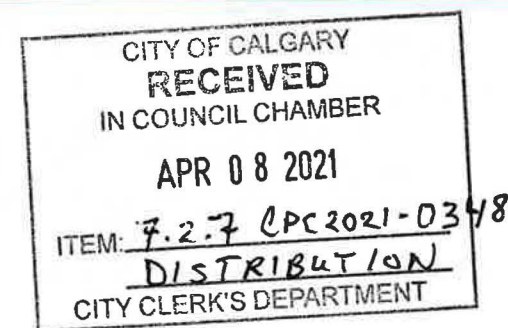
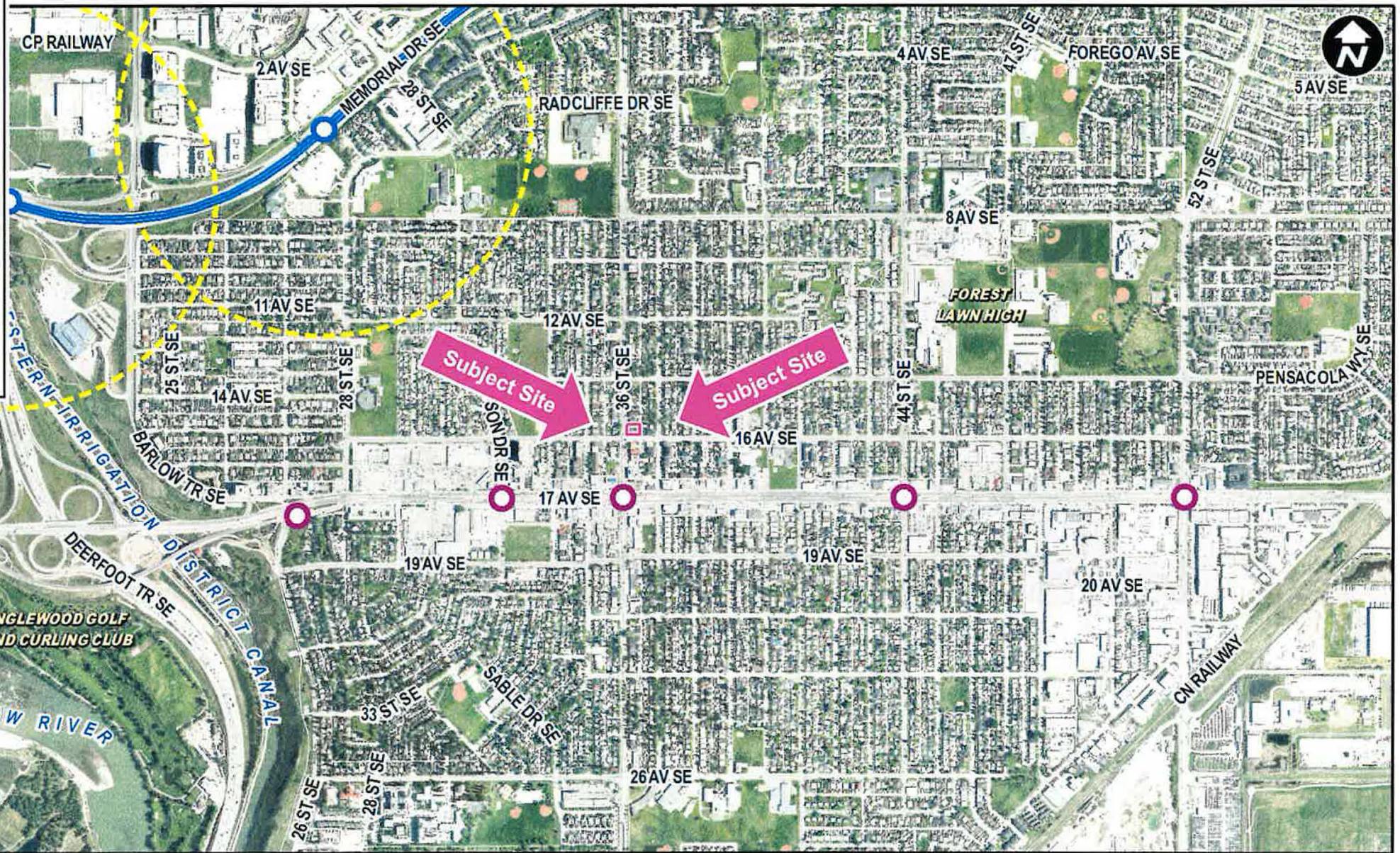
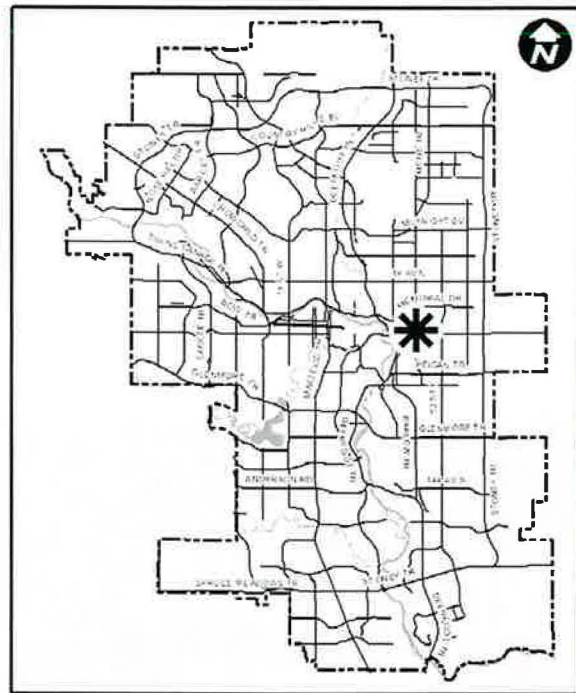


