



# Calgary Planning Commission

## Agenda Item: 7.2.3



## LOC2024-0023 / CPC2024-0510

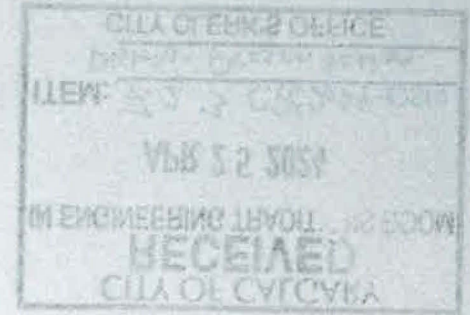
### Policy & Land Use Amendment

April 25, 2024





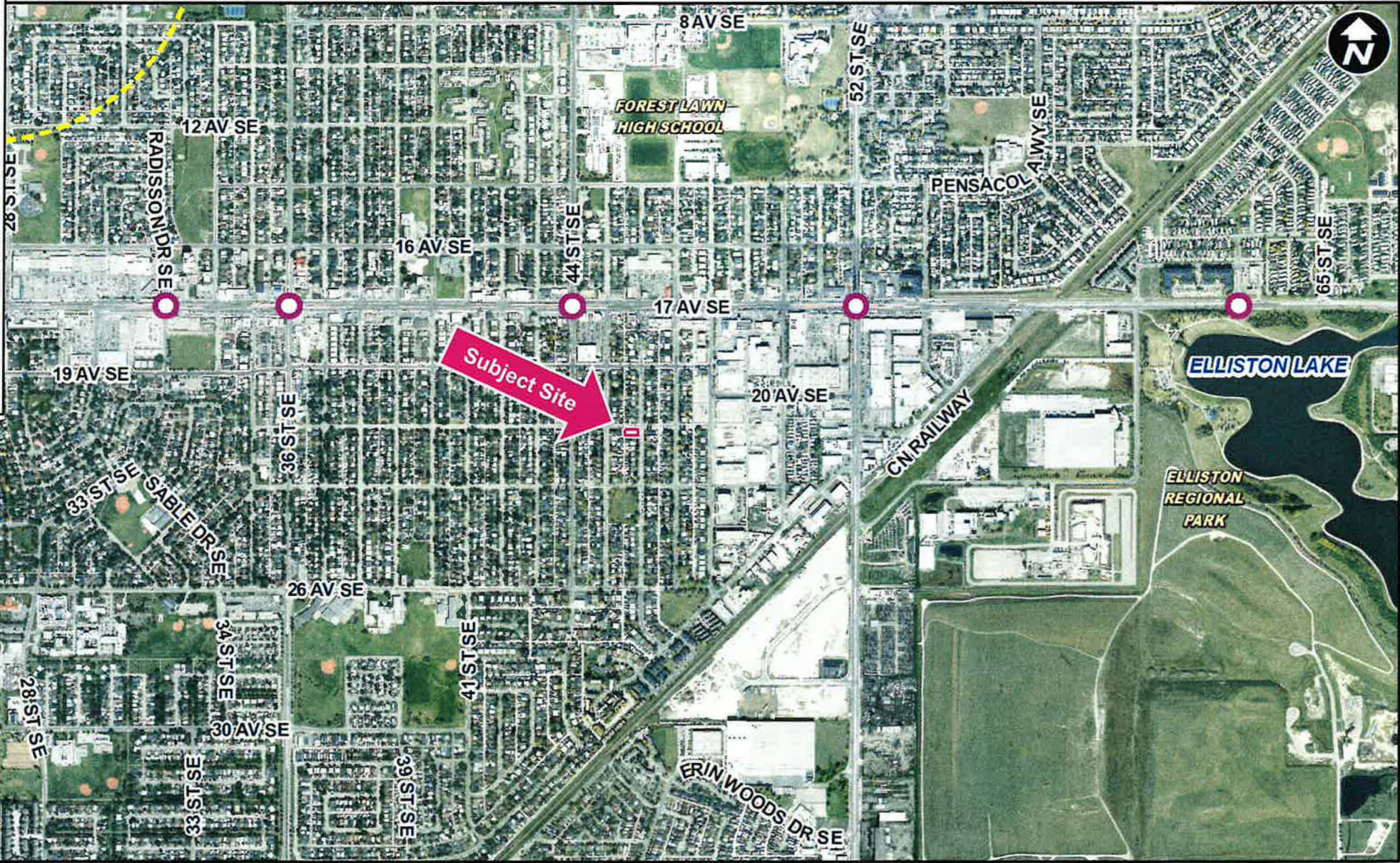
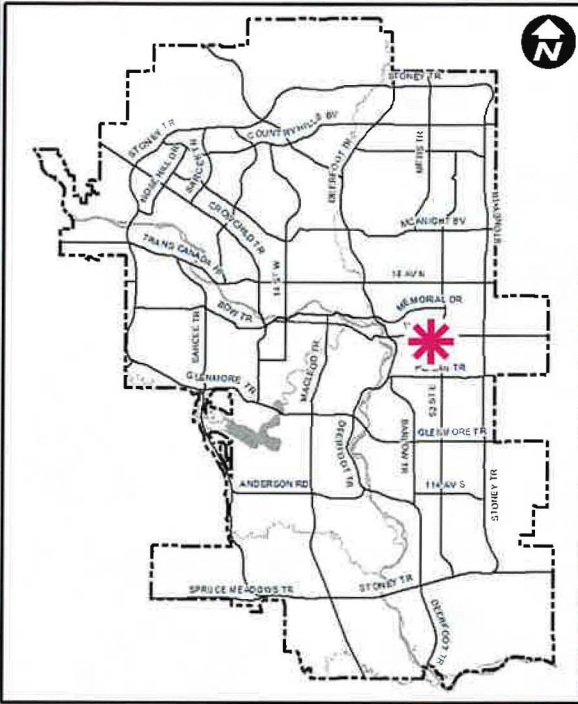
## RECOMMENDATIONS:



That Calgary Planning Commission recommend that Council:

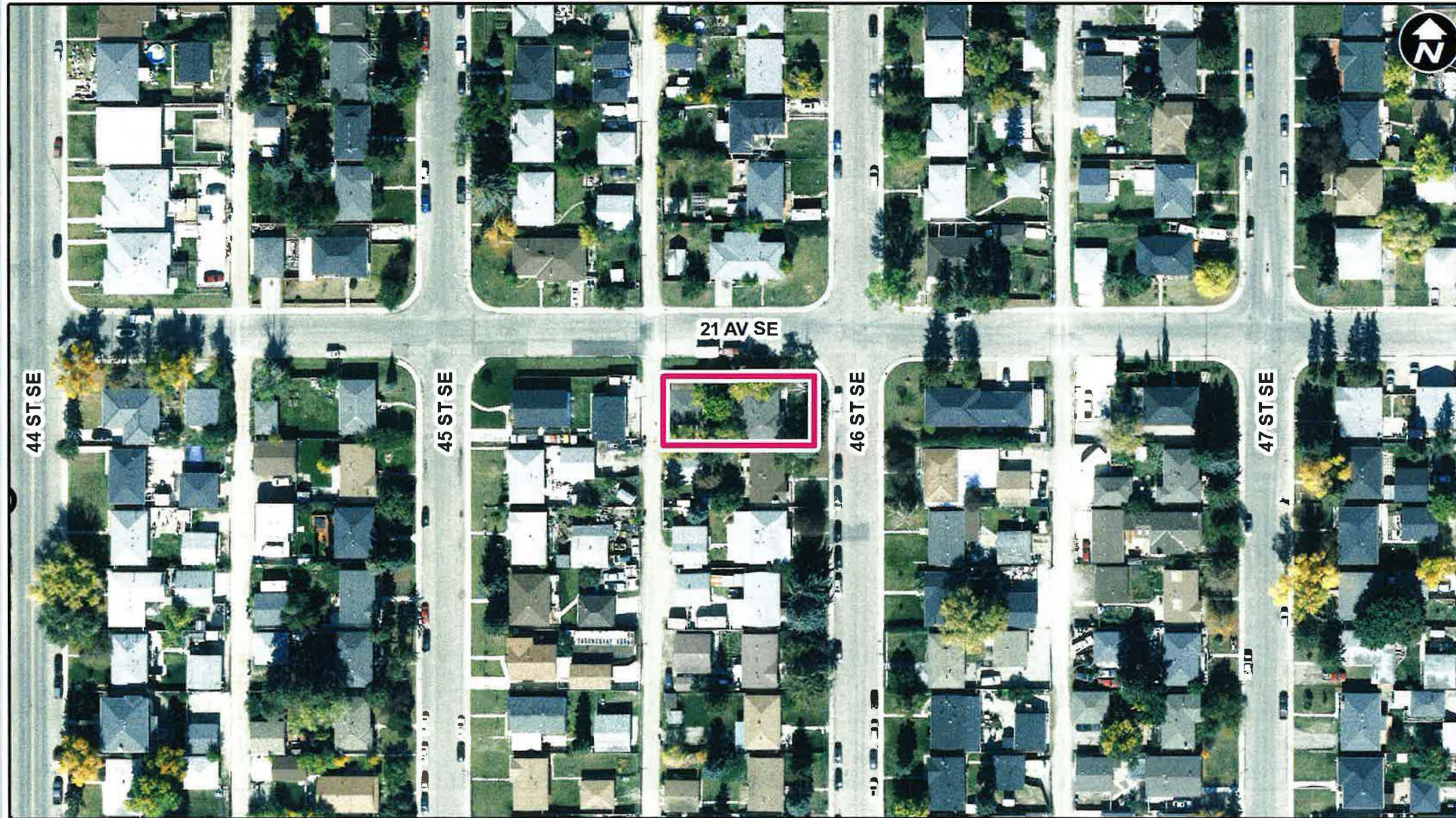
1. Give three readings to the proposed bylaw for the amendments to the Forest Lawn-Forest Height/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2201 – 46 Street SE (Plan 6587HM, 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







