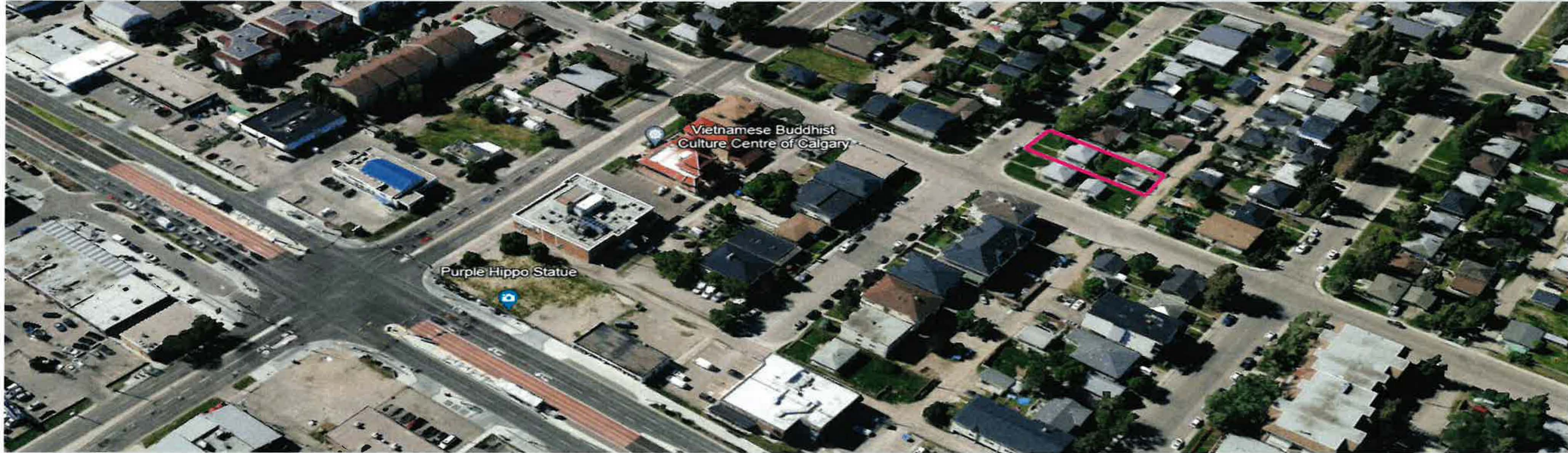




Public Hearing of Council

Agenda Item: 7.2.34



LOC2023-0339 / CPC2024-0276

Policy and Land Use Amendment

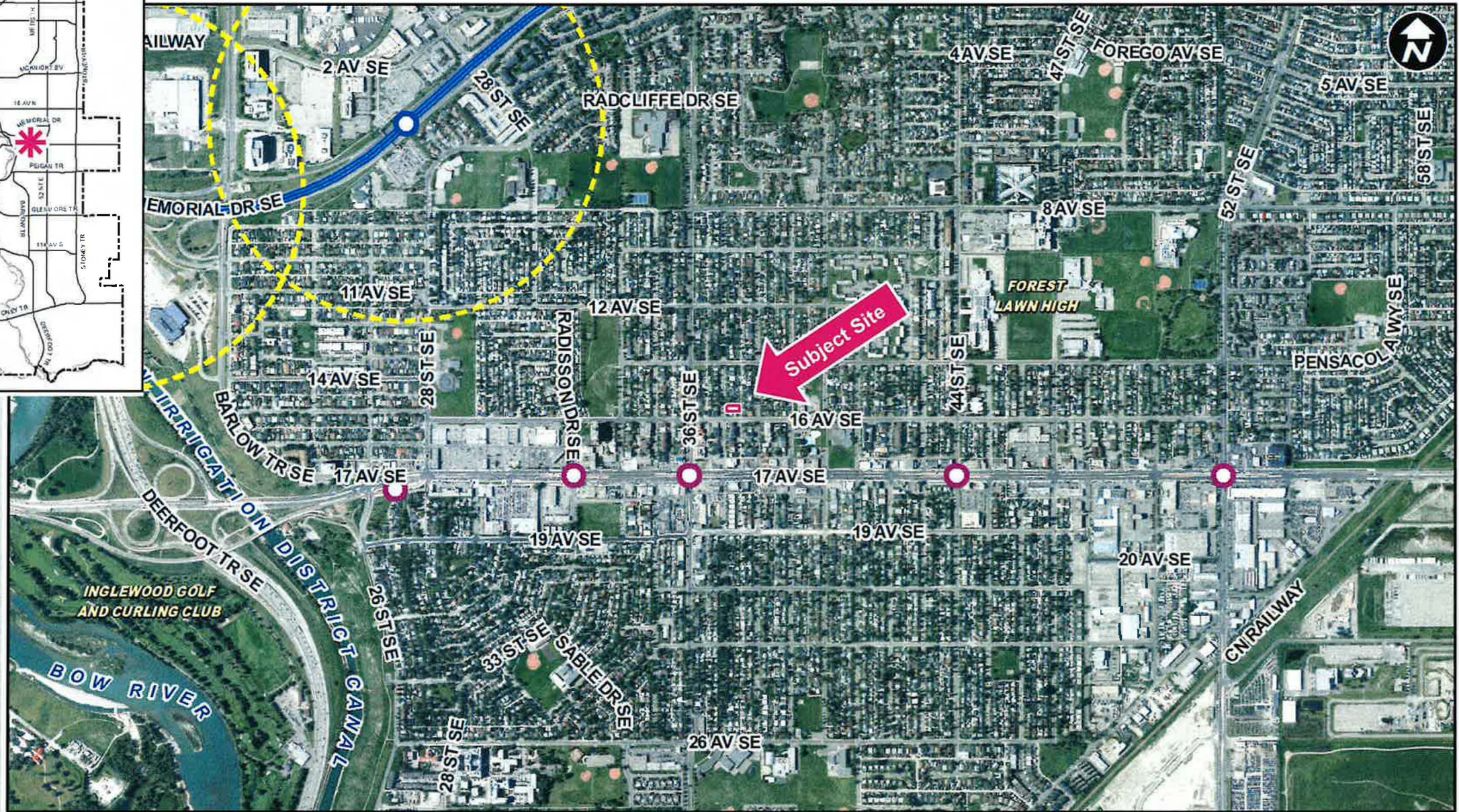
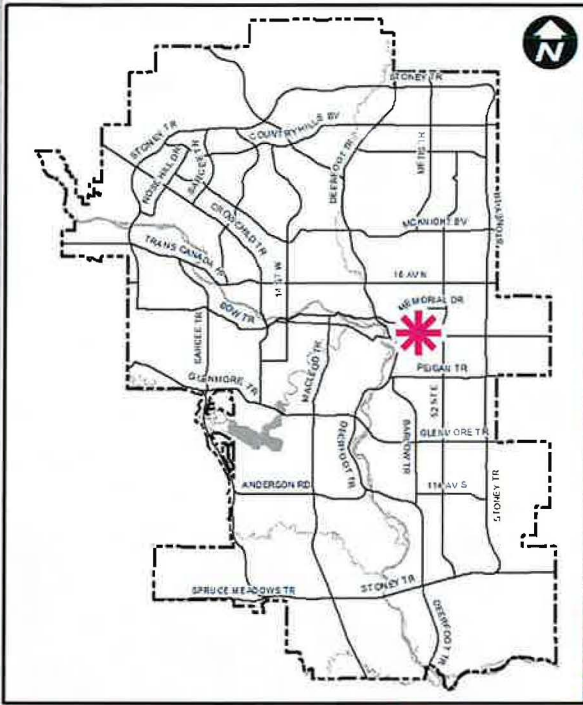
May 7, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 07 2024
ITEM: 7.2.34, CPC2024-0276
Distri-Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 28P2024** for the amendments to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 142D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1536 – 37 Street SE (Plan 6906HJ, Block 10, Lot 2) 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

