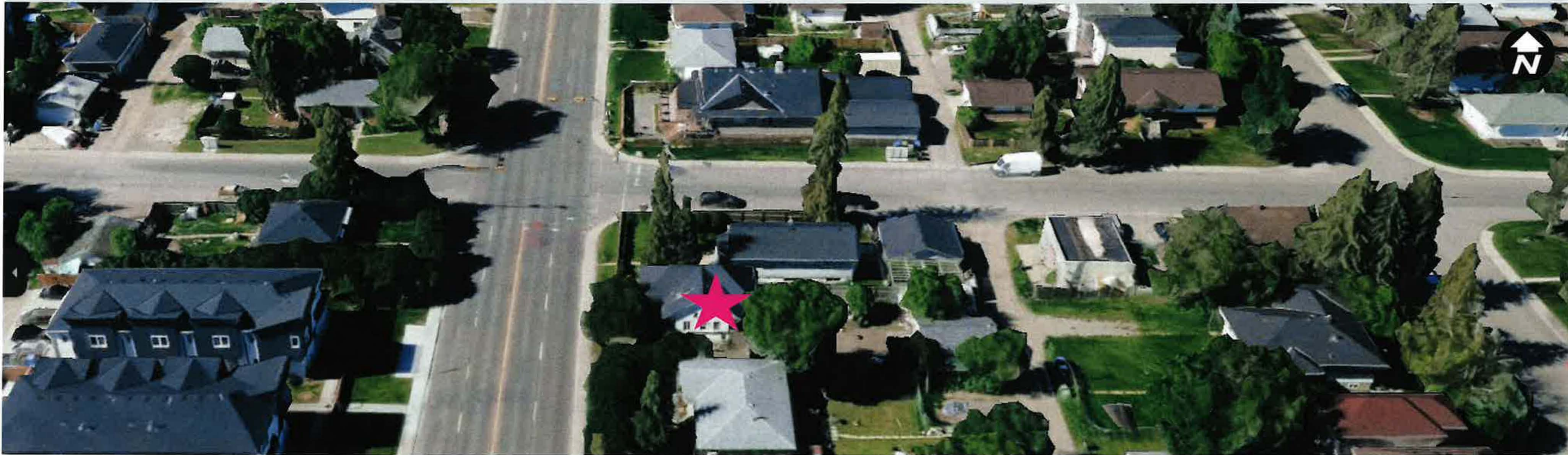




# Public Hearing of Council

## Agenda Item: 7.2.32



# LOC2023-0401 / CPC2024-0204

## Policy and Land Use Amendment

May 7, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
MAY 07 2024  
  
ITEM: 7.2.32, CPC2024-0204  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT

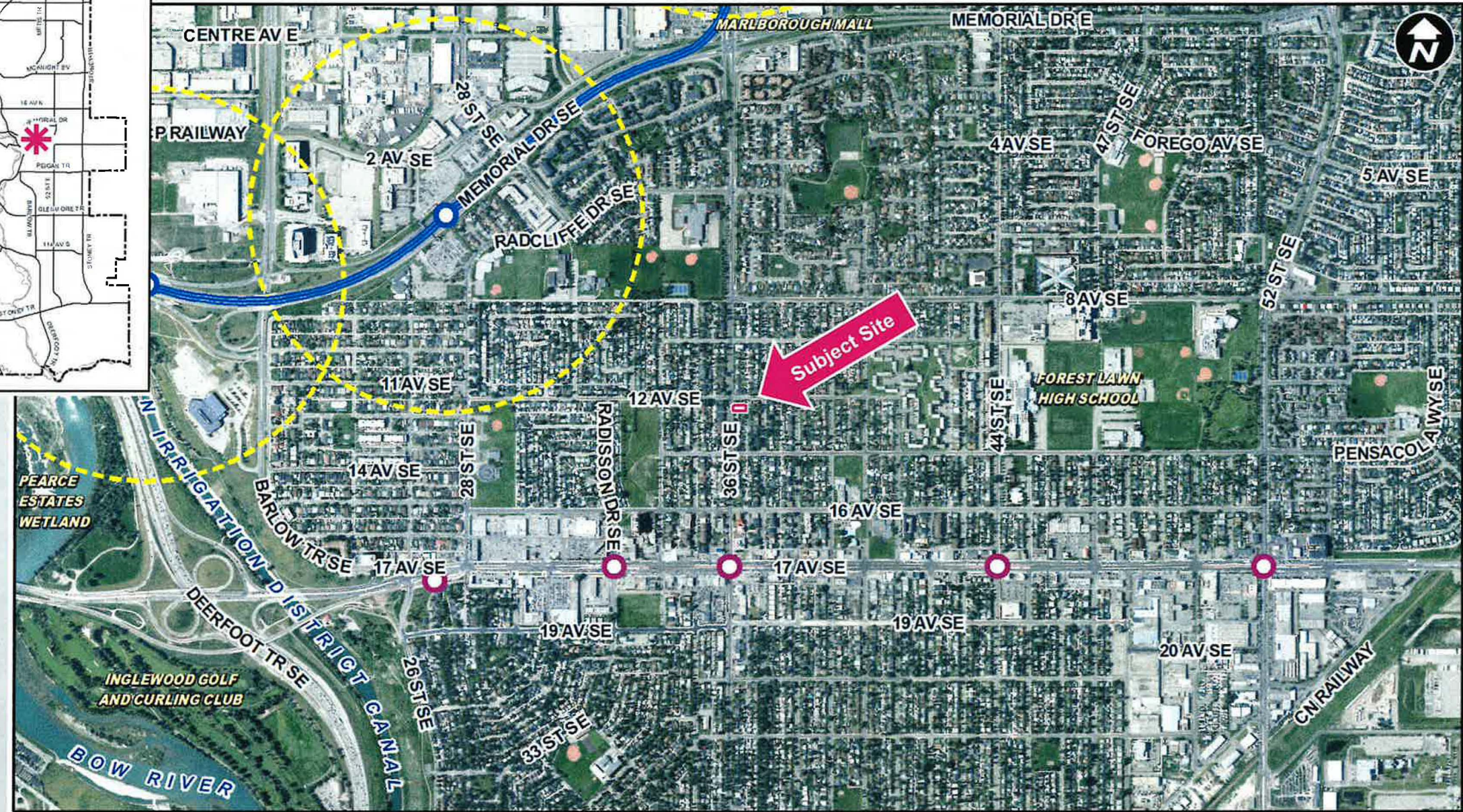
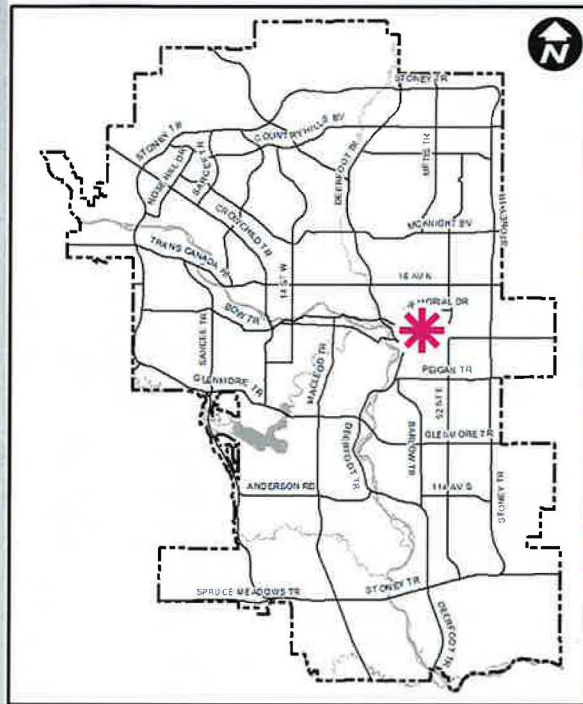


## Calgary Planning Commission's Recommendation:

That Council:

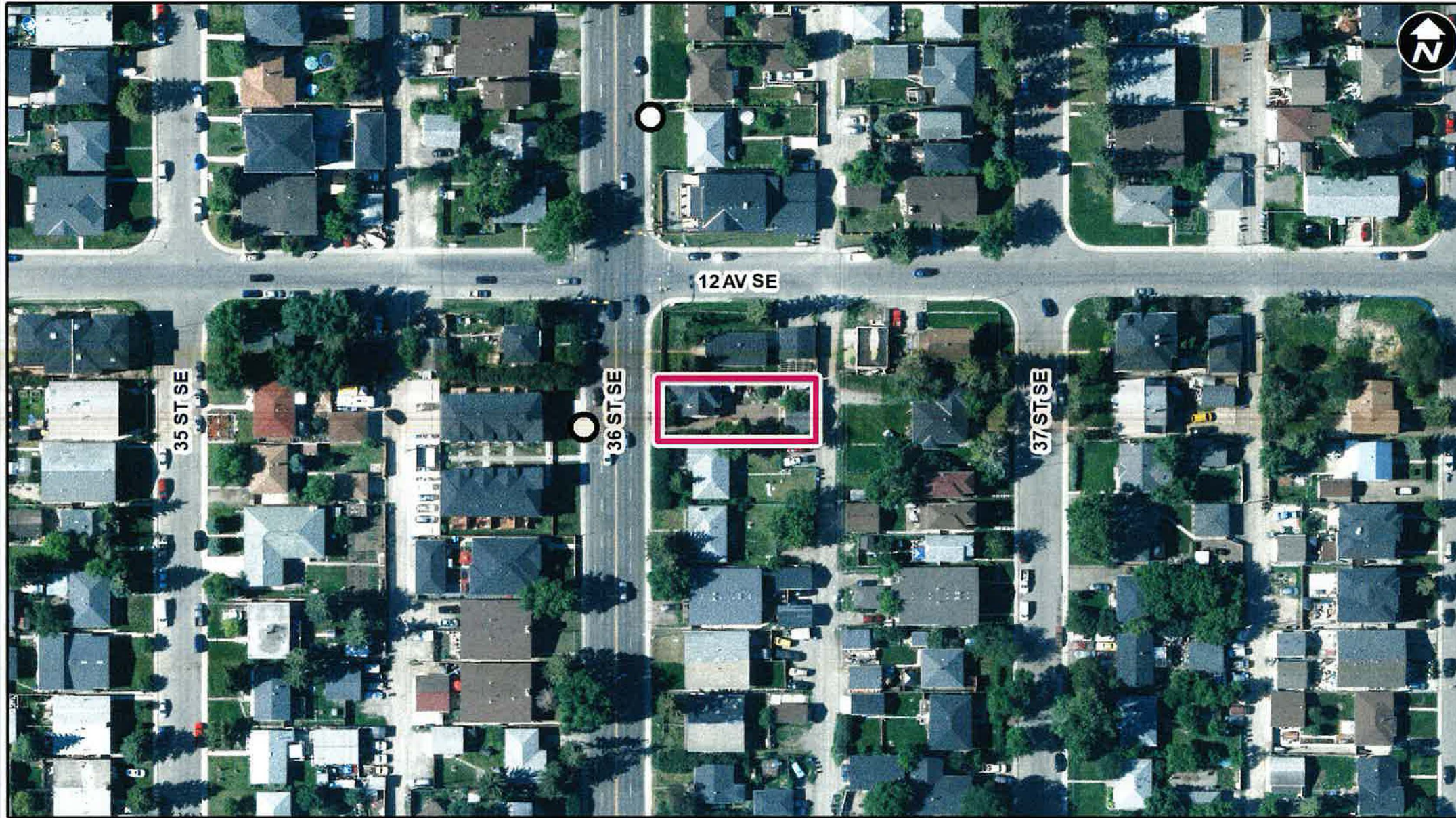
1. Give three readings to **Proposed Bylaw 22P2024** for the amendments to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 118D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1306 – 36 Street SE (Plan 2700AH, Block 24, Lots 17 and 18) 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





Legend

○ Bus Stop

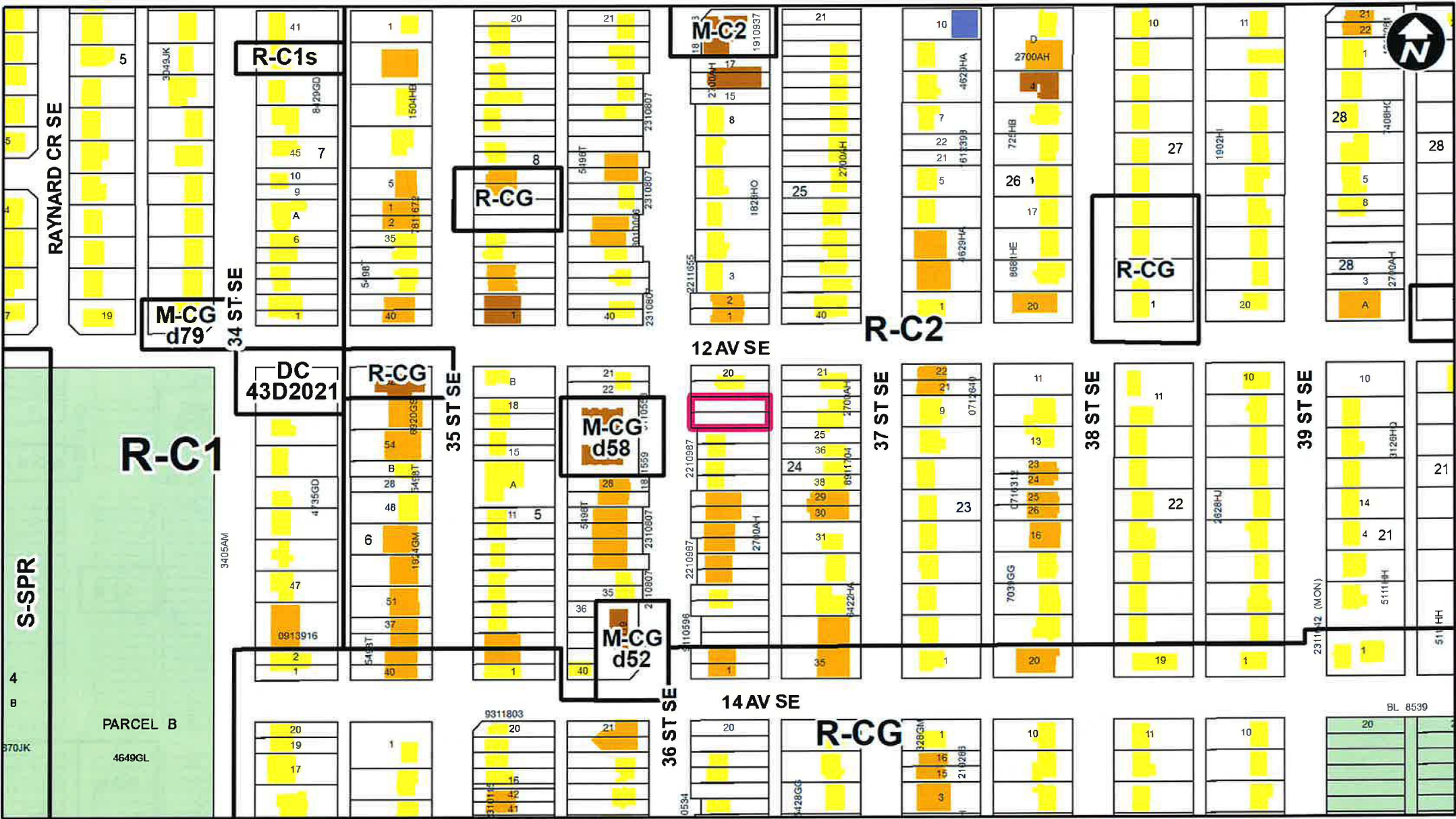
Parcel Size:

0.06 ha  
15m x 38m



# Surrounding Land Use

- 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



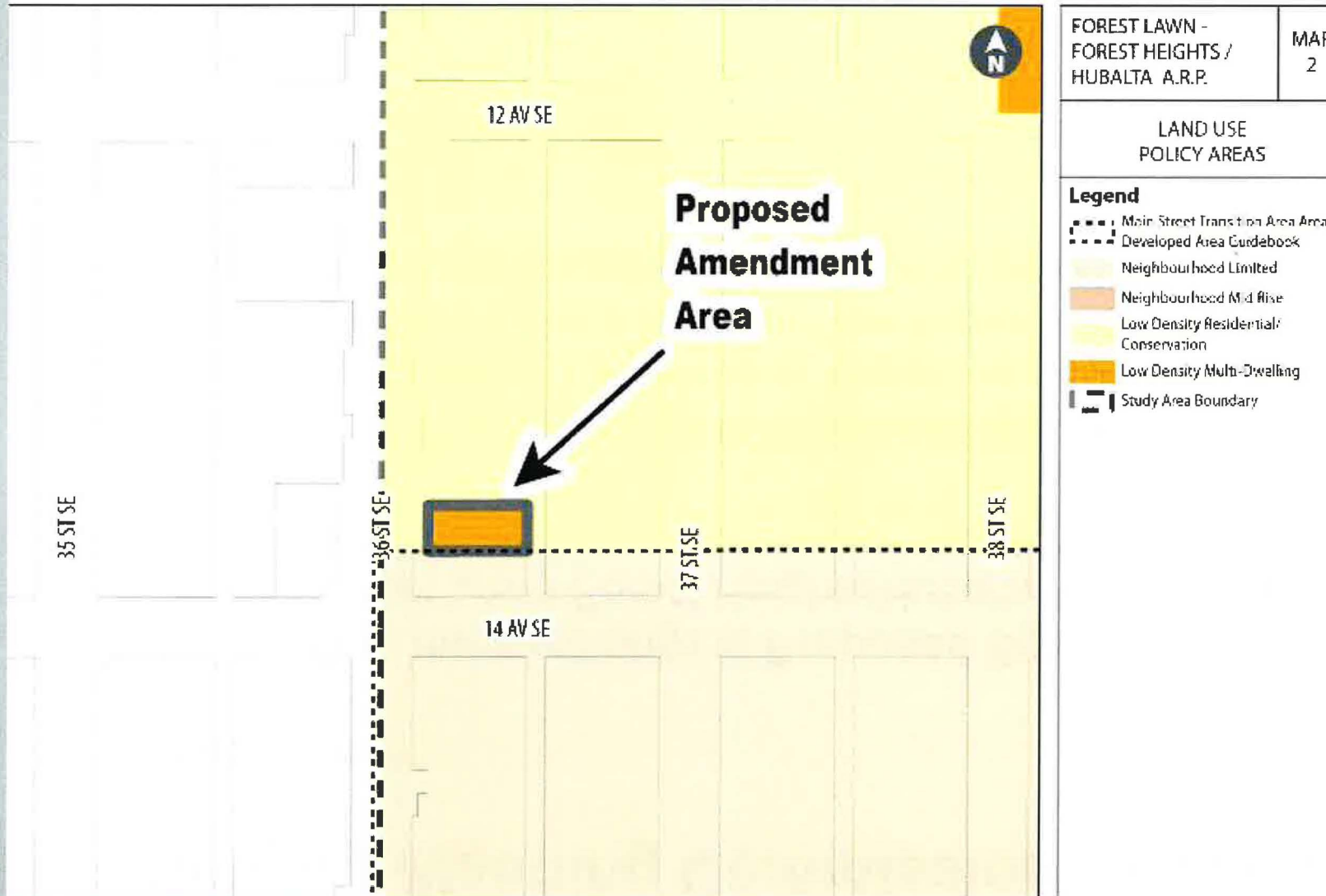




## Proposed Housing – Grade Oriented (H-GO) District:

- Accommodates development in a range of housing forms
- Form and scale is consistent with low density residential districts
- Maximum height of 12.0 metres
- Maximum floor area ratio (FAR) of 1.5
- Meets H-GO locational criteria





