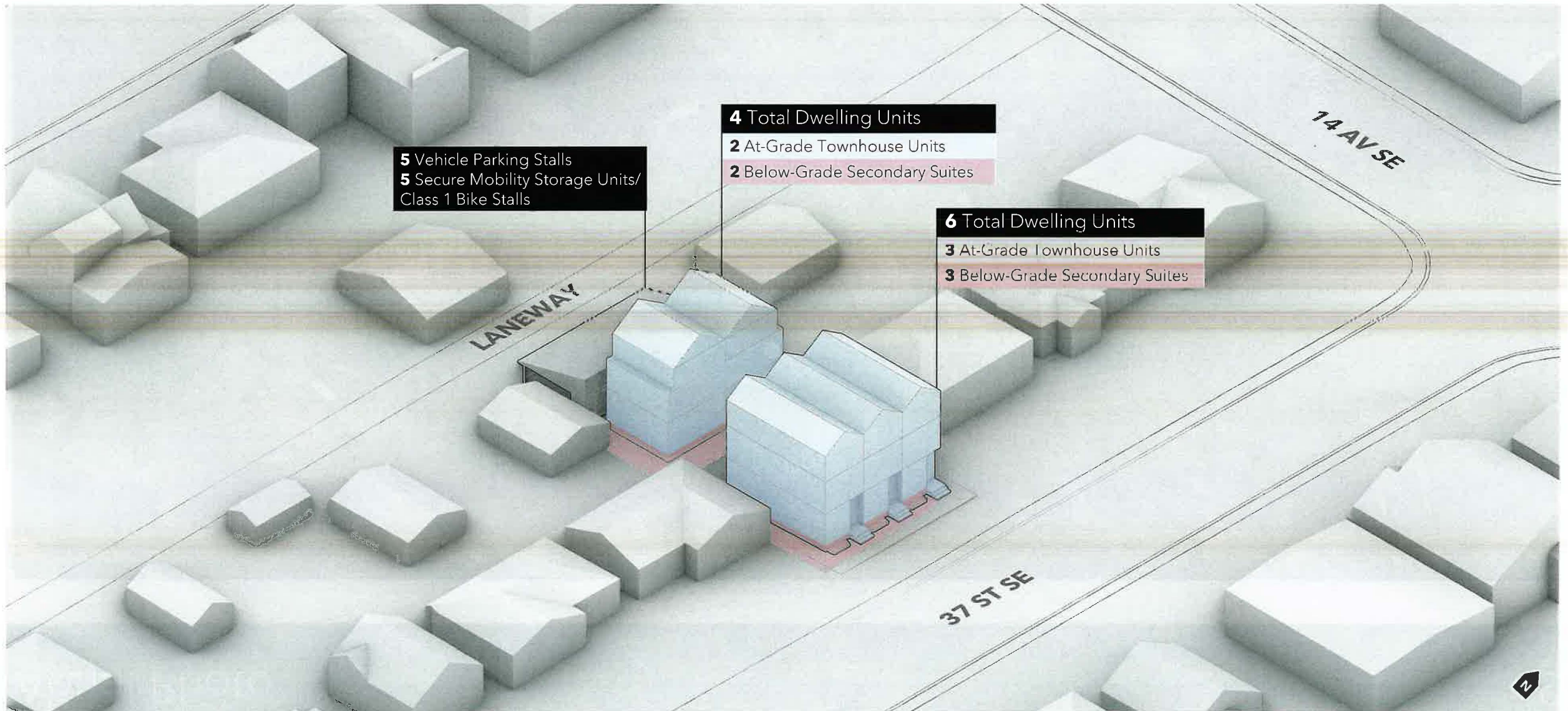
 Applicant-Led Outreach Summary

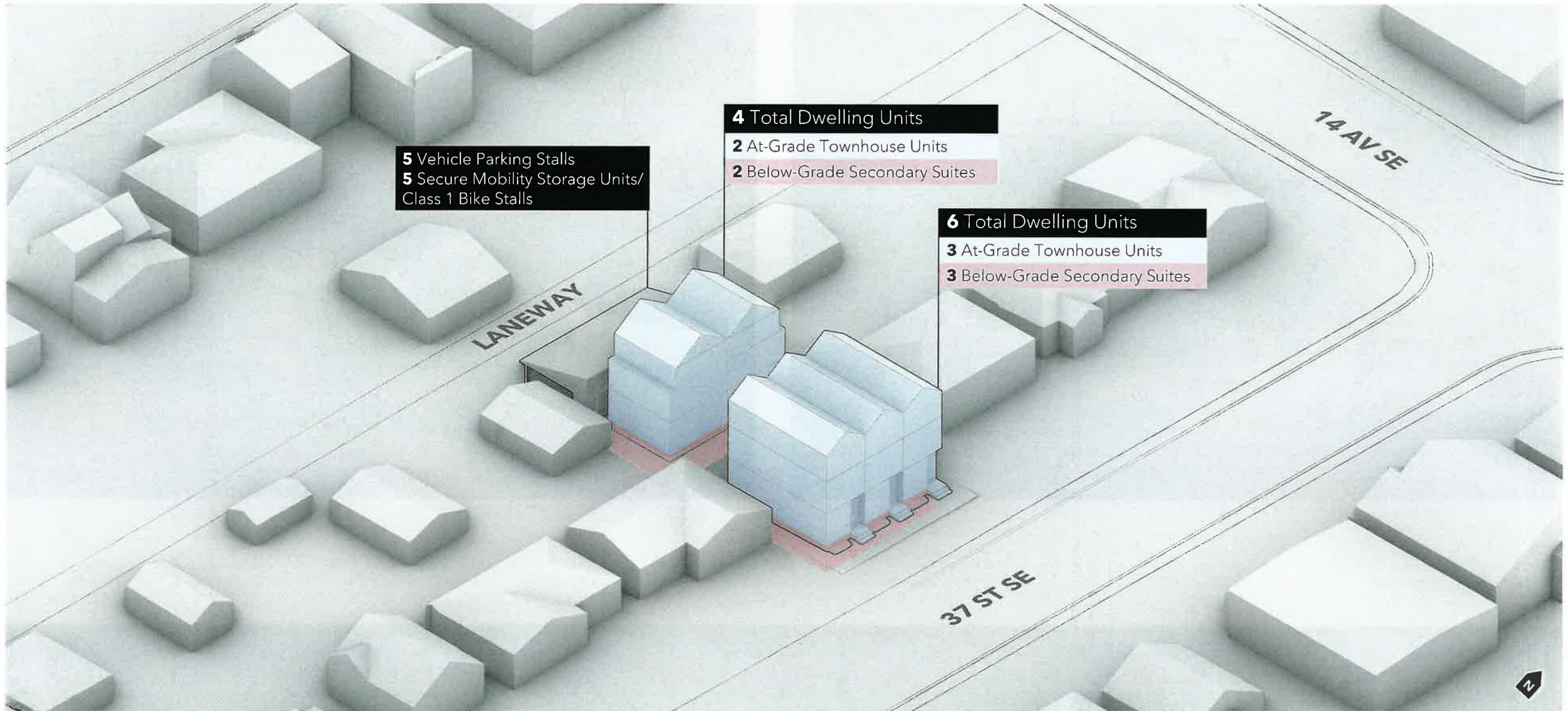


Conceptual visualization is subject to change through the Development Permit review process.

SUPPLEMENTARY INFORMATION







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



Looking west at subject site from 37 ST SE



Looking south from subject site at 37 ST SE