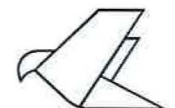
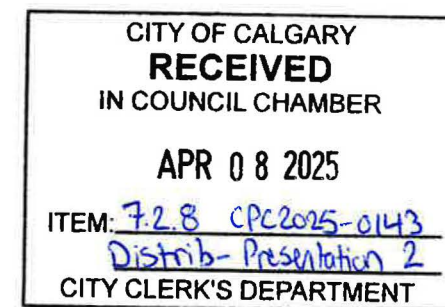


1509 37 ST SE

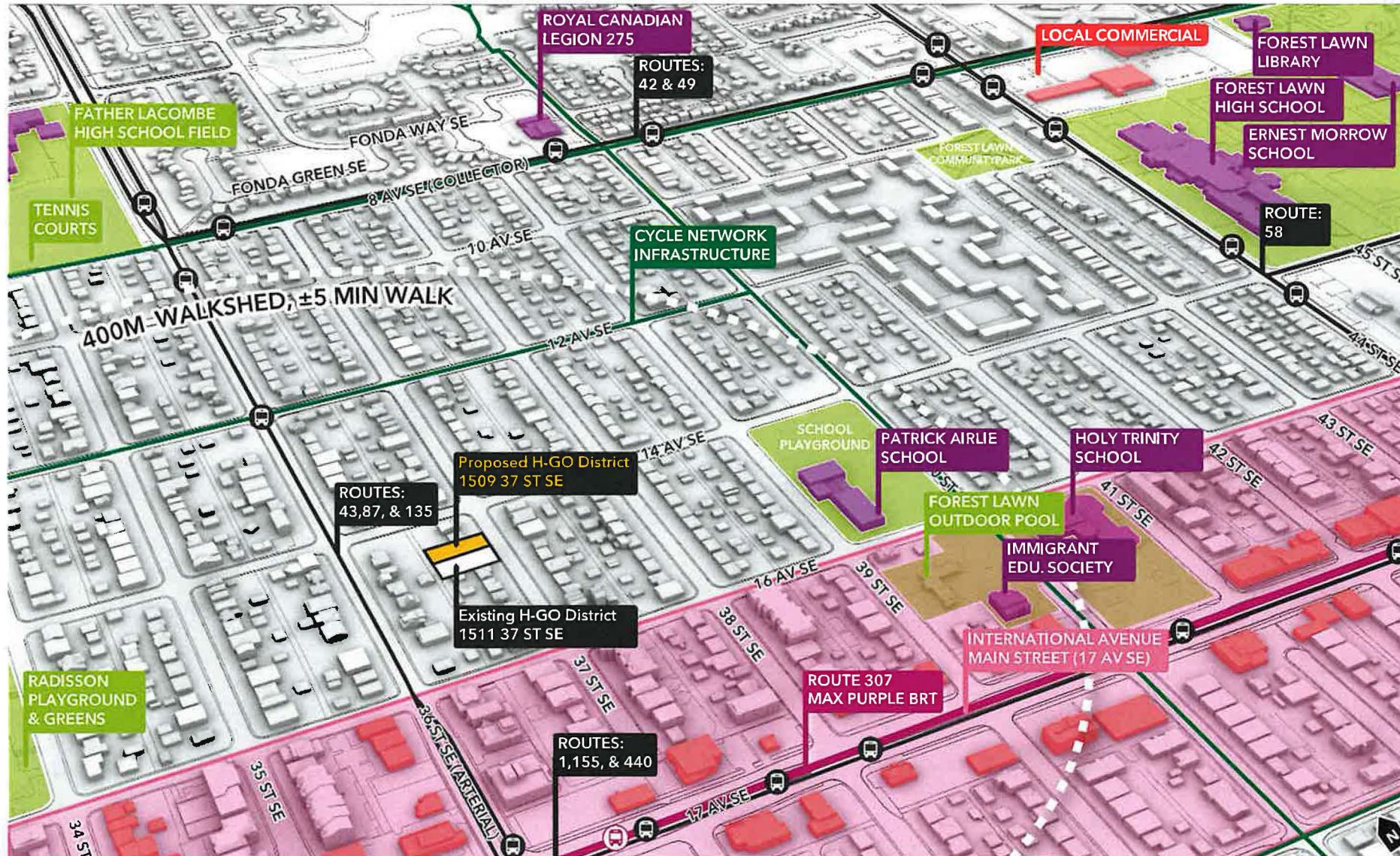
Item 7.2.8 | LOC2024-0266 | CPC2025-0143