# Existing and surrounding Land Use Map

6



## R-CG District:

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





- Intended to accommodate grade-oriented residential developments in a form and scale consistent with low density residential areas
- Maximum height of 12.0 metres
- Maximum 1.5 floor area ratio



Within the Centre City or Inner-City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan (MDP)



**and within one or more of the following:**

200 metres of a Main Street or Activity Centres identified on the Urban Structure Map of the MDP;



600 metres of an existing or capital-funded LRT platform;



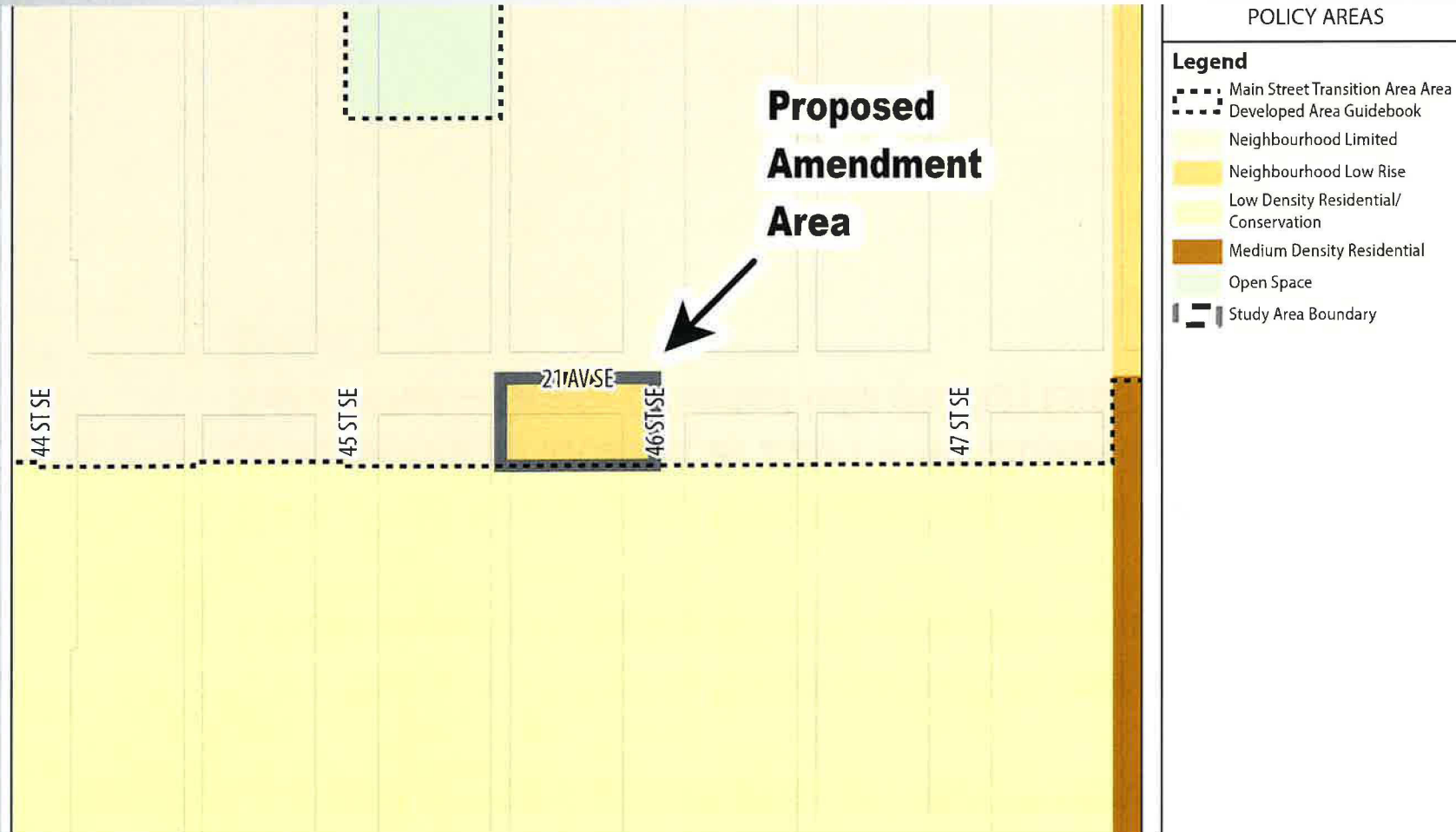
400 metres of an existing or capital-funded BRT station and



200 metres of primary transit service







## Proposed Amendment:

- Amend Map 2 entitled 'Land Use Policy Areas' by changing **0.06 hectares ± (0.15 acres ±)** located at 2201 – 46 Street SE (Plan 6587HM, Block 8, Lot 20) from 'Neighbourhood Limited' to 'Neighbourhood Low Rise'



## RECOMMENDATIONS:

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## Supplementary Slides





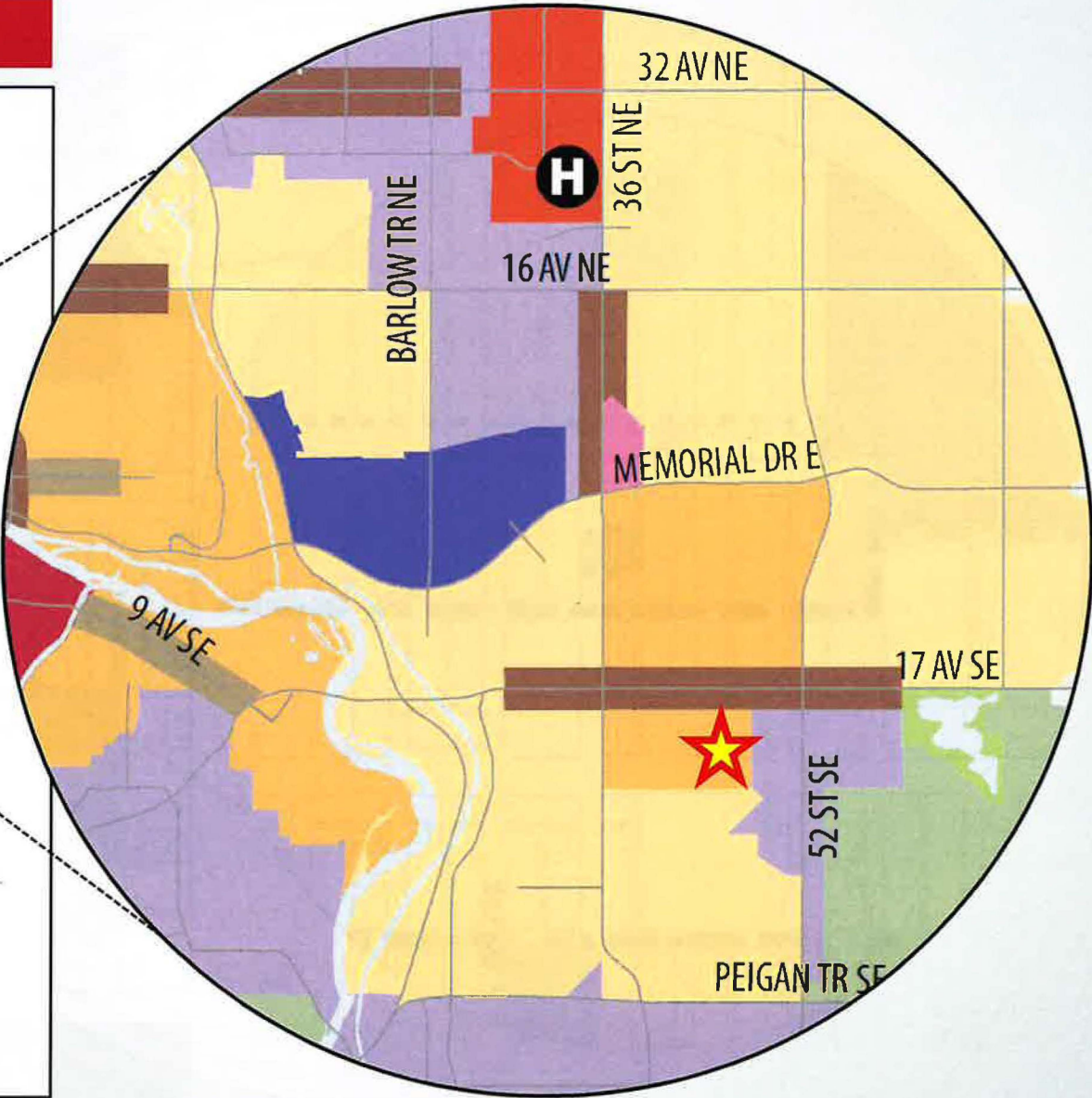
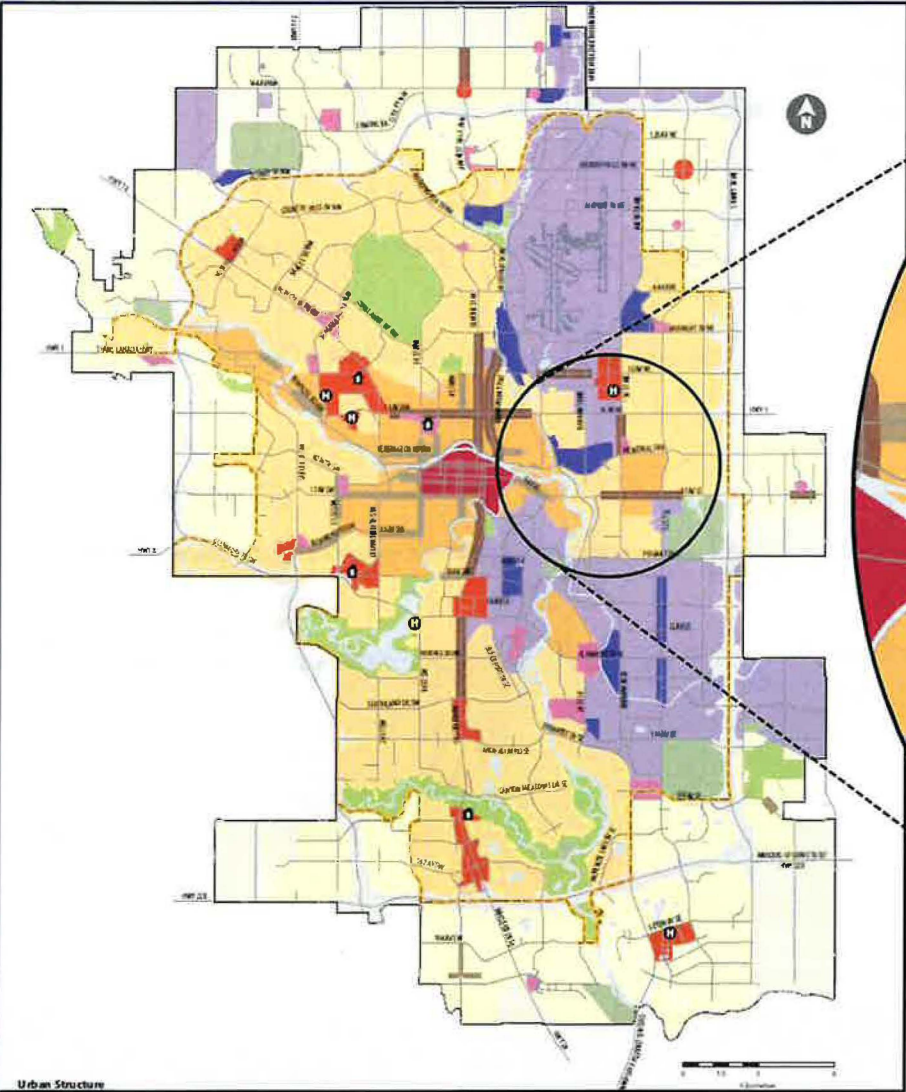
Looking south to 46 ST SE – immediate block context



