



Public Hearing of Council

Agenda Item: 7.2.33



LOC2023-0338 / CPC2024-0258 Policy and Land Use Amendment

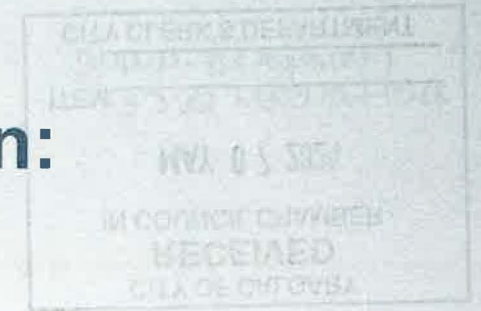
May 7, 2024

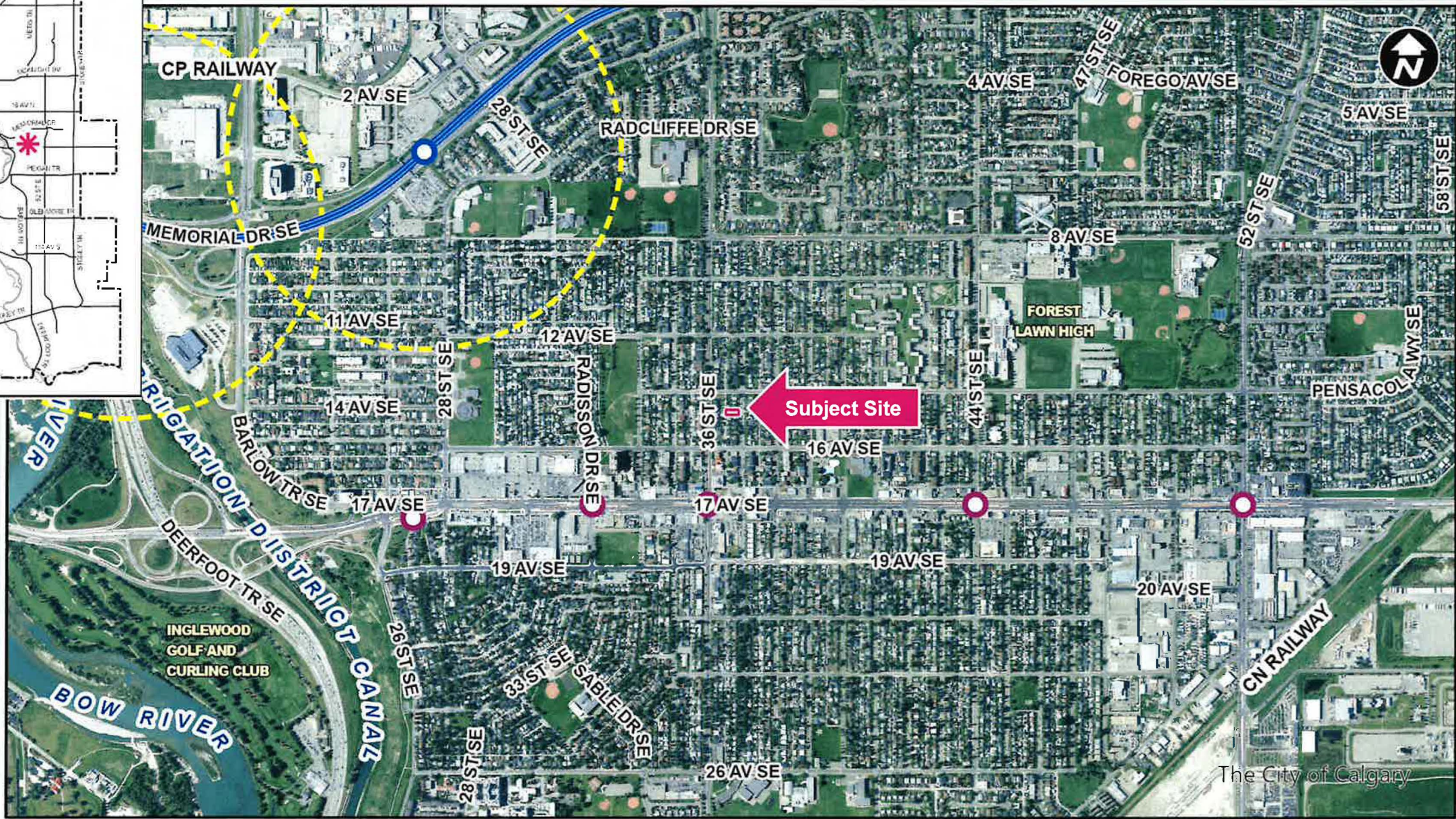
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 07 2024
ITEM: 7.2.33, CPC2024-0258
Distrib - Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

