

Proposed Amendments to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan

1. The Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan, being Bylaw 27P94, as amended, is hereby further amended as follows:

(a) Delete policy 3.1.4.c in its entirety and replace with the following:

“c. A medium density policy is retained for those areas designated RM-4, RM-5 and DC (with residential guidelines). The purpose of this policy is to provide a variety of housing types in low and medium profile building forms at a maximum density of 148 units per hectare (60 units per acre) with the exception of:

- i. The existing low profile apartment building located at 1728 38 Street SE, which will have a maximum density of 206 units per hectare (83 units per acre); and
- ii. The parcels located at 1104 36 Street SE and 3725 10 Avenue SE, which will have a maximum floor area ratio (FAR) of 2.5.

Dwelling units in the medium density residential policy area should be located adjacent to collector or major roads (Maps 3 and 3A).”

(b) Amend Map 3 entitled “Land Use Policy Areas” by changing 0.09 hectares ± (0.22 acres ±) located at 1104 – 36 Street SE and 3725 – 10 Avenue SE (Plan 2700AH, Block 25, Lots 18, 19 and 20) from “Low Density Residential/Conservation” to “Medium Density Residential” as generally shown in the sketch below.

