



Public Hearing of Council

Agenda Item: 7.2.24



LOC2023-0272 / CPC2024-0410

Policy and Land Use Amendment

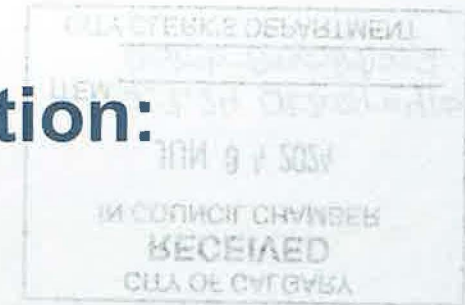
June 4, 2024

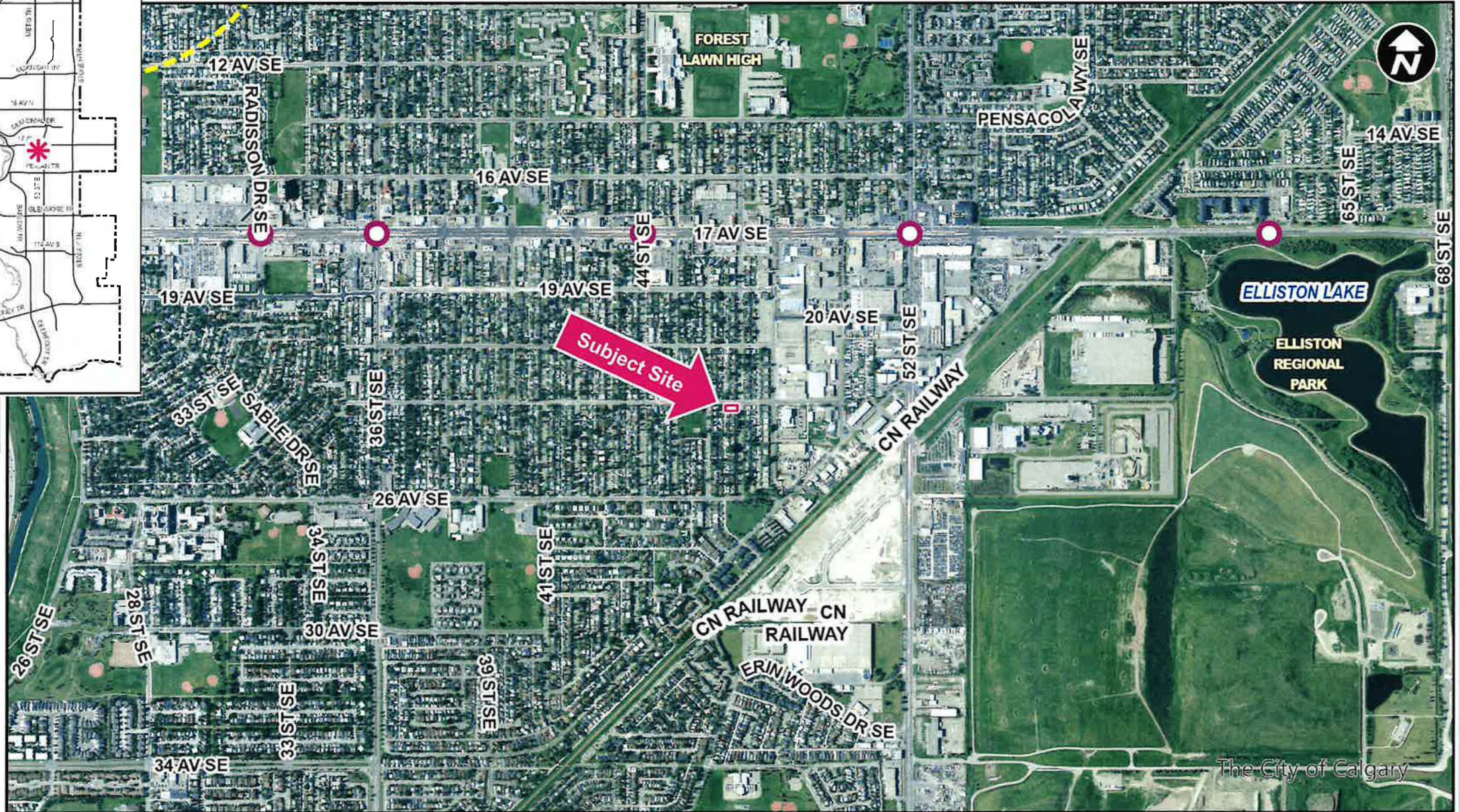
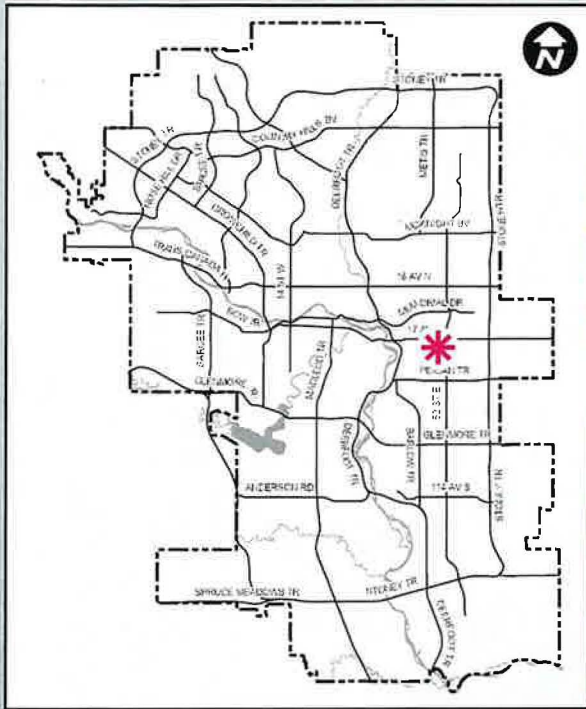
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 04 2024
ITEM: 7.2.24 CPC2024-0410
Disemb-Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 37P2024** for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 157D2024** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2401 – 47 Street SE (Plan 7273HN, Block 14, Lot 36) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

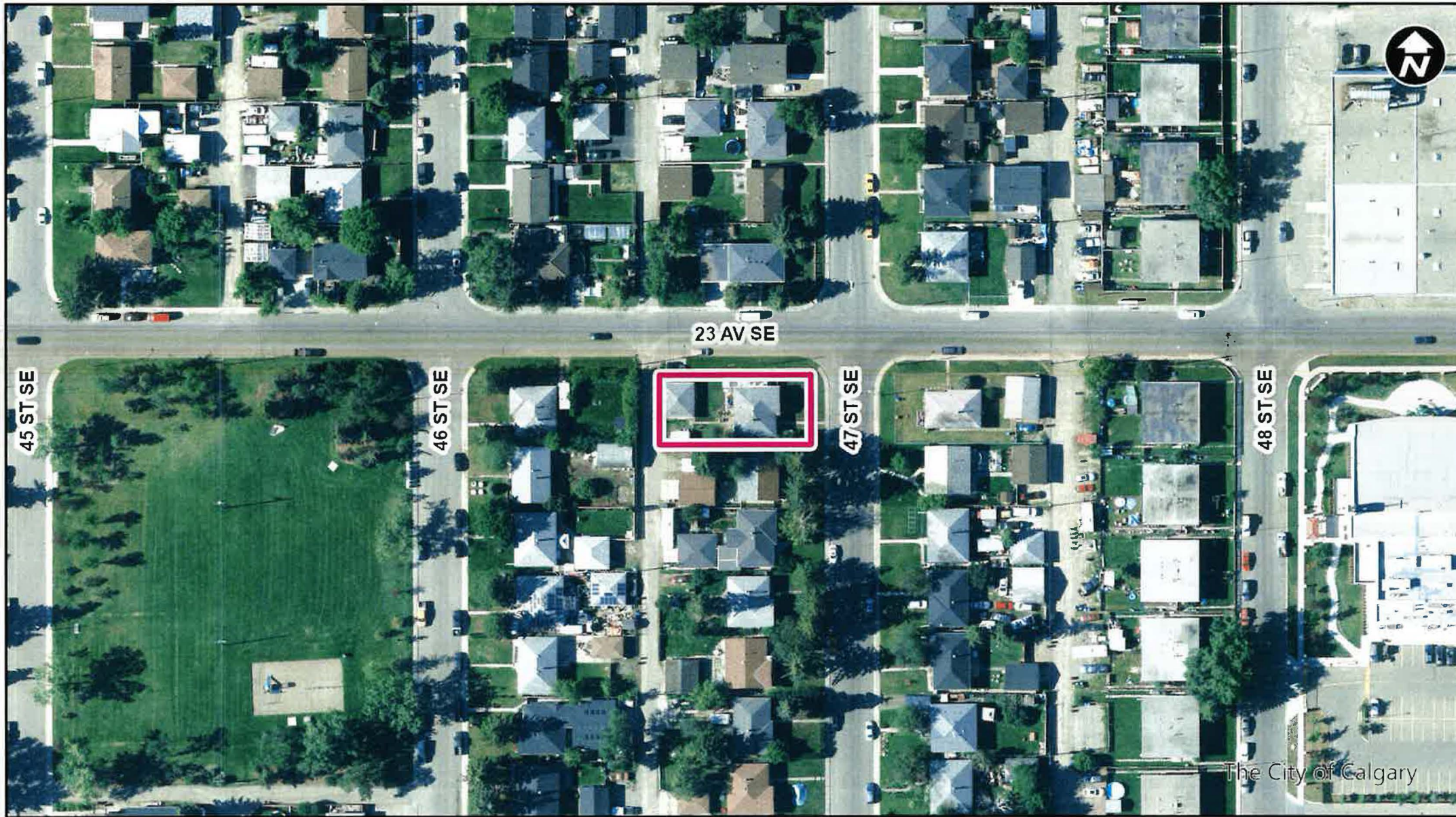




LEGEND

- 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:

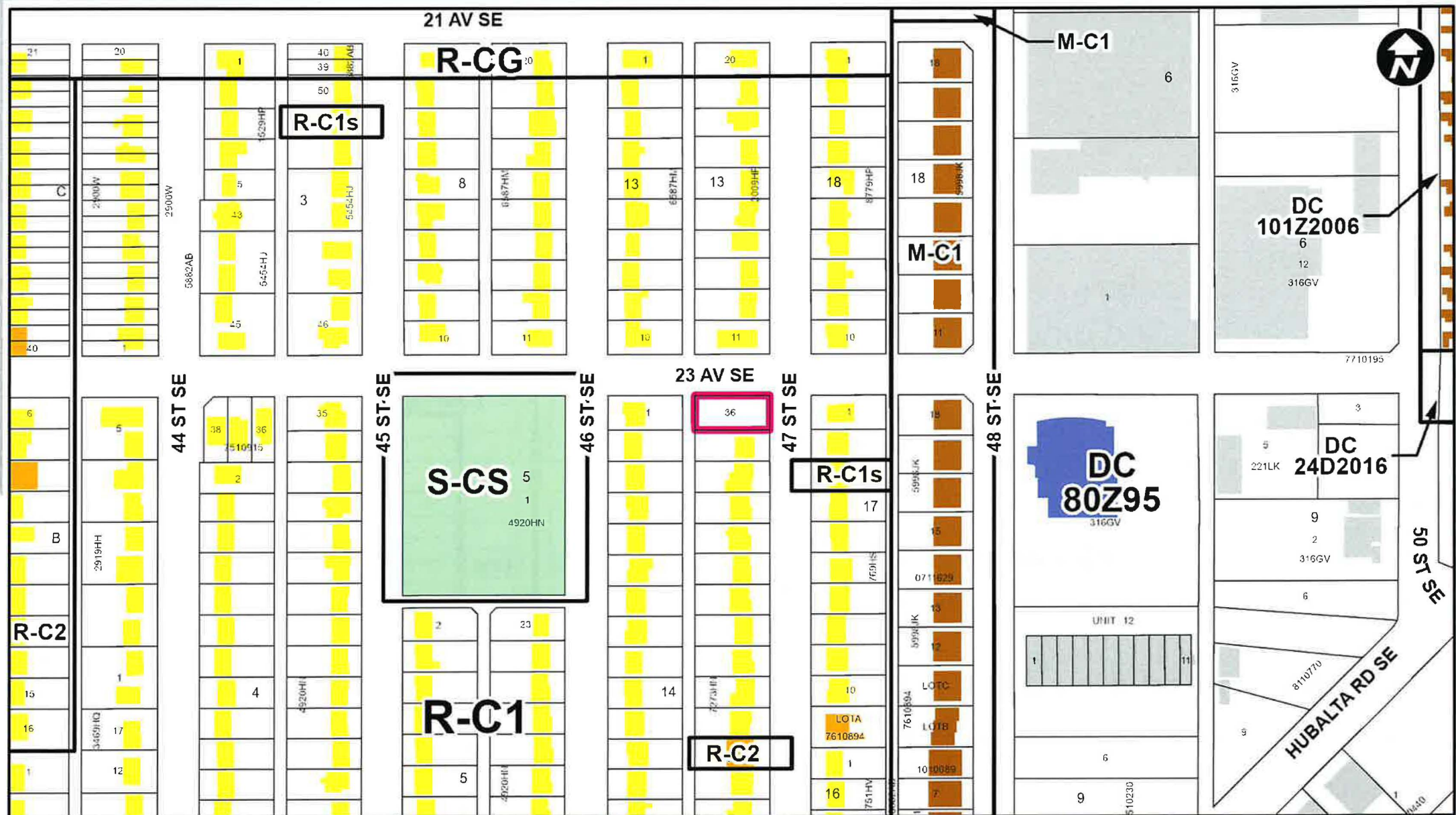
0.06 ha
17m x 37m

The City of Calgary

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

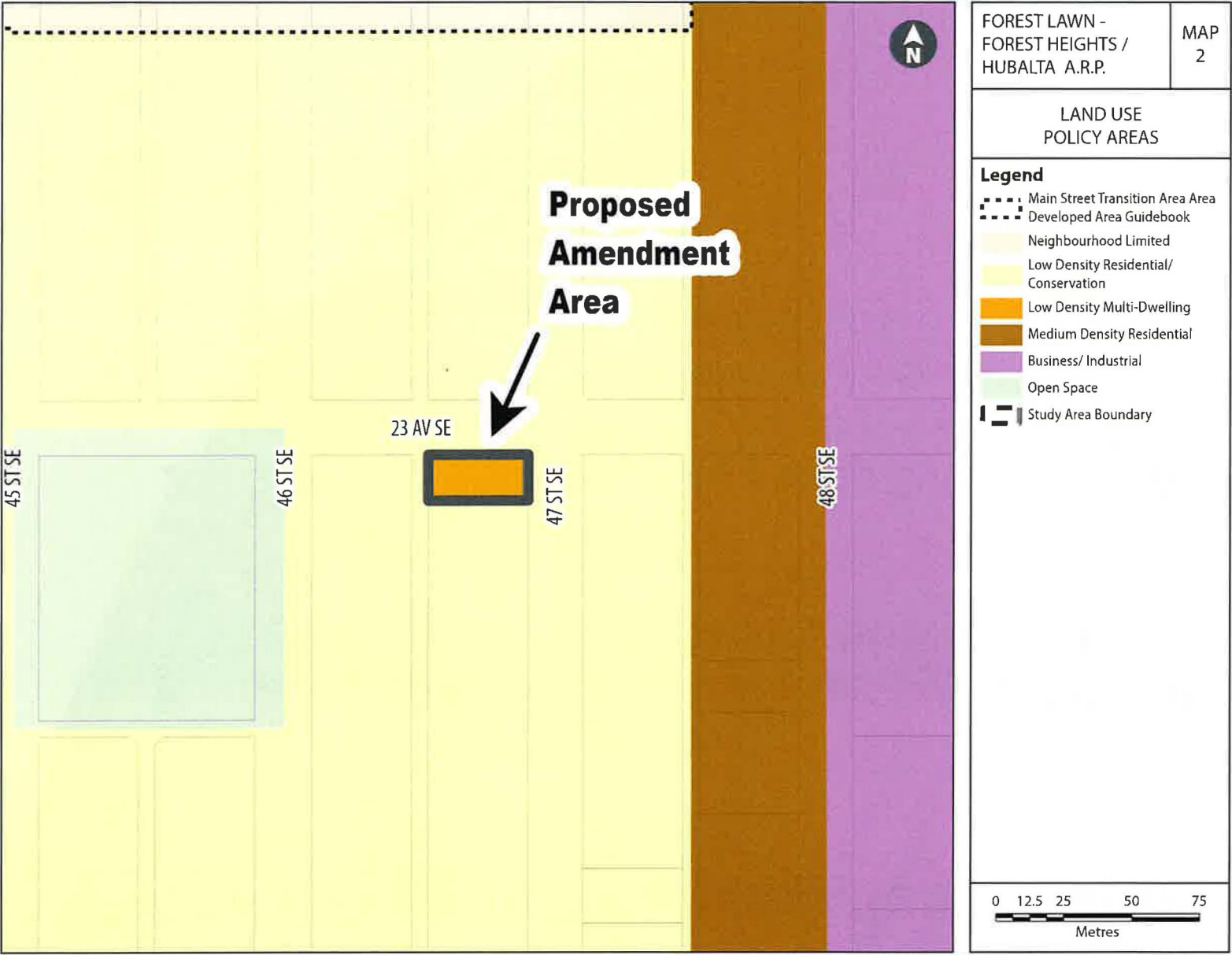


Proposed Land Use Map



Proposed Residential – Grade-Oriented Infill (R-CG) District:

- Allows for rowhouse buildings and townhouses
- Maximum density of 75 units per hectare (4 units)
- Maximum building height of 11 metres (3 storeys)



Proposed Amendment:

- **From:** Low Density Residential/Conservation
- **To:** Low Density Multi-Dwelling

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Supplementary Slides