April 8, 2025

Prepared by CivicWorks



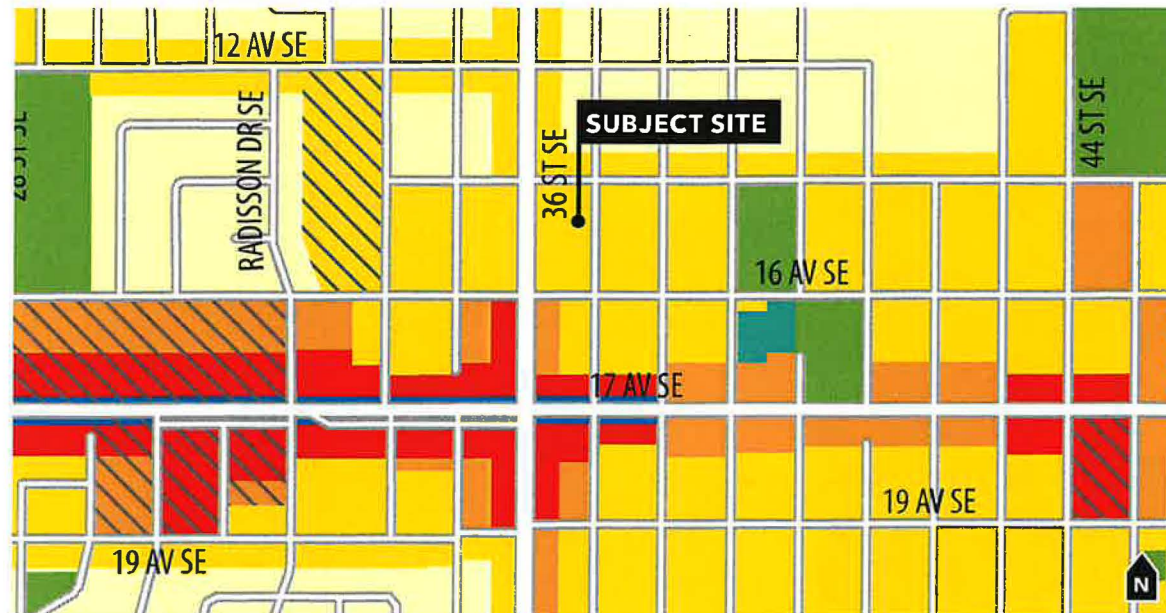
ec LIVING



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

Urban Form Categories (Map 3)



