



Public Hearing of Council

Agenda Item: 7.2.37



LOC2024-0025 / CPC2024-0530 Policy and Land Use Amendment

July 16, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

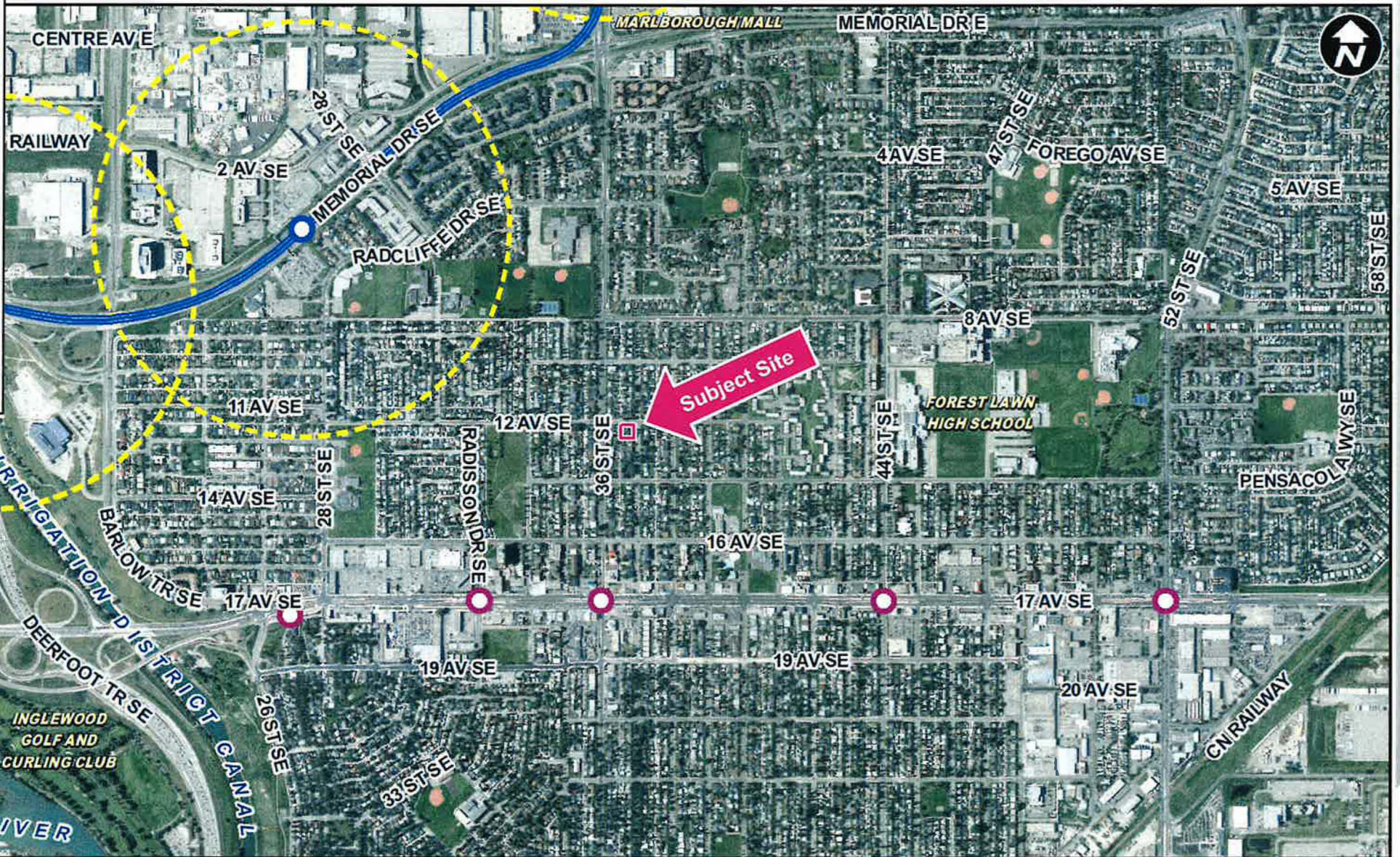
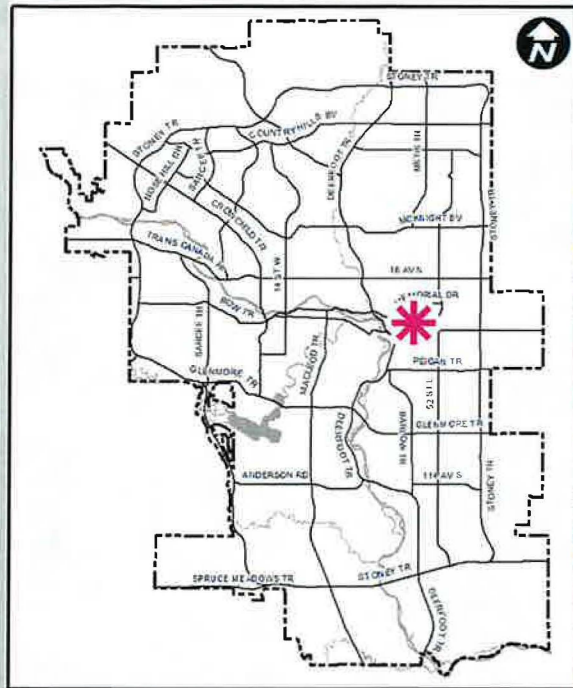
JUL 16 2024
ITEM: 7.2.37 CPC2024-0530
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 54P2024** for the amendments to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 204D2024** for the redesignation of 0.15 hectares \pm (0.36 acres \pm) located at 1301 and 1305 – 37 Street SE (Plan 2700AH, Block 24, Lots 21 to 25) 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)

