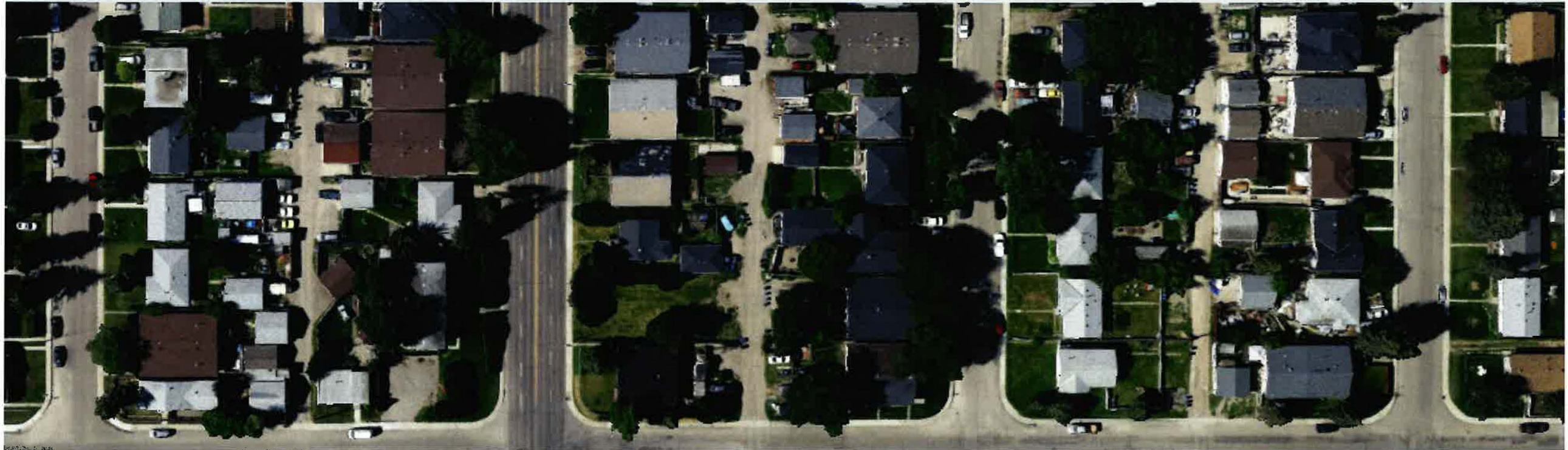


Public Hearing of Council

Agenda Item: 7.2.4

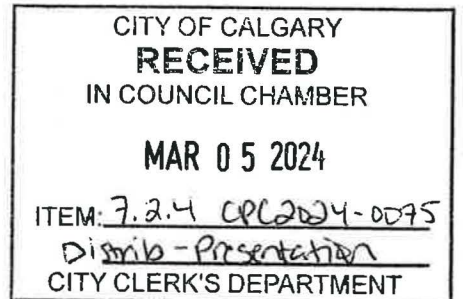
1



LOC2023-0073 / CPC2024-0075 Policy and Land Use Amendment

March 5, 2024

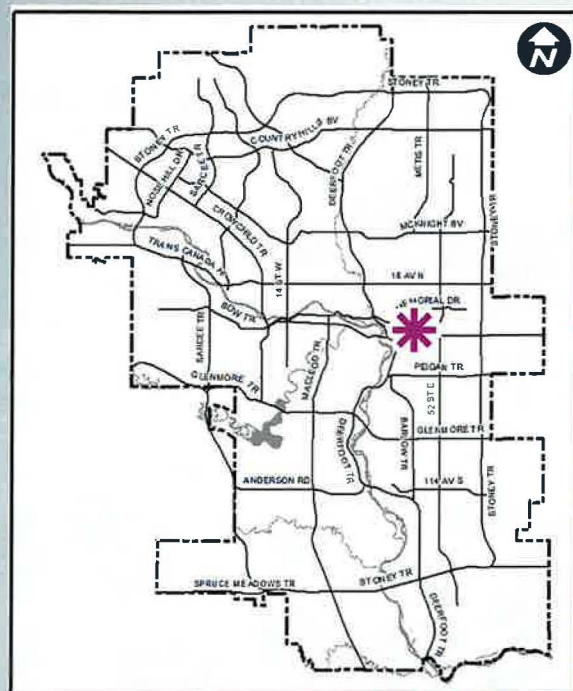
ISC: Unrestricted



Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 10P2024** for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 81D2024** 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

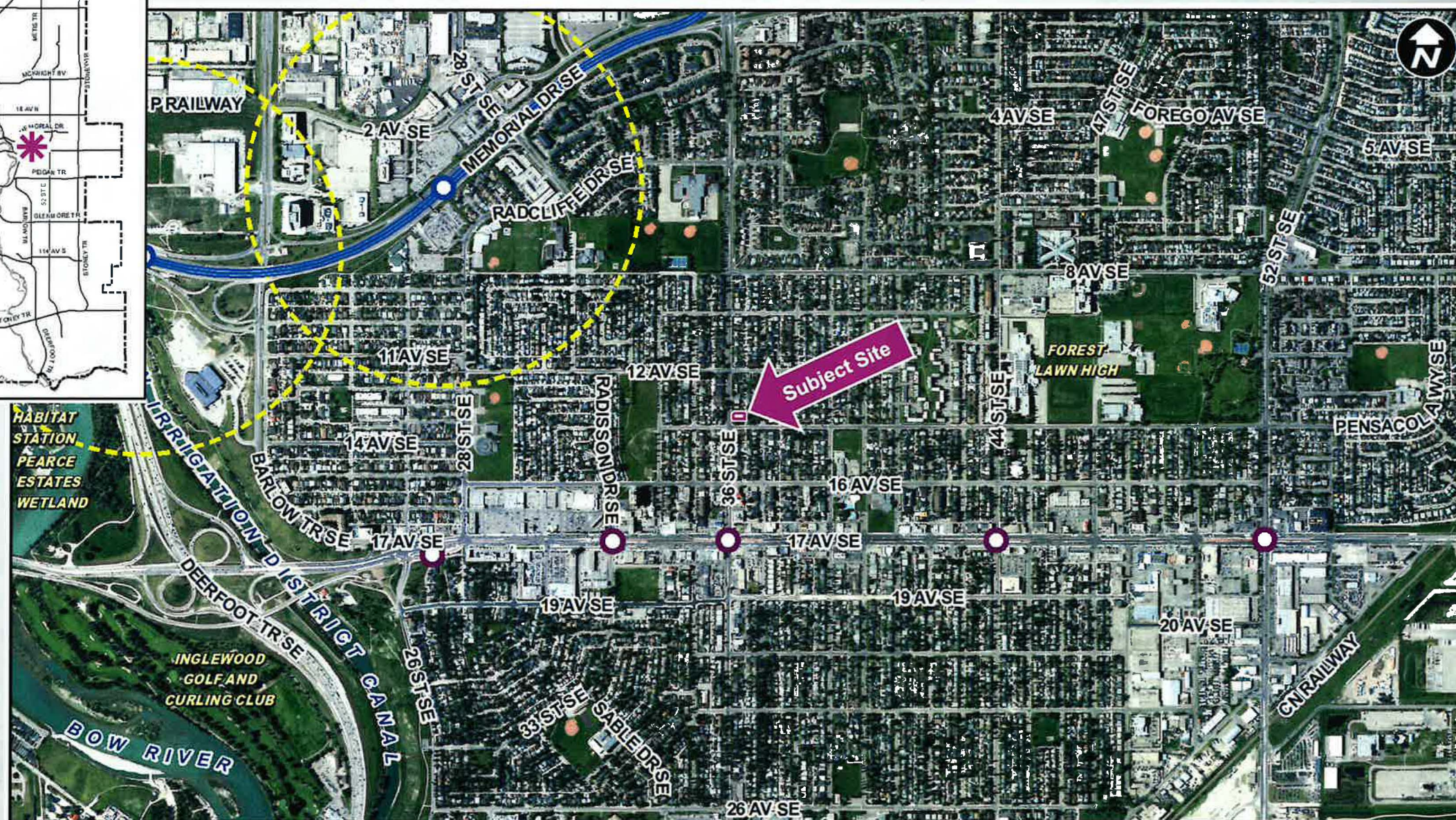
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow





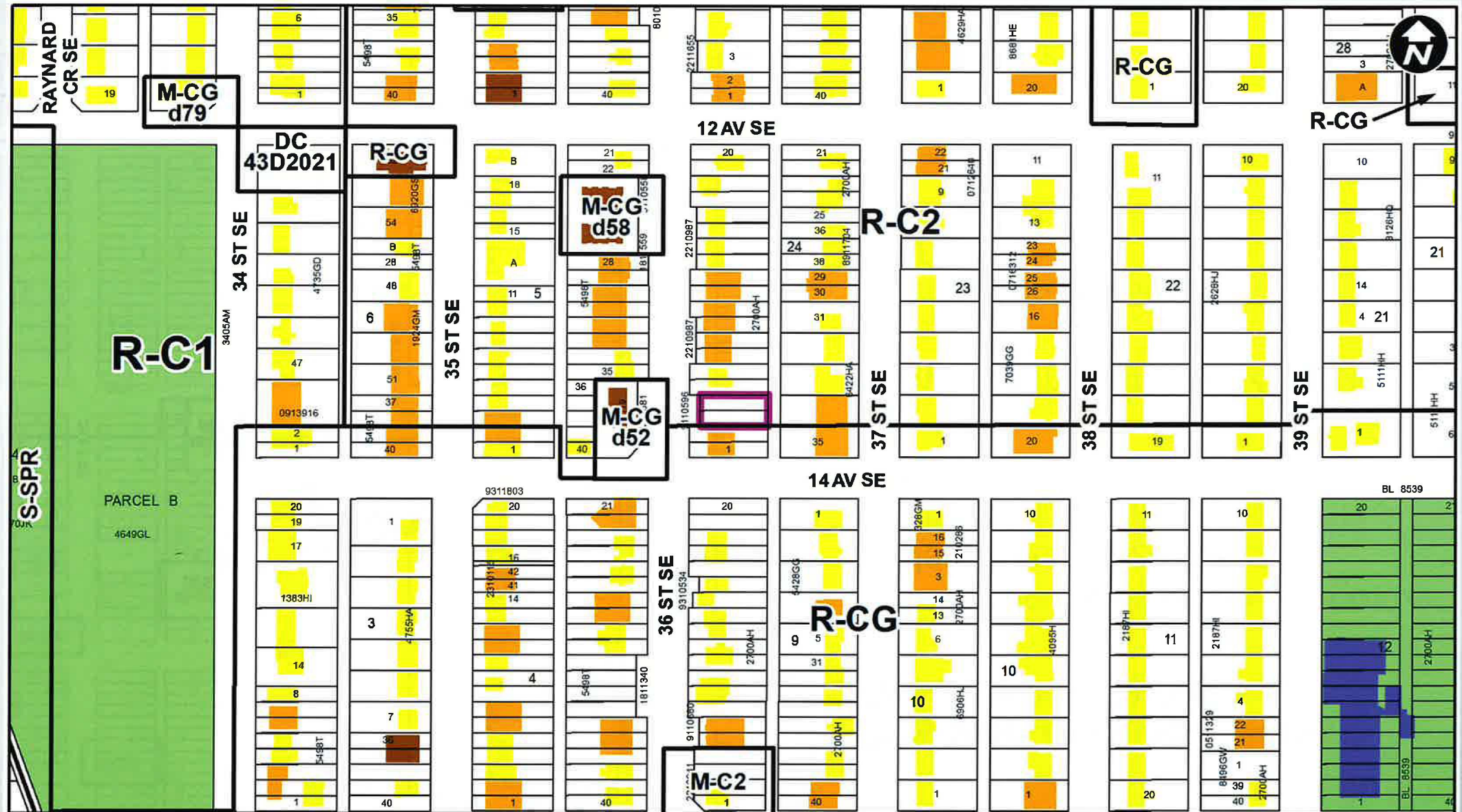
Parcel Size:

0.05 ha
15 m x 33 m

Surrounding Land Use 5

LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



Proposed Land Use Map

6

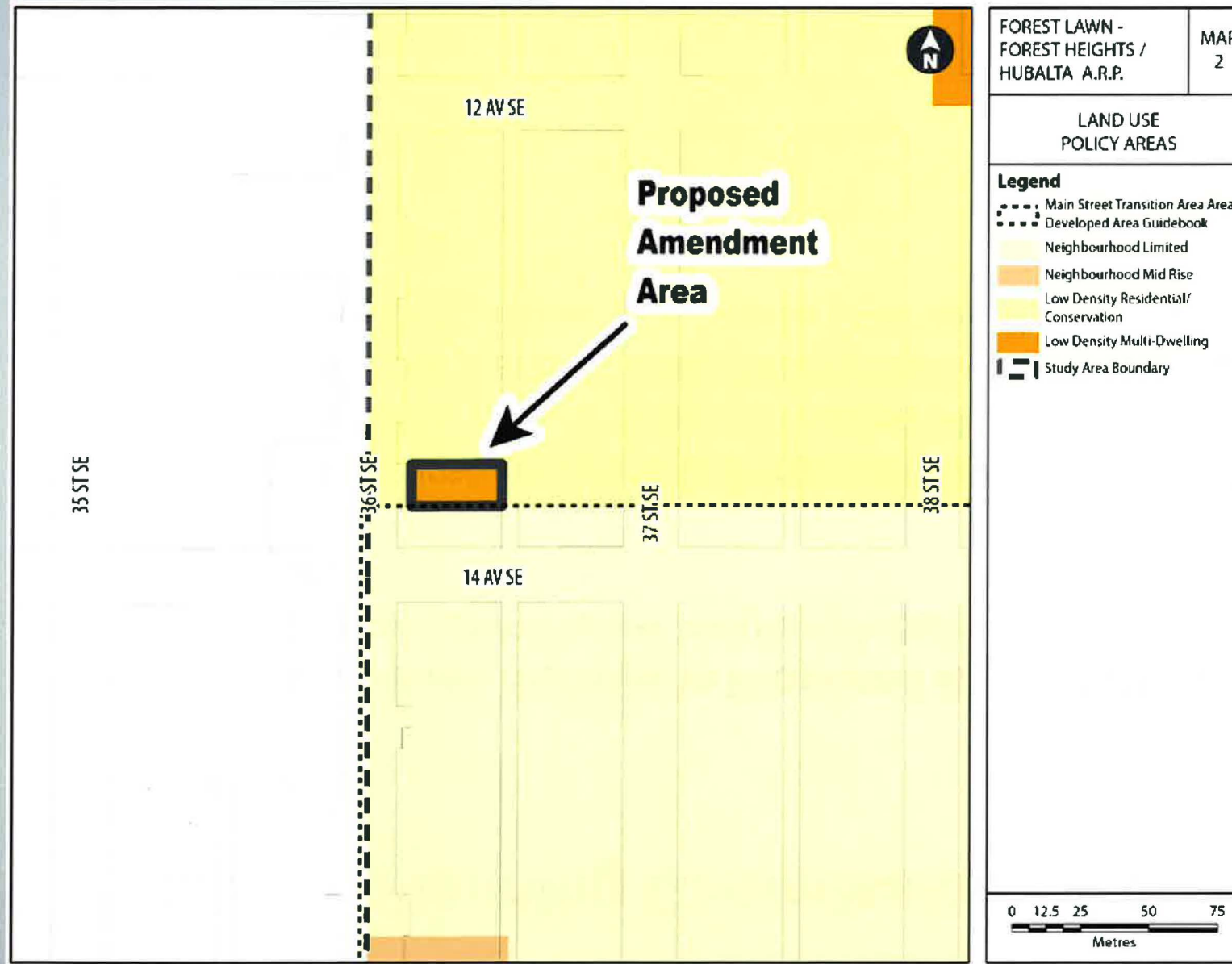


Proposed Housing – Grade Oriented (H-GO) District:

- accommodates grade-oriented development in a range of attached, stacked or clustered forms
- maximum height of 12 metres
- maximum Floor Area Ratio (FAR) of 1.5

Forest Lawn – Forest Heights/Hubalta Area Redevelopment Plan

7



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

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 10P2024** for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 81D2024** 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.

Supplementary Slides

Existing Land Use Map 10



(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:

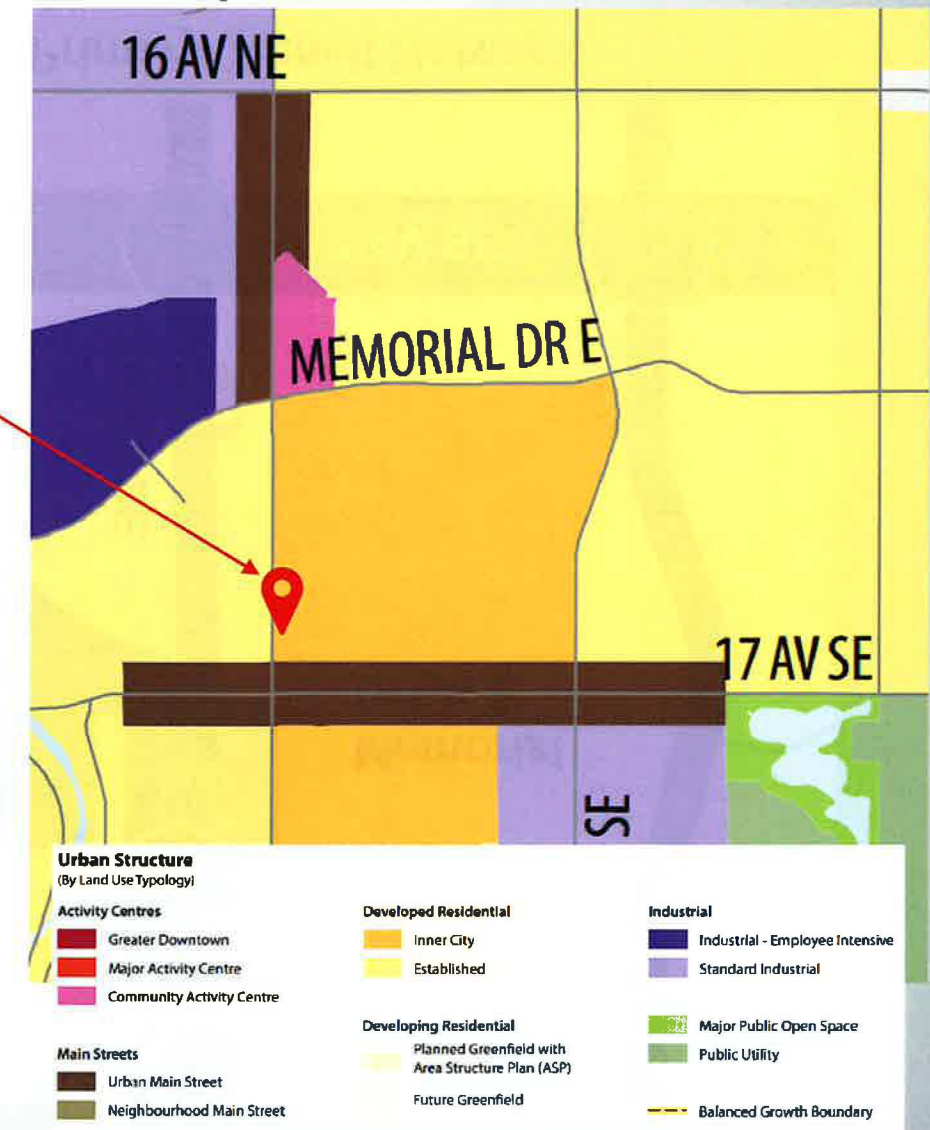
✓ (A) 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan;

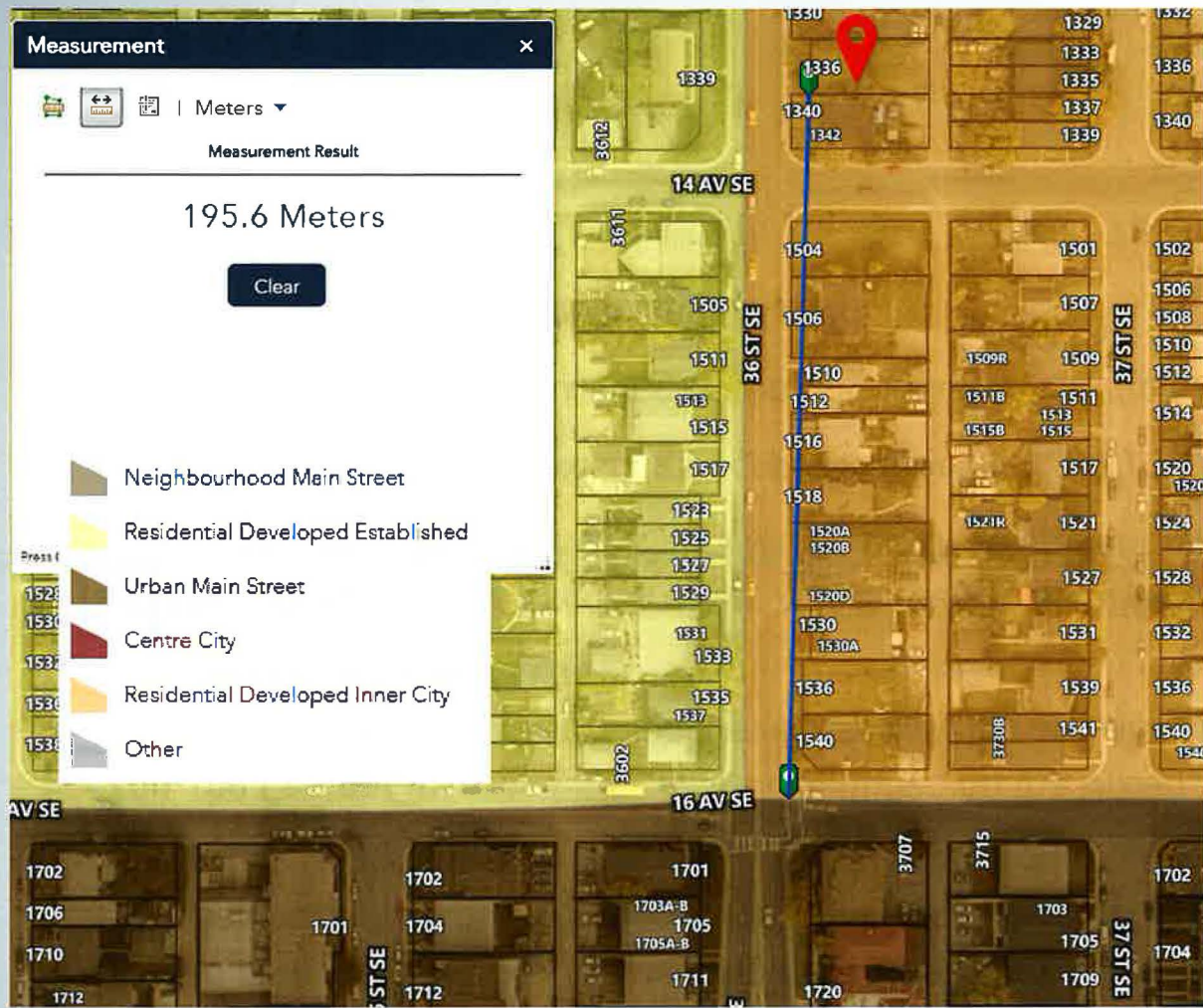
(B) 600 metres of an existing or capital-funded LRT platform;

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

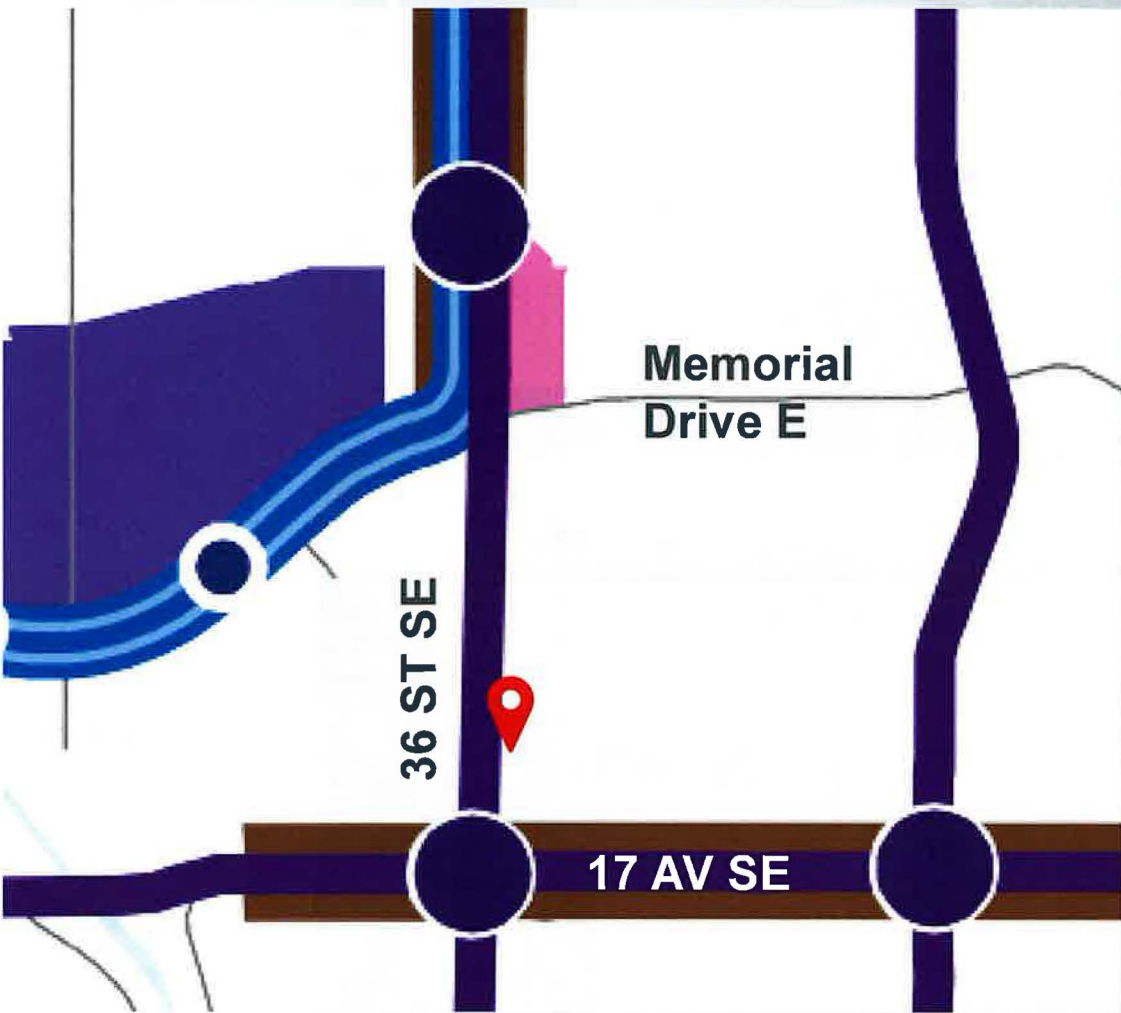
✓ (D) 200 metres of primary transit service.

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

Site Photos 13

*From 36 ST SE
looking NE*



Site Photos 14

*From rear laneway
looking NW*

