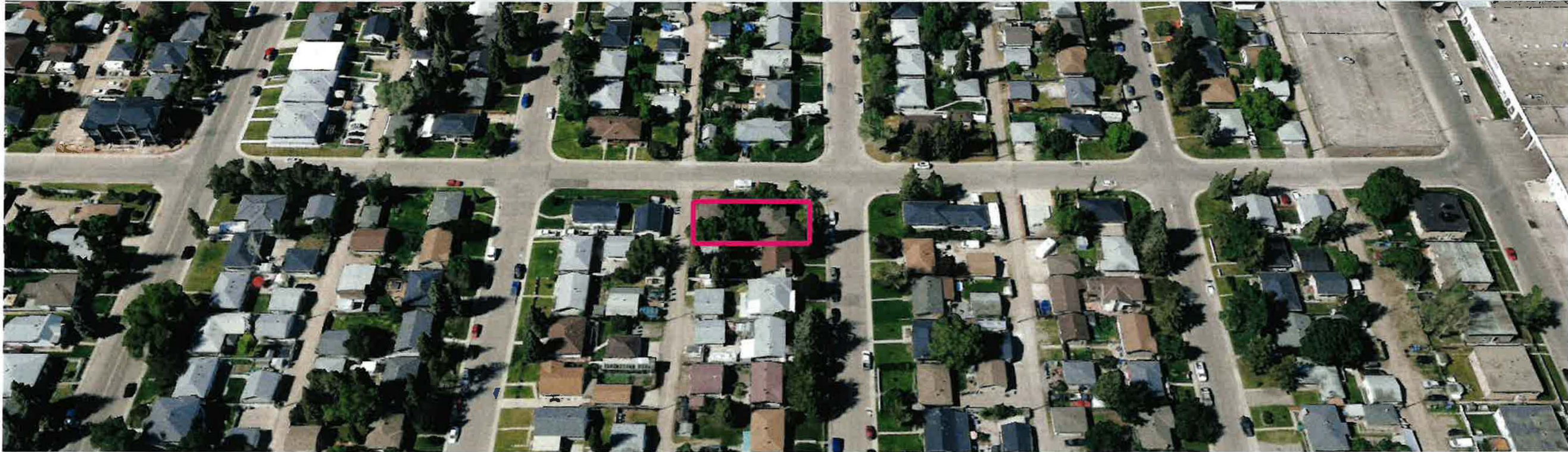




# Public Hearing of Council

## Agenda Item: 7.2.23



# LOC2024-0023 / CPC2024-0510

## Policy & Land Use Amendment

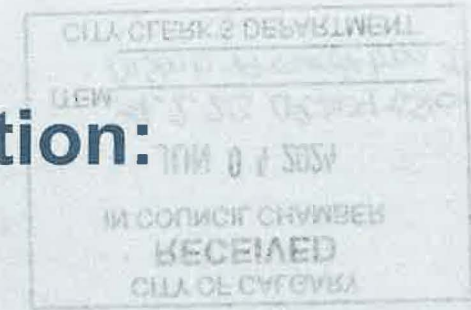
June 4, 2024

