



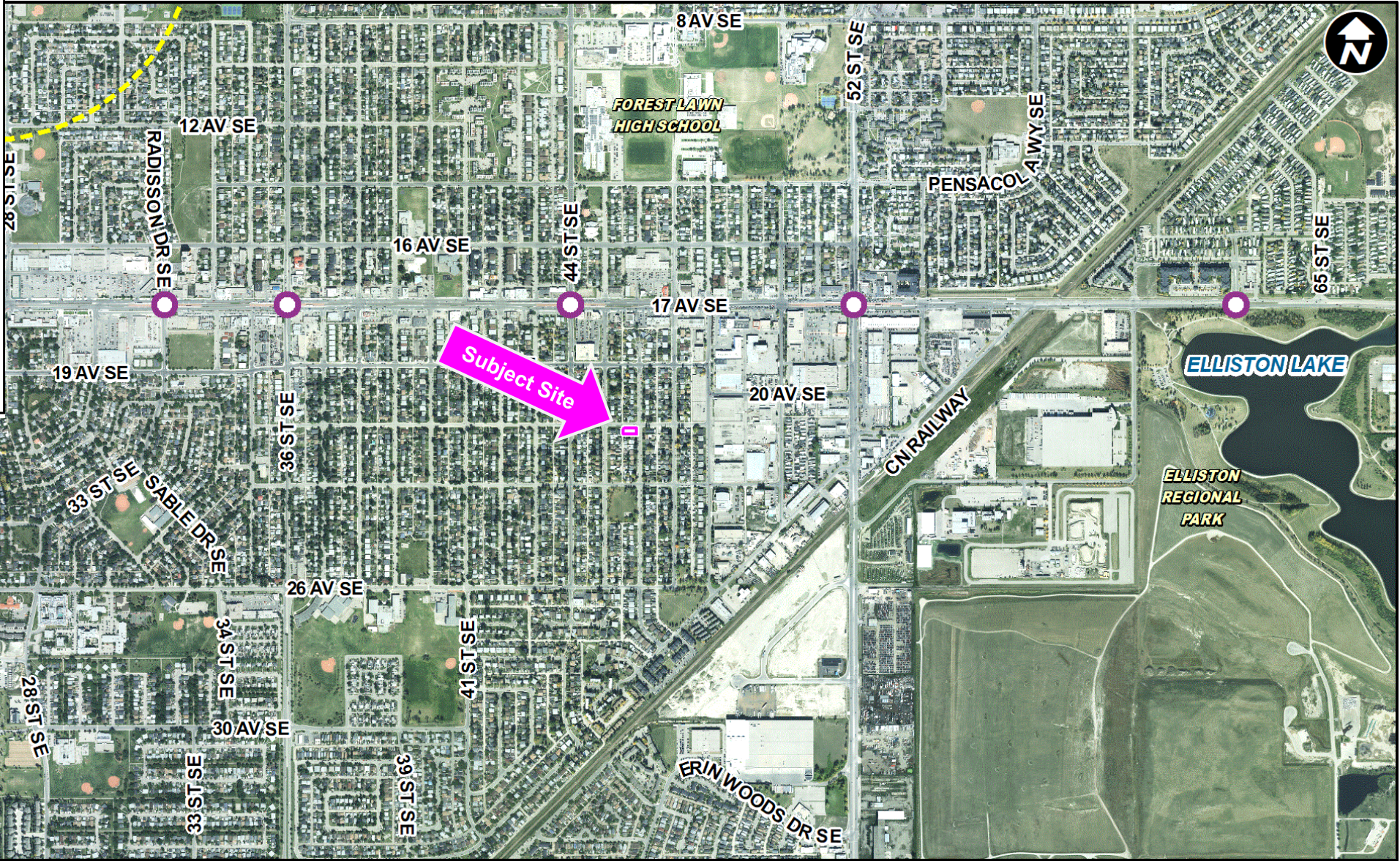
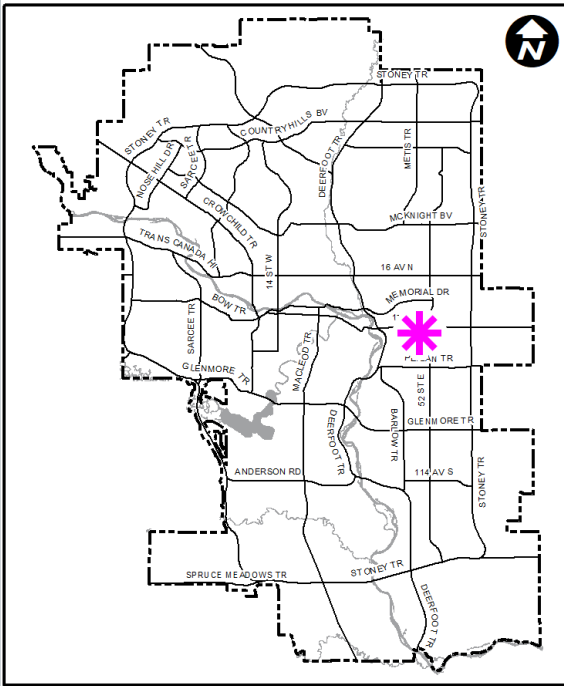
LOC2024-0023 / CPC2024-0510 Policy & Land Use Amendment

April 25, 2024

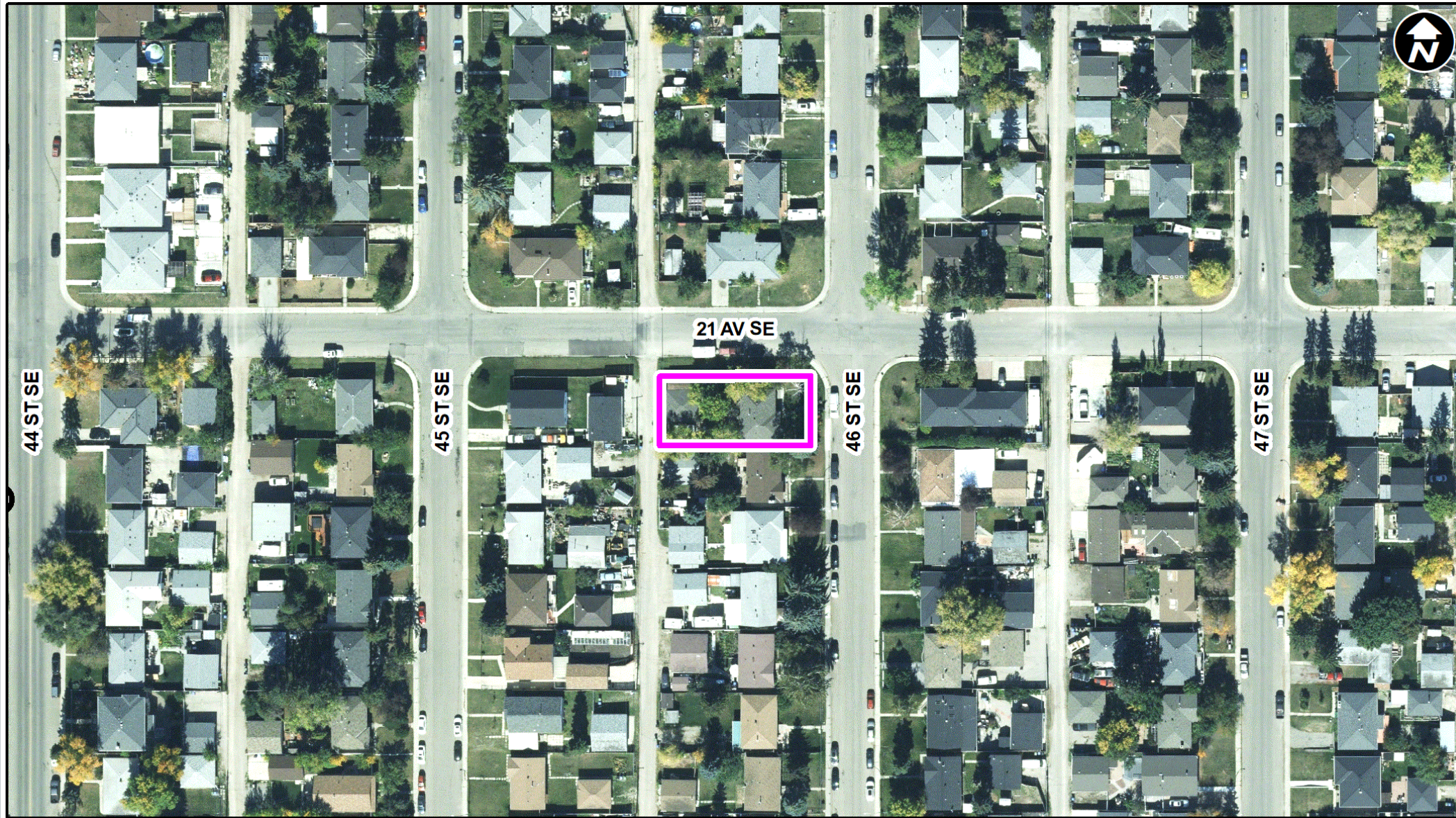
RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Forest Lawn-Forest Height/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2201 – 46 Street SE (Plan 6587HM, Block 8, Lot 20) from Residential – Grade-Oriented Infill (R-CG) 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



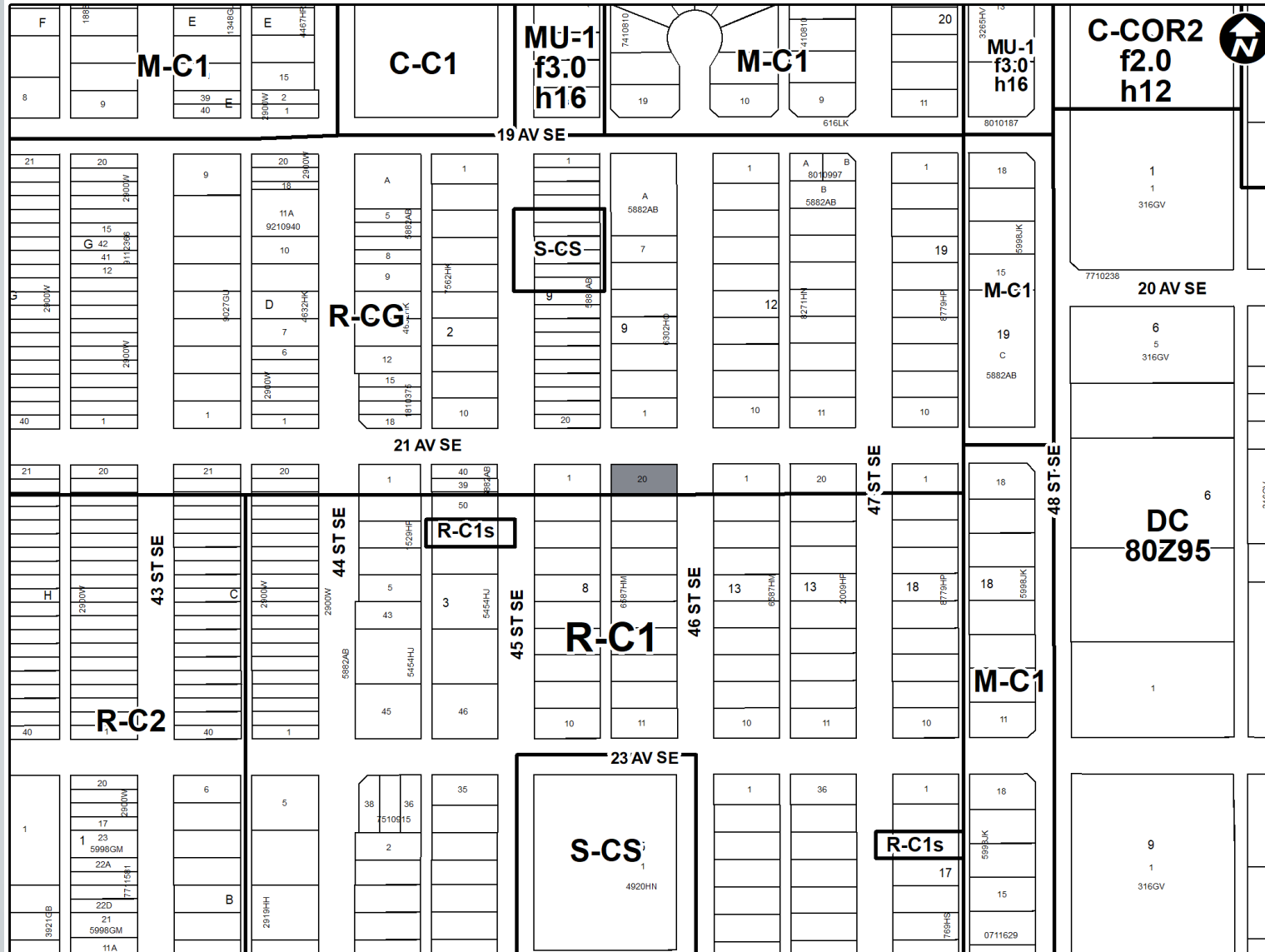
○ Bus Stop

Parcel Size:

0.06 ha
16m x 36m

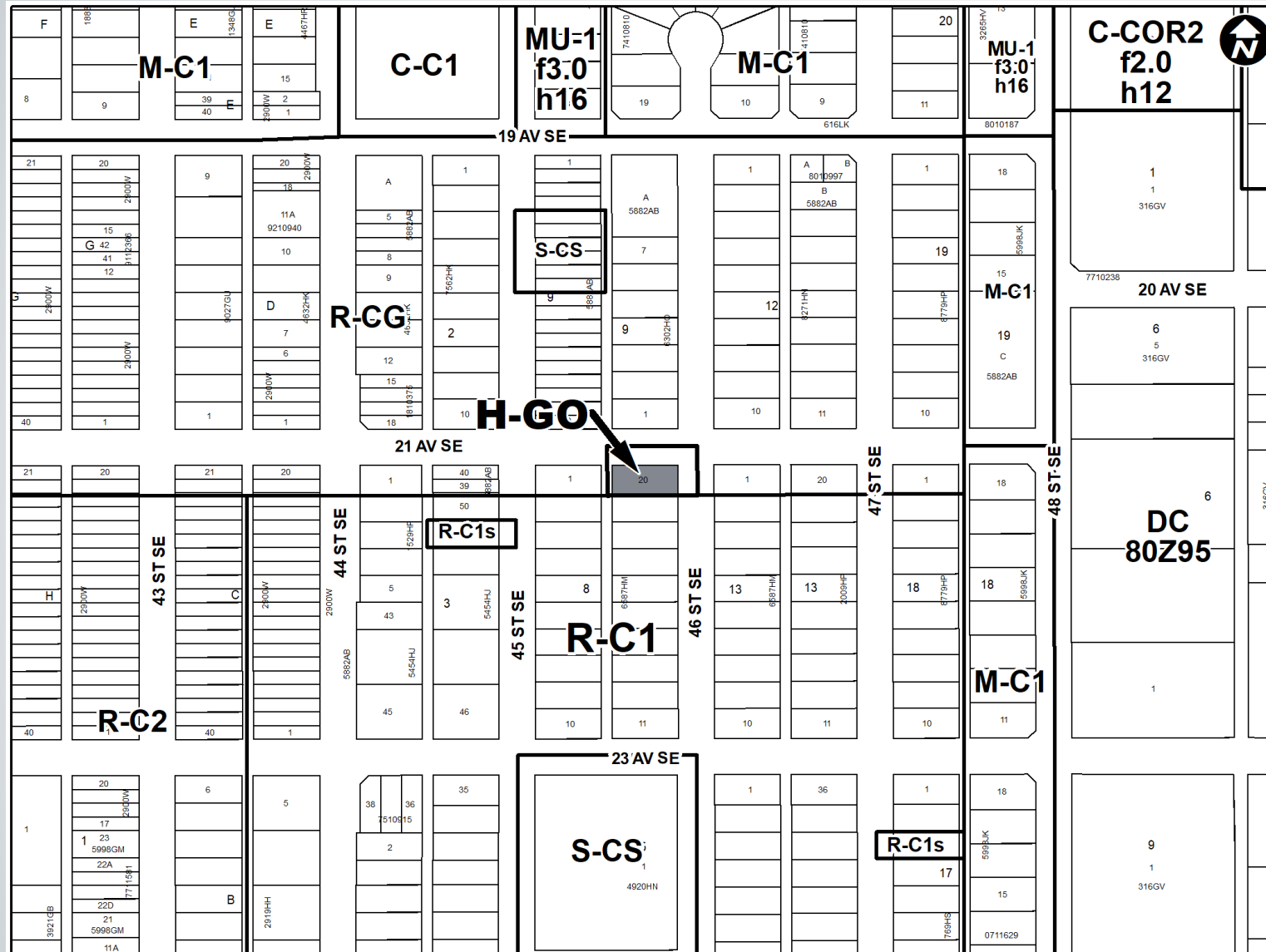


Existing and surrounding Land Use Map








R-CG District:

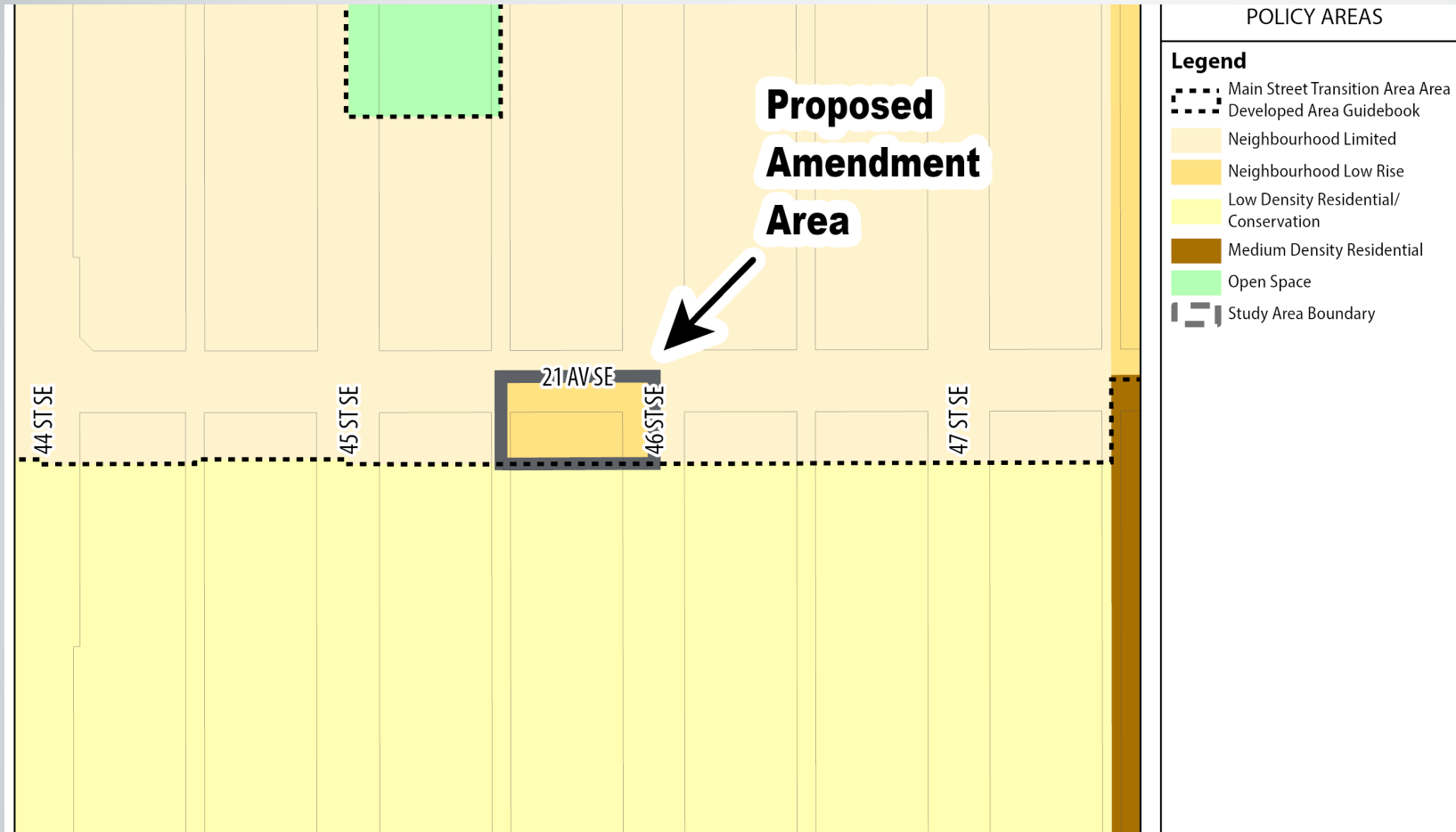
- Intended to accommodate single, semi-detached, rowhouse and townhouse dwellings
- Maximum height of 11.0 metres
- Maximum density of 75 uph



