

**POLICY AMENDMENT AND LAND USE AMENDMENT
FOREST LAWN (WARD 9)
12 AVENUE SE AND 40 STREET SE
BYLAWS 11P2018 AND 58D2018**

MAP 15E

EXECUTIVE SUMMARY

This land use amendment application proposes to redesignate a corner parcel located at 1139 – 40 Street SE in the community of Forest Lawn from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for future development of up to four units. No development permit has been submitted at this time.

A map amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan to change the policy area from “Low Density Residential/Conservation” to “Low Density Multi-Dwelling” is required to accommodate this land use amendment application.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2017 December 14
That Calgary Planning Commission recommends APPROVAL of the proposed Policy Amendment and Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaws 11P2018 and 58D2018; and	
<ol style="list-style-type: none">1. ADOPT the proposed amendments to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan, in accordance with Administration’s recommendation; and2. Give three readings to the proposed Bylaw 11P2018.3. ADOPT the proposed redesignation of 0.06 hectares ± (0.16 acres ±) located at 1139 – 40 Street SE (Plan 1887HR, Block 28, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration’s recommendation; and4. Give three readings to the proposed Bylaw 58D2018.	

**POLICY AMENDMENT AND LAND USE AMENDMENT
FOREST LAWN (WARD 9)
12 AVENUE SE AND 40 STREET SE
BYLAWS 11P2018 AND 58D2018**

MAP 15E

REASON(S) FOR RECOMMENDATION:

This proposal conforms to the relevant policies of the Municipal Development Plan and the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan with proposed amendments. The R-CG District was designed to be implemented in close proximity or directly adjacent to low density residential development. The proposal represents a modest density increase and allows for a greater range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. In addition, the site is located on a corner parcel in close proximity to public transit.

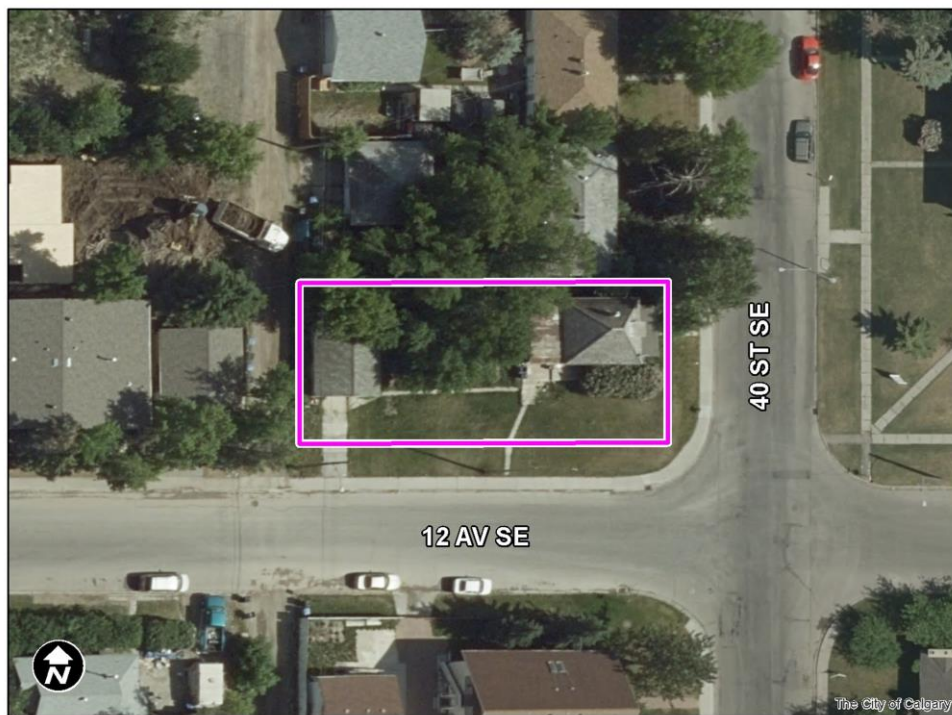
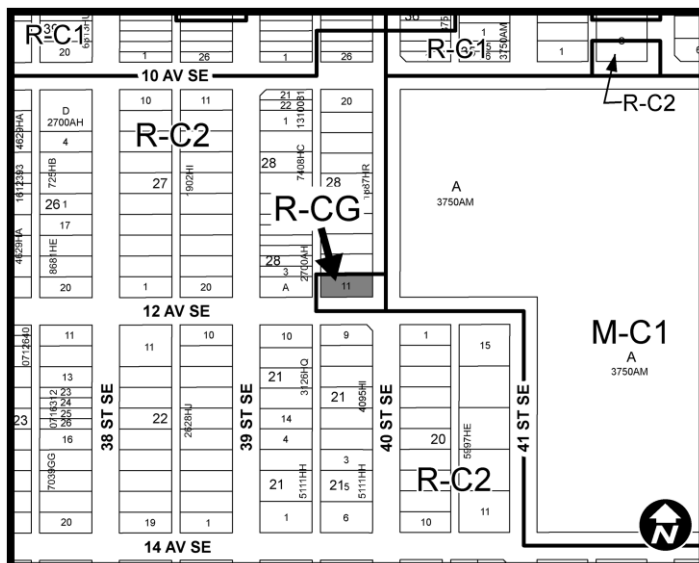
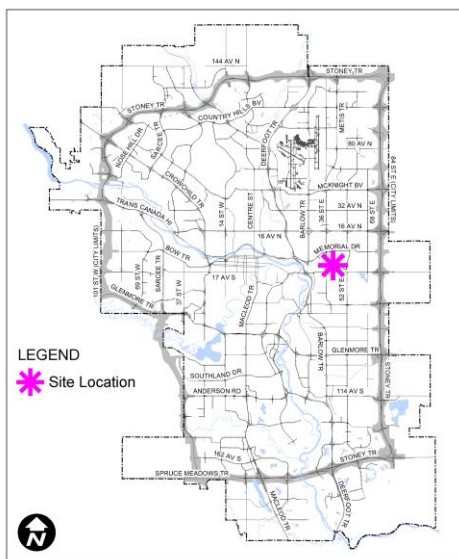
ATTACHMENTS