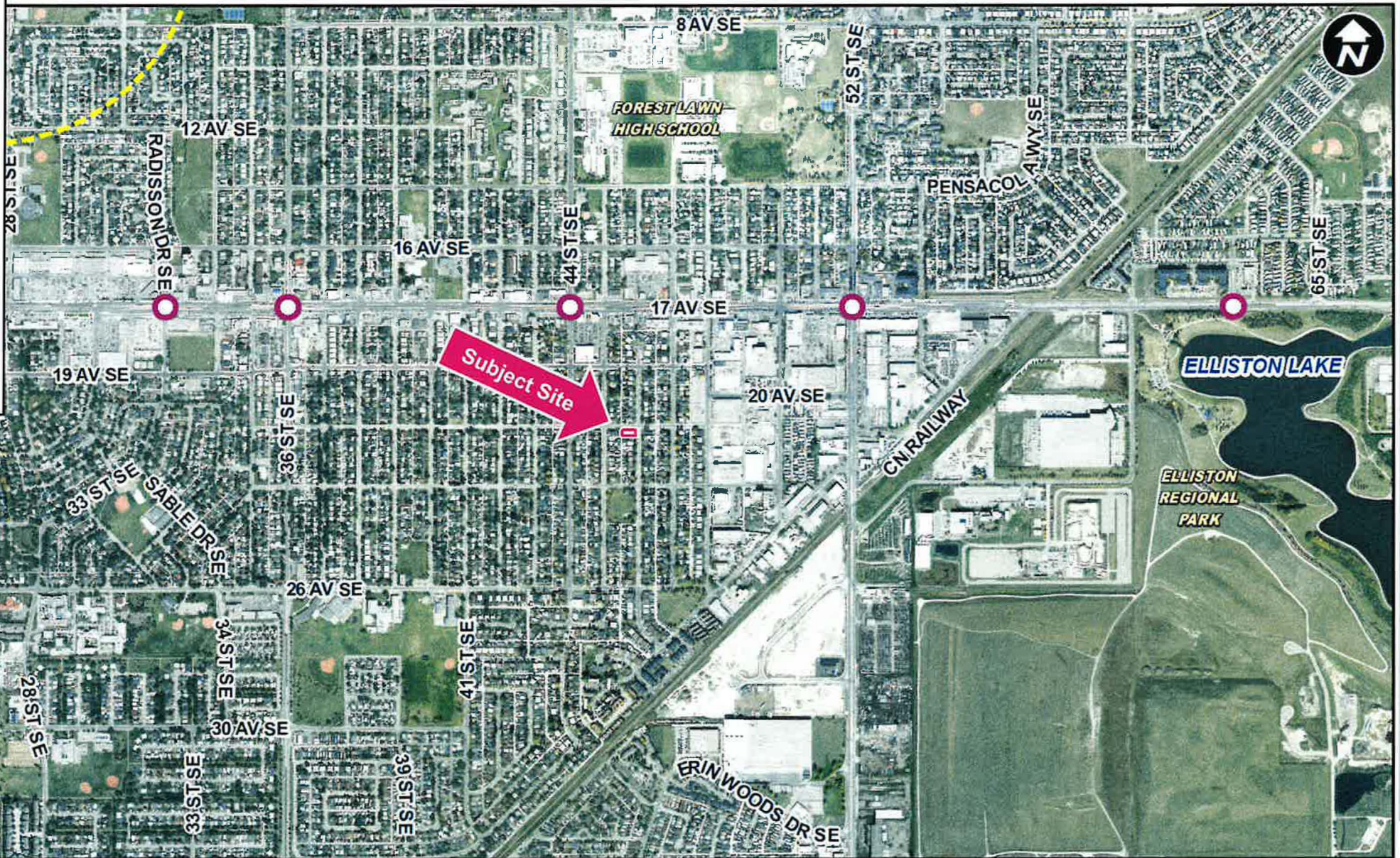
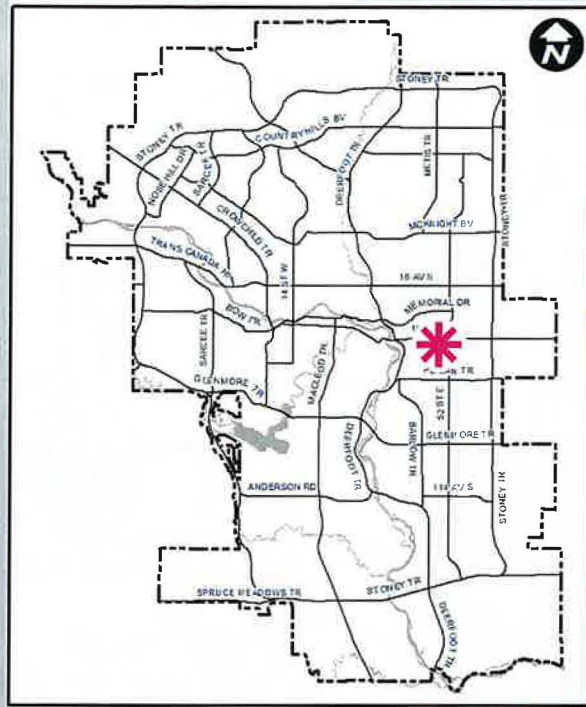
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUN 04 2024  
ITEM: 7.2.23 CPC2024-0510  
*Distrb Presentation 1*  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

