

Planning & Development Report to
Calgary Planning Commission
2019 July 04

ISC: UNRESTRICTED
CPC2019-0867

**Land Use Amendment in Forest Lawn (Ward 9) at 4725 - 8 Avenue SE
(LOC2019-0053)**

EXECUTIVE SUMMARY

This application was submitted by MTA Urban Design Architecture Interior Design on 2019 April 24, on behalf of the landowner, The Brenda Strafford Foundation Ltd. The application proposes to change the designation of 4725 – 8 Avenue SE from Commercial – Corridor 2 f2.0h12 (C-COR2 f2.0h12) District to Commercial – Corridor 2 f2.5h15 (C-COR2 f2.5h15) District to allow for:

- a commercial development (e.g. residential care);
- a maximum building height of 15 metres (an increase from the current maximum of 12 metres);
- a maximum floor area ratio (FAR) of 2.5, approximately 15,175 square metres (an increase from the current FAR of 2.0, approximately 12,140 square metres); and
- the uses listed in the C-COR2 District.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan* and the *Forest Lawn-Forest Heights / Hubalta Area Redevelopment Plan*.

No development permit applications have been submitted at the time of writing this report.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.60 hectares ± (1.49 acres ±) located at 4725 - 8 Avenue SE (Plan 7610185, Block B, Lot 4) from Commercial - Corridor 2 f2.0h12 (C-COR2 f2.0h12) District to Commercial - Corridor 2 f2.5h15 (C-COR2 f2.5h15) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 July 04:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.60 hectares ± (1.49 acres ±) located at 4725 - 8 Avenue SE (Plan 7610185, Block B, Lot 4) from Commercial - Corridor 2 f2.0h12 (C-COR2 f2.0h12) District to Commercial - Corridor 2 f2.5h15 (C-COR2 f2.5h15) District; and
2. Give three readings to **Proposed Bylaw 175D2019**.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