H-GO District:

- Intended to accommodate grade-oriented residential developments in a form and scale consistent with low density residential areas
- Maximum height of 12.0 metres
- Maximum 1.5 floor area ratio

Within the Centre City or Inner-City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan (MDP)	
and within one or more of the following:	
200 metres of a Main Street or Activity Centres identified on the Urban Structure Map of the MDP;	
600 metres of an existing or capital-funded LRT platform;	
400 metres of an existing or capital-funded BRT station and	
200 metres of primary transit service	



Proposed Amendment:

- Amend Map 2 entitled 'Land Use Policy Areas' by changing **0.06 hectares ± (0.15 acres ±)** located at 2201 – 46 Street SE (Plan 6587HM, Block 8, Lot 20) from 'Neighbourhood Limited' to 'Neighbourhood Low Rise'

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Supplementary Slides

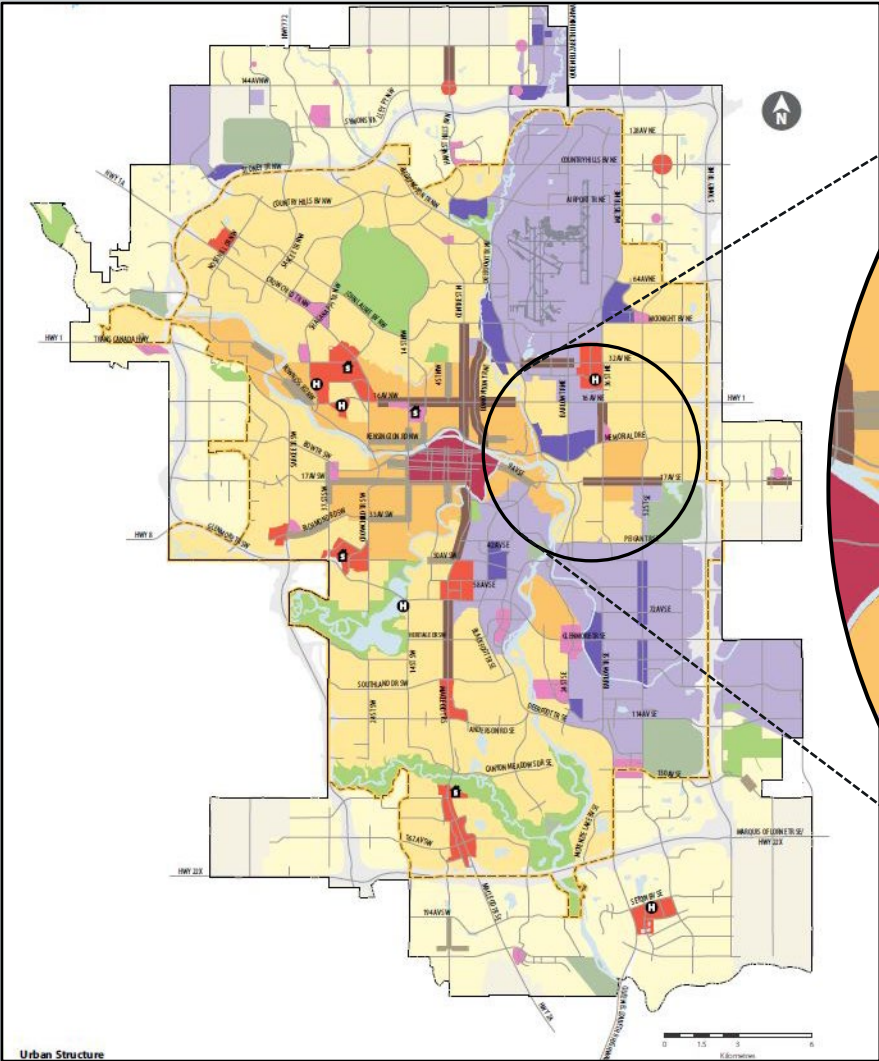


Looking south to 46 ST SE – immediate block context



Looking north to 46 ST SE – immediate block context

MAP 1 – Urban Structure



Urban Structure
(By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

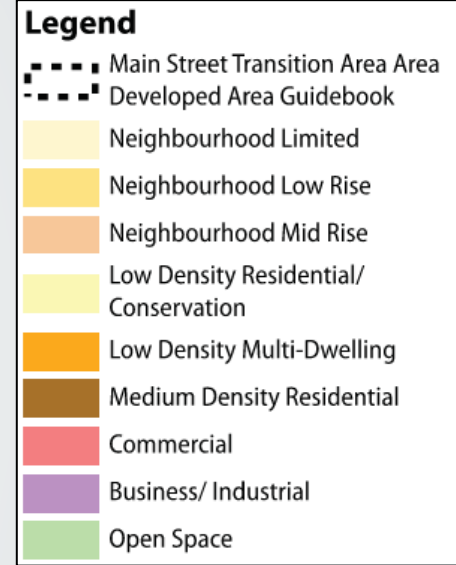
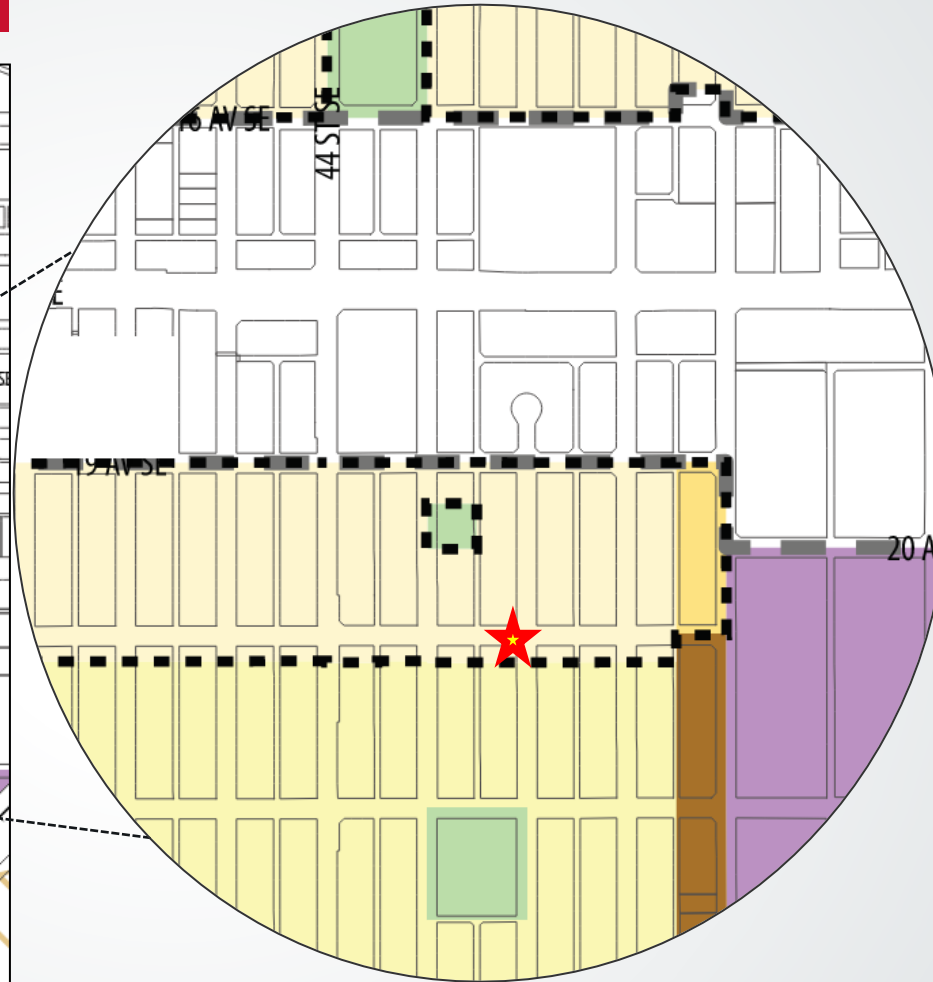
Developed Residential

- Inner City
- Established

Industrial

- Industrial - Employee Intensive
- Standard Industrial

MAP 2 – Land Use Policy Areas





- 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