LOC2020-0204

Policy and Land Use Amendment

April 8, 2021







LEGEND

600m buffer from LRT station

LRT Stations

Blue
 Downtown
 Red
 Green (Future)

LRT Line

Blue
 Blue/Red
 Red

Max BRT Stops

Orange
 Purple
 Teal
 Yellow
 Bus Stop

Parcel Size:

0.12ha
 30m x 39m



View looking NORTH-EAST





View looking SOUTH-EAST





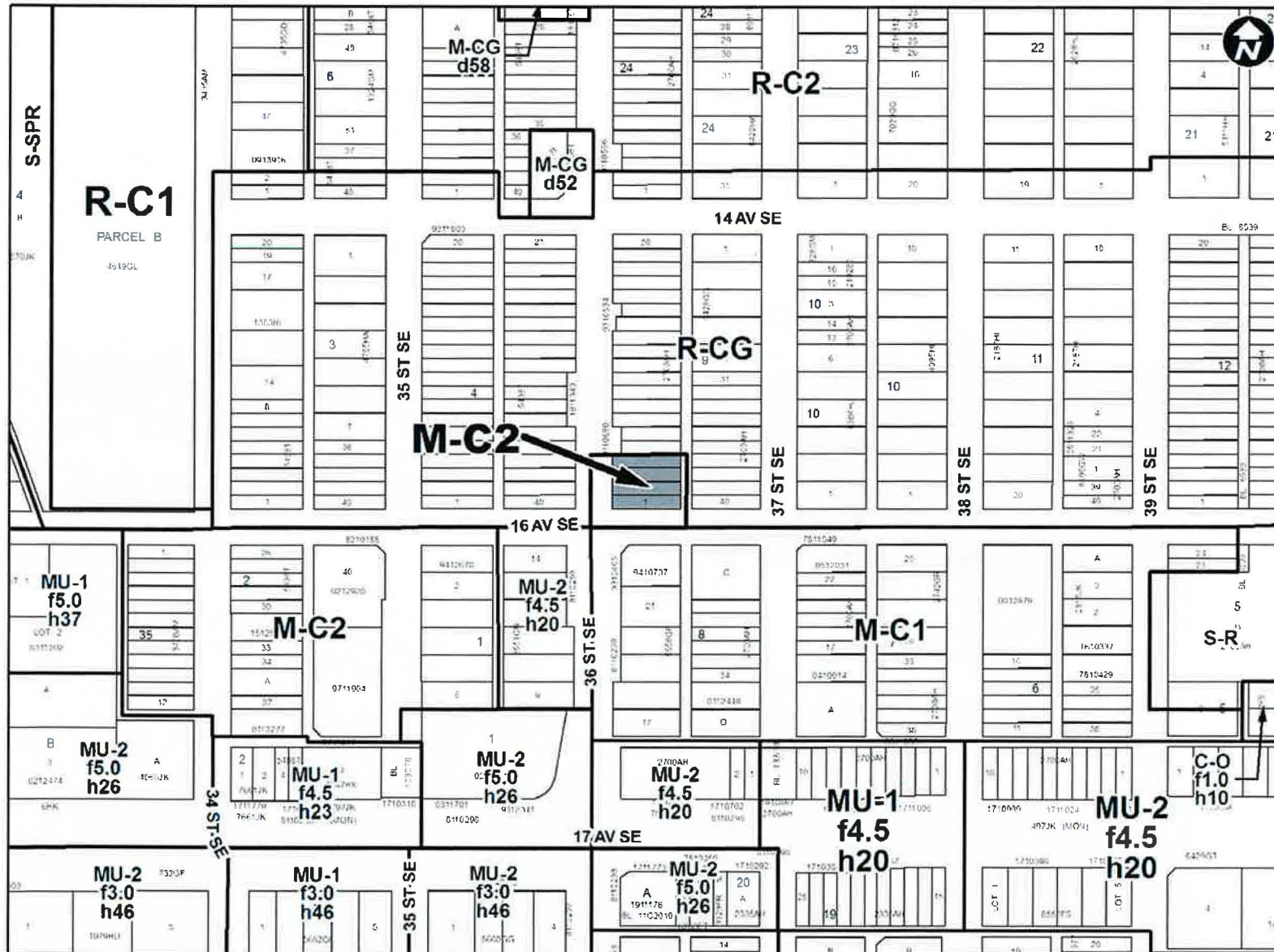
View looking SOUTH-WEST





View looking NORTH-WEST





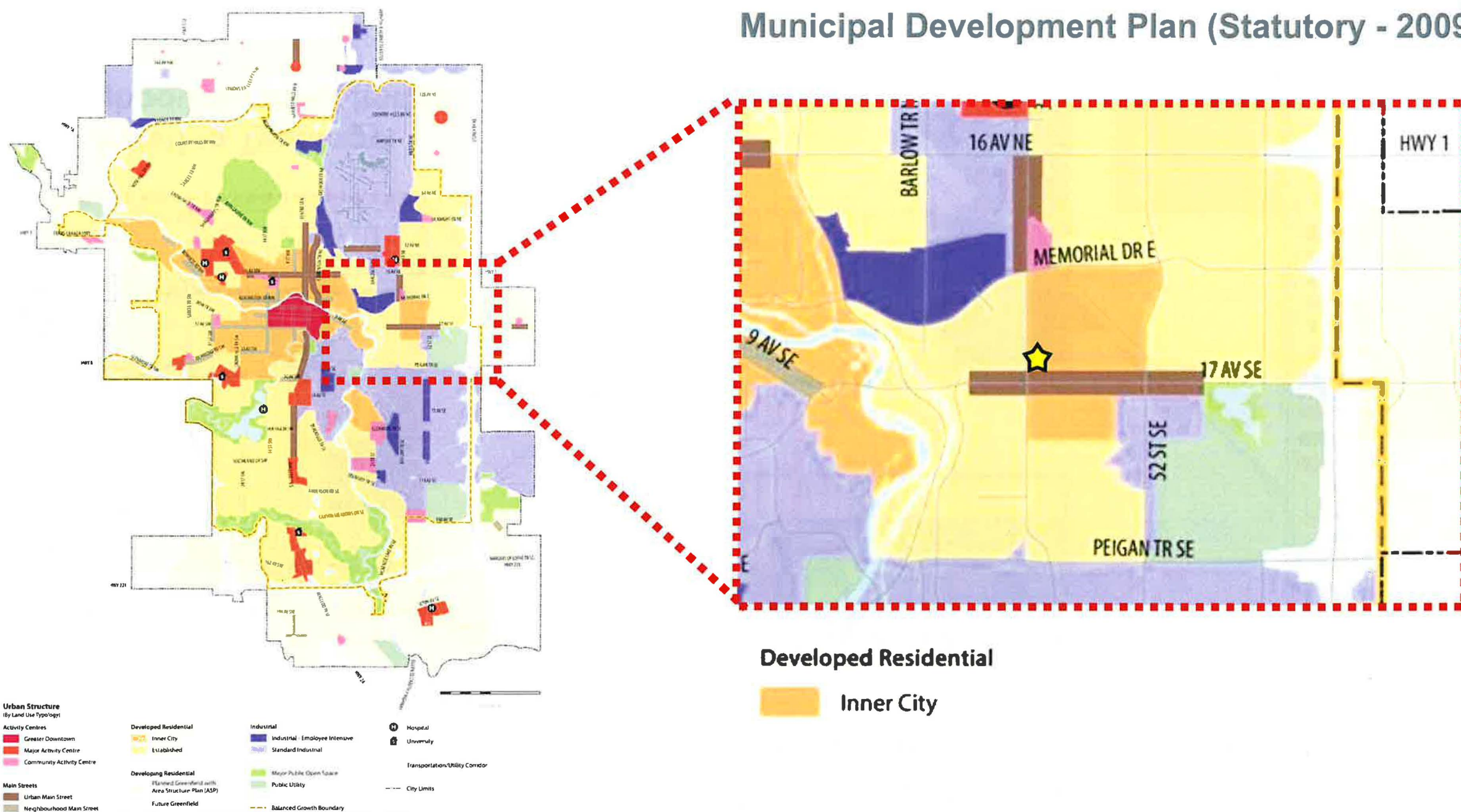
Existing: R-CG District

- Maximum height of 11 metres (approx. 3 storeys)
- 75 Units Per Hectare

Proposed: M-C2 District:

- Maximum height of 16 metres (approx. 5 storeys)
- Floor Area Ratio: 2.5

Municipal Development Plan (Statutory - 2009)



Forest Lawn-Forest Heights / Hubalta Area Redevelopment Plan (Statutory - 1995)



Forest Lawn-Forest Heights / Hubalta Area Redevelopment Plan (Statutory - 1995)

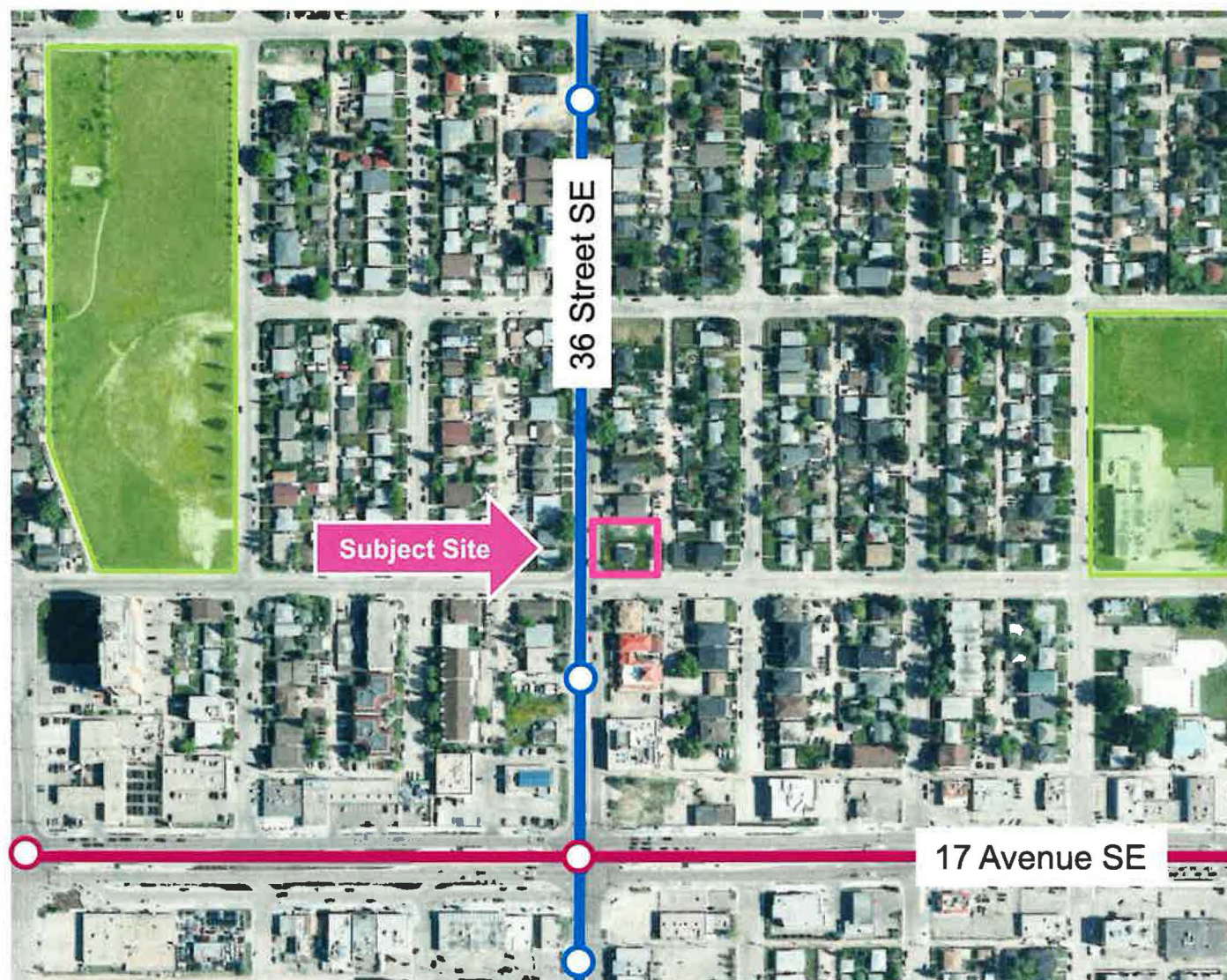


RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Forest Lawn – Forest Heights / Hubalta Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 1536 and 1540 36 Street SE (Plan 2700AH, Block 9, Lots 1 to 4) from Residential – Grade Oriented Infill (R-CG) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

Supplementary Slides



Location Criteria for Multi-Residential Infill

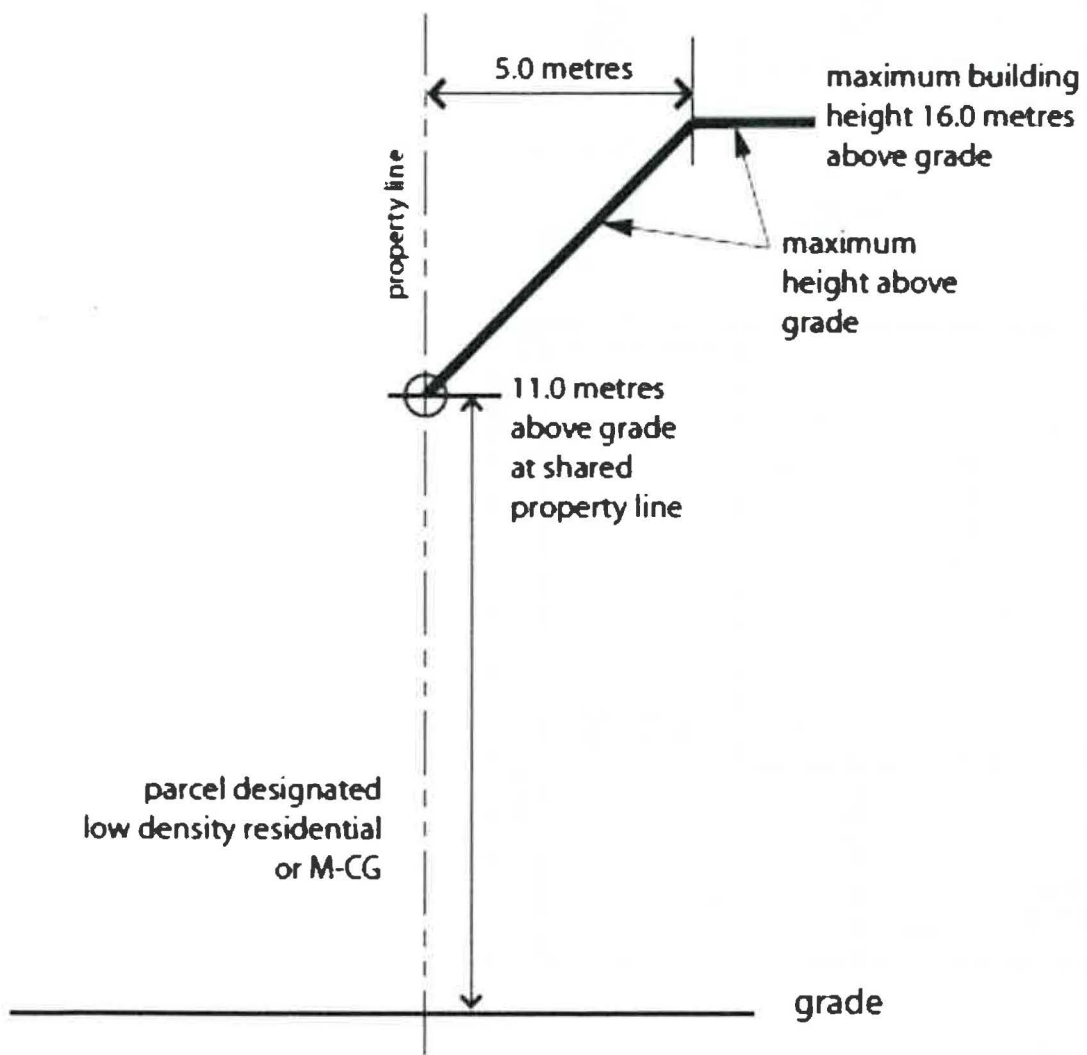
- corner lot;
- proximity to transit;
- on a collector standard roadway;
- adjacent to multi-unit development;
- proximity to an existing open space, park, or community amenity;
- along a planned corridor; and
- direct lane access.