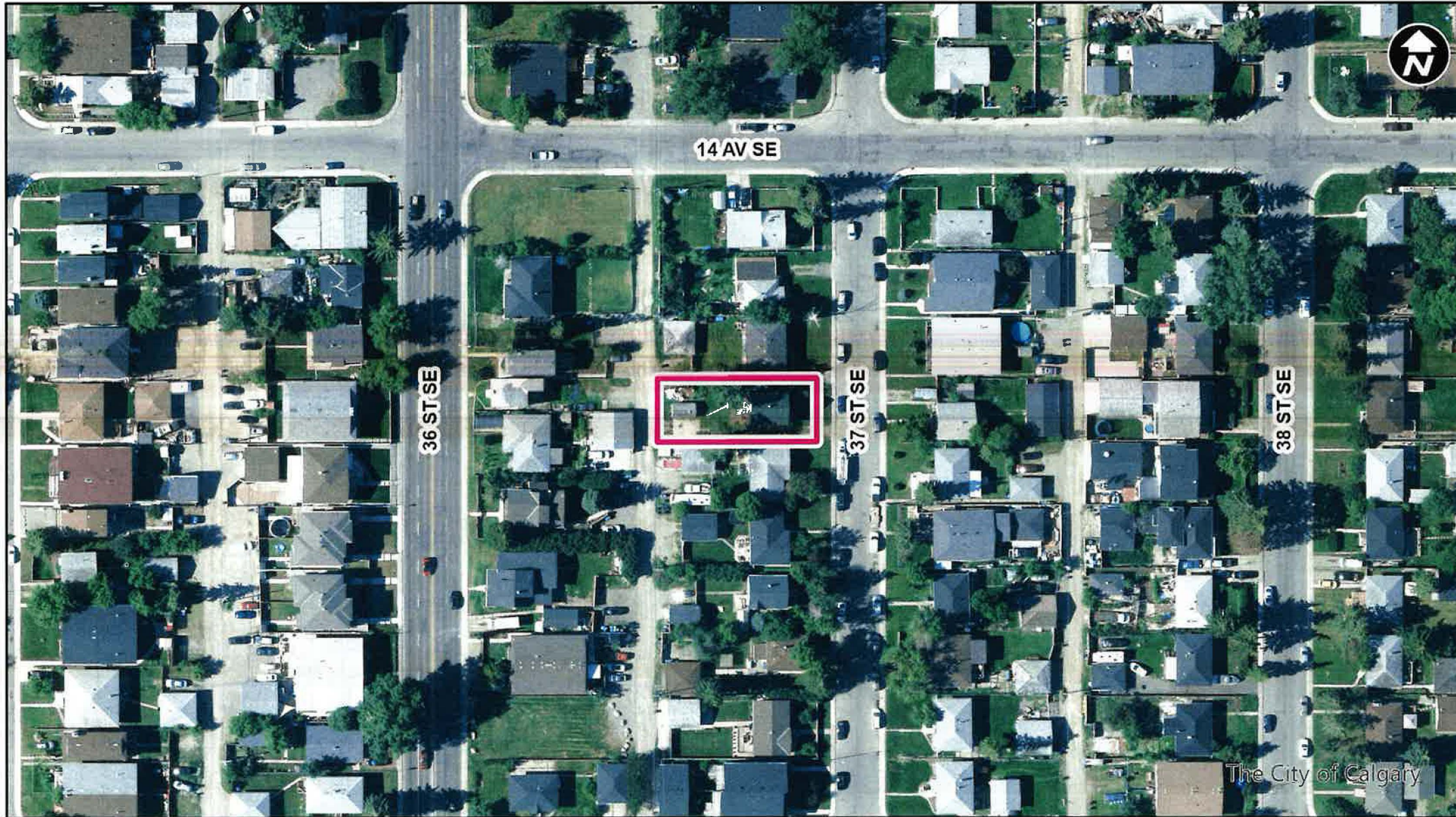
1. Give three readings to **Proposed Bylaw 31P2024** for the amendments to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 146D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1511 – 37 Street SE (Plan 5428GG, Block 9, Lot 4) 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