1. Proposed Bylaw 11P2018
2. Proposed Bylaw 58D2018
3. Public Submissions

POLICY AMENDMENT AND LAND USE AMENDMENT
FOREST LAWN (WARD 9)
12 AVENUE SE AND 40 STREET SE
BYLAWS 11P2018 AND 58D2018

MAP 15E

LOCATION MAPS



POLICY AMENDMENT AND LAND USE AMENDMENT
FOREST LAWN (WARD 9)
12 AVENUE SE AND 40 STREET SE
BYLAWS 11P2018 AND 58D2018

MAP 15E

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (APPENDIX II).

Moved by: J. Gondek

Carried: 9 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 1139 – 40 Street SE (Plan 1887HR, Block 28, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: J. Gondek

Carried: 9 – 0

**POLICY AMENDMENT AND LAND USE AMENDMENT
FOREST LAWN (WARD 9)
12 AVENUE SE AND 40 STREET SE
BYLAWS 11P2018 AND 58D2018**

MAP 15E

Applicant:

Lasting Legacies

Landowner:

Samuel Adeyinka
Roseline Adeyinka

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C2 setting in the community of Forest Lawn, the site is approximately 16 metres by 38 metres in size and is developed with a one-storey single detached dwelling and single-car garage that is accessed from 12 Avenue SE. Single detached dwellings exist to the north and south of the site, a duplex dwelling is located to the west of the site and a Multi-Residential - Contextual Low Profile (M-C1) District townhouse development is located to the east of the site.

According to data from The City of Calgary 2017 Census, the population of Forest Lawn peaked in 1982, with a decline of 14 percent since that time. The following table summarizes population trends in Forest Lawn.

Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2017 Current Population	7,772
Difference in Population (Number)	-1,136
Difference in Population (Percent)	-14%

LAND USE DISTRICTS

The proposed R-CG District allows for grade-oriented development in the form of rowhouses, duplexes, semi-detached and single detached dwellings. The maximum building height is 11 metres. At the maximum permitted density of 75 units per hectare, this site could potentially accommodate up to four dwelling units.

The R-CG District also allows for secondary suites (one Backyard Suite or Secondary Suite per unit). Secondary suites are not counted towards the permitted density and do not require motor vehicle parking stalls if the size of the suite is less than 45 square metres.

**POLICY AMENDMENT AND LAND USE AMENDMENT
FOREST LAWN (WARD 9)
12 AVENUE SE AND 40 STREET SE
BYLAWS 11P2018 AND 58D2018**

MAP 15E

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (2009)

The subject parcel is located within the Developed Residential Area - Inner City typology of the MDP, which supports moderate intensification that respects the community context. In general, these policies encourage redevelopment of the inner city areas in a way that is similar in scale and built form to existing development and contributes to a greater variety of housing types overall. The MDP also encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities and transit.

The proposed R-CG District allows for development that is sensitive to the existing context and conforms to the relevant policies of the MDP. The subject site is adjacent to multi-residential development, is on a corner parcel and will allow for a greater variety of housing forms in the area.

Notwithstanding the above, the MDP states that Local Area Plans in existence prior to the approval of the MDP are recognized as policies providing specific direction for the local context.

Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (1995)

The subject site is located within the “Low Density Residential/Conservation” policy area of the Forest Lawn-Forest Heights/Hubalta ARP. Within this policy area, the intent is to retain the existing neighbourhood quality and character while permitting redevelopment to occur that is compatible with the surrounding streetscape.

In order to bring this land use amendment proposal into alignment with the Forest Lawn-Forest Heights/Hubalta ARP, minor amendment to Map 3: Land Use Policy Areas will be required to identify the site as “Low Density Multi-Dwelling” policy area (APPENDIX II). The proposed R-CG District would comply with the intent of this policy area, which is to permit dwelling units such as townhouses, triplex and fourplex dwellings at a low density range.

Location Criteria for Multi-Residential Infill (2016)

Council approved the Location Criteria for Multi-Residential Infill to assist with the evaluation of land use amendment applications. While the proposed R-CG District is not a multi-residential land use, the Location Criteria for Multi-Residential Infill were amended to consider all R-CG

**POLICY AMENDMENT AND LAND USE AMENDMENT
FOREST LAWN (WARD 9)
12 AVENUE SE AND 40 STREET SE
BYLAWS 11P2018 AND 58D2018**

MAP 15E

redesignation proposals under these guidelines. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP, to assist in determining the appropriateness of an application in the local context. The proposed land use generally aligns with several of the location criteria for multi-residential infill development in low density residential areas. The following chart provides a summary of these criteria.

LOCATION CRITERIA	MEETS CRITERIA?
1. On a corner parcel	Yes
2. Within 400 metres of a transit stop	Yes
3. Within 600 metres of an existing or planned primary transit stop	Yes
4. On a collector or higher standard roadway on at least one frontage	No
5. Adjacent to existing or planned non-residential development or multi-unit development	Yes
6. Adjacent to or across from an existing or planned open space, park or community amenity	No
7. Along or in close proximity to an existing or planned corridor or activity centre	No
8. Direct lane access	Yes

TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) was not required for this land use amendment. The Primary Transit Network with BRT route 305 is located along 17 Avenue SE. The closest bus stop is located on 40 Street SE approximately 15 metres from the subject site. A signed bicycle route is on 12 Avenue SE with connection to the regional pathway system along Deerfoot Trail. Access to the subject site will be taken via the lane. There are no parking restrictions along 40 Street SE or 12 Avenue SE.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

ENVIRONMENTAL ISSUES

No environmental issues have been identified at this time.