Existing Land Use

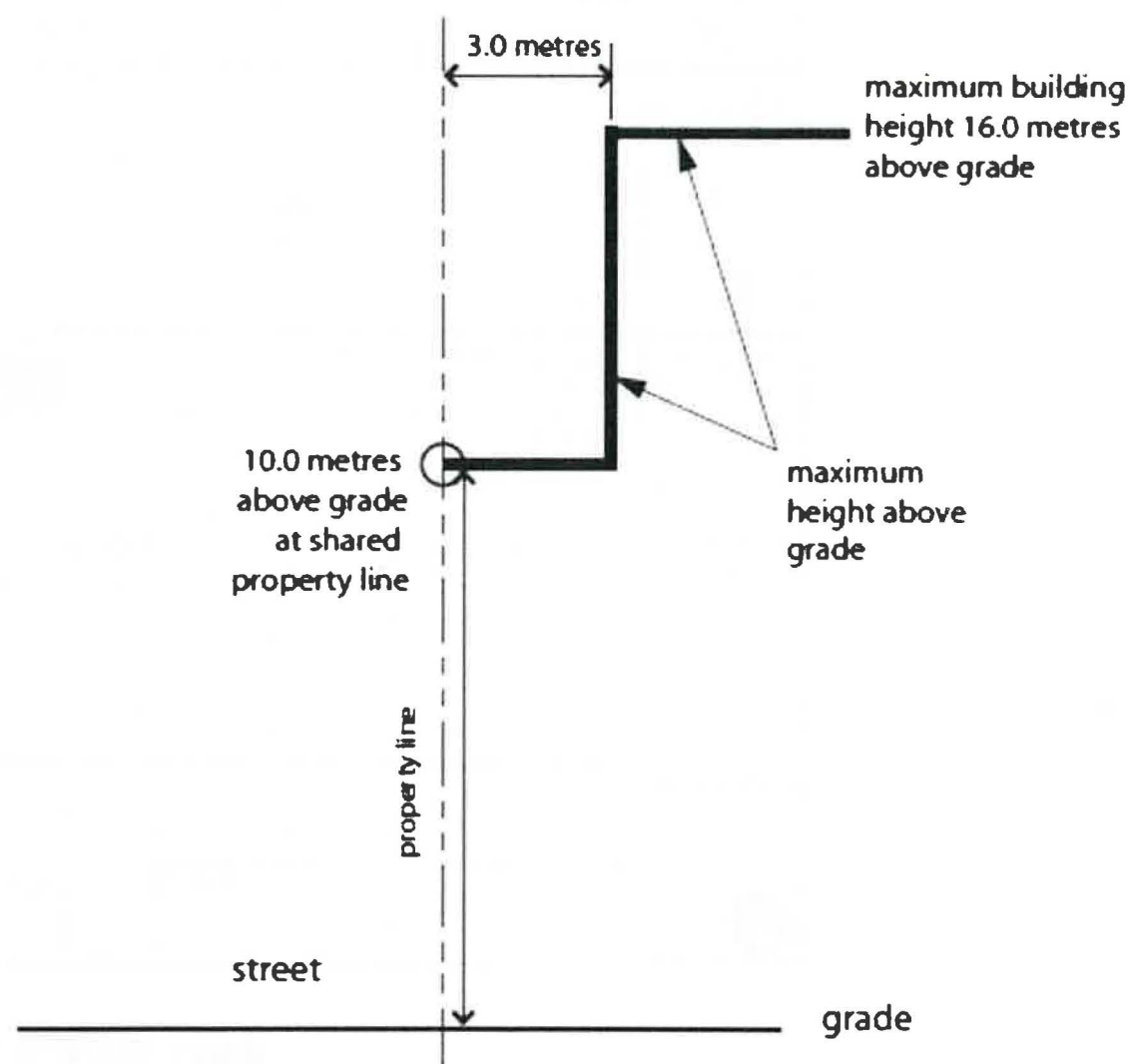


Contextual Building Height and Contextual Setbacks (M-C2 District)

Subsection 604(2)