The City of Calgary

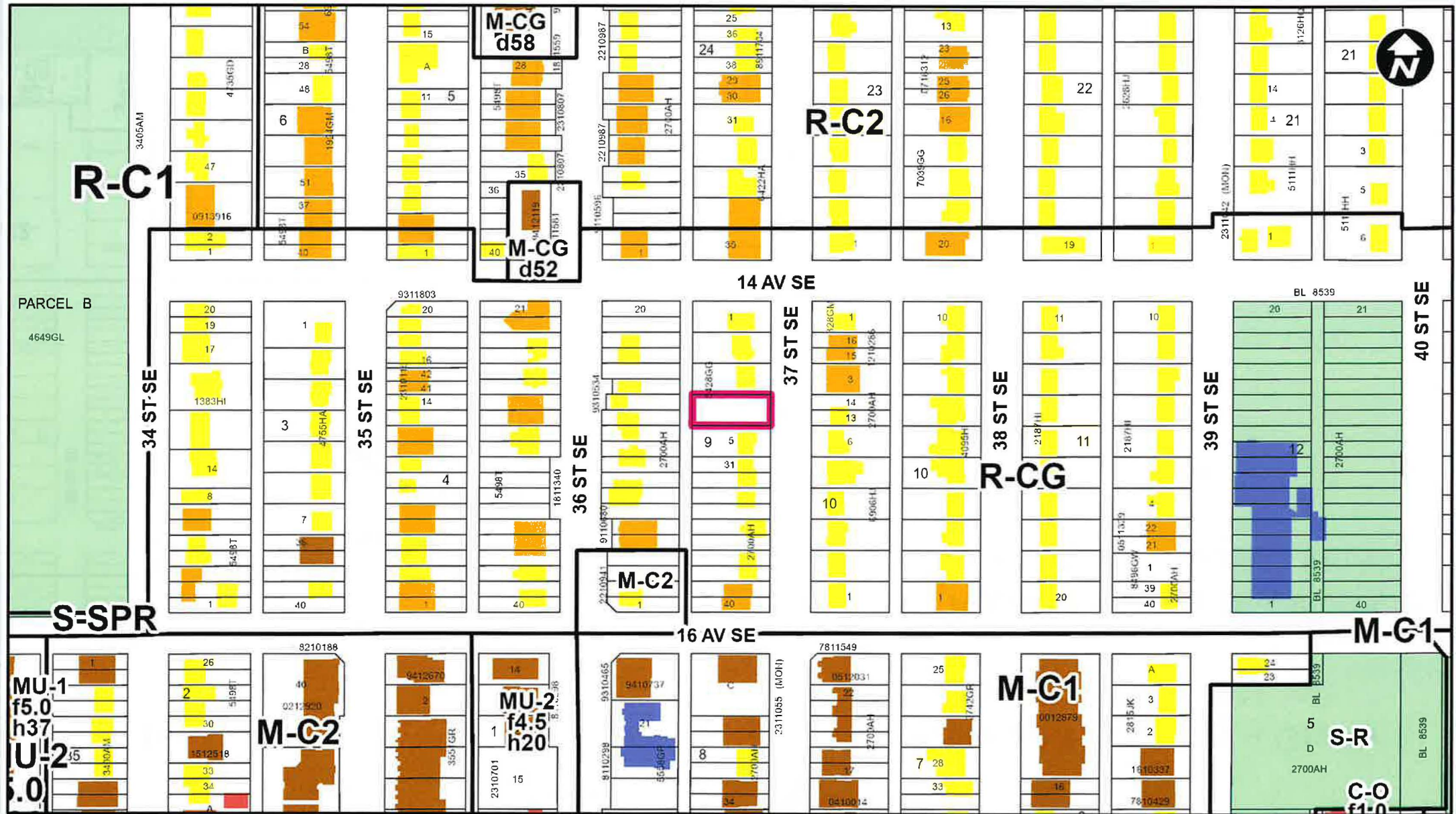


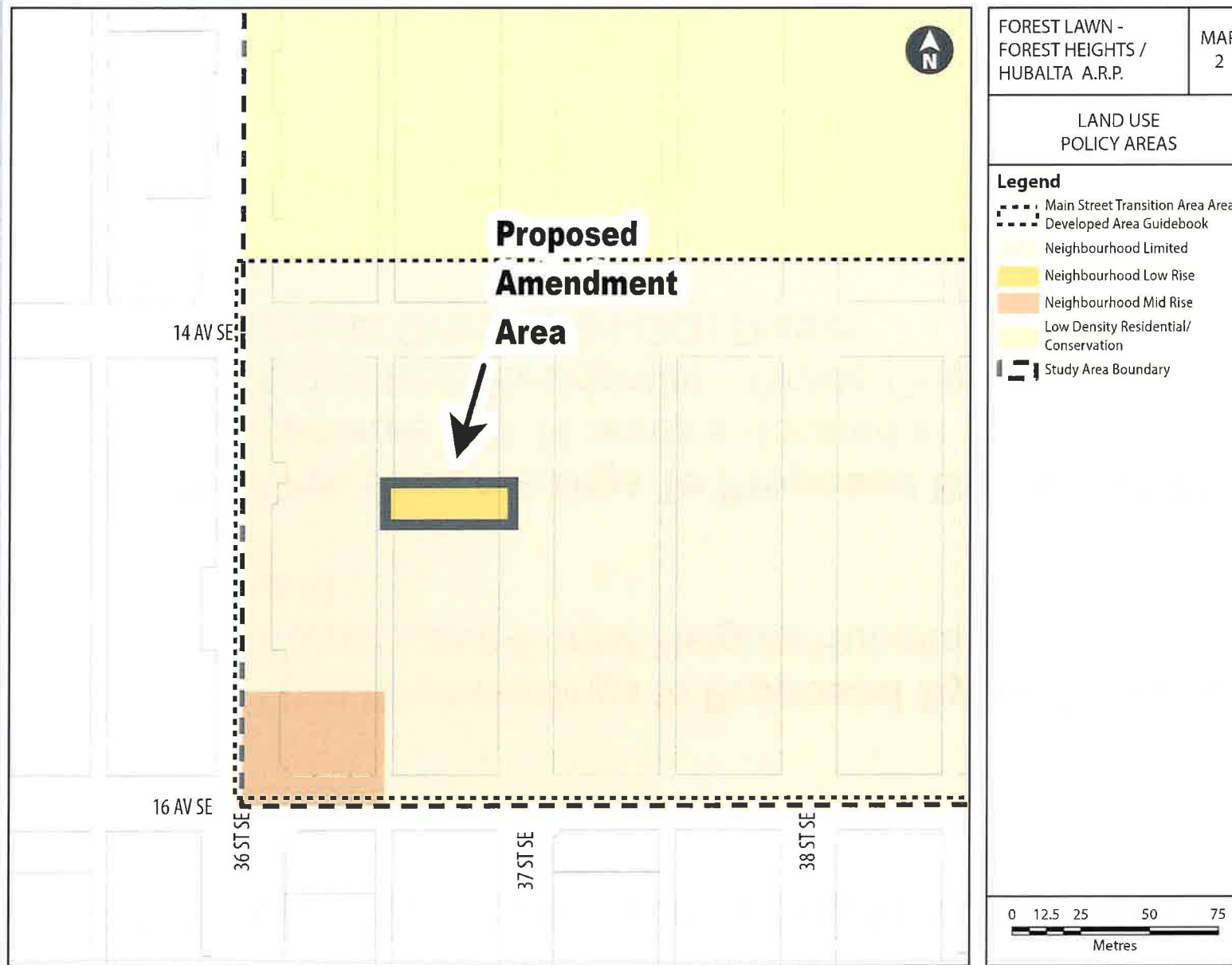
Parcel Size:

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 Amendment:

- Amend Map 2 entitled 'Land Use Policy Areas' by changing 0.06 hectares ± (0.14 acres ±) located at 1511 – 37 Street SE (Plan 5428GG, Block 9, Lot 4) from '**Neighbourhood Limited**' to '**Neighbourhood Low Rise**'

Calgary Planning Commission's Recommendation:

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Supplementary Slides

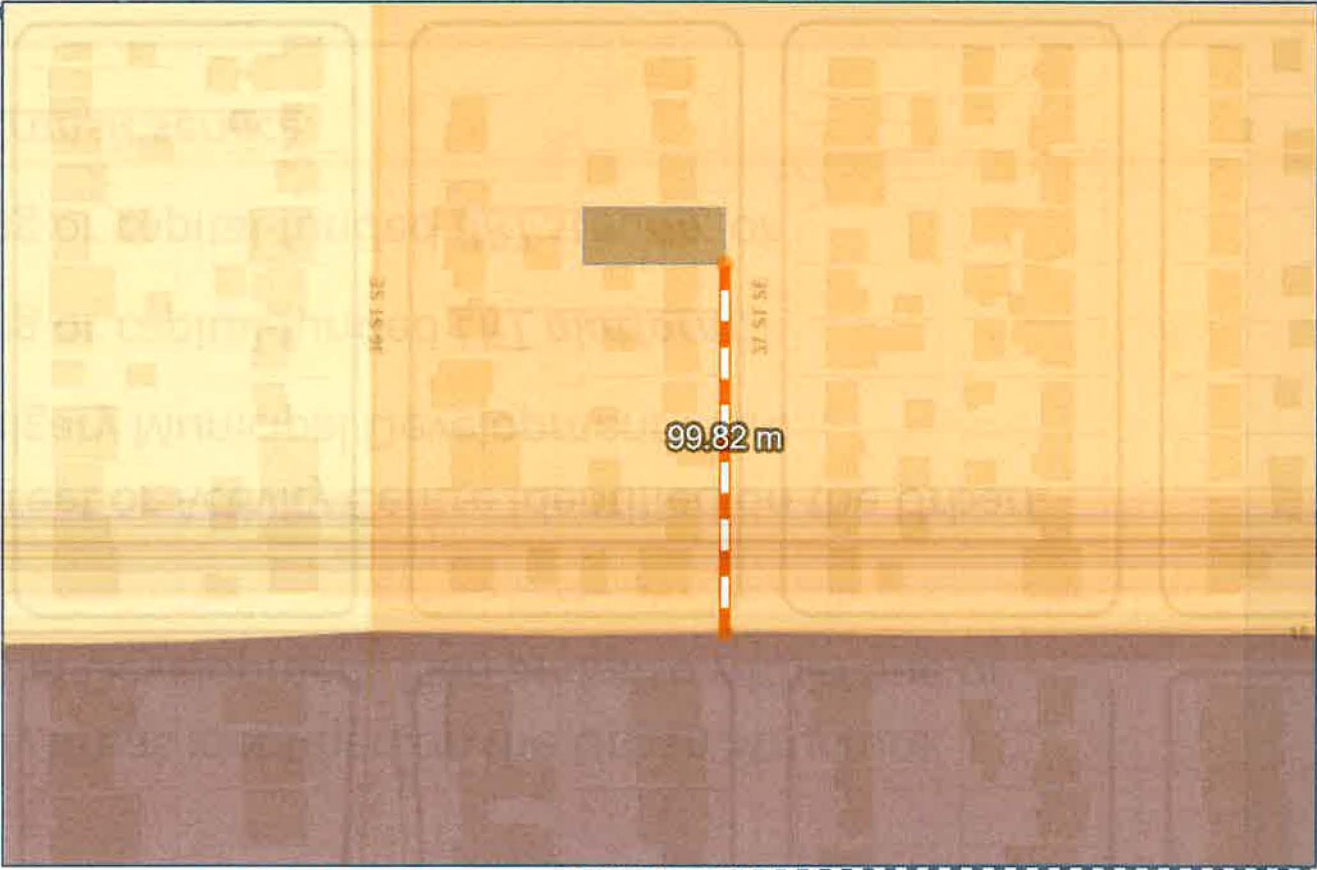
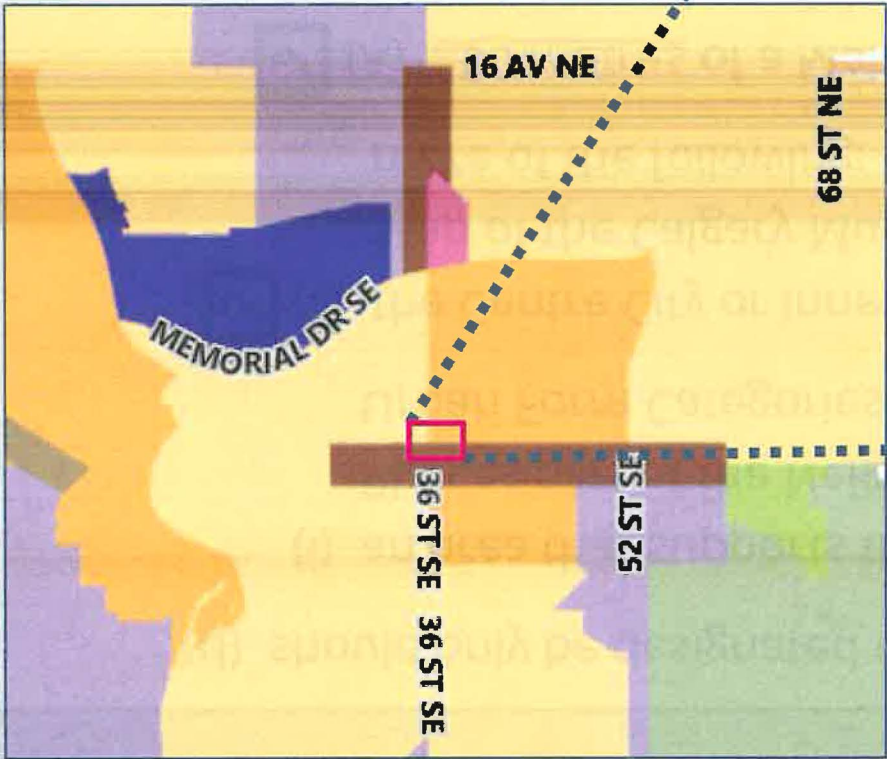




- (d) should only be designated on parcels located within:
- (i) an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories; or
 - (ii) the Centre City or Inner City areas identified on the Urban Structure 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)

Main Streets		Developed Residential	
	Urban Main Street		Inner City
	Neighbourhood Main Street		Established



Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan 15



Legend

- Main Street Transition Area Area Developed Area Guidebook
- Neighbourhood Limited
- Neighbourhood Low Rise
- Neighbourhood Mid Rise
- Low Density Residential/Conservation
- Low Density Multi-Dwelling
- Medium Density Residential
- Commercial
- Business/ Industrial
- Open Space
- School
- Library
- Community Hall
- Arena
- Pool
- Study Area Boundary