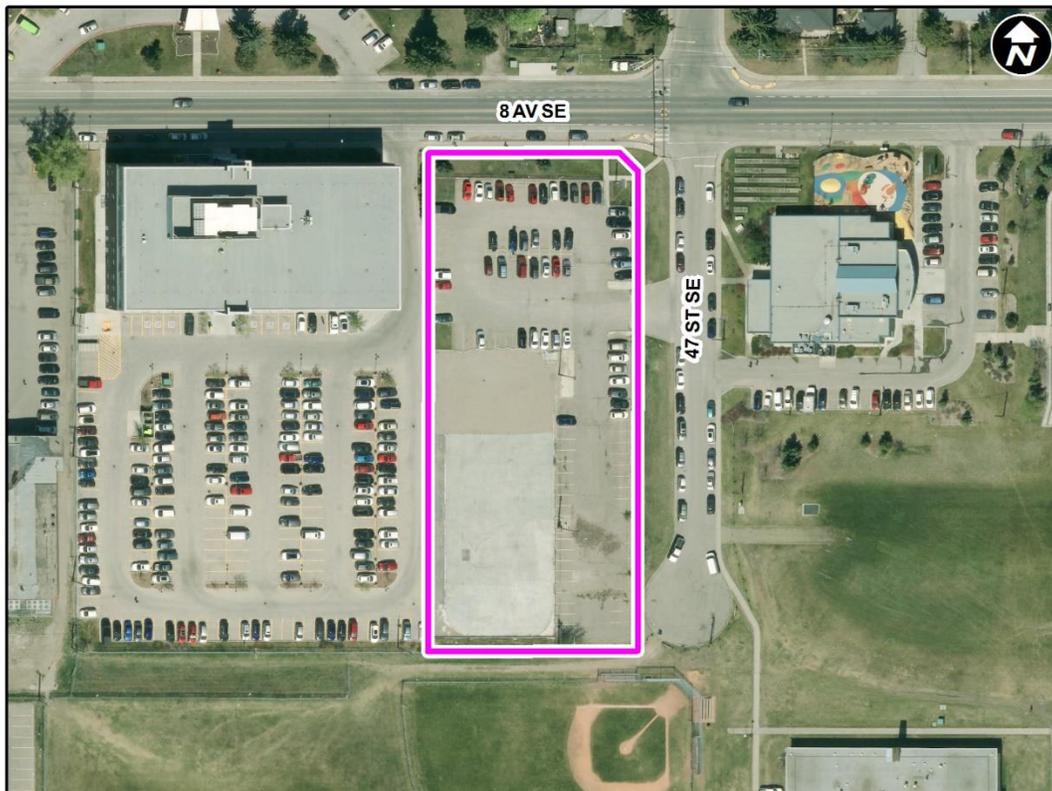
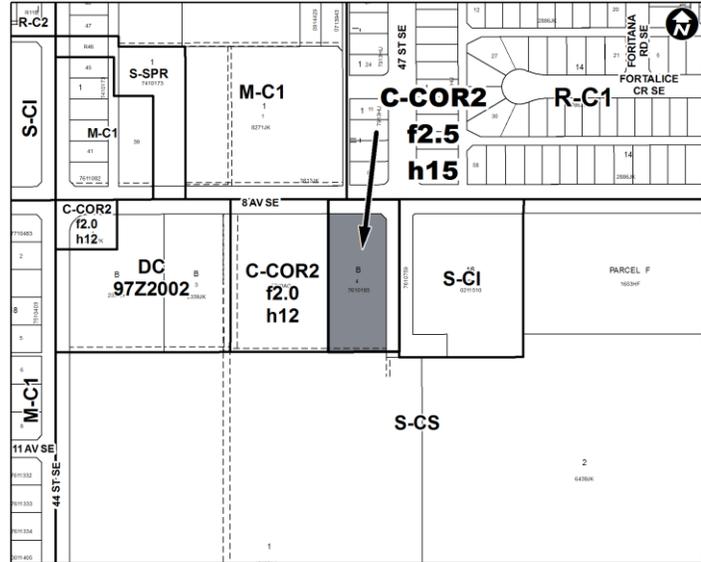
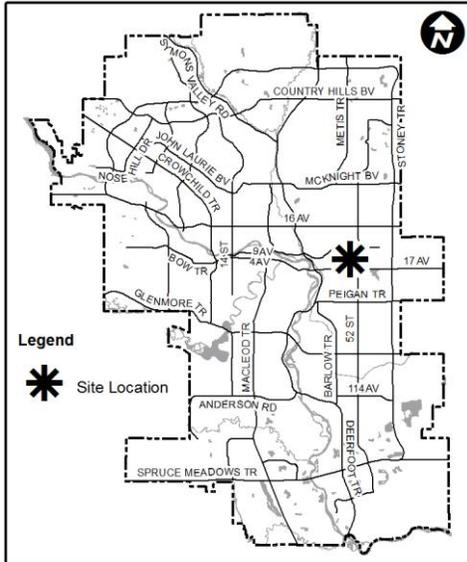
The application was submitted by MTA Urban Design Architecture Interior Design on 2019 April 24, on behalf of landowner The Brenda Strafford Foundation Ltd. A summary of the proposal can be found in Attachment 1. The applicant is working on submitting a development permit application for a residential care development. No development permit applications have been submitted at this time of the report.

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Location Maps



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Site Context

The subject site is located in the southeast community of Forest Lawn at the southwest corner of 8 Avenue SE and 47 Street SE. The site is approximately of 0.60 hectares (1.49 acres) in size and approximately 50 metres in width by 120 metres in length. The site is currently developed as an off-site parking area for Clifton Manor across the street at 4726 - 8 Avenue SE with vehicular access from 47 Street SE.

The subject site is currently developed as an additional off-site parking area for the Brenda Strafford Foundation Ltd's Clifton Manor, formerly known as Forest Grove Care Centre, across from 8 Avenue SE at 4726 - 8 Avenue SE. The redesignation and redevelopment of the proposed site would not affect parking at Clifton Manor as the most recently approved development permit (DP2017-3886) for 4726 - 8 Avenue SE did not include the off-site parking area as part of the parking review.

The surrounding area consists of a mix of low density residential, multi-residential, and commercial developments as well as schools and open spaces. The site is adjacent to the Alberta Health Services East Calgary Health Centre and across the street from the Forest Lawn Library. The site is also in close proximity to the Forest Lawn High School, Earnest Morrow Junior High School, Jack James High School and Bob Bahan Aquatic & Fitness Centre.

As identified in *Figure 1*, the community of Forest Lawn's peak population was 9,088 residents in 1982.

Figure 1: Community Peak Population

Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2018 Current Population	7,895
Difference in Population (Number)	-1,193
Difference in Population (Percent)	- 13%

Source: The City of Calgary 2018 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Forest Lawn](#) community profile.

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in floor area ratio and height for a corner parcel of land in an inner city area. The proposal allows for a Residential Care development that is in keeping with the scale and character of the existing neighbourhood.

Planning Considerations

The following sections highlights the scope of technical planning analysis conducted by Administration.

Land Use

The existing Commercial – Corridor 2 (C-COR2 f2.0h12) District is a commercial district intended to accommodate commercial or mixed use development that may include residential units within the building. The C-COR2 District has a maximum building height of 12 metres and a maximum floor area ratio (FAR) of 2.0, approximately 3 storeys and 12,140 square metres of floor area. The district is limited to parcels less than 3.2 hectares in size.

The proposed Commercial – Corridor 2 (C-COR2 f2.5h15) District is the same base district as the existing designation. The redesignation is to increase the existing FAR and height modifiers from 2.0 to 2.5 of FAR and 12 metres to 15 metres in height. The increase FAR of 0.5 allows for an additional 3,035 square metres to a total site developable space of 15,175 square metres. The proposed additional 3 metres in height will allow for an additional floor of development (up to a total of approximately 4 storeys).

The proposed redesignation of C-COR2 f2.5h15 District will allow for a minor increase in the maximum FAR and height to accommodate a residential care development on the site in a manner that is compatible with existing adjacent open spaces and commercial developments.

Development and Site Design

The rules of the proposed C-COR2 District provides basic guidance for the future site development including appropriate uses, height, landscaping and parking.

Environmental

An Environmental Site Assessment was not required as part of this application.

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Land Use Amendment in Forest Lawn (Ward 9) at 4725 - 8 Avenue SE (LOC2019-0053)

Transportation

Pedestrian and vehicular access to the site is currently available from 8 Avenue SE and 47 Street SE. The site is serviced by Calgary Transit bus Route 49 with a bus stop located approximately 50 metres east of the site on 8 Avenue SE.

On-street parking is permitted on both 8 Avenue SE and 47 Street SE. Dedicated street bike lanes are available along 8 Avenue SE.

A Transportation Impact Assessment and Parking Study may be requested at the development permit stage and were not required as part of the subject application. Active modes will also be a key focus of the development permit review to ensure connections are provided to the numerous pedestrian destinations in the vicinity of the plan area.

Utilities and Servicing

Water connection, sanitary and storm sewer mains are available to service the subject site. Servicing connections including fire flow calculations and sanitary servicing study will be considered and reviewed at the development permit stage. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and noticed posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

Administration did not receive a response to the circulation from the Forest Lawn Community Association and no citizen comments were received by the CPC report submission date. No public meetings were held by the applicant or Administration for this application.

Following Calgary Planning Commission, notifications for a Public hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

This site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

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Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Development Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage to maintain and expand local commercial development that provides retail and service uses in close proximity to residents. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure public amenities and transit.

The proposal is in keeping with relevant MDP policies as the rules of the C-COR2 District provide for a development form that may be sensitive to existing adjacent developments in terms of height and built form.

Forest Lawn-Forest Heights / Hubalta Redevelopment Plan (Statutory – 1995)

The subject site is identified in the *Forest Lawn-Forest Height / Hubalta Redevelopment Plan* (ARP) as a Commercial on Map 2: Land Use Policy Areas map. There are no development guidelines or policies associated with the commercial category in the ARP. The applicable section was removed under Bylaw 91P2018 as part of the International Avenue Area Redevelopment Plan.

The proposal is in keeping with the Land Use Policy Area map of the ARP and the applicable policies in the MDP.

Social, Environmental, Economic (External)

The proposed land use district provides for a range of commercial opportunities that may accommodate the needs of different demographic.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

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

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Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed C-COR2 District is designed to provide opportunities for residential and commercial uses to be in the same building. The proposed floor area ratio of 2.5 and height of 15 metres represents a modest increase in allowable density and height of an inner city parcel. It also allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 175D2019**