

Proposed Amendments to the Forest Lawn – Forest Heights / Hubalta Area Redevelopment Plan

1. The Forest Lawn – Forest Heights / Hubalta Area Redevelopment Plan attached to and forming part of Bylaw 27P94, as amended, is hereby further amended as follows:
 - (a) Delete existing Map 2 entitled 'Land Use Policy Areas' and replace with the revised Map 2 entitled 'Land Use Policy Areas' attached as Schedule A.
 - (b) In section 4.0 Transportation Policies, subsection 4.3 Policies, after policy b, add the following and renumber the subsequent policy accordingly:
 - "c. For sites adjacent to 36 Street SE, between 8 Avenue SE and 26 Avenue SE:
 - i. Development may use the required road rights-of-way setback areas to provide for an improved public realm and create safe, welcoming pedestrian environments. Design considerations are subject to confirmation by the Development Authority of technical feasibility and may include, but are not limited to:
 - Improved sidewalks (width, surface treatment, accessibility);
 - Enhanced landscaping;
 - Street trees, where feasible, utilizing high-quality standards for tree planting including the use of high-quality soil material, sufficient soil volume, and other best practices/techniques to promote long-term sustainability of newly planted trees;
 - Street furniture; and
 - Integration with transit stops.
 - ii. Underground parking and above grade building encroachments (canopies, architectural building projections, signs) within required road rights-of-way setback and/or setback areas may be considered subject to confirmation by the Development Authority of technical feasibility (e.g. location of utilities); and
 - iii. Underground parking that extends underneath a public lane may be considered subject to confirmation it is technically feasible and the successful transfer of ownership for that portion of the lane to the applicant/developer. The City should retain an access easement over the land to keep the lane available for public use, where feasible."

SCHEDULE A