**POLICY AMENDMENT AND LAND USE AMENDMENT
FOREST LAWN (WARD 9)
12 AVENUE SE AND 40 STREET SE
BYLAWS 11P2018 AND 58D2018**

MAP 15E

ENVIRONMENTAL SUSTAINABILITY

Sustainability measures will be evaluated at the development permit stage.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time

PUBLIC ENGAGEMENT

Community Association Comments

The proposal was circulated to the Forest Lawn Community Association, but no comments received by CPC report submission date.

Citizen Comments

Administration received three (3) letters in opposition to the application. Reasons for opposition include:

- Concerns about size of the potential building impacting access to sunlight on adjacent properties;
- Impact of potential redevelopment on water, sanitary and storm sewers;
- Increase in impervious surfaces and potential flooding;
- An increase in motor vehicle traffic and lack of parking;
- Perceived heritage value of the existing building;
- Concerns regarding future tenant behavior;
- Concerns regarding setting precedent for future redesignations;
- Preference for single family residential zoning; and
- Perceived decrease in property values.

Public Meetings

No public meetings were held by the applicant or Administration.

POLICY AMENDMENT AND LAND USE AMENDMENT
FOREST LAWN (WARD 9)
12 AVENUE SE AND 40 STREET SE
BYLAWS 11P2018 AND 58D2018

MAP 15E

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission
Not Including Secondary Suites
(R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments must be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

This FOREST LAWN community corner lot has been chronically under-utilized by a very tiny home through the years, and is definitely a prime candidate for redevelopment and an increased densification. The house now sits unliveable, and is located across the street from a multi-residential site. Corner lots are typically prime candidates for redevelopment, and the land owner is looking to right-size the number and size of housing units.

The current land owner is proposing a low two-storey 3-bedroom low density design - change of use from the Current zoning of R-C2 to the relatively new zoning of R-CG. Originally a proposal to go to M-CG for 5 units was considered and rejected early as it did not respect the context of the adjacent homes satisfactorily regarding lot density.

The proposed development is planned to be respectful to its' neighbors, and contextually designed and built. The development will allow a more affordable option for new families to move into this section of the neighborhood, as there are three schools, and a community pool within a few blocks of this development, which provides incentive for young families to move here. By building 4 housing units where there is now one, and normally 2 under R-C2 zoning, it will allow for a drop in land price, which will result in a more affordable home purchase.

The R-CG rezoning request recognizes the balance between higher density and lower density housing in a redeveloping community. It allows for larger private amenity space, and more green space in general, than its' counterpart M-CG.

R-CG accommodates existing residential development.

R-CG accommodates grade-oriented development in the form of Rowhouse Buildings.

R-CG provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time.

R-CG accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

This proposed redesignation will feature:

1. A quality-built 4 Unit Single building that is dual-street orientated- with potential lower suites
2. All Units will be 3-Bedroom up with the possibility of a fourth bedroom in the lower level (we would seek approval to proceed with allowable 45sq.m. units in the lower level as well if it suits zoning.
3. Grade-Orientated
4. Single parking stall/per unit in indoor garage
5. Visitor parking stall
6. Waste and recycling respectful of division of waste, recyclable, and compostable materials
7. Larger % of greenspace and amenity space than found in higher densification changes
8. Low-profile building
9. Design to respect neighboring home outdoor space privacy

With the City of Calgary looking to increase innercity density and right-size new development, we believe that this lot is suitable for redesignation to R-CG. This will also be another project to assist in revitalizing Forest Lawn, in its' own small way.

Thank you for your consideration and time in this matter,

The Legacies Team

POLICY AMENDMENT AND LAND USE AMENDMENT
FOREST LAWN (WARD 9)
12 AVENUE SE AND 40 STREET SE
BYLAWS 11P2018 AND 58D2018

MAP 15E

APPENDIX II

PROPOSED POLICY AMENDMENT TO THE FOREST LAWN-FOREST HEIGHTS/HUBALTA
AREA REDEVELOPMENT PLAN

- (a) Delete the existing Map 3 entitled “Land Use Policy Areas” and replace with the revised Map 3 entitled “Land Use Policy Areas”, as follows:

