

Planning & Development Report to
Calgary Planning Commission
2020 January 23

ISC: UNRESTRICTED
CPC2020-0042

Land Use Amendment in Forest Lawn (Ward 9) at 911 - 38 Street SE, LOC2019-0171

EXECUTIVE SUMMARY

This application was submitted by New Century Designs, on behalf of the landowners Khuong Lim and Muy Hour Ngauv, on 2019 November 07. The application proposes to change the designation of this property from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District to allow for:

- duplex dwellings and semi-detached dwellings, in addition the building types already allowed (e.g. single detached dwellings and secondary suites);
- a maximum building height of 10 metres (no change proposed);
- a maximum of two dwelling units (an increase from the current maximum of one dwelling unit); and
- the uses listed in the R-C2 District.

The proposal is in keeping with applicable policies of both the *Municipal Development Plan* and the *Forest Lawn – Forest Heights/Hubalta Area Redevelopment Plan*, with the R-C2 District specifically identified as appropriate within the ARP.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed Redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 911 – 38 Street SE (Plan 5299HK; Block 39; Lot 16) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

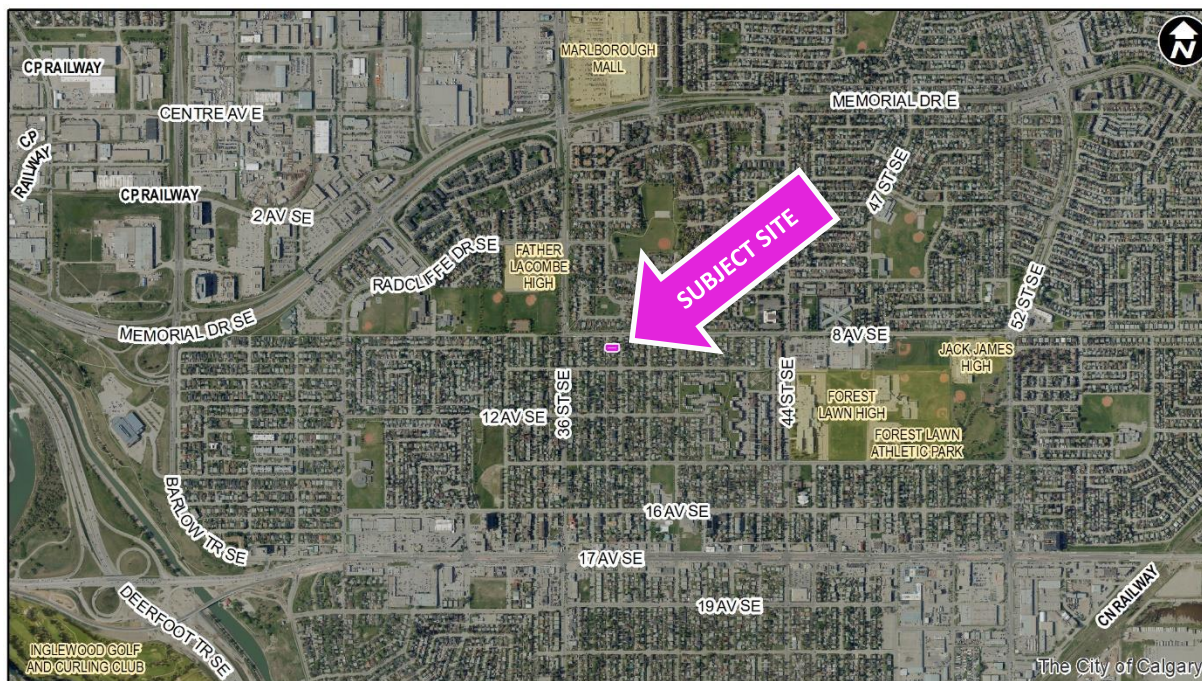
BACKGROUND

This application was submitted by New Century Designs, on behalf of the landowners Khuong Lim and Muy Hour Ngauv, on 2019 November 07. A development permit application has not been submitted at this time. As noted in the Applicant's Submission (Attachment 1), the applicant intends to develop semi-detached housing sometime in the future, should this land use redesignation be approved.

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Site Context

The subject site is located on a mid-block property in the inner-city community of Forest Lawn, along a residential road. The site is approximately 0.05 hectares (0.13 acres) in size with approximate dimensions of 14 metres in width by 38 metres in length. Currently developed on the site is a one-storey single family home and two-car detached garage that is accessed from the rear lane. The existing development is planned to remain until such time as redevelopment of the property is undertaken.

