

Planning & Development Report to
Calgary Planning Commission
2020 February 06

ISC: UNRESTRICTED
CPC2020-0080

Road Closure and Land Use Amendment in Forest Lawn (Ward 9) adjacent to 4725 – 8 Avenue SE, LOC2019-0175

EXECUTIVE SUMMARY

This application was submitted by Tronnes Geomatics on 2019 November 19, on behalf of the landowner, The City of Calgary. The application proposes to close a portion of existing 47 Street SE road right-of-way, adjacent to 4725 – 8 Avenue SE, and redesignate the area to Commercial – Corridor 2 (C-COR2 f2.5h16) District to allow for:

- an extended public realm for residential care development at 4725 – 8 Avenue SE; and
- a maximum building height of 16 metres;
- a maximum floor area ratio (FAR) of 2.5; 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*.

A development permit application has been submitted for 4725 – 8 Avenue SE and is under review.

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ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed closure of 0.05 hectares \pm (0.12 acres \pm) of road (Plan 2010212, Area 'A') adjacent to 4725 – 8 Avenue SE with conditions (Attachment 3); and
2. Give three readings to the proposed closure bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) of closed road (Plan 2010212, Area 'A') adjacent to 4725 – 8 Avenue SE, from Undesignated Road Right-of-Way to Commercial – Corridor 2 (C-COR2 f2.5h16) District; and
4. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 FEBRUARY 06:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed closure of 0.05 hectares \pm (0.12 acres \pm) of road (Plan 2010212, Area 'A') adjacent to 4725 – 8 Avenue SE with conditions (Attachment 3); and
2. Give three readings to **Proposed Bylaw 3C2020**.
3. Adopt, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) of closed road (Plan 2010212, Area 'A') adjacent to 4725 – 8 Avenue SE, from Undesignated Road Right-of-Way to Commercial – Corridor 2 (C-COR2 f2.5h16) District; and
4. Give three readings to **Proposed Bylaw 43D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

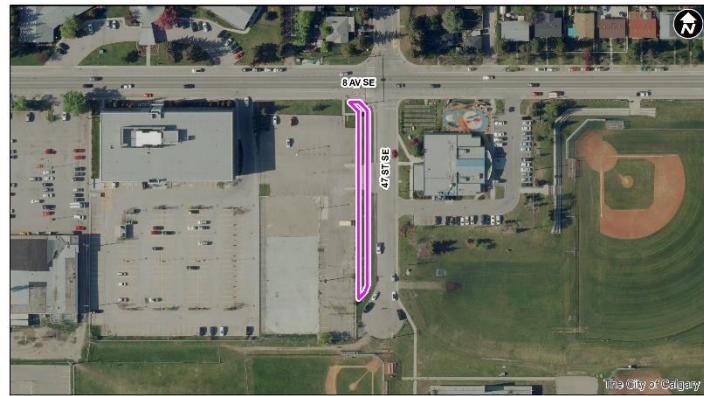
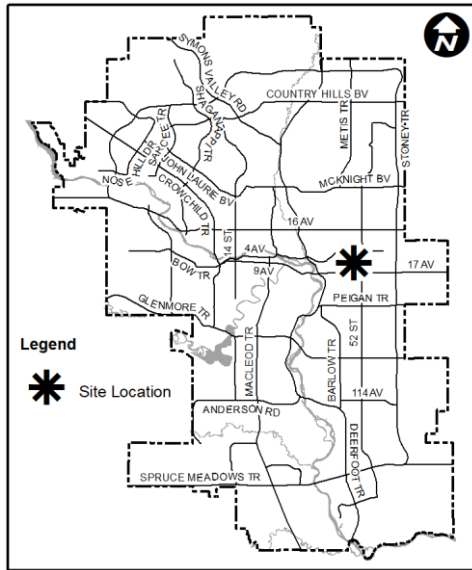
This application was submitted by Tronnes Geomatics on 2019 November 19 on behalf of the landowner, The City of Calgary. A summary of the proposal can be found in Attachment 1. The road closure and land use amendment would allow for an extended public realm for future development at 4725 – 8 Avenue SE. The adjacent property was redesignated in 2019 from C-COR2 f2.0h12 to C-COR2 f2.5h16 to accommodate a 4 storeys residential care development. A development permit application, DP2019-3312, has been submitted for the site and is under review (Attachment 4).

