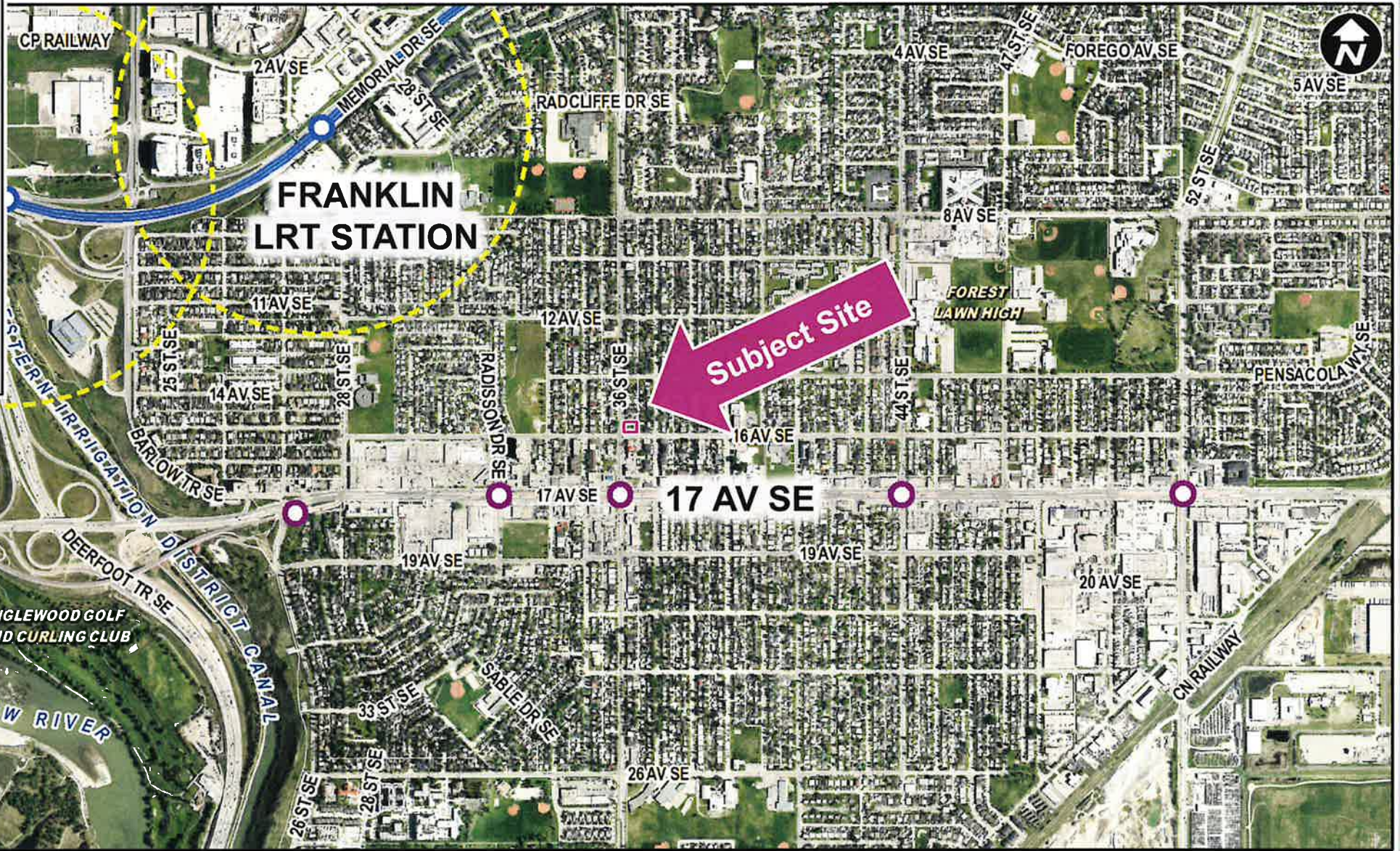
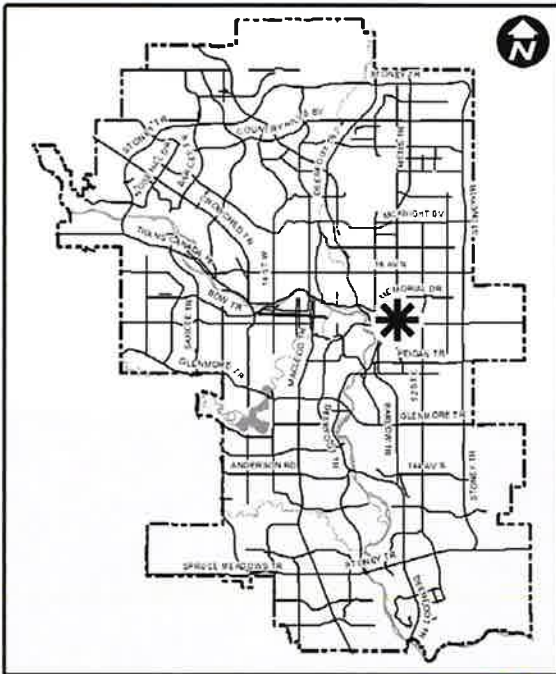