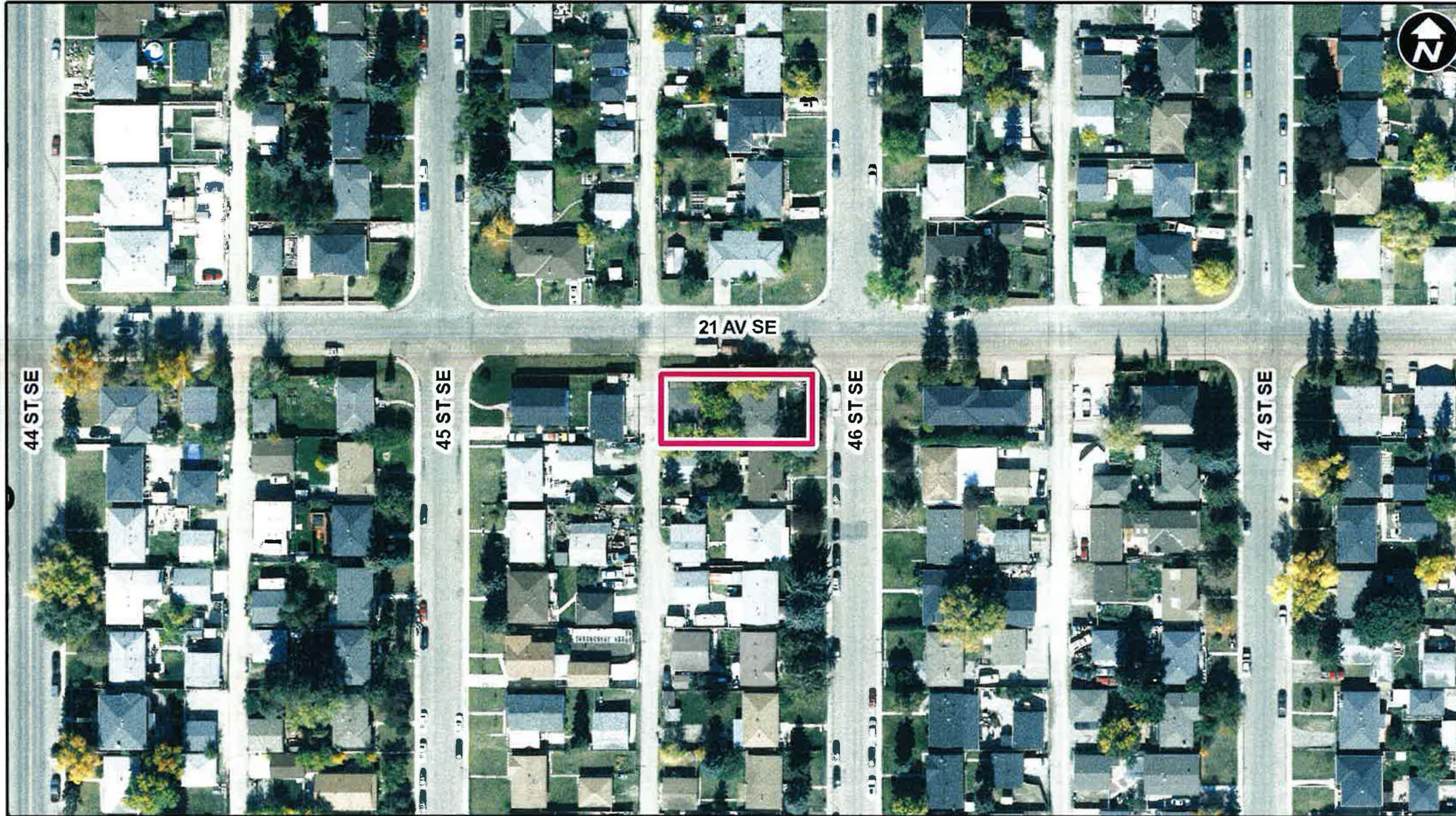
1. Give three readings to **Proposed Bylaw 43P2024** for the amendment to the Forest Lawn-Forest Height/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 177D2024** for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2201 – 46 Street SE (Plan 6587HM, Block 8, Lot 20) 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



○ Bus Stop

Parcel Size:

0.06 ha  
16m x 36m

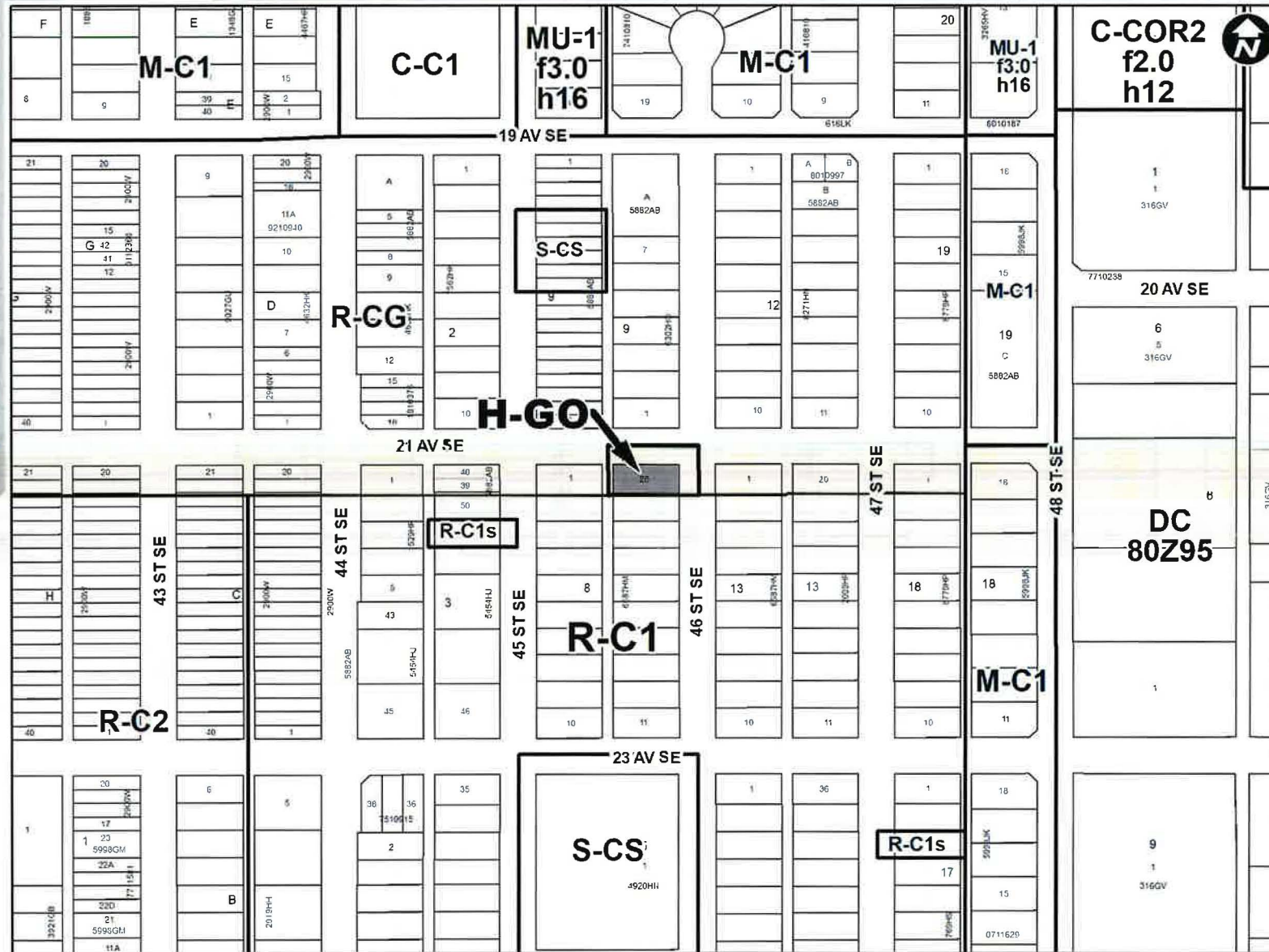
# Surrounding Land Use

## 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

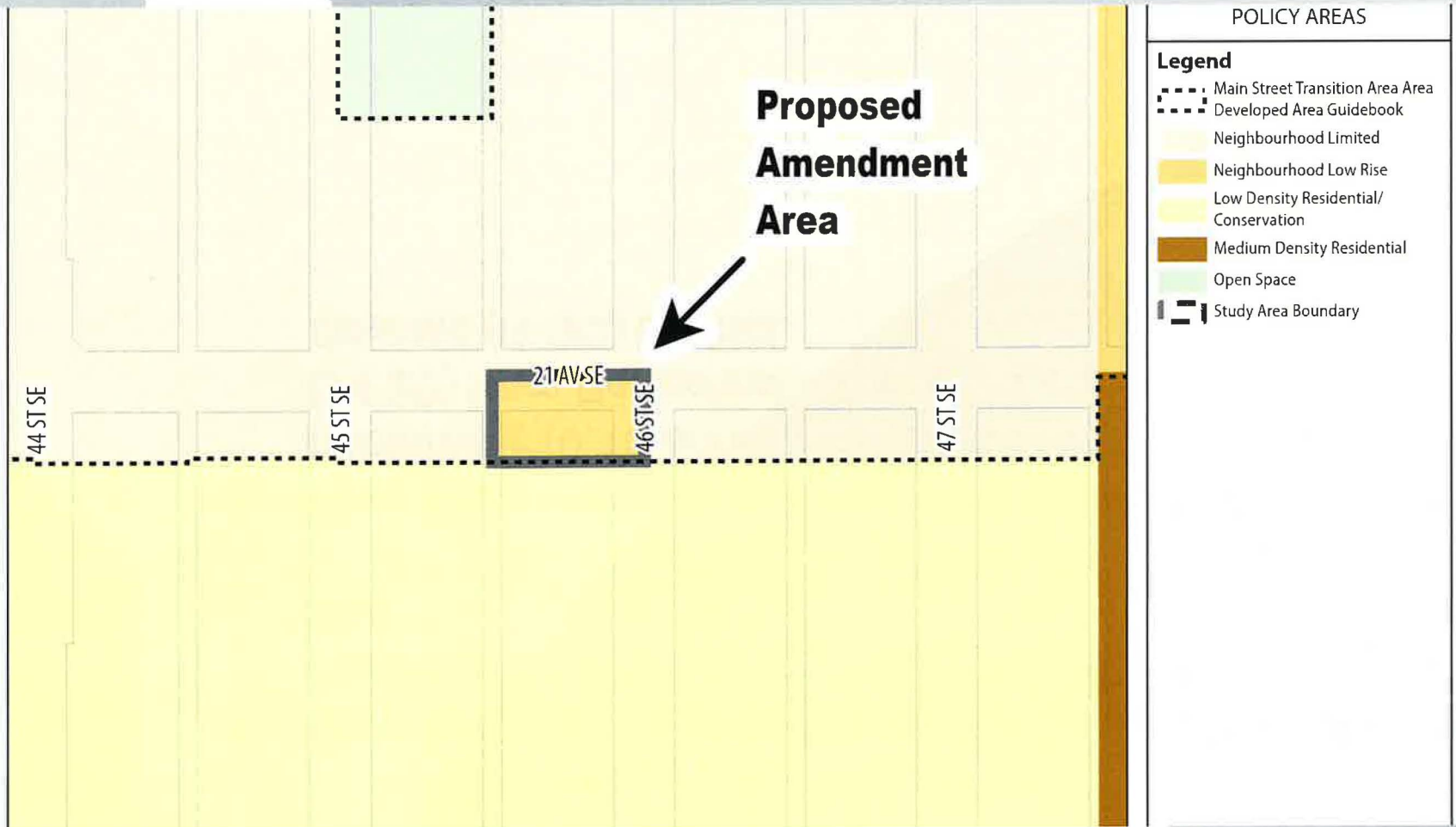


# Proposed Land Use Map



## 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; and
  - Within 400 metres of an existing or capital-funded BRT station



## Proposed Amendment:

- **From:** Neighbourhood Limited
- **To:** Neighbourhood Low Rise

## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 43P2024** for the amendment to the Forest Lawn-Forest Height/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 177D2024** for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2201 – 46 Street SE (Plan 6587HM, Block 8, Lot 20) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

