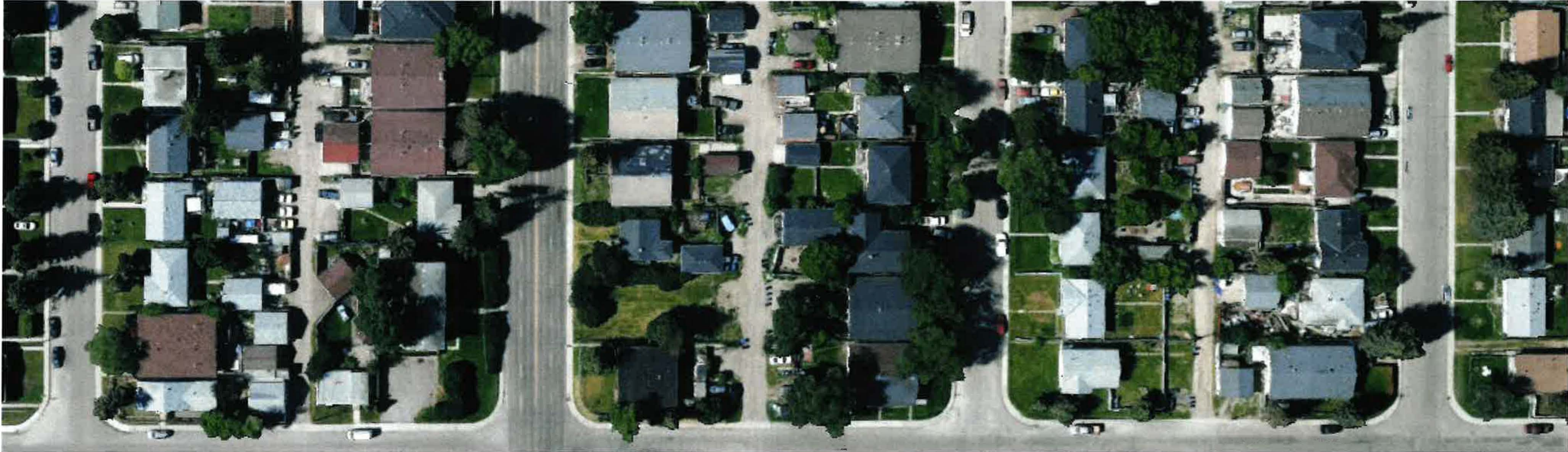




Calgary Planning Commission

Agenda Item: 7.2.3



LOC2023-0073

Land Use Amendment

January 25, 2024

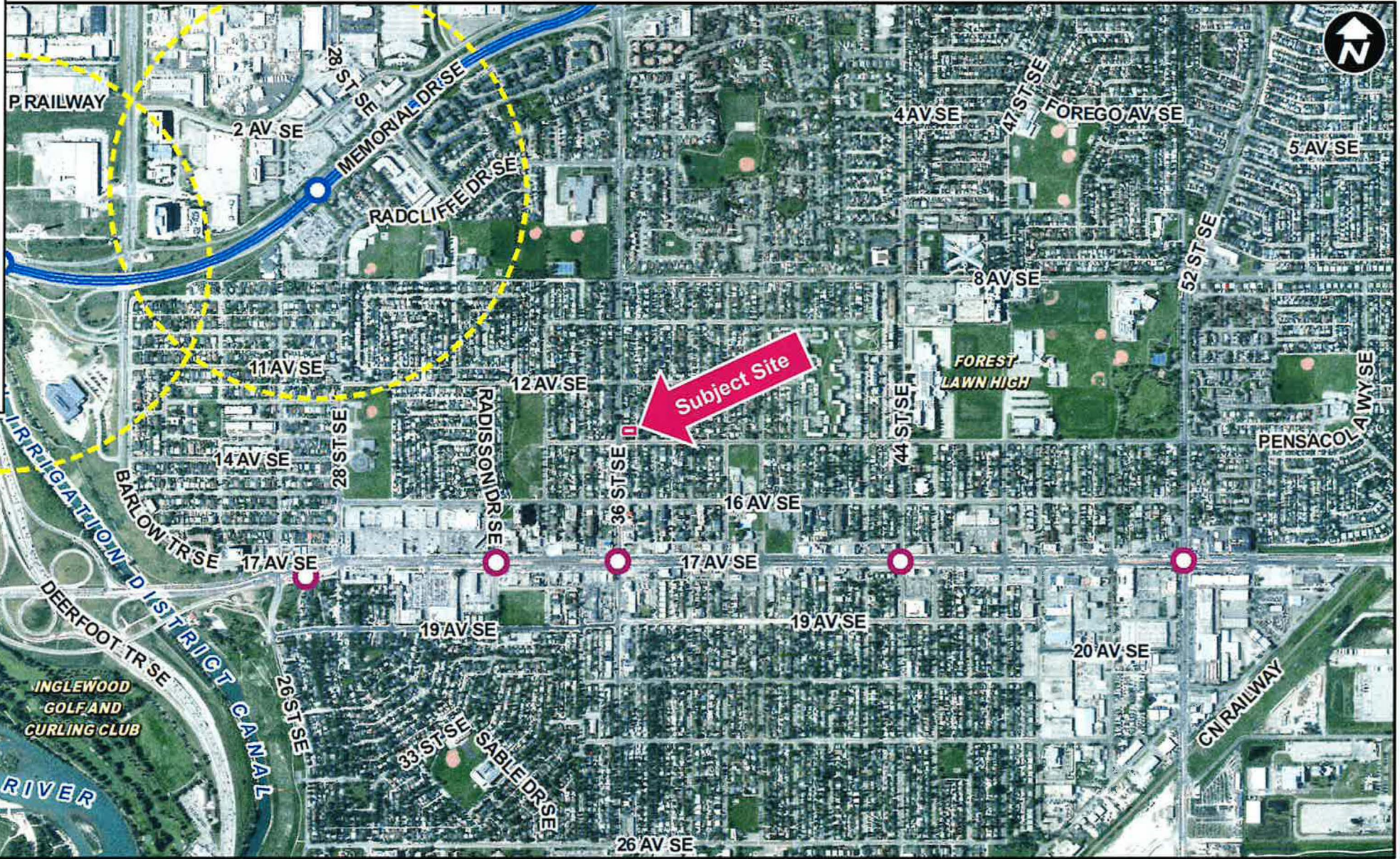
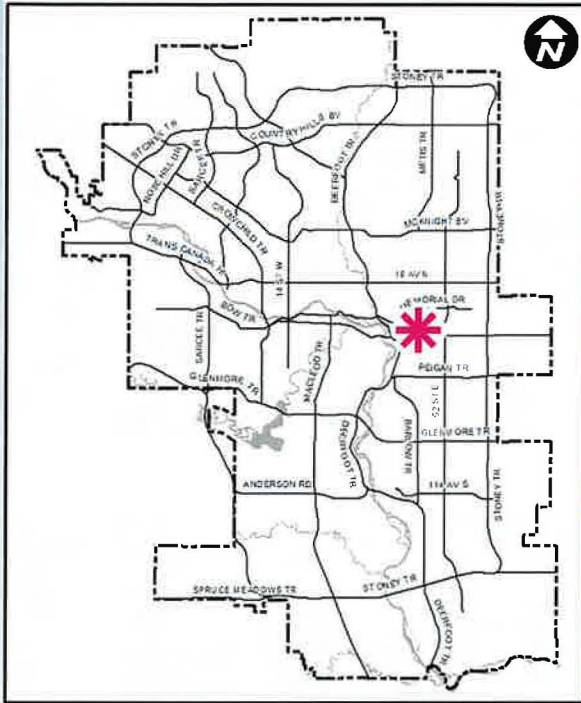
CITY OF CALGARY
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JAN 25 2024
ITEM: 7.2.3 CPC 2024-0075
Distrib: Presentation
CITY CLERK'S DEPARTMENT



RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 1336 – 36 Street SE (Plan 2700AH, Block 24, Lots 3 and 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.