**LOC2020-0204**  
**Policy and Land Use Amendment**  
**May 31, 2021**

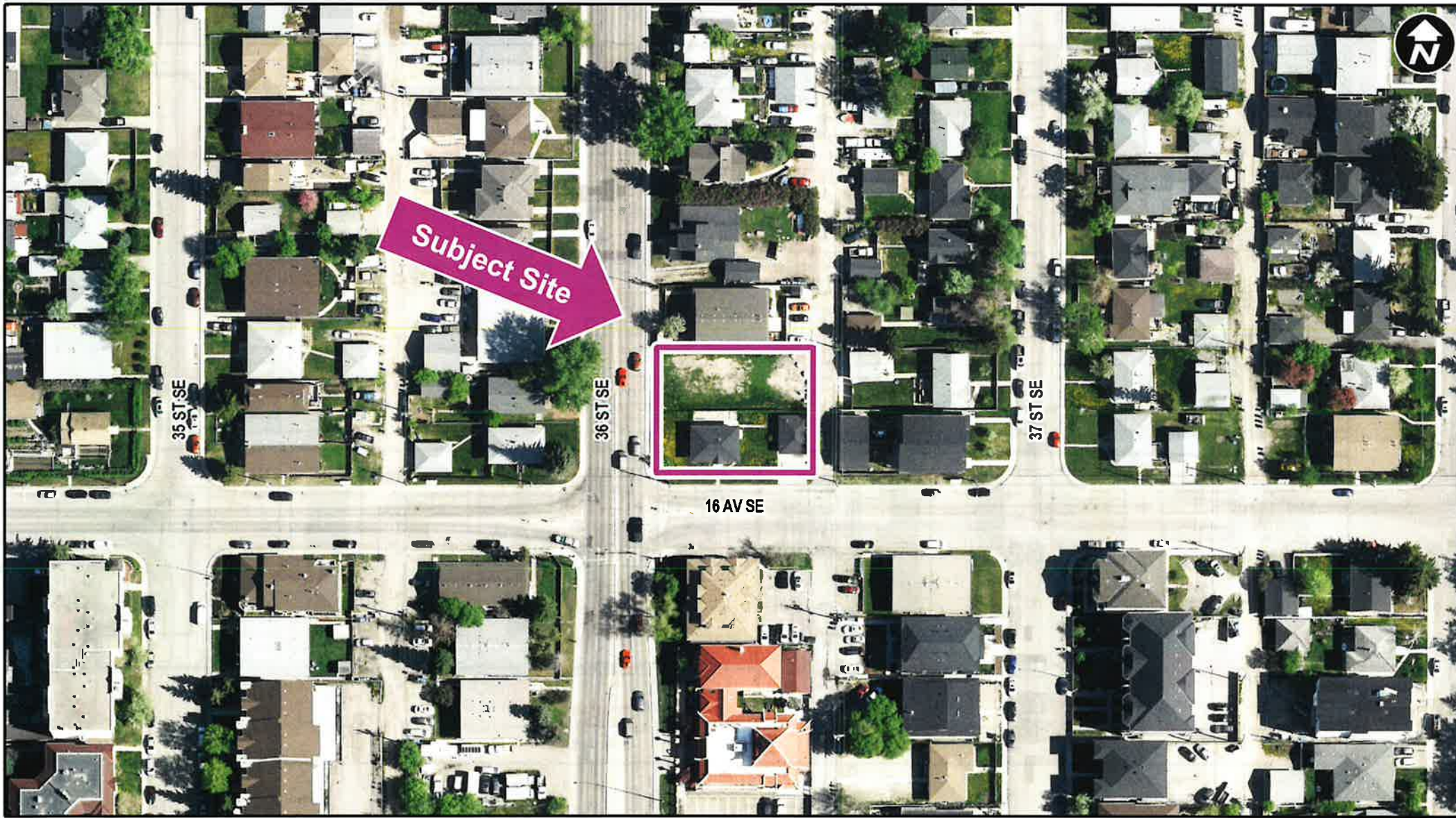
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
MAY 31 2021  
ITEM: #8.1.15 CP2021-0248  
Public  
CITY CLERK'S DEPARTMENT