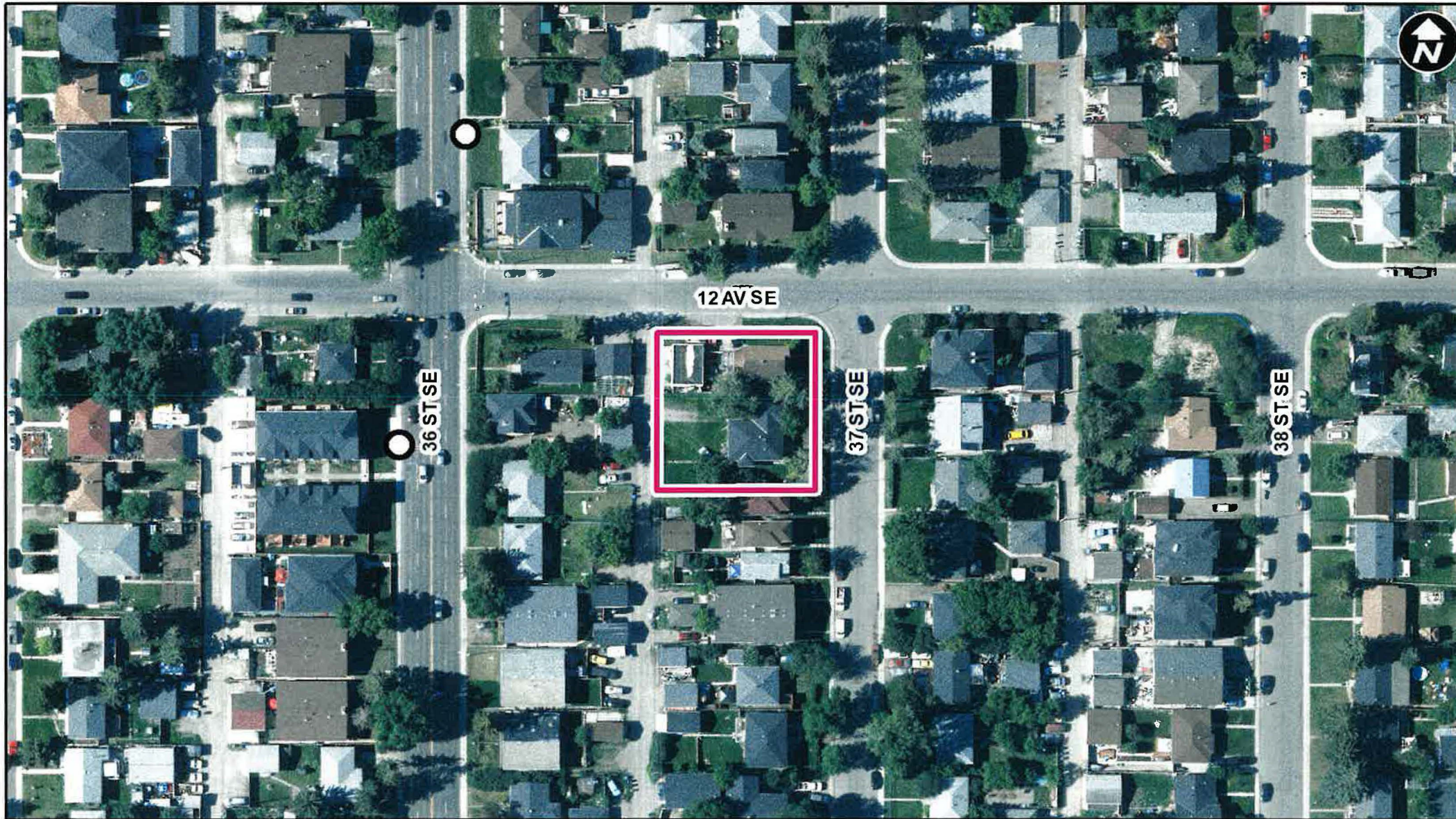
- LRT Line**

 - Blue
 - Blue/Red
 - Red

- Max BRT Stops**

 - Orange
