

PROPOSED

CPC2018-0661
ATTACHMENT 4

BYLAW NUMBER 44P2018

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE FOREST LAWN-FOREST HEIGHTS/HUBALTA AREA REDEVELOPMENT PLAN BYLAW 27P94 *****

WHEREAS it is desirable to amend the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan Bylaw 27P94, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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.
- (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”.

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

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2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS _____

READ A SECOND TIME THIS _____

READ A THIRD TIME THIS. _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____