

Applicant's Submission

November 7, 2019

This is a proposal for a Lane-Use Redesignation from an existing R-C1 lot to an R-C2 lot to support the future development of semidetached housing. Located at 911 38 St SE just east of the intersection of 38St E & 8 Ave S the property currently has a single family home and a two car garage off of the lane which would be removed, at some point, to allow for future development

The community has many close schools business centres and places of employment. With 9 schools are within a short walk ranging from elementary to high school, Marlborough Mall is less than one kilometre away and downtown a mere six kilometres.

Forest Lawn is an inner city community with great access to a variety of amenities ranging from large green spaces, tennis courts, aquatic centres and both soccer and baseball fields. All of these amenities, and many more, make Forest Lawn a desirable community to live and with is great access to Memorial drive, The Trans Canada Highway and Deerfoot Trail it is also very accessible for commuting residents.

The primary goal for the change in zoning is to allow for more people to live in desirable neighbourhoods that have some of the amenities mentioned above. With spot rezoning having already taken place between 8th & 10th Ave S we feel there is precedent for this rezoning and that the community has the amenities to support it.