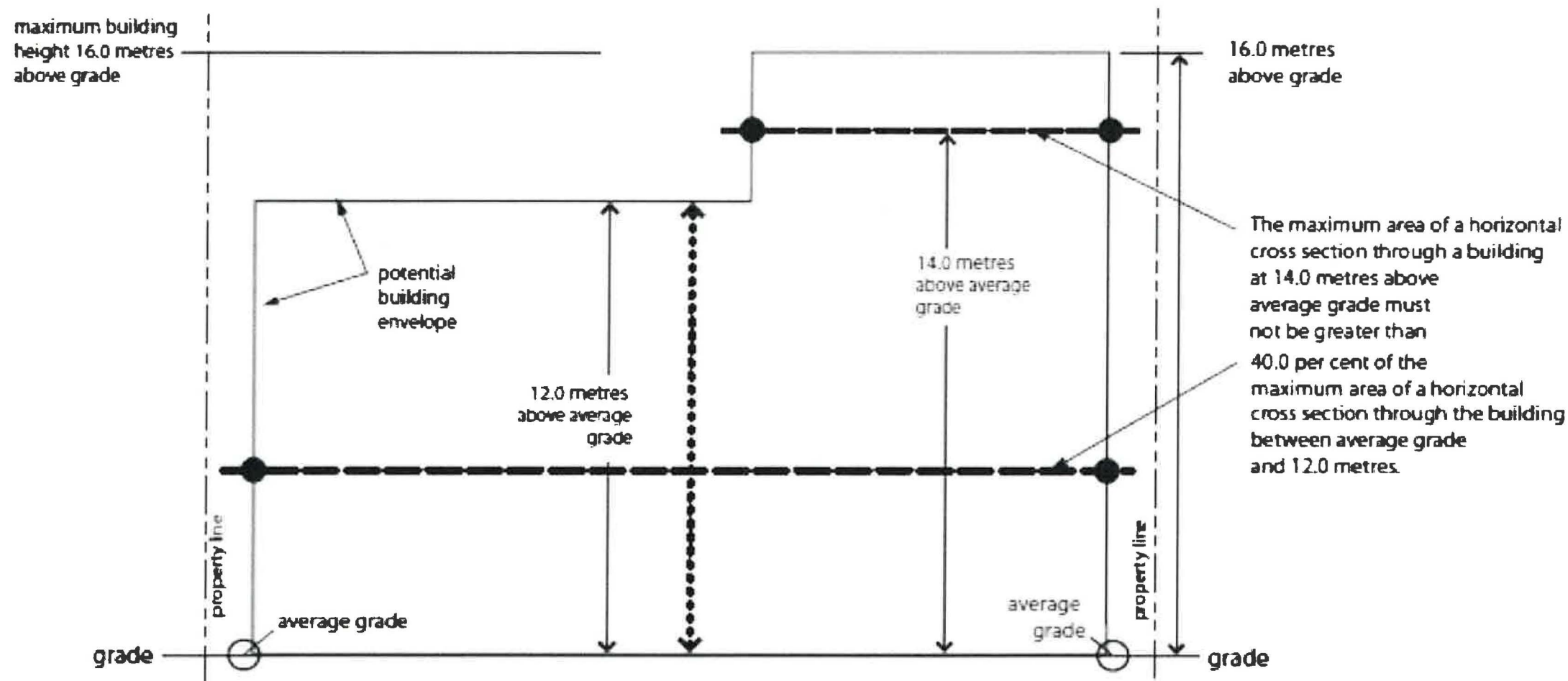


Subsection 604(3)



Contextual Building Height and Contextual Setbacks

Subsection 604(4)



Purpose of Neighbourhood – Mid Rise

A. Neighbourhood – Mid-Rise

A Neighbourhood – Mid-Rise area would typically be located between existing low-rise residential, and more intense residential or mixed-use areas, such as Community – Centre, to act as a transition, or could be used to increase density in an area that can accommodate mid-rise buildings. Multi-residential buildings should be four to six storeys in height and provide a sensitive interface between higher intensity and lower intensity areas.

Purpose of Proposed M-C2 District

Purpose

595 The Multi-Residential – Contextual Medium Profile District:

- (a) is intended to apply to the Developed Area;
- (b) has Multi-Residential Development that will typically have higher numbers of Dwelling Units and traffic generation than low density residential dwellings and the M-CG and M-C1 Districts;
- (c) provides for Multi-Residential Development in a variety of forms;
- (d) has Multi-Residential Development of medium height and medium density;
- (e) has Multi-Residential Development where intensity is measured by floor area ratio to provide flexibility in building form and Dwelling Unit size and number;
- (f) allows for varied building height and front setback areas in a manner that reflects the immediate context;
- (g) is in close proximity to, or adjacent to, low density residential development;
- (h) is typically located at community nodes or transit and transportation corridors and nodes;
- (i) provides outdoor space for social interaction; and
- (j) provides landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels.