



Public Hearing of Council

Agenda Item: 7.2.35



LOC2023-0337 / CPC2024-0248 Policy and Land Use Amendment

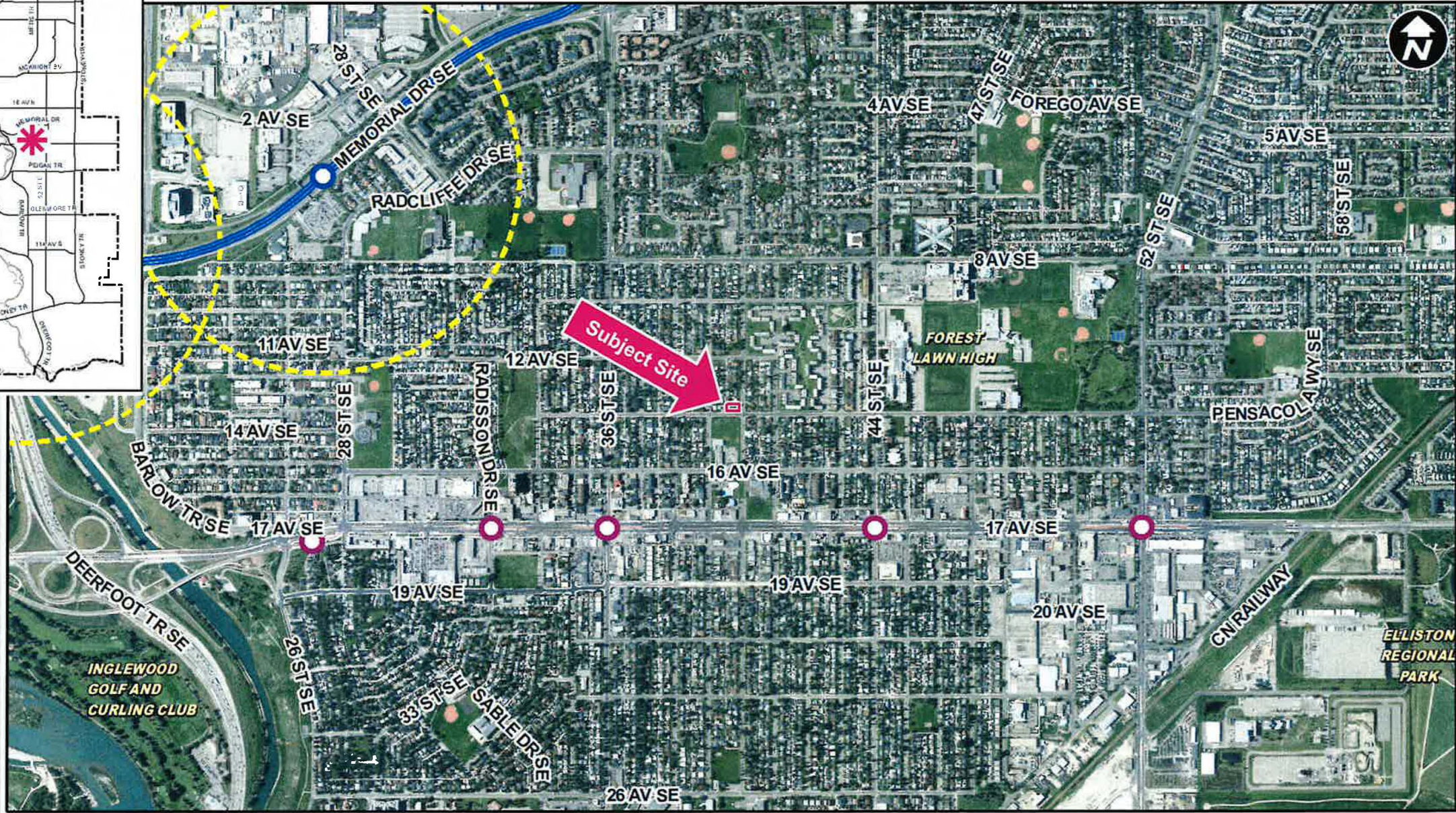
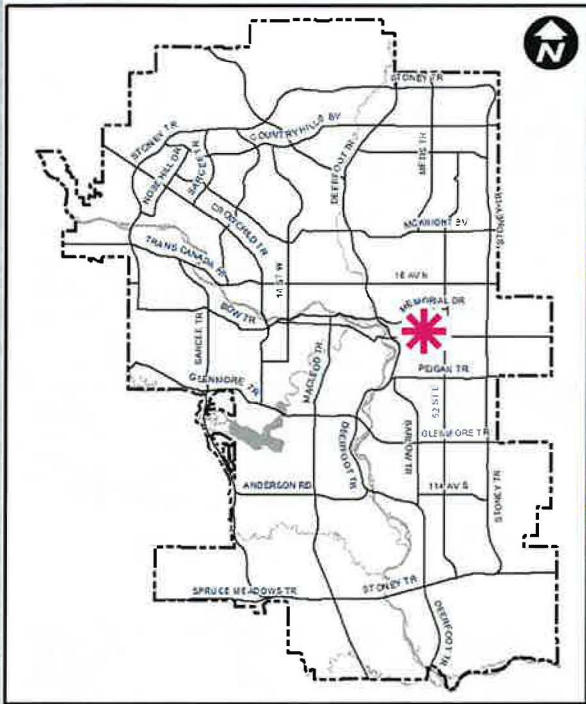
May 7, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 07 2024
ITEM: 7.2.35, cpra2024-0248
Distrib-Presentation 1
CITY CLERK'S DEPARTMENT

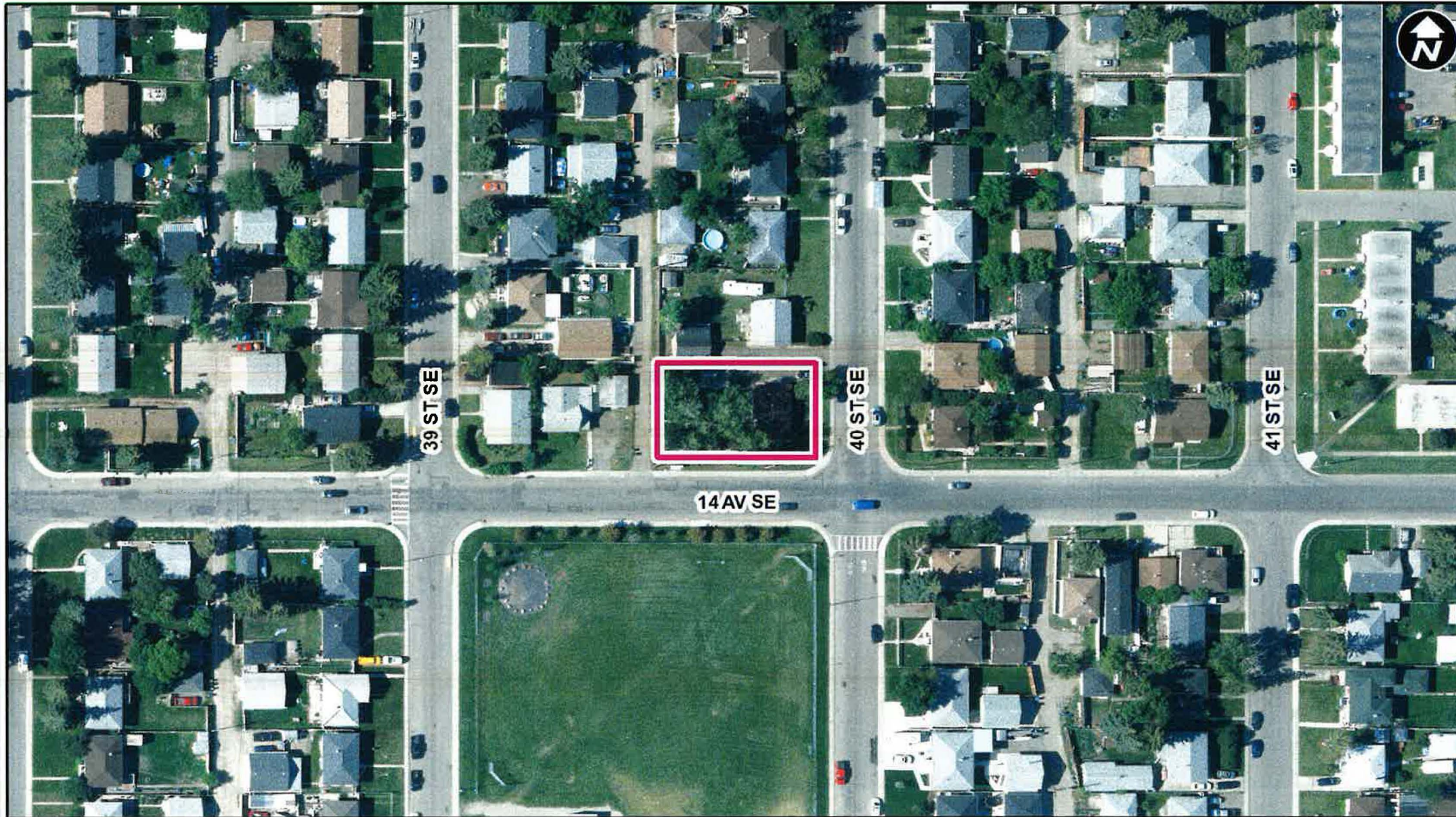
Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 27P2024** for the amendments to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 141D2024** for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 1339 – 40 Street SE (Plan 5111HH, Block 21, Lot 6) 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

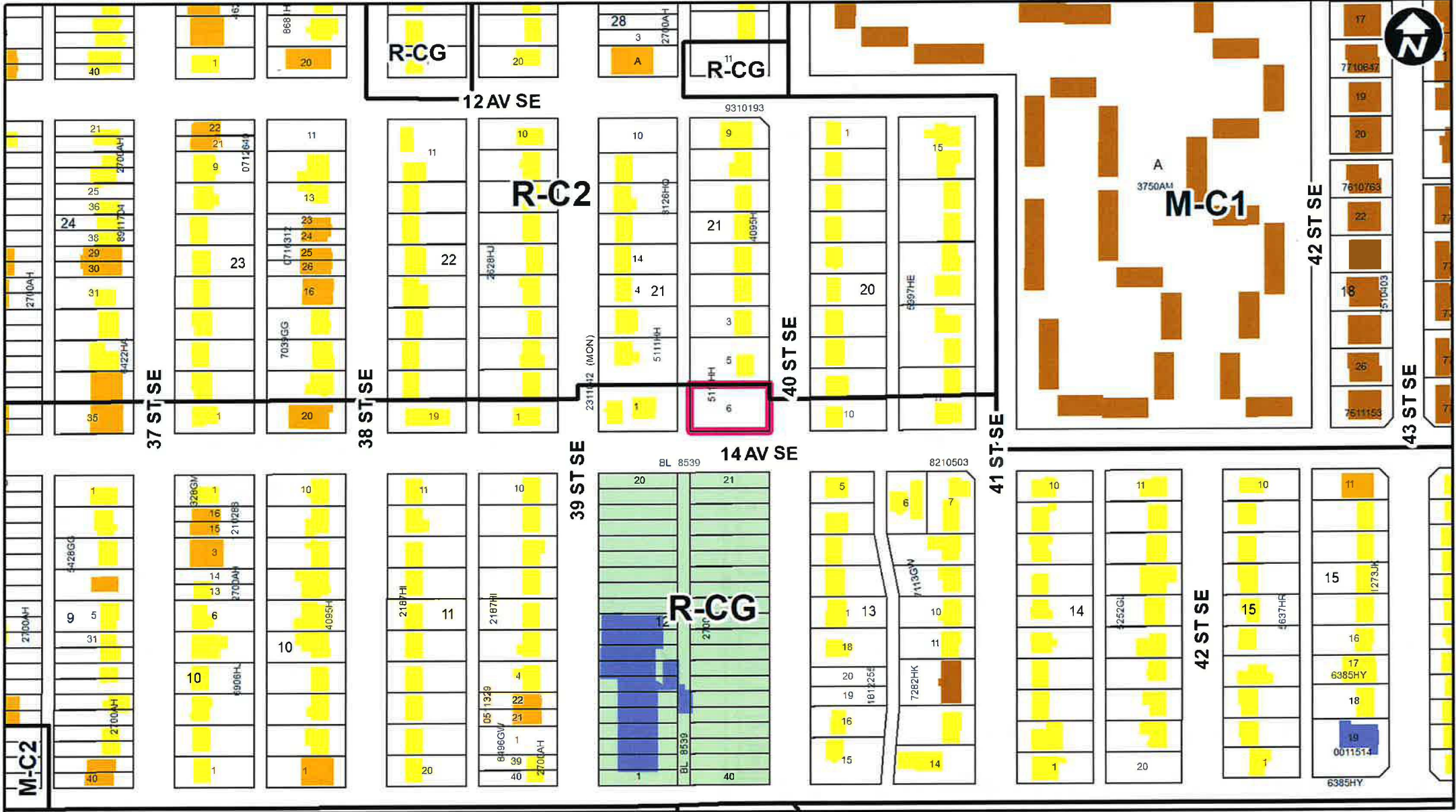


Parcel Size:

0.09 ha
23m x 38m

Surrounding Land Use

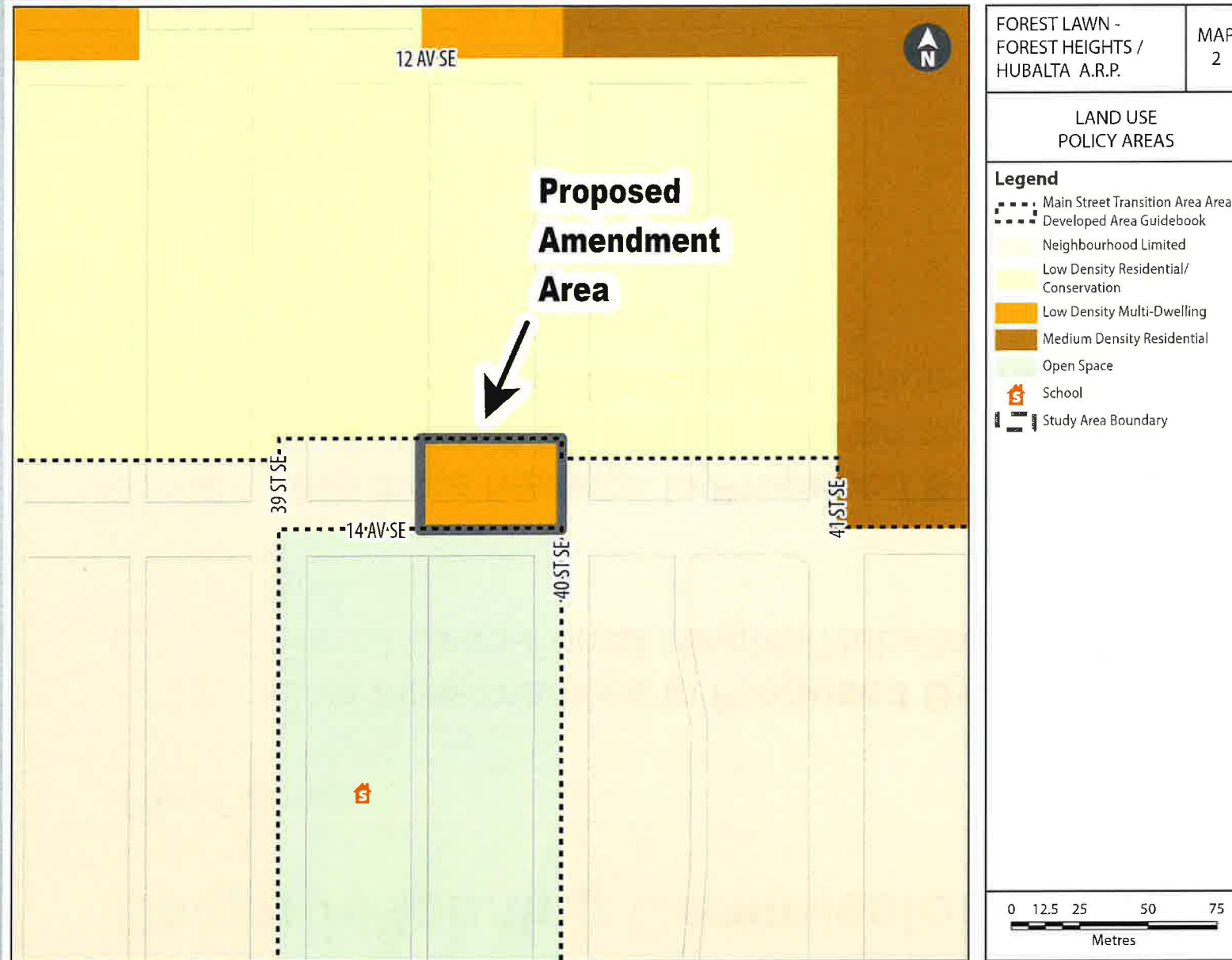
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes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





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

- Accommodates grade-oriented development in attached, stacked or clustered forms
- Maximum floor area ratio (FAR) of 1.5
- Maximum building height of 12 metres
- Minimum requirement of 0.5 motor vehicle parking per dwelling unit and per secondary suite



Proposed Amendment:

- Amendment to Map 2 “Land Use Policy Areas”
- “Neighbourhood Limited” to “Neighbourhood Low Rise”

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Supplementary Slides

Existing Land Use Map 10





- ✘ 1. An area within an approved Local Area Plan (eg. *North Hill Communities Local Area Plan*) identified as a "Neighbourhood Connector" or "Neighbourhood Flex" Urban Form; or
- ✔ 2. If not within an approved Local Area Plan, an area within the "Centre City" or "Inner City" as identified in the *Municipal Development Plan Urban Structure Map*, that is also within one or more of the following:
 - ✔ (a) 200m of a Main Street or Activity Centre;
 - ✘ (b) 600m of an existing or capital-funded LRT station;
 - ✘ (c) 400m of an existing or capital-funded BRT station; or
 - ✘ (d) 200m of a roadway that hosts Primary Transit Service.



For an **Urban Main Street**, the polygon stretches **200 metres** on either side of the centre line of the street.

C. Neighbourhood – Limited

The Neighbourhood – Limited category allows for existing low density residential housing to remain, complemented by sensitive infill housing of a similar scale.

Moderate intensification in this area respects the existing character and more intensive redevelopment will occur in strategic locations such as a Main Street. Appropriately scaled ancillary buildings and backyard suites are accommodated where deemed appropriate through a Local Area Plan. The Local Area Plan may identify locations where specific types of infill developments are encouraged or restricted.

There should be a mixture of housing types, up to three storeys in height, including single detached dwellings, accessory units, row-houses, duplexes and semi-detached dwellings to ensure compatibility with the surrounding community. This area also supports secondary and backyard suites.

B. Neighbourhood – Low-Rise

Neighbourhood – Low-Rise could be located between existing ground-oriented areas, and more intense residential areas, such as Neighbourhood Mid-Rise or Community – Mid-Rise, to act as a transition, or could be used to increase density in an area that can accommodate low-rise buildings. This area encourages a mix of housing types including but not limited to low-rise multi-residential buildings, secondary and backyard suites, stacked townhouses, townhouses, live-work units, semi-detached dwellings, duplexes, and rowhouses between three to four storeys in height.