- 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



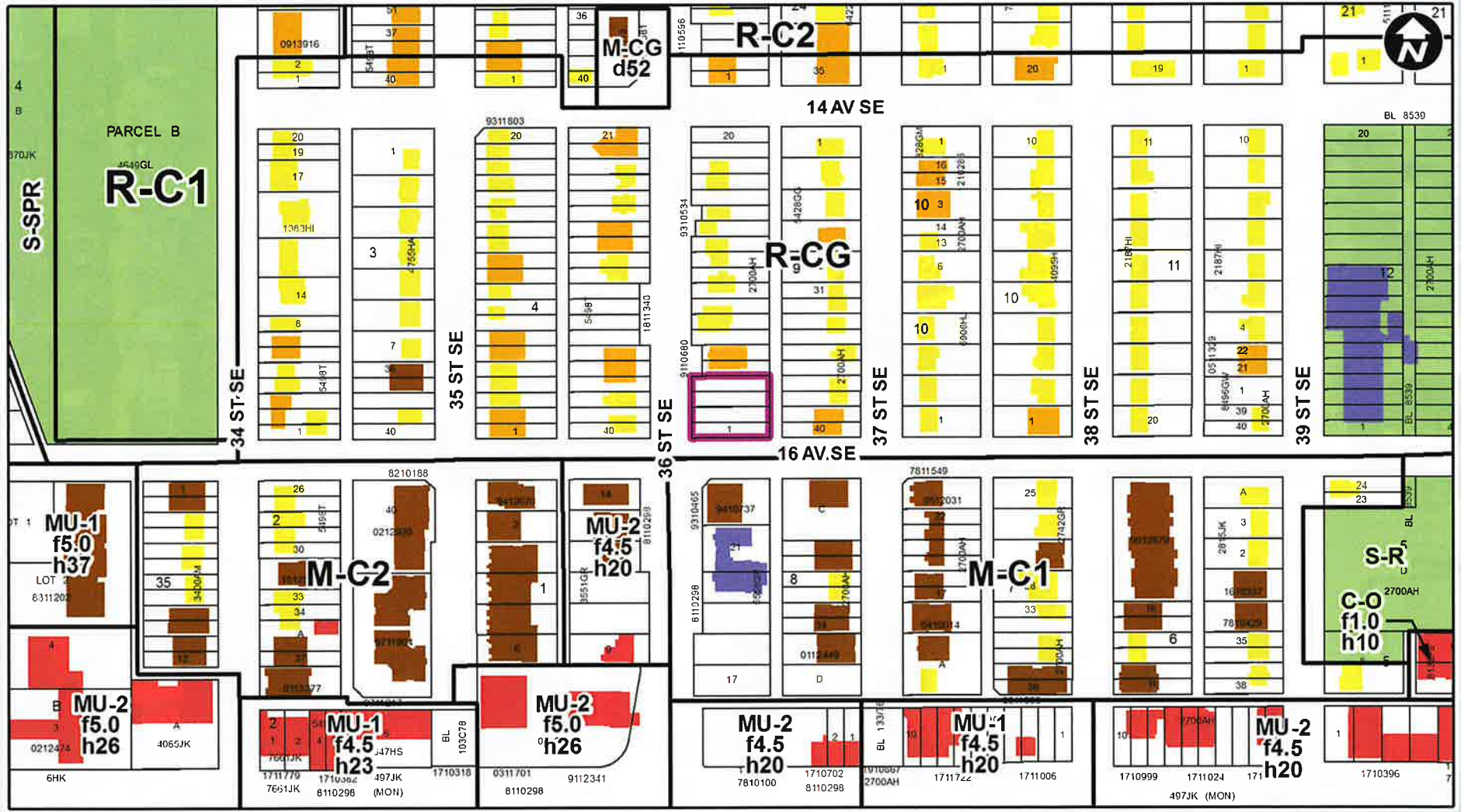


- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)
  - LRT Line**
    - Blue
    - Blue/Red
    - Red
  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow
  - Bus Stop



**LEGEND**

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary

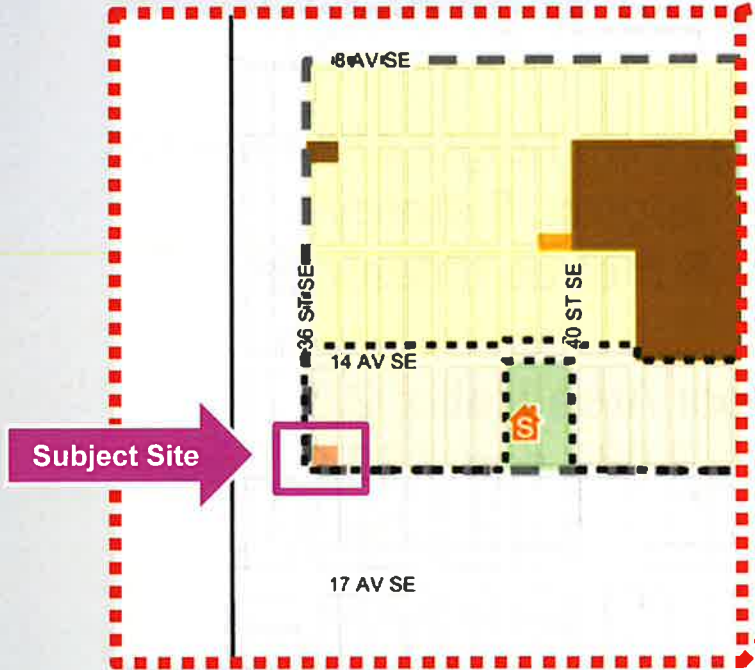




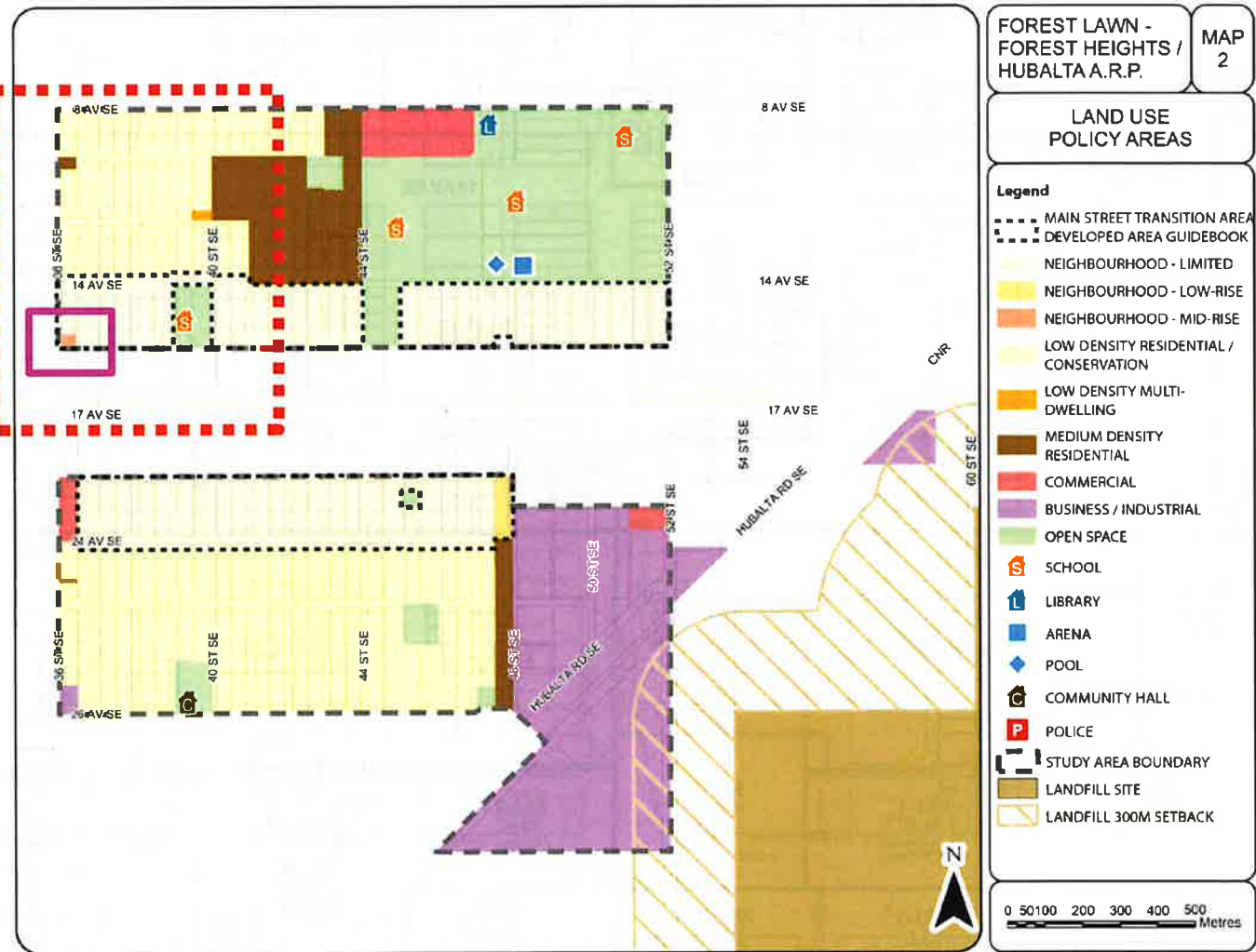
**Proposed: M-C2 District:**

- Maximum height of 16 metres
  - approx. 5 storeys
  - 5 metres difference
  
- Floor Area Ratio: 2.5
  - 2,983 sqm / 32,000 sqft

# Forest Lawn-Forest Heights / Hubalta Area Redevelopment Plan



**Proposed Typology:  
Neighbourhood – Mid-Rise**





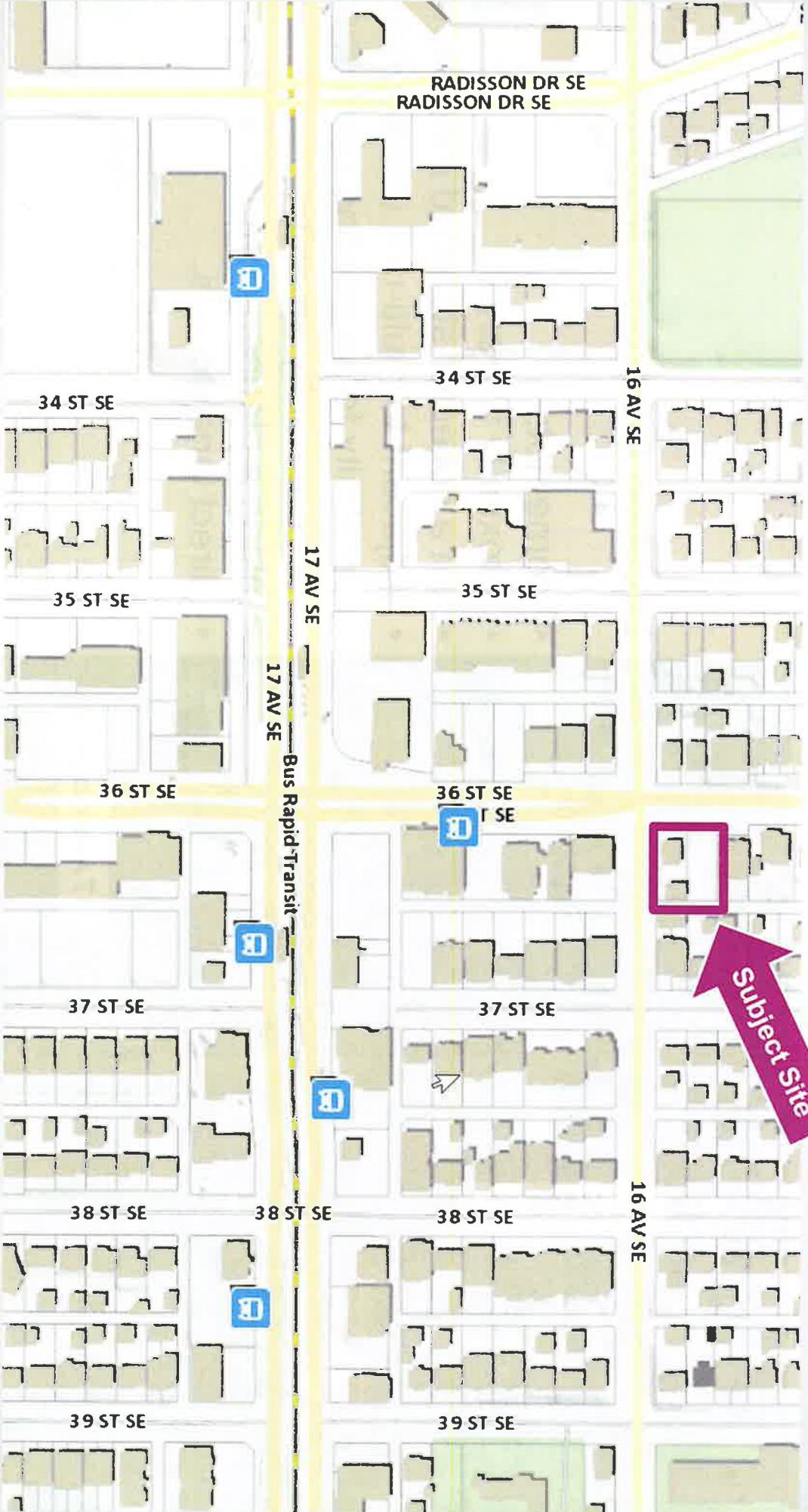
## Calgary Planning Commission's Recommendation:

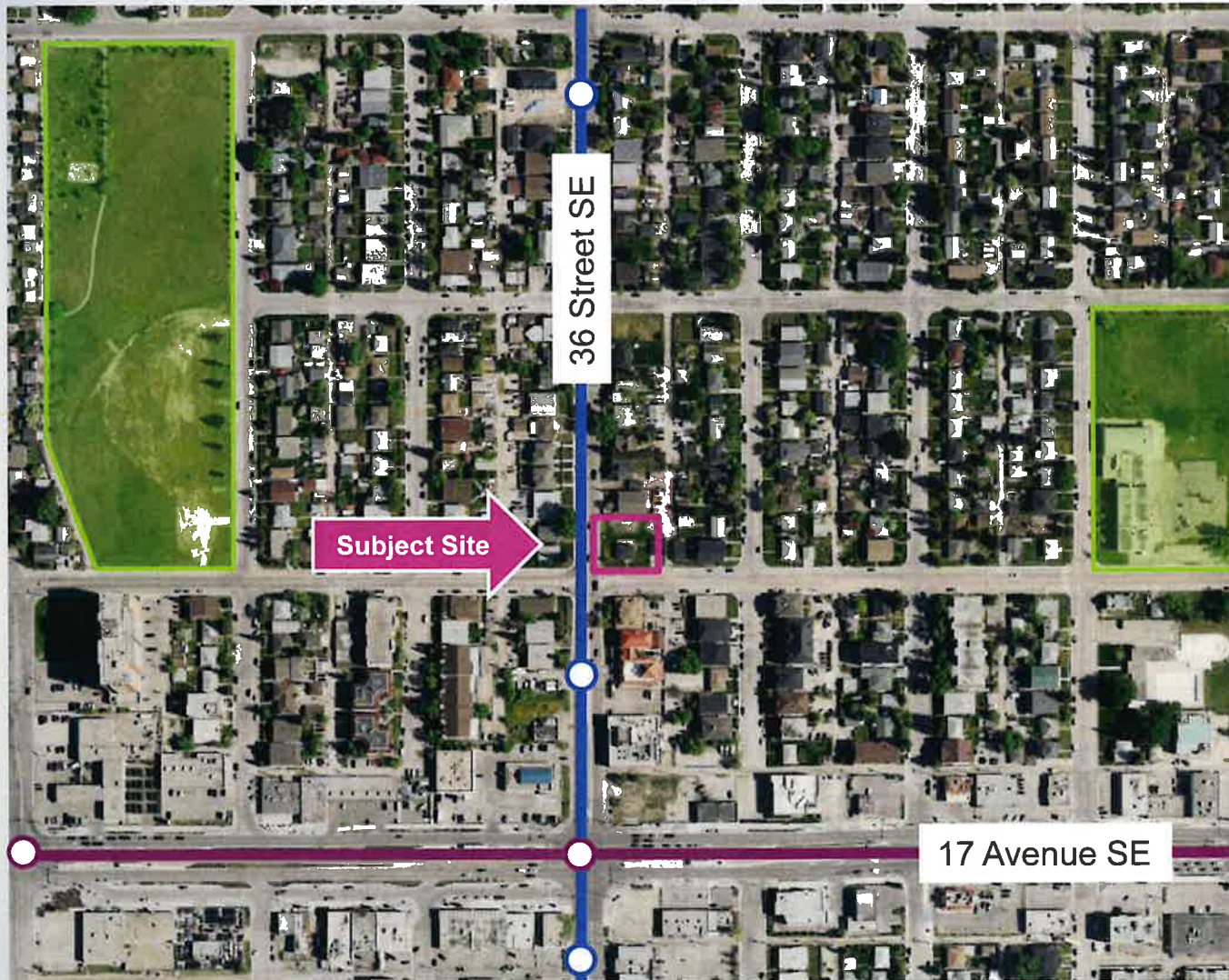
That Council:

1. Give three readings to **Proposed Bylaw 22P20201** for the amendments to the Forest Lawn – Forest Heights / Hubalta Area Redevelopment Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 75D2021** 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.



## 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.





*View looking NORTH-EAST*







*View looking SOUTH-EAST*







*View looking SOUTH-WEST*







*View looking NORTH-WEST*