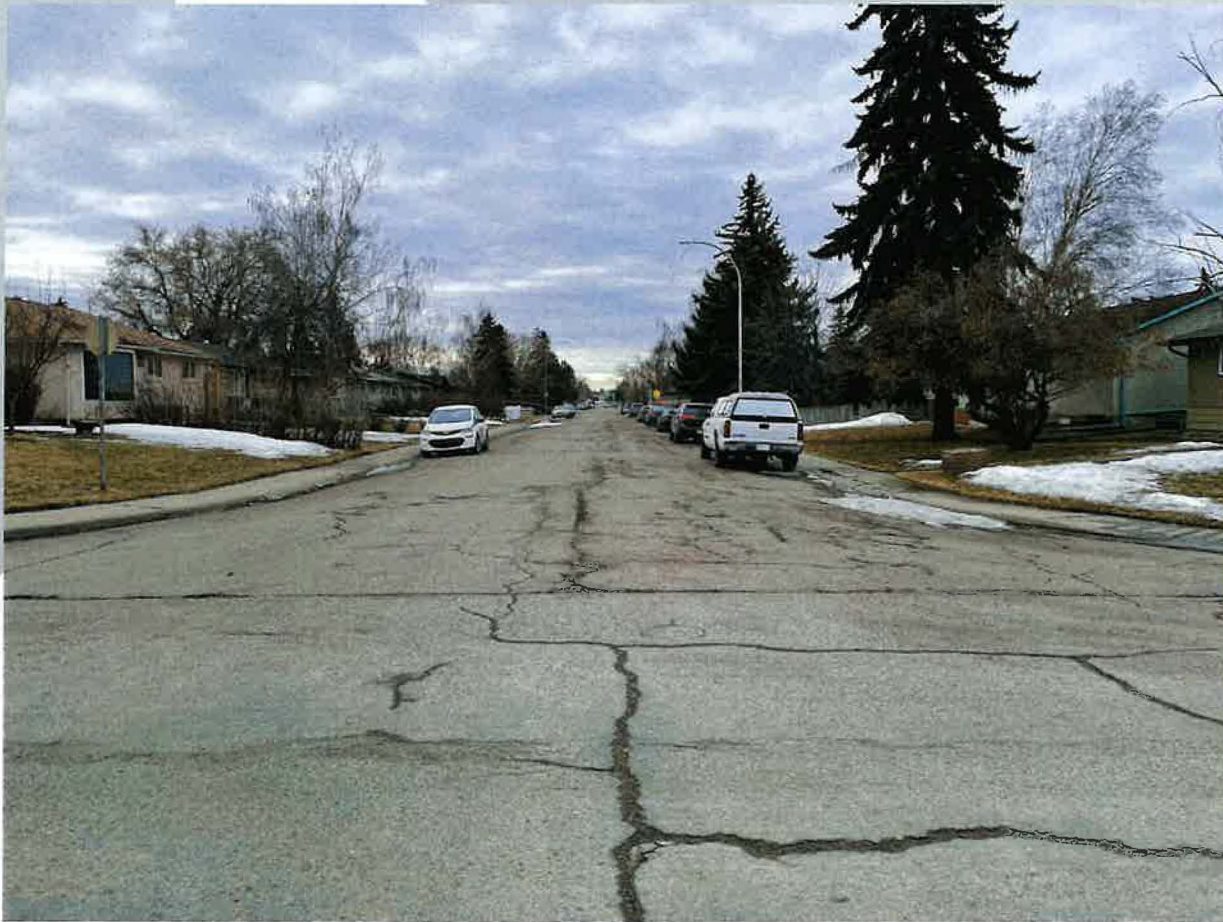


# Supplementary Slides



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

- Intended to accommodate single, semi-detached, rowhouse and townhouse dwellings
- Maximum height of 11.0 metres
- Maximum density of 75 units per hectare



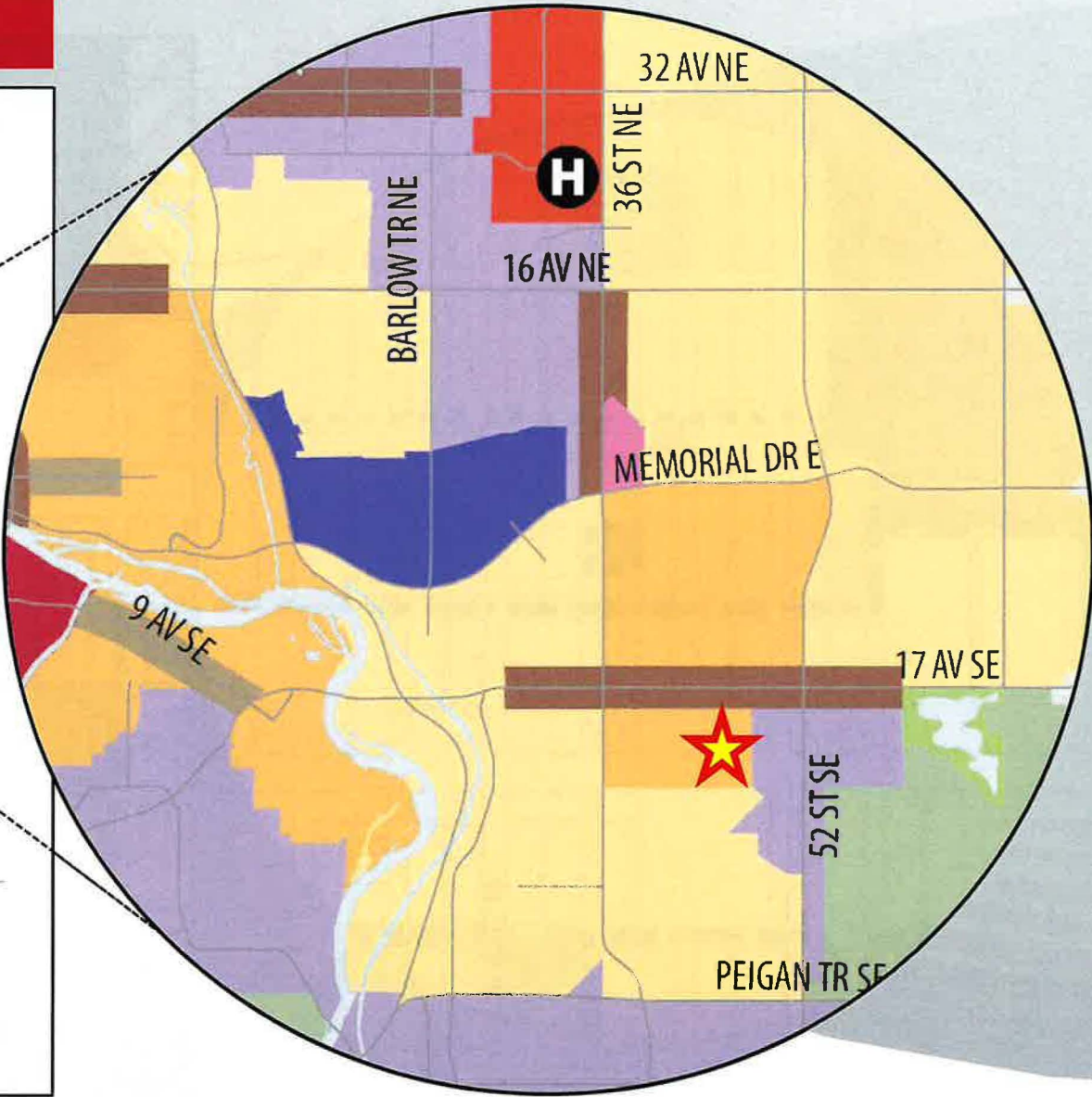
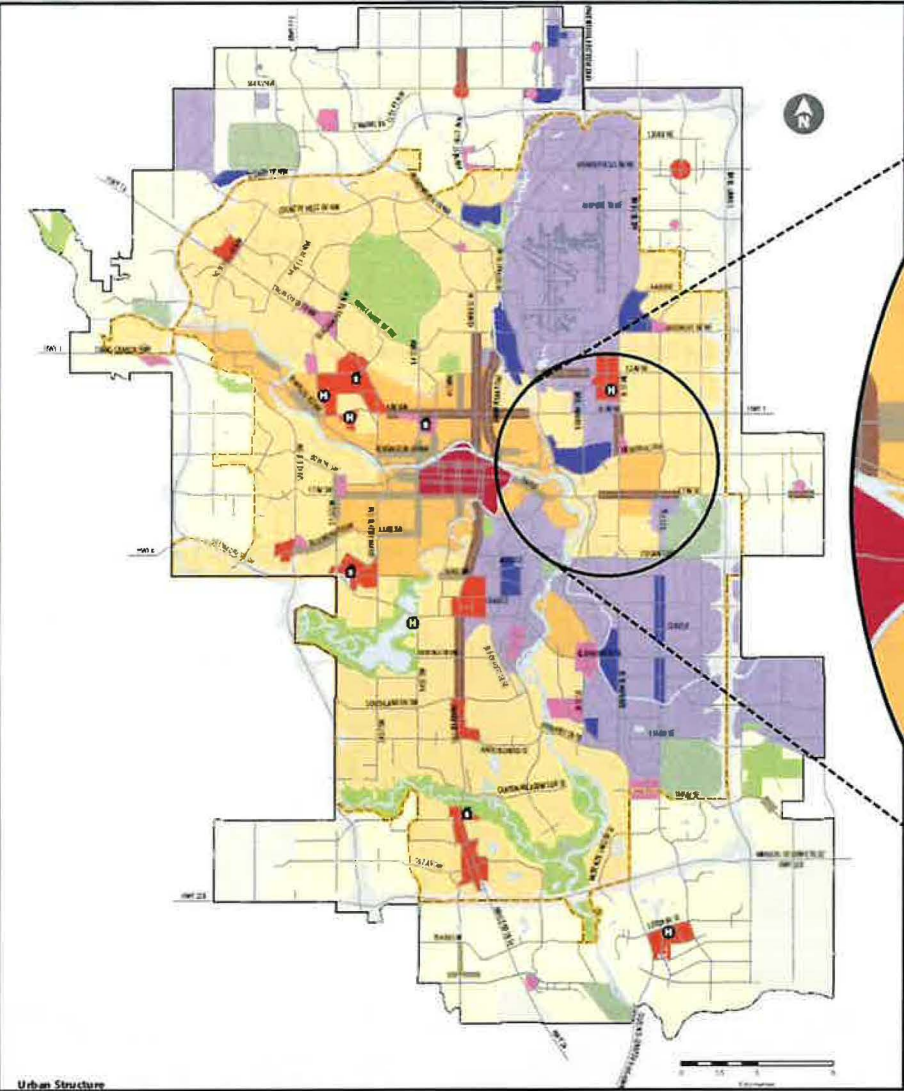
Looking south to 46 ST SE – immediate block context