 - Purple
 - Teal
 - Yellow

Location Map 4



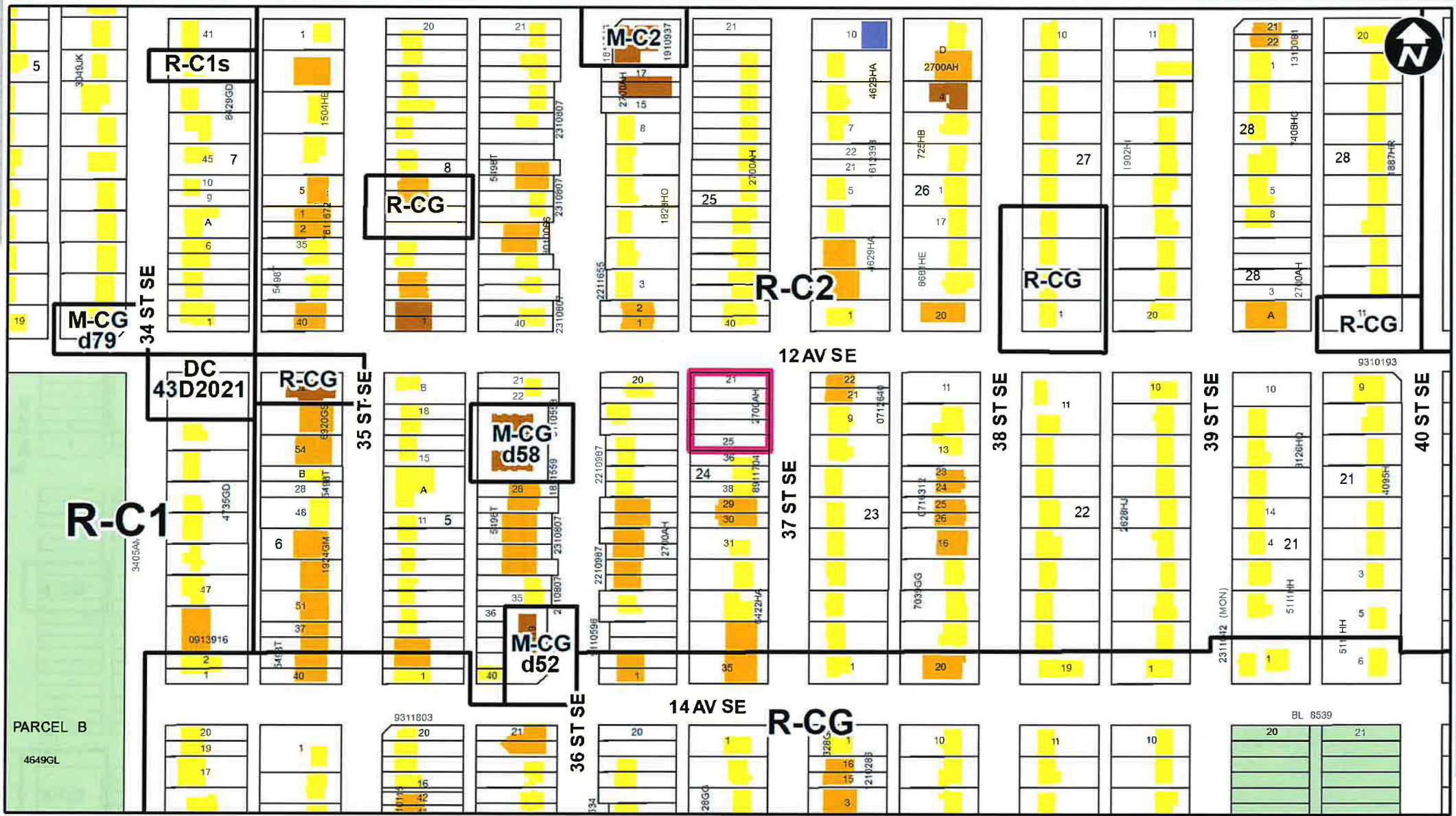
○ Bus Stop

Parcel Size:

0.15 ha
38m x 38m

Surrounding Land Use

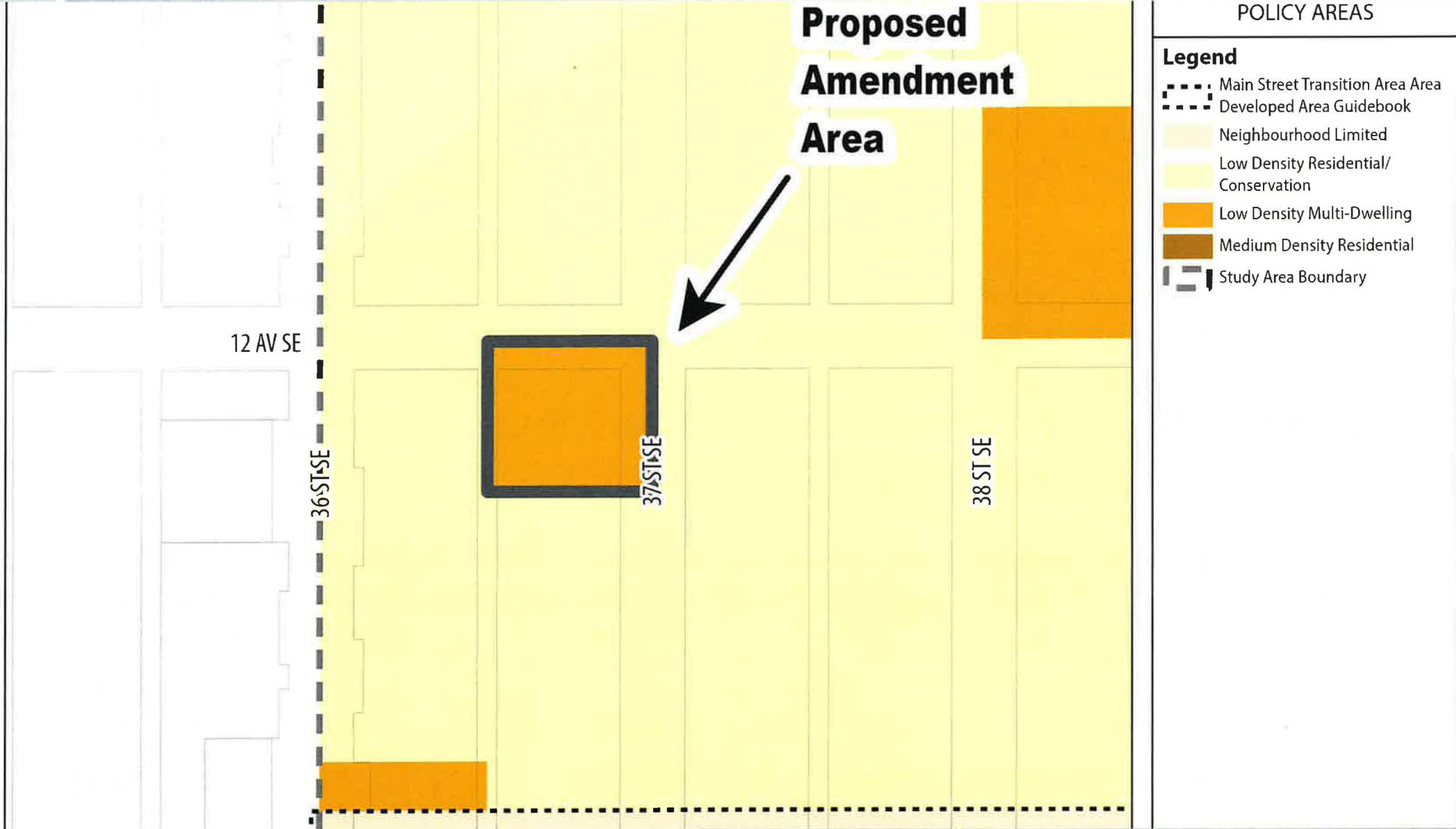
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes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





Housing – Grade-oriented (H-GO) District:

- Maximum building height of 12 metres
- Maximum building area of 2193 square metres
- Small scale developments of three or more units, such as rowhouses, that may contain suites



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Supplementary Slides



Looking northwest from 37 Street SE

Looking south from 12 Avenue SE