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**

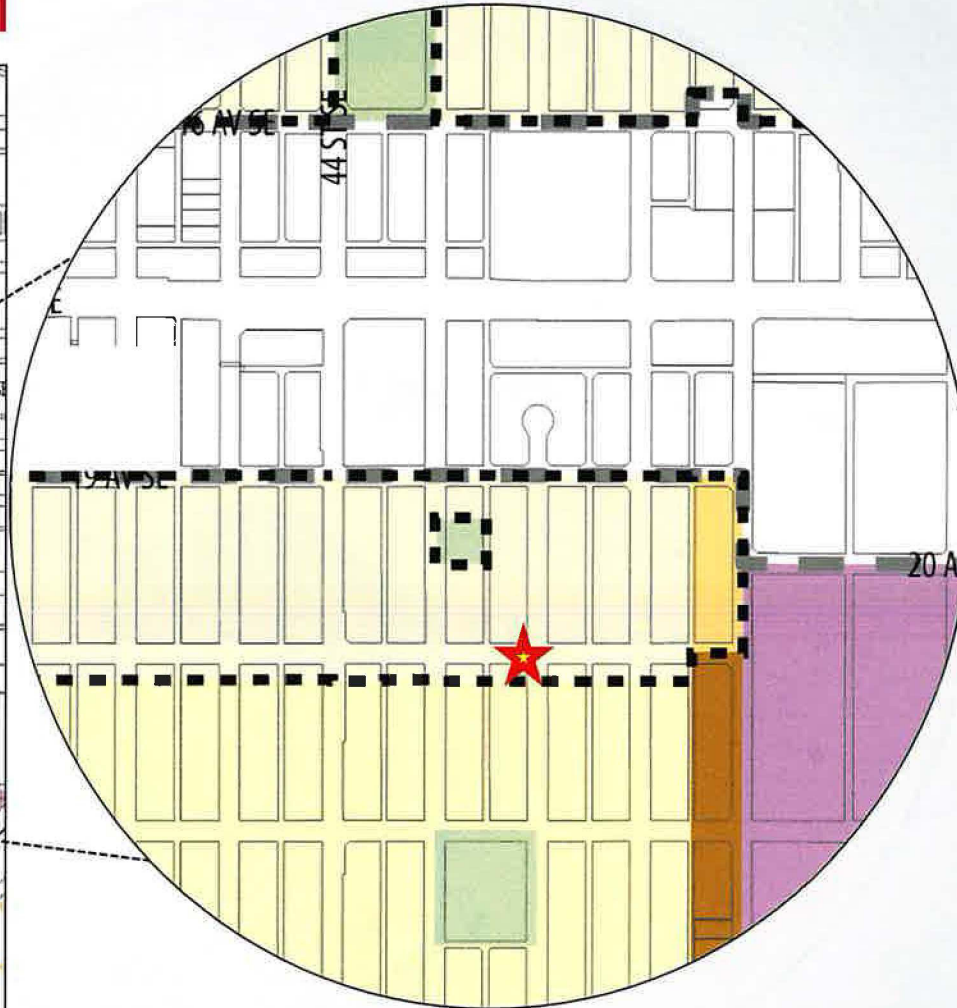
- Inner City
- Established

**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



# Surrounding Land Use 15

- 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