Looking north to 46 ST SE – immediate block context



MAP 1 – Urban Structure



**Urban Structure**  
(By Land Use Typology)

**Activity Centres**

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

**Main Streets**

- Urban Main Street
- Neighbourhood Main Street

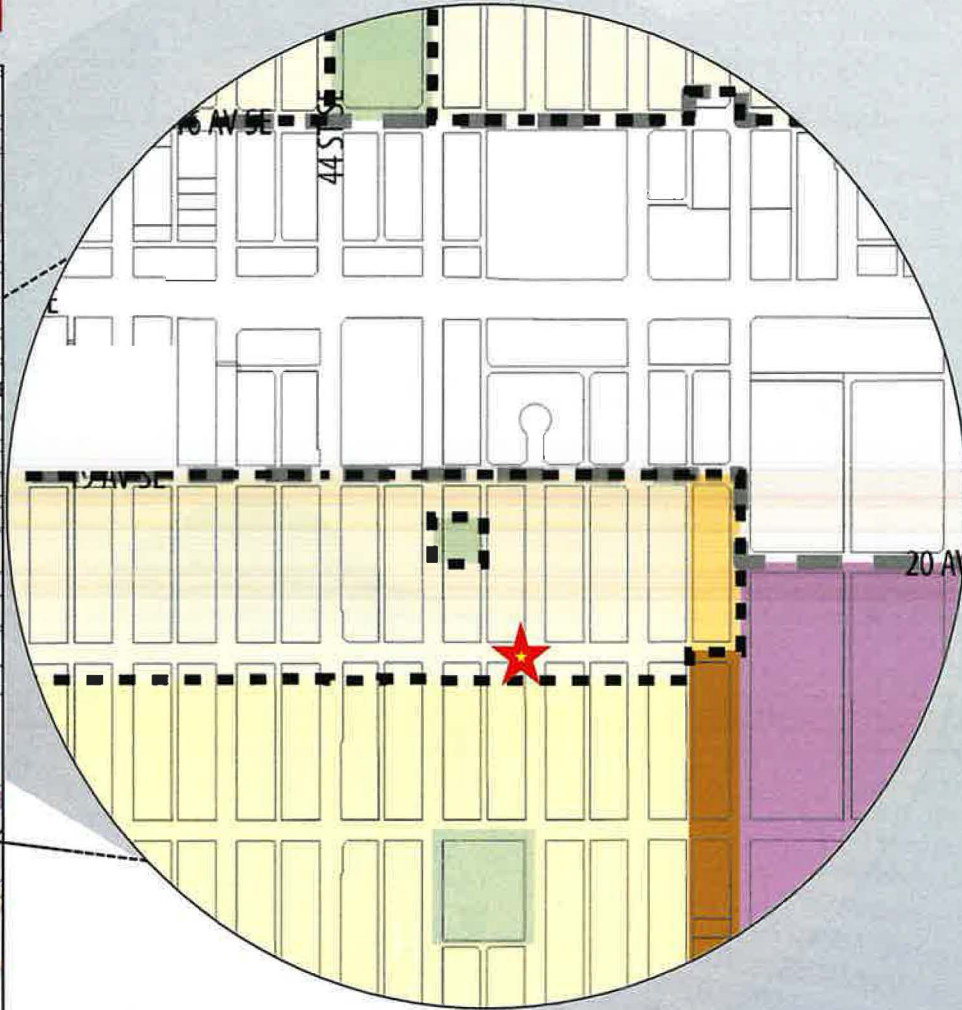
**Developed Residential**

- Inner City
- Established

**Industrial**

- Industrial - Employee Intensive
- Standard Industrial

## MAP 2 – Land Use Policy Areas



- Legend**
- Main Street Transition 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

Within the Centre City or Inner-City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan (MDP)	<input checked="" type="checkbox"/>
<b>and within one or more of the following:</b>	
200 metres of a Main Street or Activity Centres identified on the Urban Structure Map of the MDP;	<input checked="" type="checkbox"/>
600 metres of an existing or capital-funded LRT platform;	<input type="checkbox"/>
400 metres of an existing or capital-funded BRT station and	<input checked="" type="checkbox"/>
200 metres of primary transit service	<input type="checkbox"/>