The surrounding area is characterized as a low density residential area comprised mainly of older single detached housing, although there have been a number of single-lot redesignations in the vicinity to accommodate Residential – Contextual One Dwelling with Secondary Suites (R-C1s) and R-C2 developments. The site is in close proximity to public transit, as well as the Primary Transit Network that runs along the collector roadway of 8 Avenue SE and the arterial roadway of 36 Street SE.

As identified in *Figure 1*, the community of Forest Lawn reached its peak population in 1982 with a total of 9,088 residents. The current population for the community is 7,895 residents, a decline of 1,193 residents from peak population.

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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.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application proposes a modest increase in density within an inner-city area community that is both consistent with local development policy and which has the ability to be compatible with the established building form of the existing neighbourhood.

Planning Considerations

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

Land Use

The existing R-C1 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached housing. The proposed R-C2 District is similarly intended to accommodate existing residential development and contextually sensitive redevelopment, however provides a greater diversity of dwelling forms through the inclusion of duplex and semi-detached dwellings. The maximum number of allowable units on the site increases from one to two units with this district, however the building height remains the same as the current R-C1 District at 10 metres.

Secondary suites are an allowable use in both the existing and proposed district, although are considered a permitted use within the proposed R-C2 District. With the recent approval of amendments to the Land Use Bylaw 1P2007, secondary suites are now allowed in semi-detached dwellings that are located within the R-C2 District.

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Development and Site Design

While a development permit has not been submitted at this time, the rules of the proposed R-C2 District will provide guidance for the future site development, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Additional items to consider in future development permit applications include, but are not limited to:

- ensuring future building placement aligns with building setbacks of the proposed R-C2 District;
- applying the design guidelines contained within the local Area Redevelopment Plan;
- ensuring the development contributes to the quality of the streetscape and beautification of the neighbourhood;
- mitigating impacts on adjacent properties through design elements; and
- ensuring all future motor vehicle access to the site is from the lane.

Environmental

There are no known outstanding environmentally related concerns associated with the proposal and/or site at this time. As such, no Environmental Site Assessment was deemed required.

Transportation

Pedestrian and vehicular access to the site is available via 38 Street SE and the rear lane. The area is served by Calgary Transit Route 49 Forest Heights, with a bus stop approximately 200 metres walking distance from the site on 8 Avenue SE. The site is roughly 100 metres to the nearby cycling facilities on 8 Avenue SE, that include painted bike lanes in both directions. On-street parking adjacent to the site is unregulated on 38 Street SE.

Utilities and Servicing

Water and sanitary deep utilities are available. Public storm utilities are not currently available. Development servicing requirements will be determined at the future development permit and Development Site Servicing Plan (DSSP) stage(s).

Stakeholder Engagement, Research and Communication

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

The Forest Lawn Community Association was circulated as part of this application and provided a statement of no objection (Attachment 2).

One email in support of the application was received in response to the public notices. The reason for support was to encourage new investment in the community.

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Following Calgary Planning Commission, notifications for the 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)

The 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 SSRP policies on Land Use Pattern.

Interim Growth Plan (2018)

The proposal 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 site is located within the Residential – Developed – Inner City area, as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). MDP policies encourage redevelopment of inner-city communities in a manner that is similar in scale and built form to existing development, including the mix of housing. The MDP also calls for modest intensification of inner-city areas serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with relevant MDP policies as the intent and rules of the R-C2 District allow for development forms which may be sensitive to existing residential development in terms of height, built form and density.

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

The subject site is located within the Low-Density Residential Conversation area of the [Forest Lawn – Forest Heights/Hubalta Area Redevelopment Plan](#) (ARP). R-1 and R-2 land use designations are considered appropriate in this area, with redevelopment expected to respect the existing neighbourhood quality and character. The ARP includes design guidelines that would be applicable at time of development permit.

The proposed R-C2 District allows for a wider range of housing types than the existing R-C1 District, and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Allowing for a modest increase in density in inner-city neighbourhoods can also enable more people to live closer to employment, destinations and services, and thereby contribute to reduced car dependency and overall vehicle emissions. The future redevelopment of this property may also contribute to the

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revitalization of this inner-city community and provide a higher efficient building due to the application of updated building code regulations.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

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 both the *Municipal Development Plan* and the *Forest Lawn – Forest Heights/Hubalta Area Redevelopment Plan*, with the R-C2 District specifically identified as appropriate within the ARP.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter