

**AMENDMENT TO THE FOREST LAWN-FOREST HEIGHTS/HUBALTA AREA  
REDEVELOPMENT PLAN AND LAND USE REDESIGNATION (FOREST LAWN)  
BYLAWS 2P2014 AND 11D2014**

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**SUMMARY/ISSUE**

Amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan.

To redesignate 0.06 ha  $\pm$  (0.16 ac  $\pm$ ) located at 1814 – 42 Street SE (Plan 1883GR, Block F, Lot 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

**PREVIOUS COUNCIL DIRECTION**

None

**RECOMMENDATION OF THE  
ADMINISTRATION:**

That Council hold a Public Hearing on Bylaws 2P2014 and 11D2014.

**RECOMMENDATION(S) OF CPC:**

That Council:

1. **ADOPT** the proposed amendments to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw 2P2014.
3. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 1814 – 42 Street SE (Plan 1883GR, Block F, Lot 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District, in accordance with the Corporate Planning Applications Group recommendation; and
4. Give three readings to the proposed Bylaw 11D2014.

**APPLICANT(S)**

Inter-America

**OWNER(S)**

Araan Properties Inc

**INVESTIGATION**

An amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan is required to support a land use application.

The amendment is a mapping change from 'Low Density Conservation' to 'Low Density Multi-Dwelling' which is required to accommodate a new multi-residential development at 1814 - 42 Street SW. This land use amendment application seeks to redesignate the parcel from Residential – Contextual One/Two Dwelling to Multi-Residential – Contextual Grade Oriented. The parcel is located in the Forest Lawn Community in the south east quadrant of the City. This redesignation will allow for the development of sensitive intensification of the parcel in relation to the adjacent land uses to the site. This proposal is in conformance with municipal policy and has been supported by the community association.

**ATTACHMENT(S)**

1. Proposed Bylaw 2P2014
2. Proposed Bylaw 11D2014
3. CPC Report LOC2013-0005