



Public Hearing of Council

Agenda Item: 7.2.22



LOC2024-0024 / CPC2024-0443

Policy and Land Use Amendment

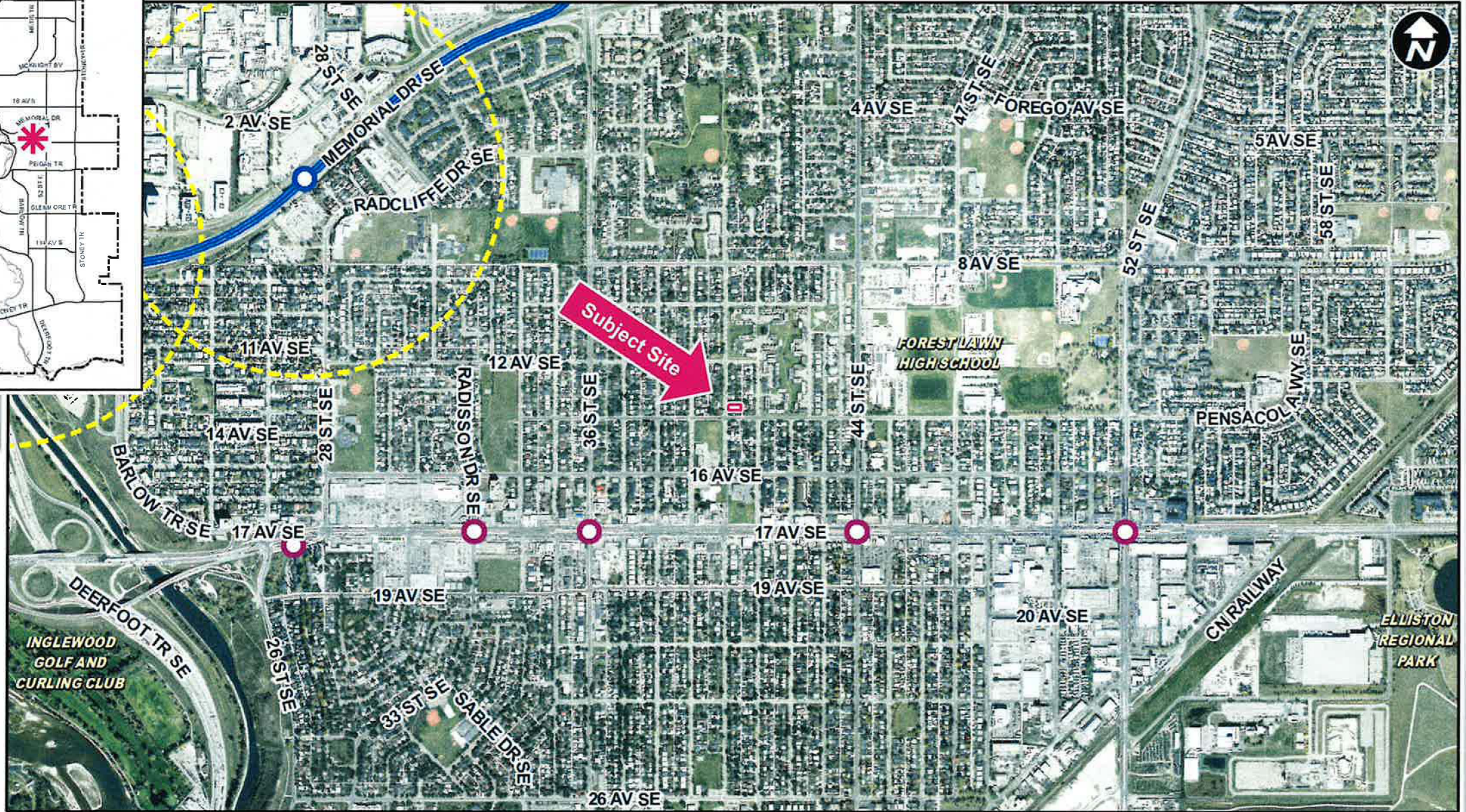
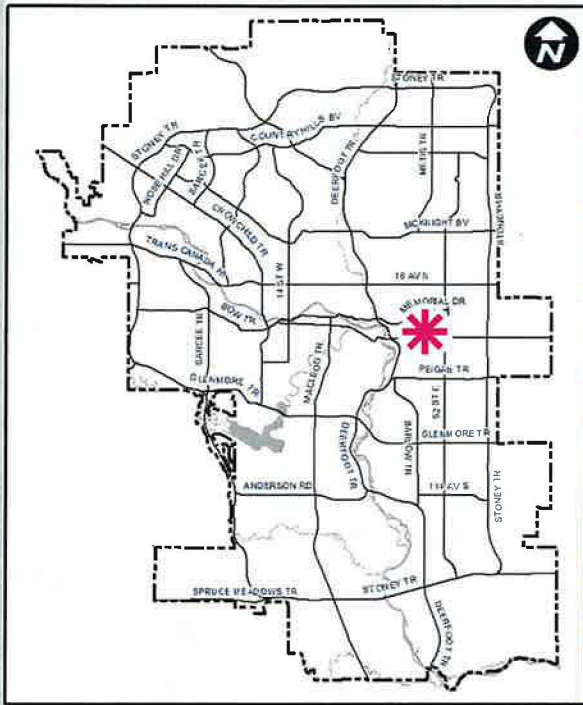
June 4, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 04 2024
ITEM: 7.2.22 CPC2024-0443
District Presentation 7
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

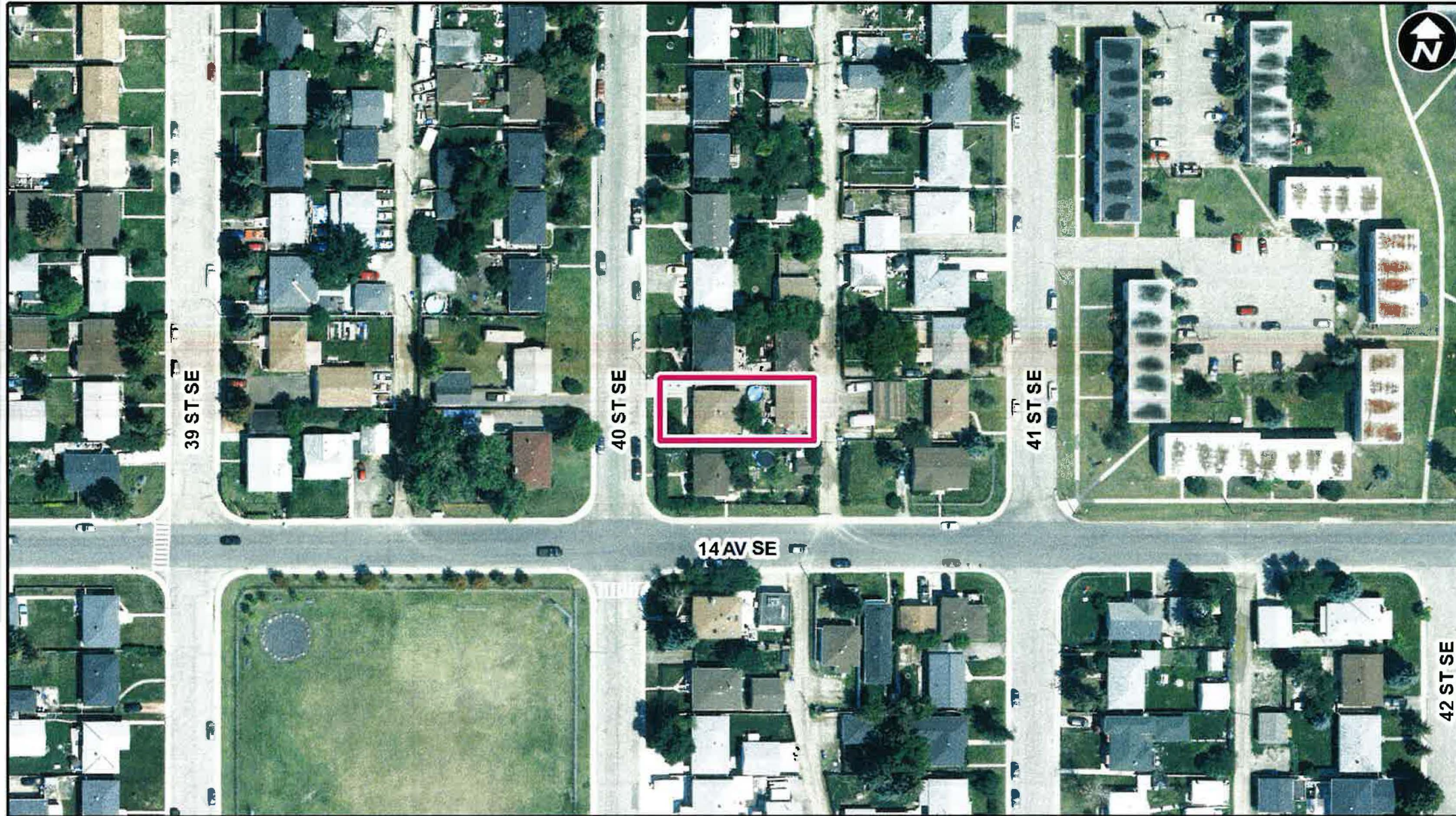
That Council:

1. Give three readings to **Proposed Bylaw 41P2024** for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 167D2024** for the redesignation of 0.06 hectares (0.14 acres) located at 1336 – 40 Street SE (Plan 5997HE, Block 20, Lot 9) 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

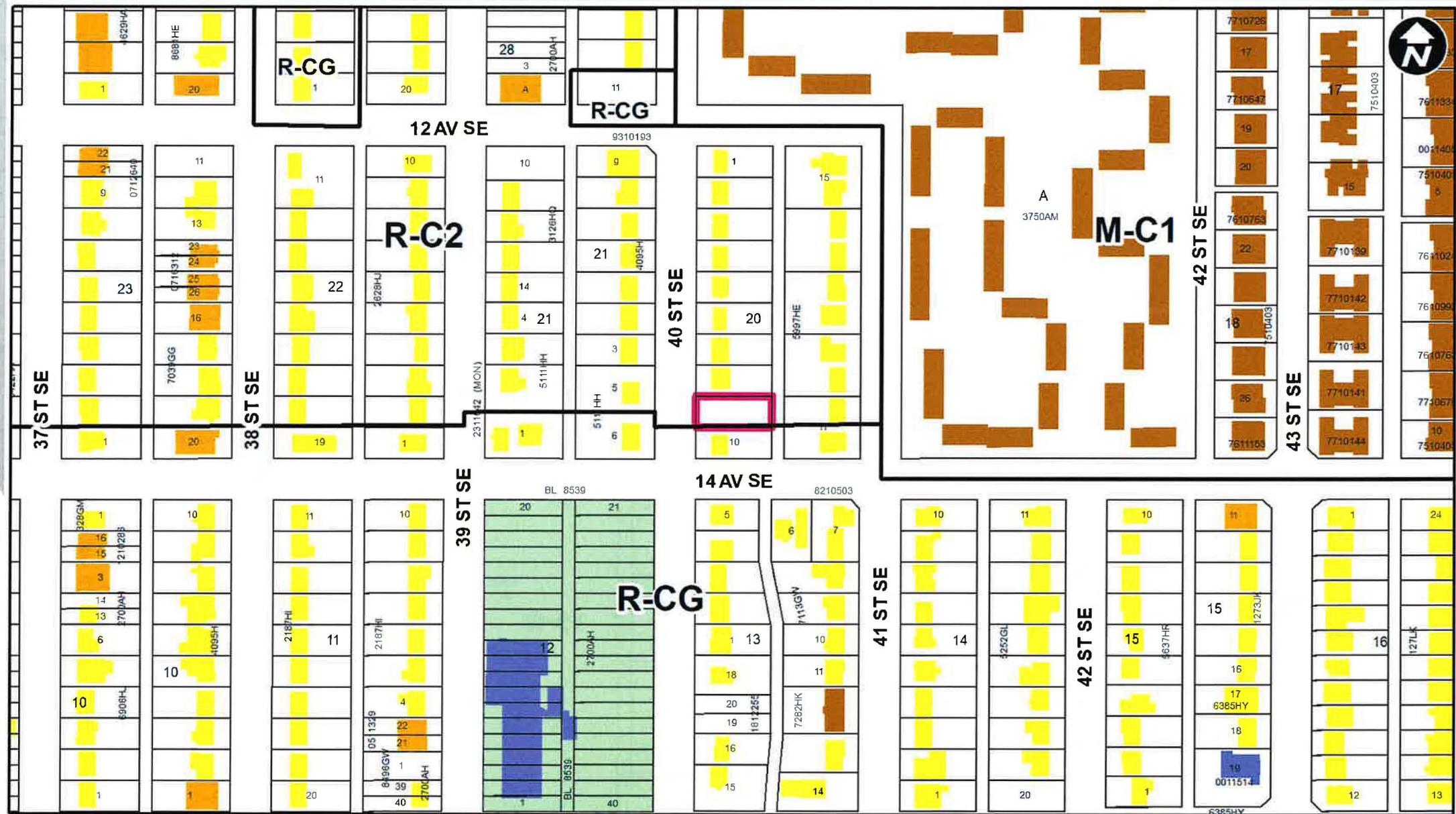


Parcel Size:

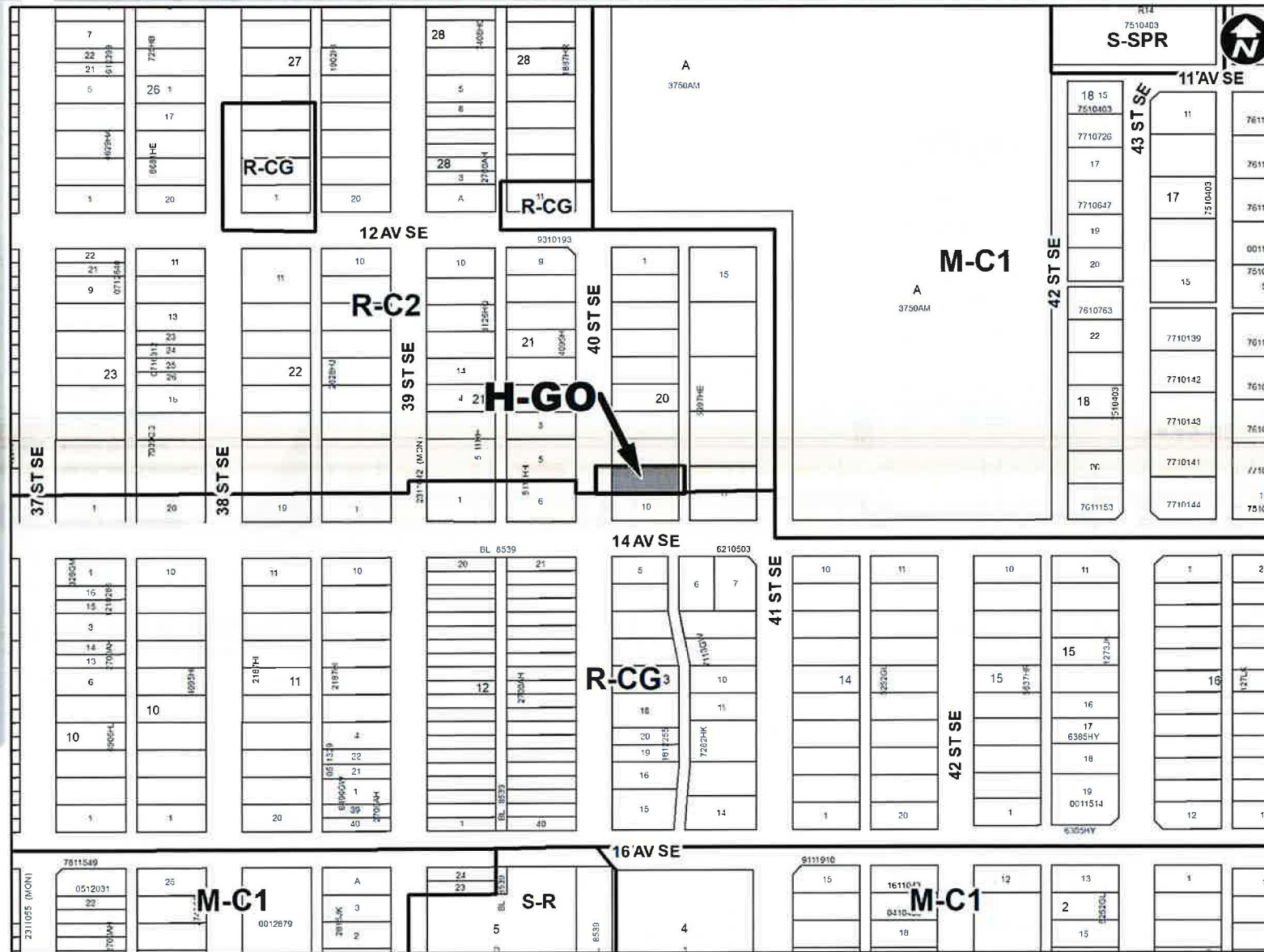
0.06 ha
15m x 37m

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

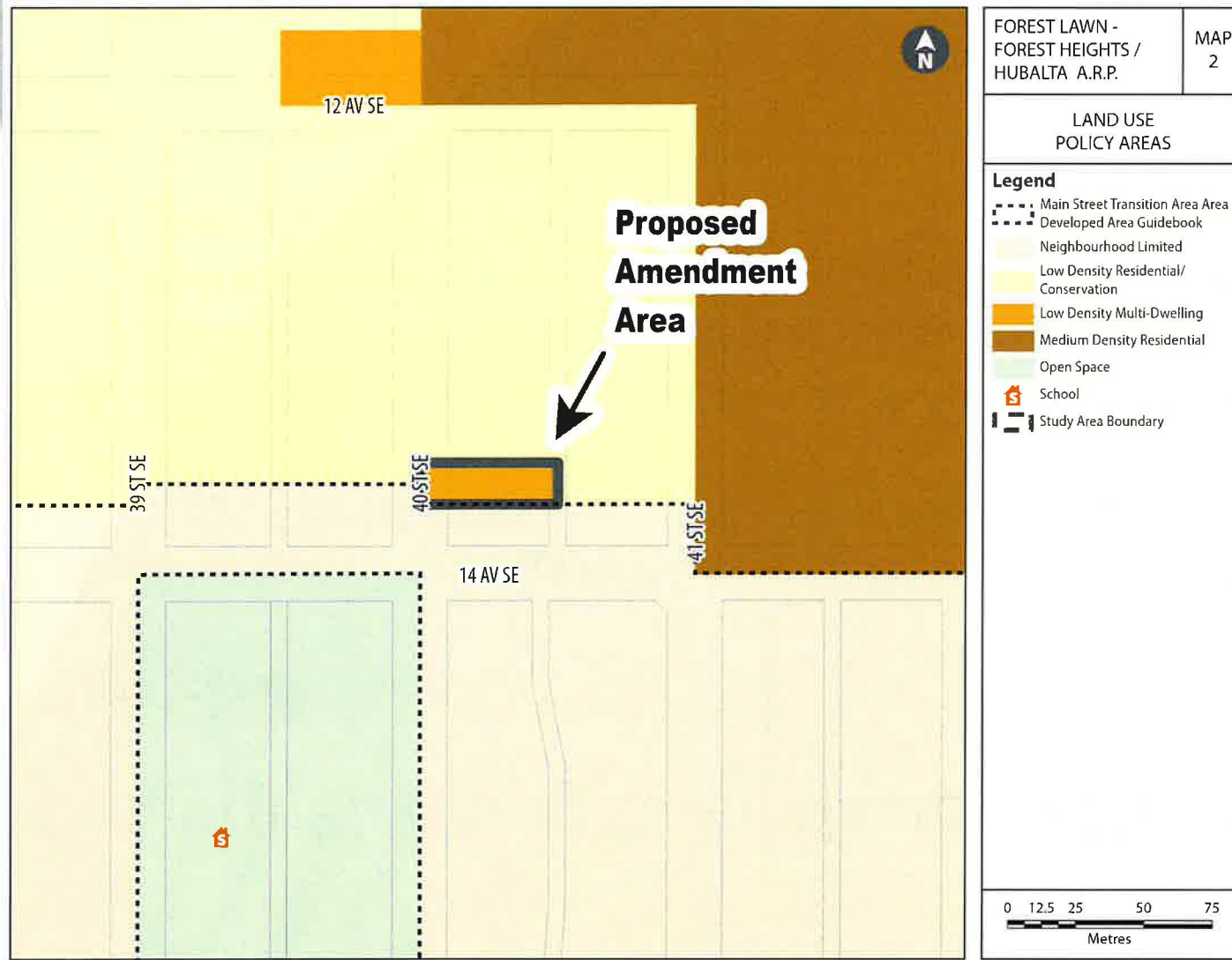


Proposed Land Use Map



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

- Maximum Height: 12 metres (3 storeys)
- Maximum Density: 1.5 Floor Area Ratio (FAR)
- Location criteria – Inner City
 - Within 200 metres of a Main Street or Activity Centre



Proposed Amendment:

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

Calgary Planning Commission's Recommendation:

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Supplementary Slides