## Proposed Amendment:

- Amend **Map 2** entitled 'Land Use Policy Areas' by changing 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1306—36 Street SE (Plan 2700AH, Block 24, Lots 17 and 18) 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 22P2024** for the amendments to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 118D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1306 – 36 Street SE (Plan 2700AH, Block 24, Lots 17 and 18) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Housing – Grade Oriented (H-GO) District.



## Supplementary Slides







Street view from 36 Street SE, looking east.



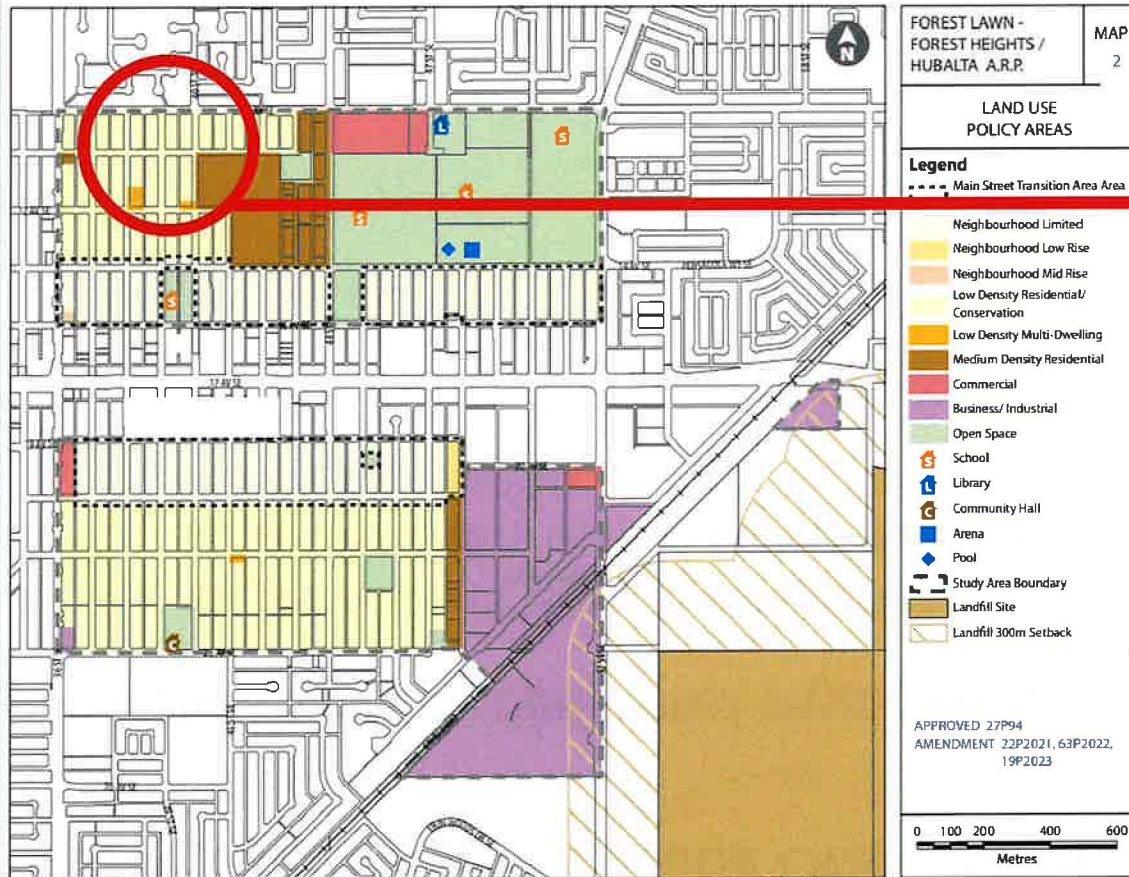


View from rear lane, looking west.