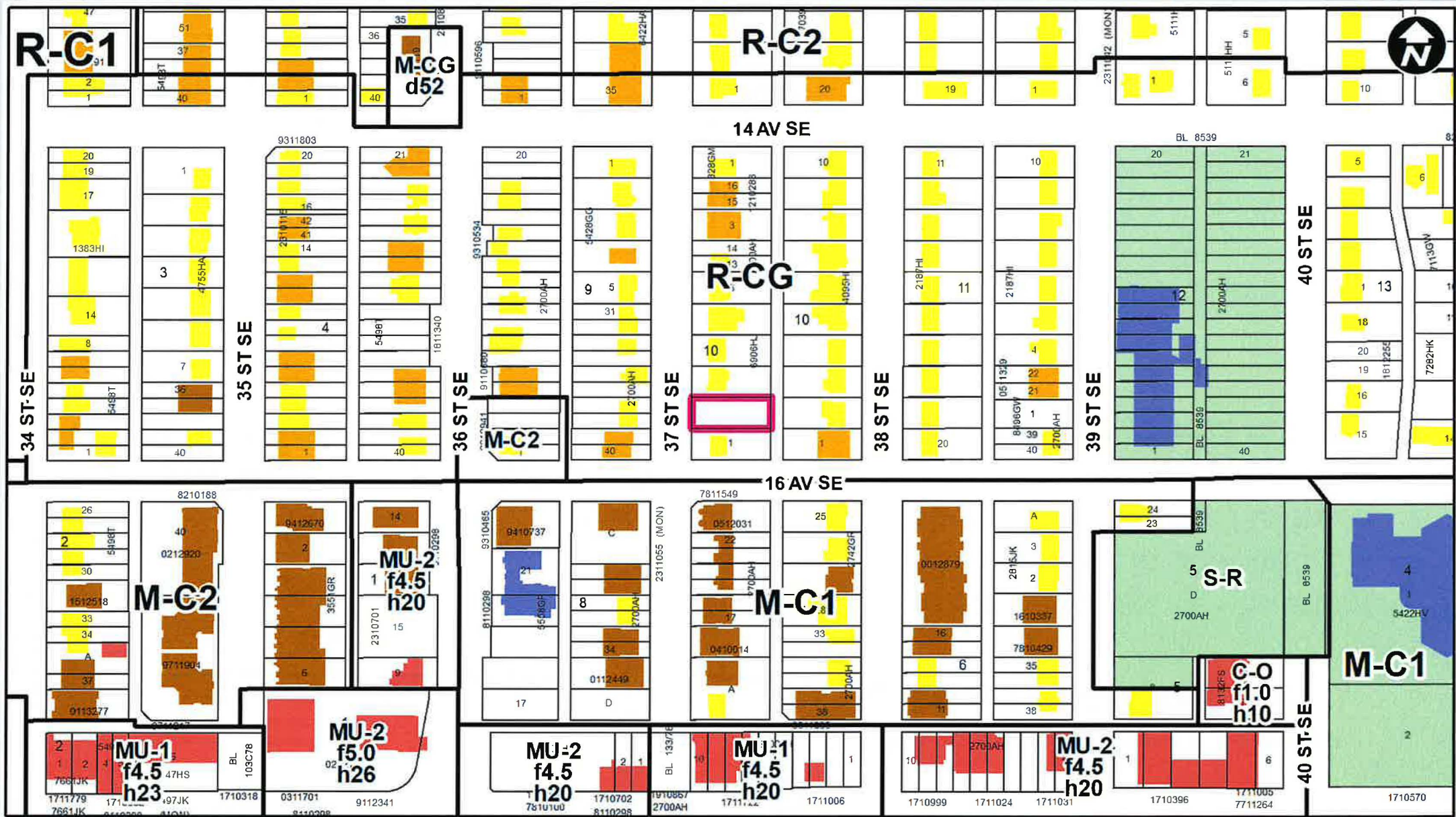


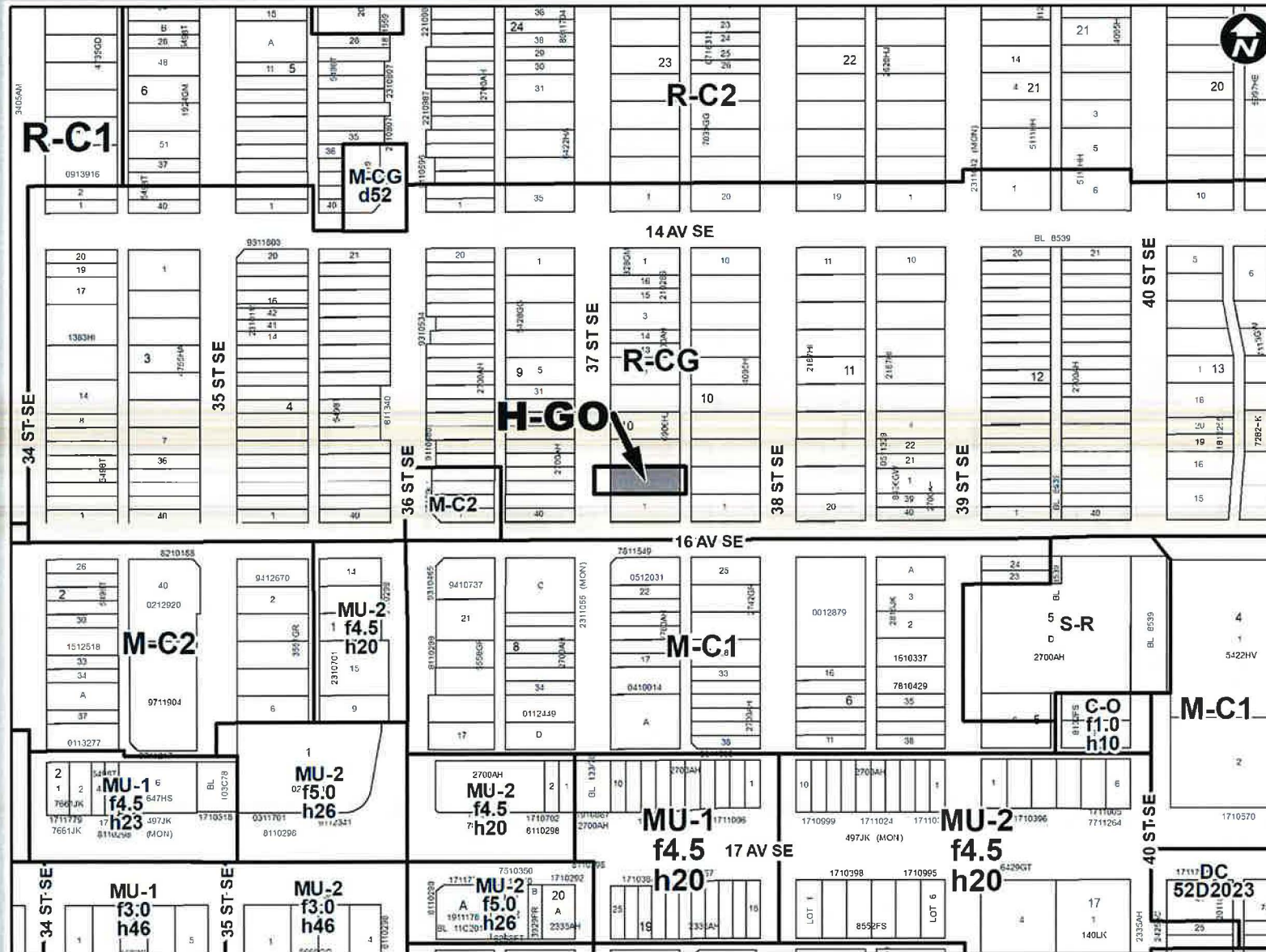
Parcel Size:

0.06 ha
15m x 38m

Surrounding Land Use

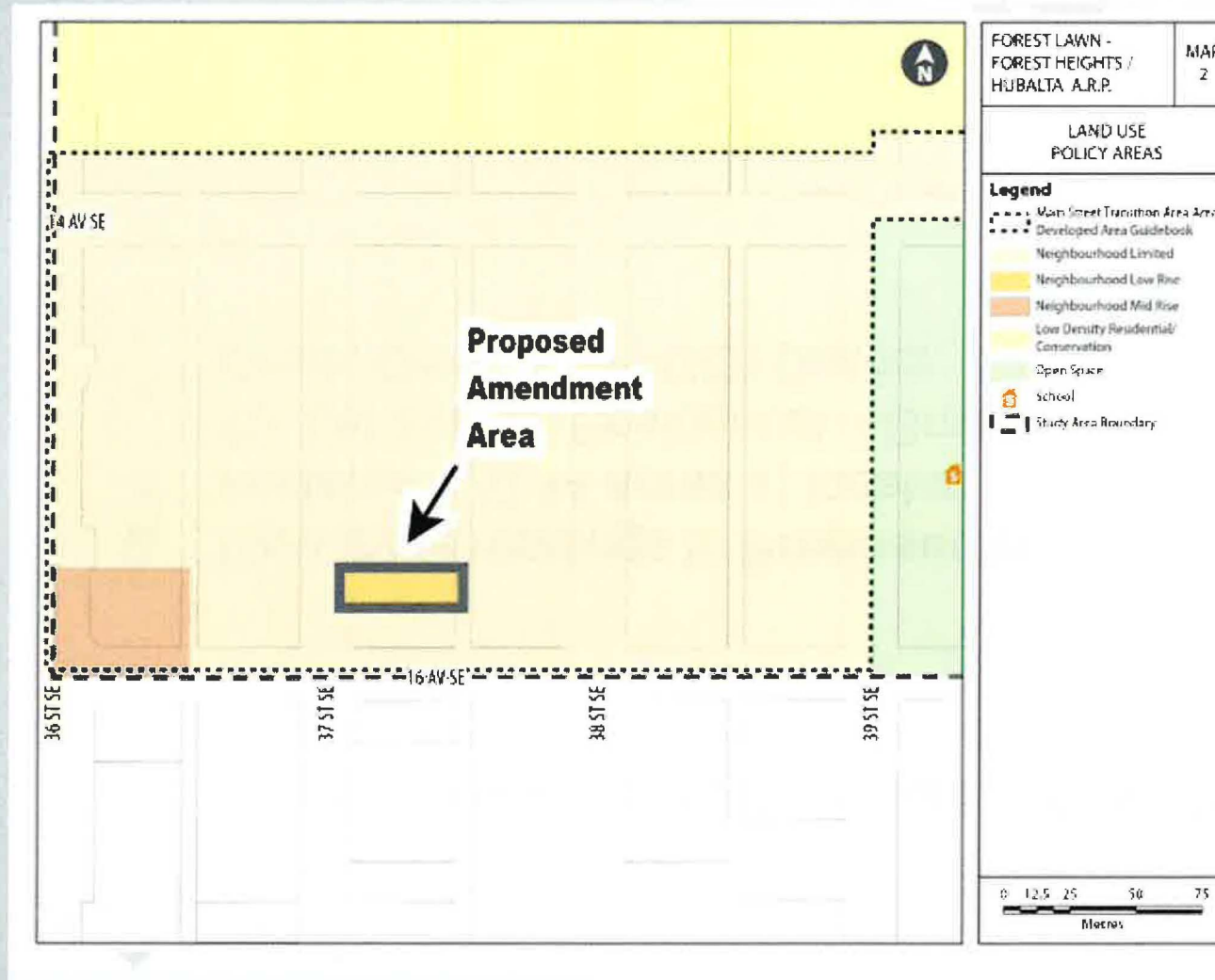
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes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





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

- Accommodates grade-oriented development in attached, stacked or clustered forms
- Maximum floor area ratio (FAR) of 1.5
- Maximum building height of 12 metres



Proposed Amendment:

- Amend **Map 2** entitled 'Land Use Policy Areas' by changing 0.06 hectares ± (0.14 acres ±) located at 1536 – 37 Street SE (Plan 6906HJ, Block 10, Lot 2) from '**Neighbourhood Limited**' to '**Neighbourhood Low Rise**'

Calgary Planning Commission's Recommendation:

That Council:

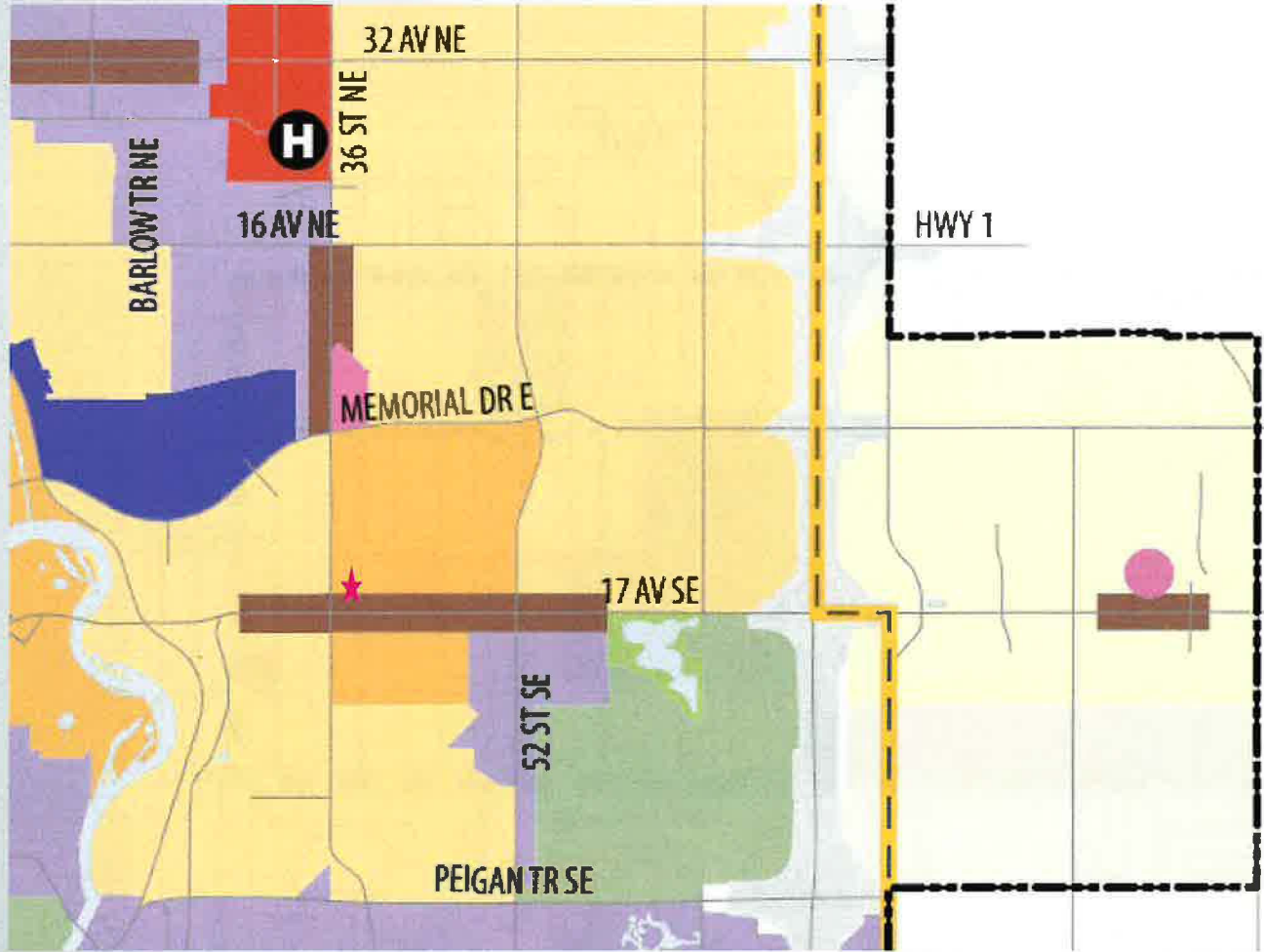
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Supplementary Slides









- (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.

Urban Structure
(By Land Use Typology)

<p>Activity Centres</p> <ul style="list-style-type: none"> Greater Downtown Major Activity Centre Community Activity Centre <p>Main Streets</p> <ul style="list-style-type: none"> Urban Main Street Neighbourhood Main Street 	<p>Developed Residential</p> <ul style="list-style-type: none"> Inner City Established <p>Developing Residential</p> <ul style="list-style-type: none"> Planned Greenfield with Area Structure Plan (ASP) Future Greenfield 	<p>Industrial</p> <ul style="list-style-type: none"> Industrial - Employee Intensive Standard Industrial Major Public Open Space Public Utility <p> Balanced Growth Boundary</p>
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Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan 14