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



Parcel Size:

0.05 ha
15 m x 33 m

Site Photos

5

*From 36 ST SE
looking NE*



Site Photos 6

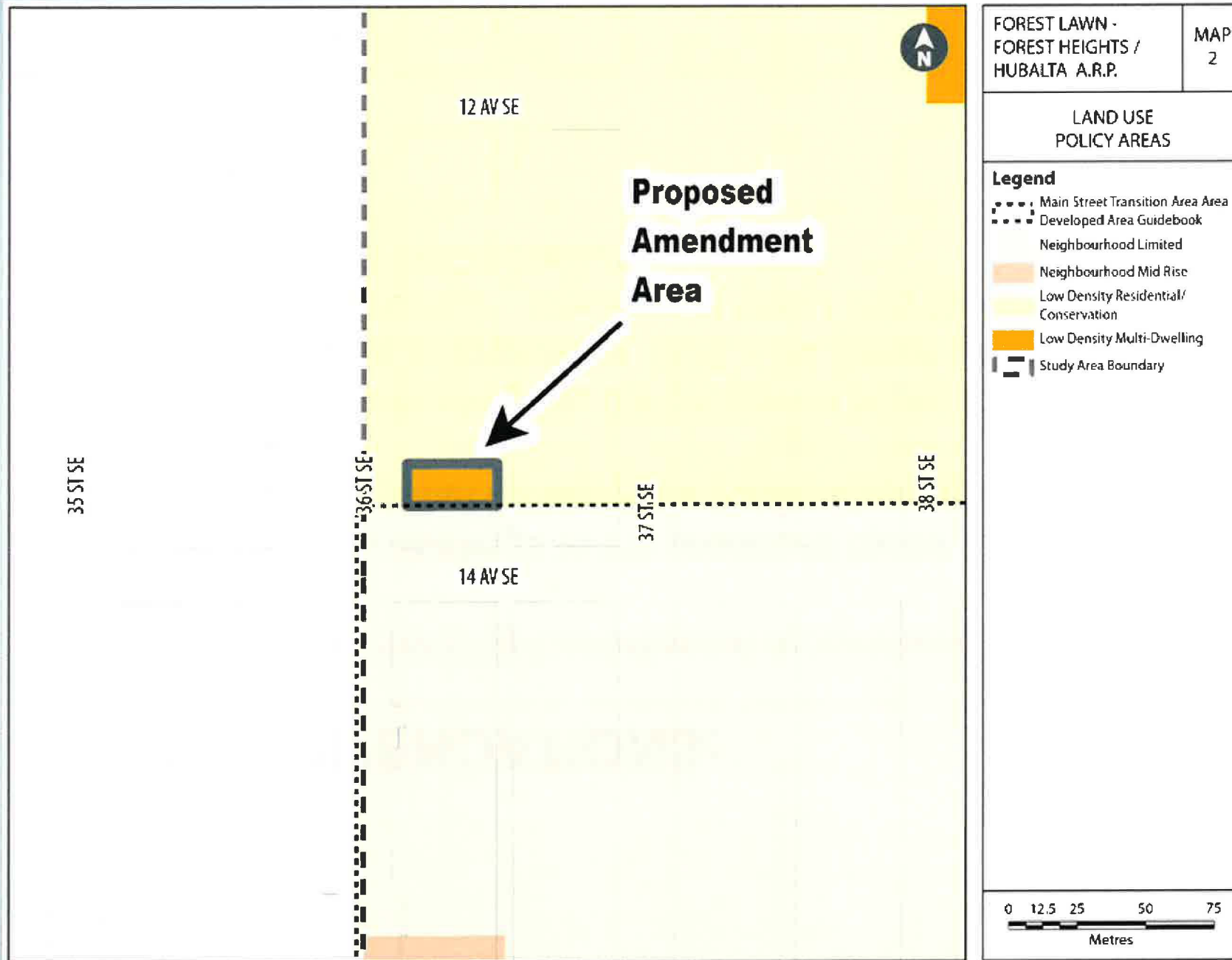
*From rear laneway
looking NW*





Proposed Housing – Grade Oriented (H-GO) District:

- accommodates grade-oriented development in a range of housing forms
- form and scale that is consistent with low density residential districts
- maximum height of **12.0 metres**
- maximum Floor Area Ratio (FAR) of **1.5**



Proposed Amendment:

- Amend **Map 2** entitled 'Land Use Policy Areas' by changing 0.05 hectares \pm (0.12 acres \pm) located at 1336 – 36 Street SE (Plan 2007AH, Block 24, Lots 3 and 4) from '**Low Density Residential/Conservation**' to '**Low Density Multi-Dwelling**' as generally illustrated in the sketch

RECOMMENDATIONS:

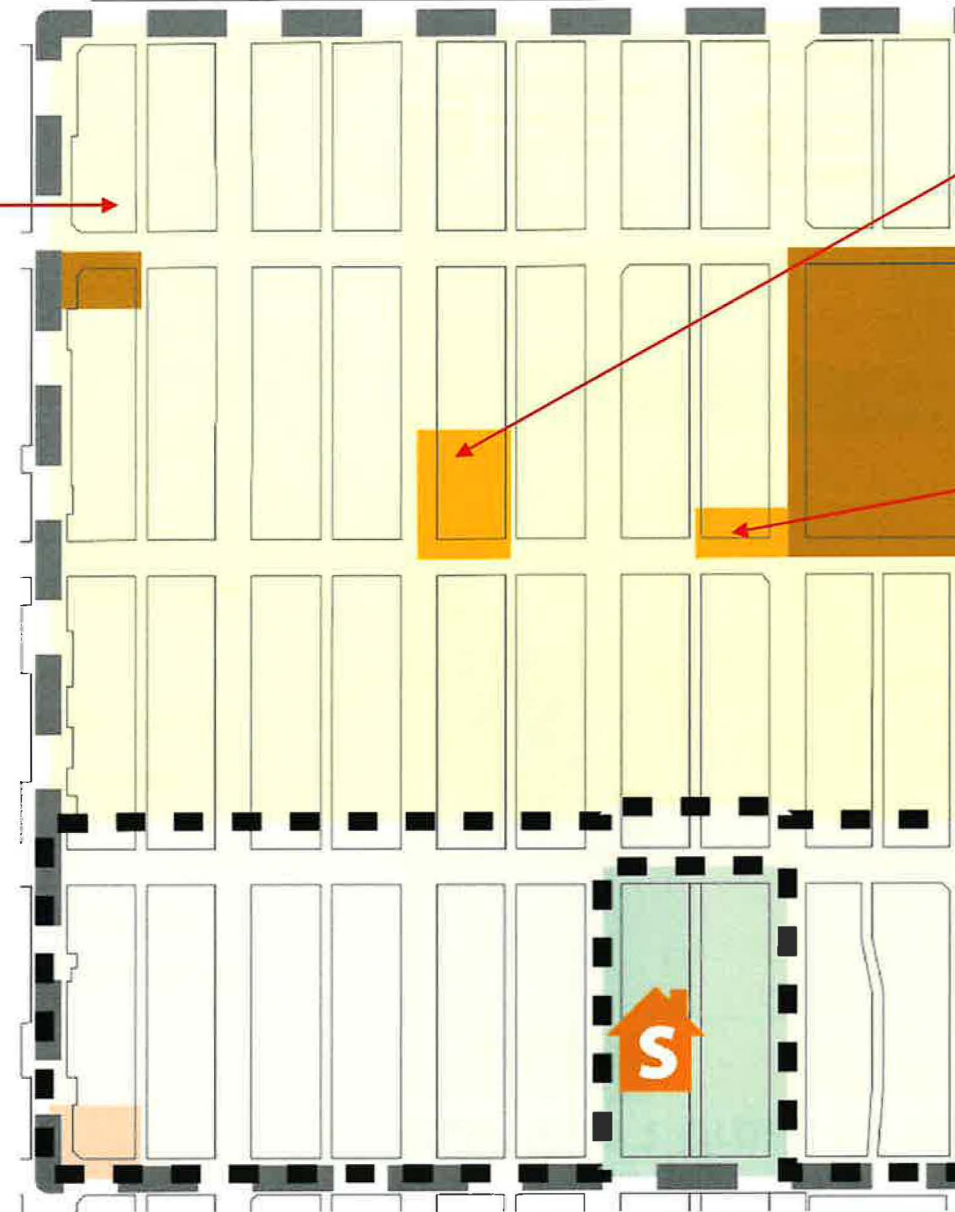
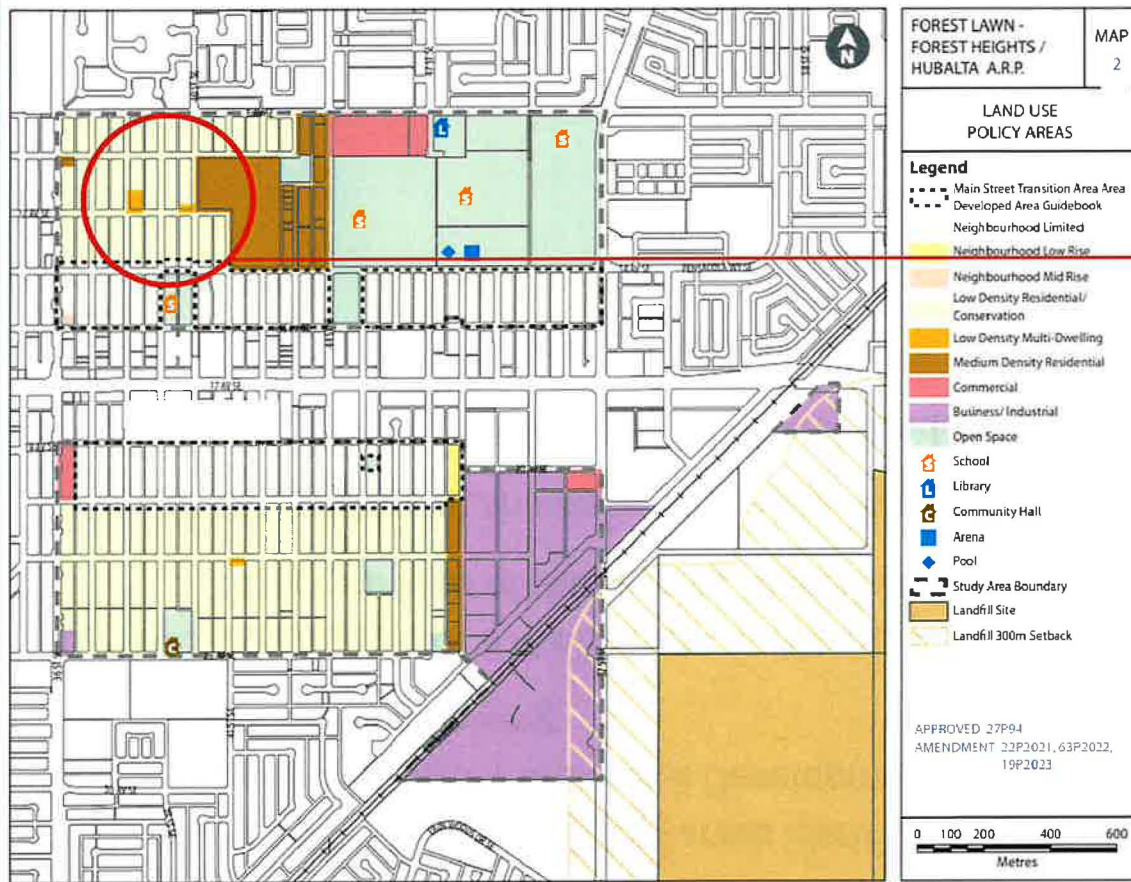
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
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Supplementary Slides



Map 2: Land Use Policy Areas



LOC2022-0172
R-C2 to R-CG

LOC2017-0280
R-C2 to R-CG

(d) should only be designated on parcels located within:

(i) an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories; or

(ii) the Centre City or **Inner City** areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and also within one or more of the following:

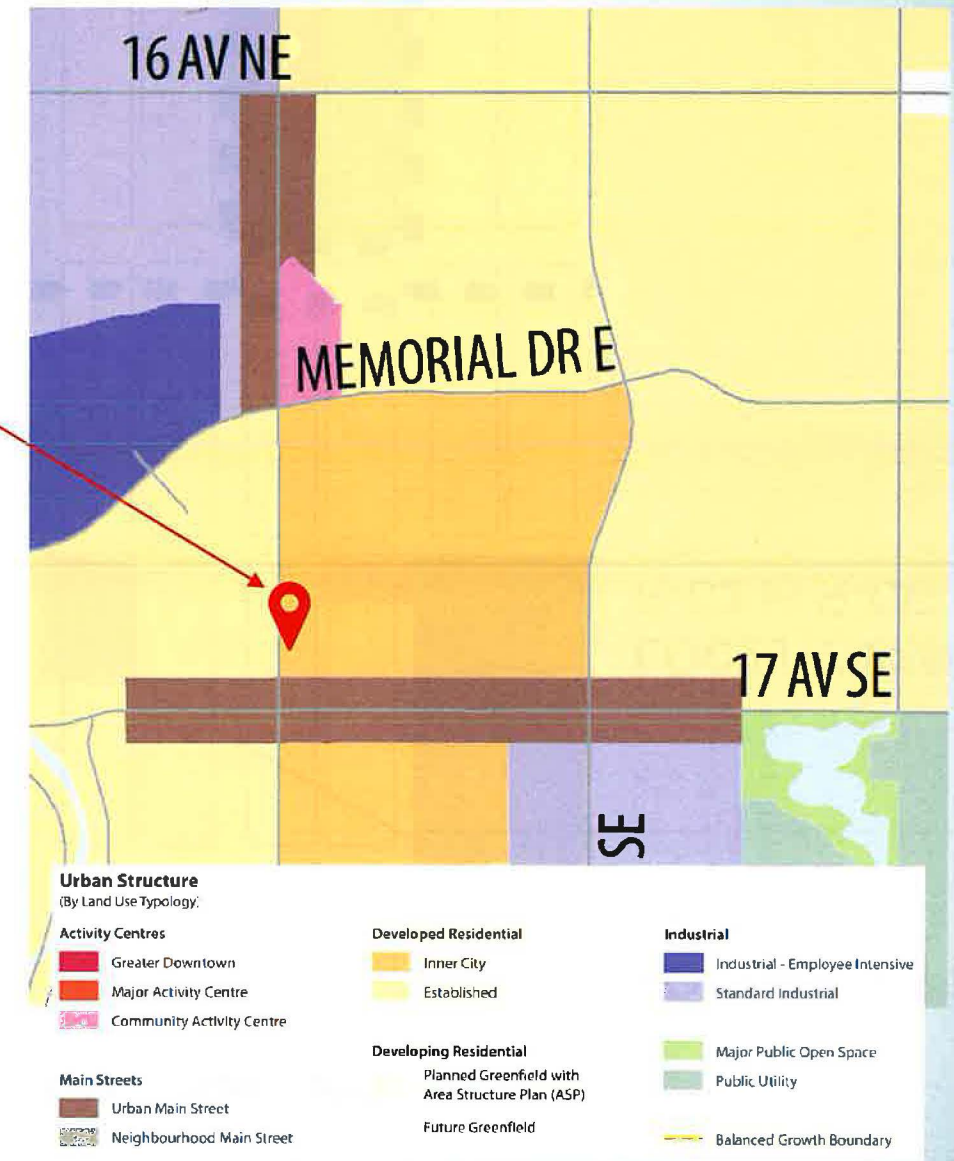
(A) 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan;

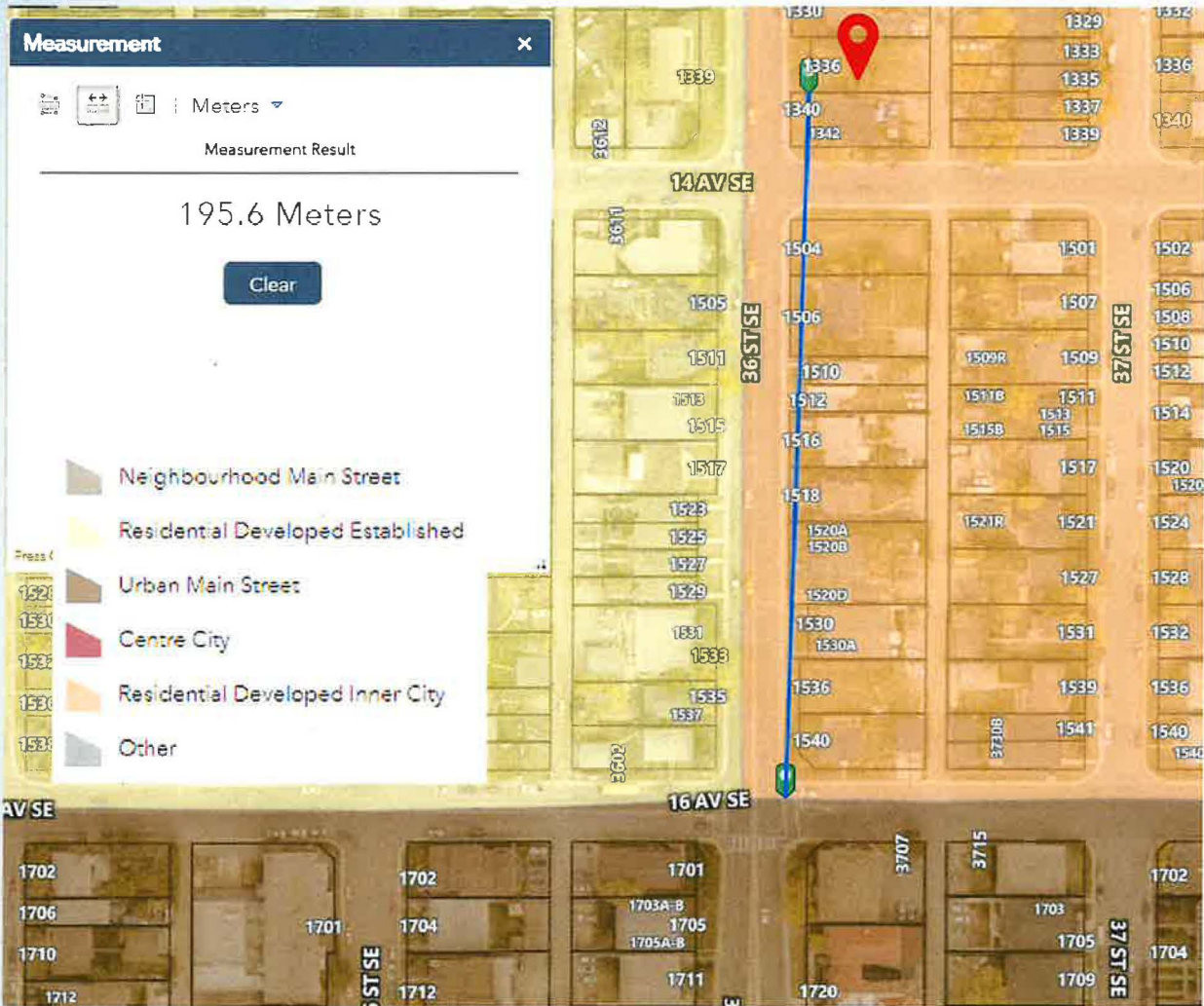
(B) 600 metres of an existing or capital-funded LRT platform;