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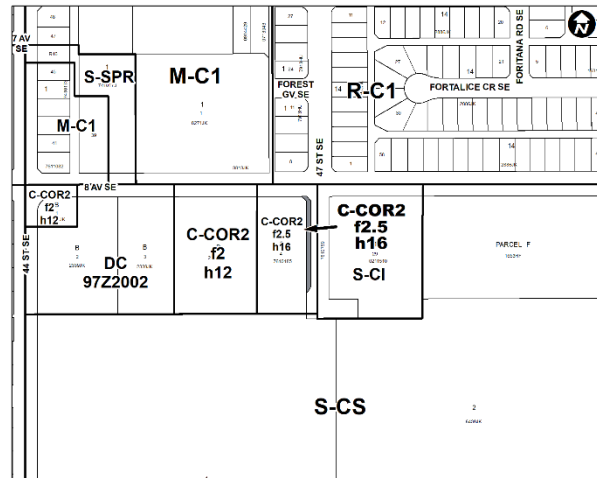
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Location Map



Road Closure Map

Proposed Land Use Map



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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 proposed road closure is approximately 0.05 hectares (0.12 acres) in size and measured approximately 95 metres length by 5 metres in width.

The surrounding area consists of a mix of low density residential, multi-residential, and commercial developments as well as schools and open spaces. The undesignated road right-of-way is across the street from the Forest Lawn Library and in close proximity to the Alberta Health Services East Calgary Health Centre. It is adjacent to the future Clifton House facility at 4725 – 8 Avenue SE, a development permit for which is currently under review (DP2019-3312).

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
2019 Current Population	7,814
Difference in Population (Number)	- 1,274
Difference in Population (Percent)	- 14%

Source: The City of Calgary 2018 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed C-COR2 District is compatible with the uses and developments in the surrounding area. The road closure will enhance the neighbourhood as it will provide opportunities for pedestrian connection and an extended public realm from adjacent development. Further information on how this proposal aligns with applicable policies can be found in the Strategic Alignment section of this report.

Planning Considerations

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

Road Closure

The application proposes to close a portion (0.05 hectares) of the existing 47 Street SE road right-of-way adjacent to 4725 – 8 Avenue SE and redesignate the area to Commercial – Corridor 2 (C-COR2 f2.5h16) District. The attached Conditions of Approval for the road closure can be found in Attachment 3.

Land Use

The proposed redesignation to Commercial – Corridor 2 (C-COR2 f2.5h16) District will allow for an extended public realm to be incorporated into the future residential care development for 4725 – 8 Avenue SE. The proposed C-COR2 District is a commercial district intended to accommodate commercial or mixed-use development that may include residential units within the building. The district is the same district as the adjacent property.

Development and Site Design

The rules of the proposed C-COR2 District provide basic guidance for the future site development. The proposed closure area will be consolidated with the adjacent land to be incorporated with the existing public realm.

Environmental

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

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Transportation

The subject land is located approximately 50 metres from the Calgary Transit Route 42 (Marlborough) bus stop with service every 12 minutes in the AM and PM peak. On street parking is currently unregulated along this section of 47 Street SE.

The westerly 5 metres of road right-of-way along 47 Street SE, south of 8 Avenue SE and terminating at the cul-de-sac bulb, was deemed to be surplus by Administration and approved for sale and consolidation with the adjacent parcel.

Utilities and Servicing

Servicing requirements will be determined with the related development permit and associated Development Site Servicing Plan circulation.

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, notification 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)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

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.

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Municipal Development Plan (Statutory – 2009)

The 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 residents.

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.

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

The site is identified in the [Forest Lawn-Forest Heights / Hubalta Redevelopment Plan](#) (ARP) as Commercial on Map 2: Land Use Policy Areas map. The Commercial category is intended to maintain a local commercial district where appropriate and establish a residential / commercial boundary to discourage commercial intrusions.

The proposal aligns with the applicable Commercial policies in the ARP.

Social, Environmental, Economic (External)

The proposed road closure and land use redesignation provide opportunities to accommodate an extended public realm design with adjacent development that would meet the needs of difference 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.

Risk Assessment

There are no significant risks associated with this proposal.

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REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed C-COR2 f2.5h16 District is designed to provide opportunities for residential and commercial uses to be in the same building. The road closure and redesignation are intended to accommodate an extended public realm for future residential care development at 4725 – 8 Avenue SE.

ATTACHMENT(S)

1. Applicant's Submission
2. Registered Road Closure Plan
3. Proposed Road Closure Conditions
4. Development Permit (DP2019-3312) Summary
5. **Proposed Bylaw 3C2020**
6. **Proposed Bylaw 43D2020**