

Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1536 and 1540 – 36 Street SE, LOC2020-0204

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Forest Lawn – Forest Heights / Hubalta Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 1536 and 1540 – 36 Street SE (Plan 2700AH, Block 9, Lots 1 to 4) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

HIGHLIGHTS

- The proposed land use amendment seeks to redesignate the subject site to allow for a range of housing options (e.g. apartment buildings) up to a maximum of five storeys (an increase from the existing maximum of three storeys).
- The application represents an increase in density in an established neighbourhood, is compatible with surrounding developments, and aligns with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The M-C2 District allows for a greater diversity of housing options in an established community than the current R-CG District allows.
- Why does this matter? Providing a modest increase in density in an existing developed community promotes more efficient use of existing services and infrastructure.
- An amendments to the *Forest Lawn – Forest Heights / Hubalta Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use change.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use redesignation in the southeast community of Forest Lawn was submitted on 2020 December 16 by The City of Calgary's Real Estate & Development Services (RE&DS) group. The intent of the application is to provide future development opportunities that include new, diverse and more affordable housing options in the established area. A detailed description of the application can be viewed in their Applicant Submission (Attachment 2).

The subject site is located at the corner of 36 Street SE and 16 Avenue SE. The southern parcel (1540 – 36 Street SE) is currently developed with a single detached dwelling, and the northern parcel (1536 – 36 Street SE) is currently vacant. Both parcels have rear-lane access. The proposed M-C2 District allows for four to five storey apartment buildings with a maximum Floor Area Ratio (FAR) of 2.5 which allows for 2,983 square metres (approximately 32,000 square feet) of development floor area.

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An amendment to Map 2 of the *Forest Lawn – Forest Heights / Hubalta ARP* is required to change the future land use policy for the subject site from Neighbourhood – Low Rise to Neighbourhood – Mid Rise. A supporting textual policy amendment is also proposed to Section 4.3 – Transportation Policies of the ARP to enable development within the bylawed rights-of-way setback along 36 Street SE above and below grade, subject to Development Authority approval of technical feasibility.

No development permit application has been submitted at this time.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Public Engagement was undertaken.
- ☒ Public/Stakeholders were informed by Administration.

Applicant-Led Outreach

As part of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. Due to COVID-19, no in-person meetings were held. The applicant notice posted the site on 2021 January 09, sent mail to residents within 100 metres of the subject parcels (approximately 150 residents), and contacted the Forest Lawn Community Association, the Albert Park/Radisson Heights Community Association, and the International Avenue BRZ about the application. The detailed Applicant Outreach Summary can be viewed in Attachment 4.

The applicant received copies of a petition letter from three adjacent residents on 2021 January 14 and 2021 January 15. The applicant forwarded a copy of the petition to Administration for review as part of the Applicant Outreach Summary. The petition expressed concerns about the increase in height from three storeys to five storeys, the potential increase in foot traffic in back alleys, concerns about how the site will accommodate on-site parking, and the potential increase in criminal activity that could result from the introduction of an apartment building in the area.

City-Led Outreach

In keeping with Administration's practices, Administration circulated this application to stakeholders, published the application [online](#), sent notification letters to adjacent landowners, and ensured the applicant notice posted the site.

No letters from adjacent residents or businesses were received at the time of writing this report.

The Forest Lawn Community Association provided comments to Administration on 2021 January 16 (Attachment 5) stating the increased height and density may cause unwelcomed shadows on the neighbouring property to the north. A shadow study was not performed on the proposed development, as the adjacent property to the north of the subject site is currently a City of Calgary owned parcel.

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Administration has reviewed the relevant policies and planning issues, and supports this application as it represents an increase in density close to public transit and amenities, while respecting the low-midrise residential context of the neighbourhood. The building height, site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposed land use allows for additional housing types and may therefore better accommodate the housing needs of different age groups, lifestyles and demographics in the area.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop additional dwelling units on the subject site allows for a more efficient use of land, existing infrastructure and services within the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no anticipated risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Proposed Amendments to the Forest Lawn – Forest Heights/Hubalta ARP
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager	Department	Approve/Consult/Inform