(C) 400 metres of an existing or capital-funded BRT station; or

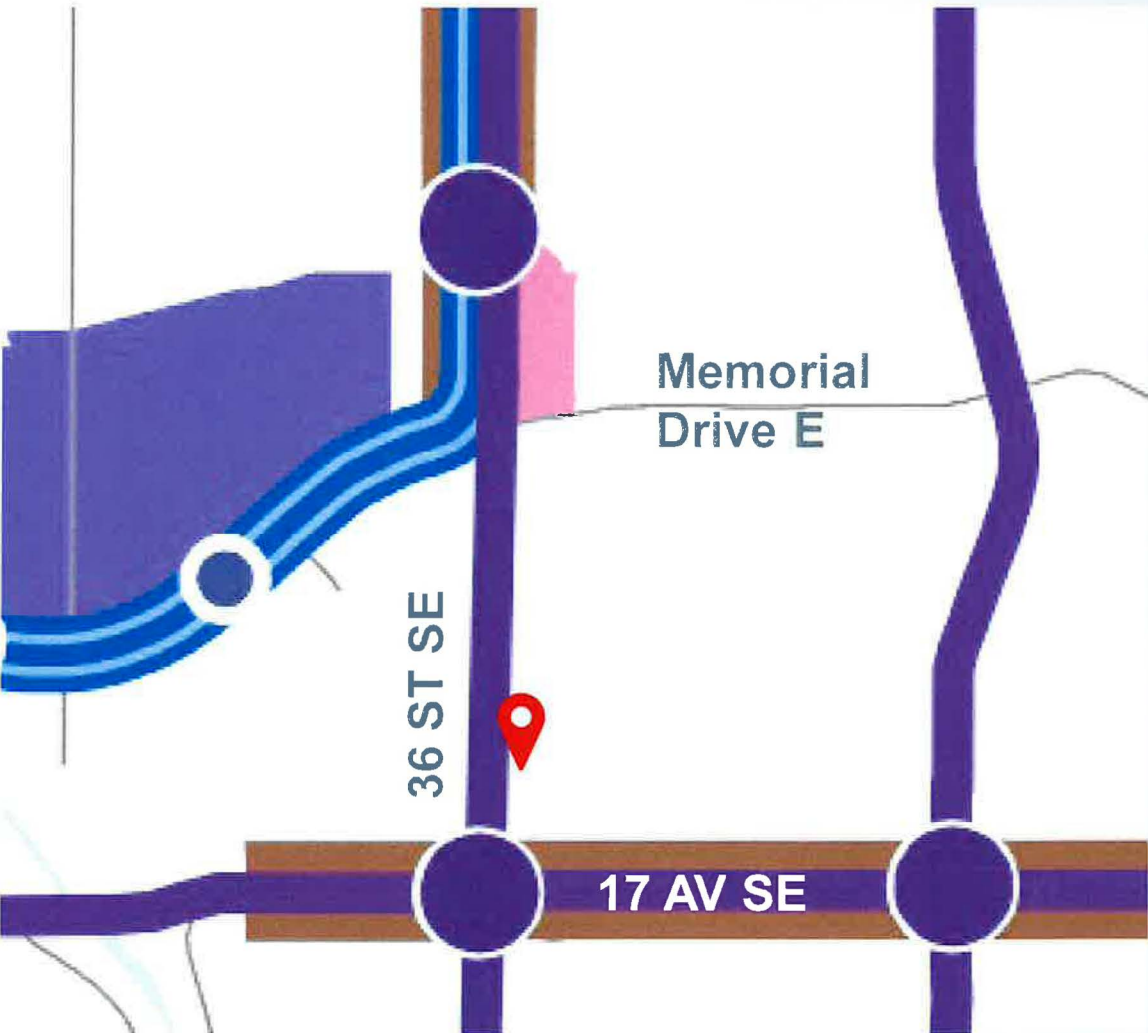
(D) 200 metres of primary transit service.

MDP Map 1 Urban Structure







MDP Urban Structure – Main Street Area



MDP Map 2 – Primary Transit Network

-  Primary Transit Network (mode to be determined based on corridor development)
-  Primary Transit Hub