Legend

Urban Form

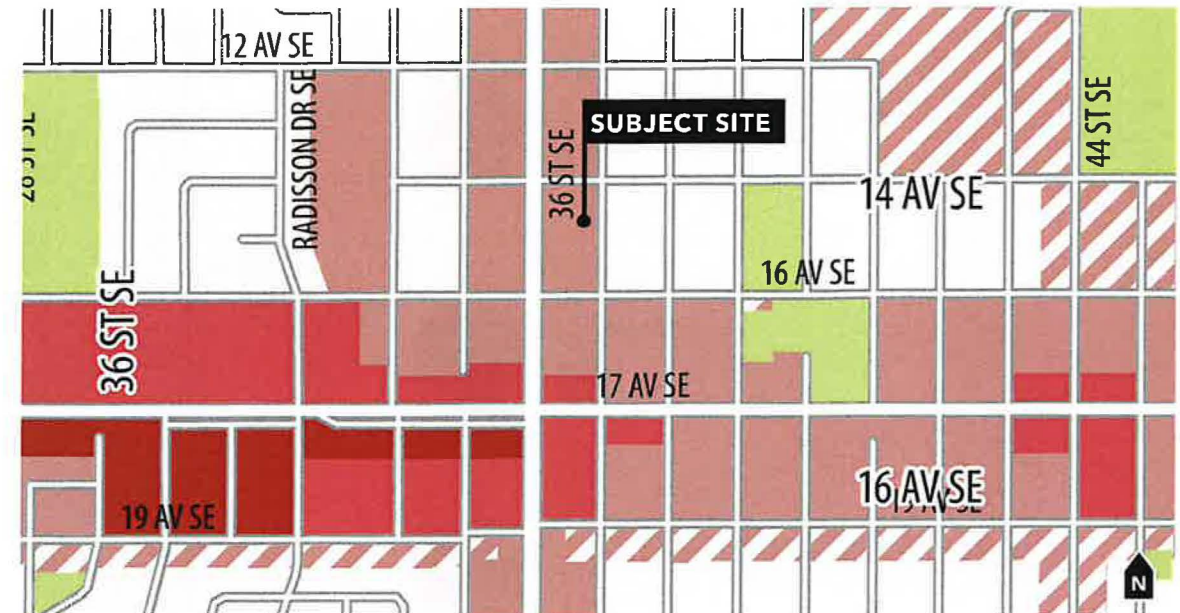
- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Industrial Heavy

- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- No Urban Form Category

Additional Policy Guidance

- Comprehensive Planning Site
- Special Policy Area
- Active Frontage
- Plan Area Boundary
- Transportation/Utility Corridor

Building Scale Categories (Map 4)