Map 2: Land Use Policy Areas





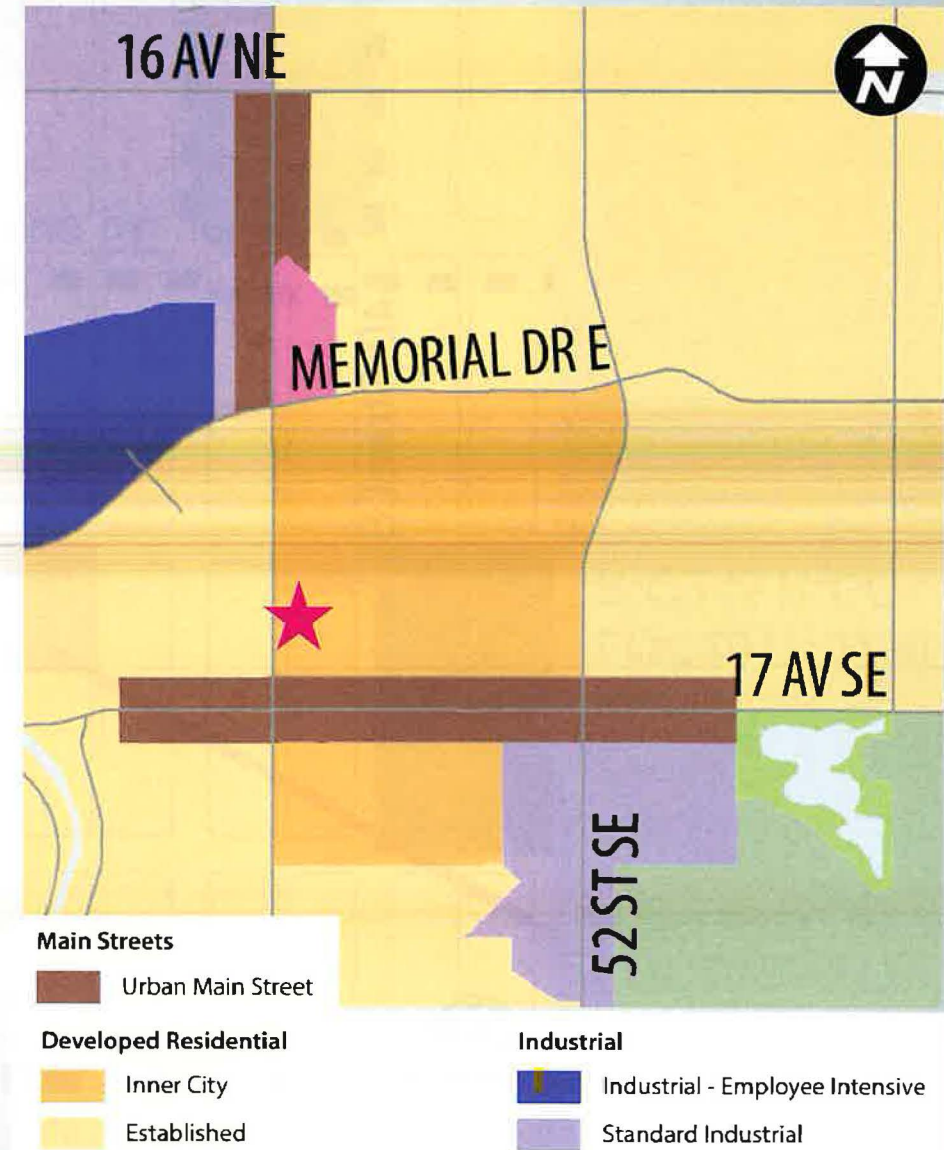
Land Use Bylaw  
 Part 15: Housing Districts  
 Division 1: H-GO

1386 The Housing – Grade Oriented (H-GO) District:

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

- ✓ (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:
- ✓ (D) 200 metres of primary transit service.

MDP Map 1 Urban Structure



Proposed site change