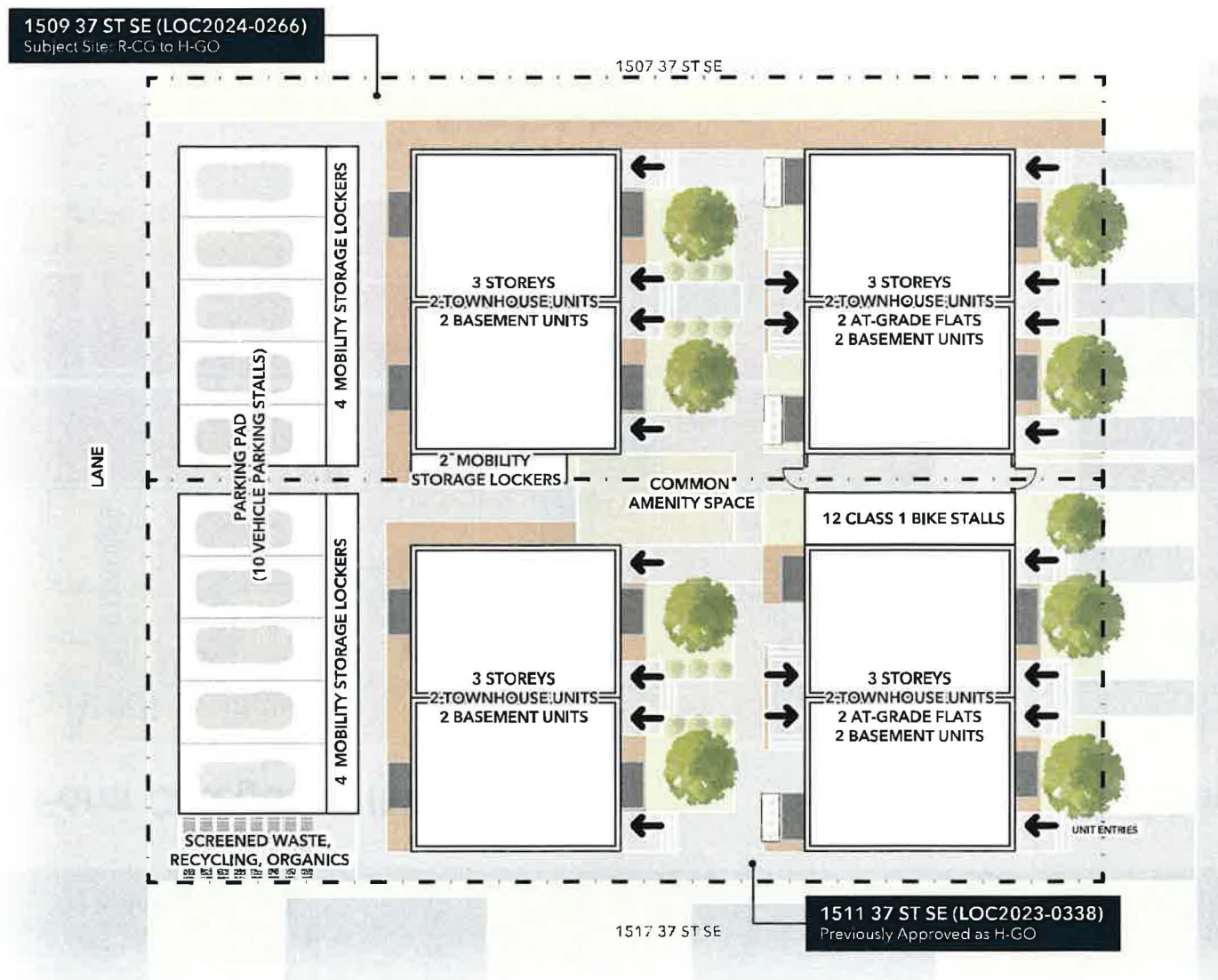


Legend

- 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)
- No Scale Modifier
- Parks, Civic and Recreation
- Plan Area Boundary
- Transportation/Utility Corridor

Application Summary

4



12m / 3 Storeys

Maximum Building Height



1.5

Maximum Floor Area Ratio



20

Homes



10

Vehicle Parking Stalls



20

Mobility Storage Lockers or
Class 1 Bike Stalls

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

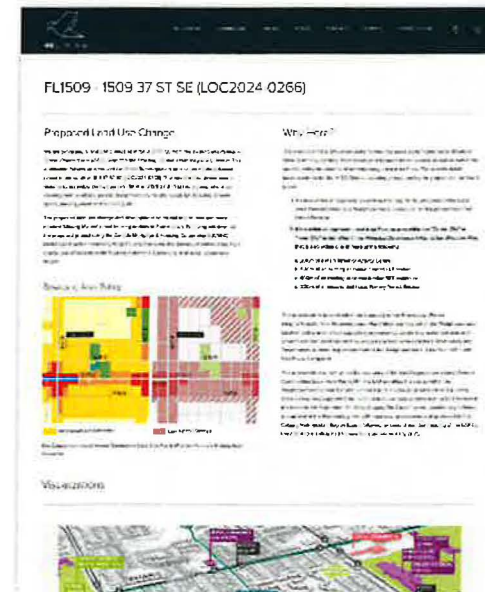
Custom On-Site Signage



Postcards to Neighbours



Project Website



Outreach Summary



Launch Dec. 2024

Public Hearing April 2025



Custom On-Site Signage



Outreach Webpage & Feedback Form
ecliving.ca/engage



Digital Meetings Offered
Ward 9 Councillor's Office
Forest Lawn Community Association



Postcards to Neighbours



Project Phoneline + Email



Applicant-Led Outreach Summary

Questions?

6



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

SUPPLEMENTARY INFORMATION

Land Use Context

8





Conceptual Massing

10



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