

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Forest Lawn at the corner of 36 Street SE and 16 Avenue SE. The parcels have a combined total area of approximately 0.12 hectares (0.29 acres), have a combined frontage along 36 Street SE of approximately 30 metres, and a parcel depth of approximately 39 metres. 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.

Surrounding development is characterized primarily by single detached dwellings to the north, east, and west of the subject site. Higher density residential and commercial development is located south of the subject site along 36 Street SE, consisting of a three storey walk up apartment building and the Vietnamese Buddhist Cultural Centre of Calgary. The 17 Avenue SE Main Street is located approximately 175 metres to the south of the subject site. Directly south and west of the subject site is a mixture of multi-residential and mixed-use land use designations. Directly north of the subject sites are a range of low density residential designations, with smaller clusters of Multi-Residential – Contextual Grande-Oriented (M-CG) Districts scattered throughout.

Community Peak Population Table

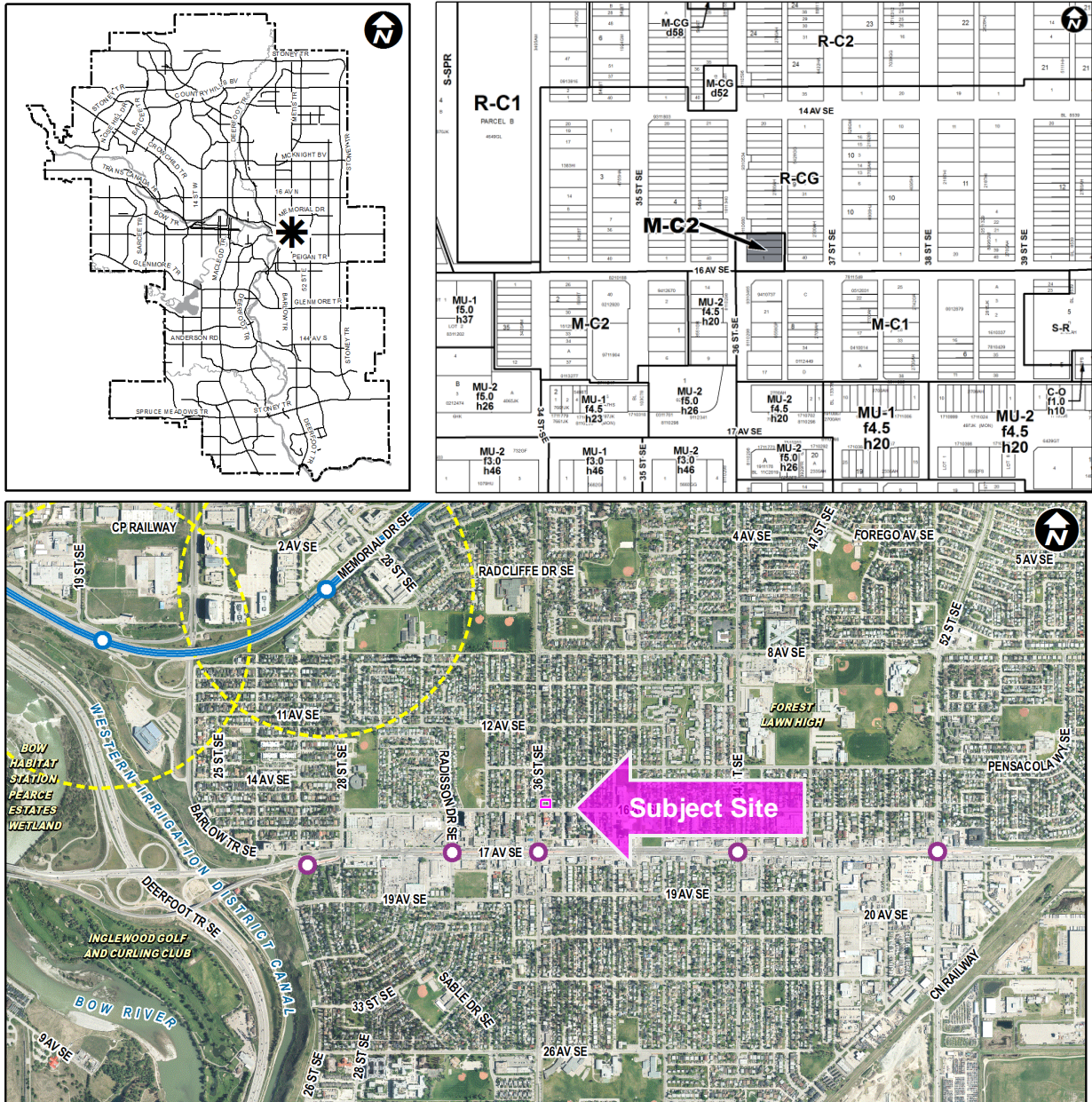
As identified below, the community of Forest Lawn - Forest Heights reached its peak population in 1982.

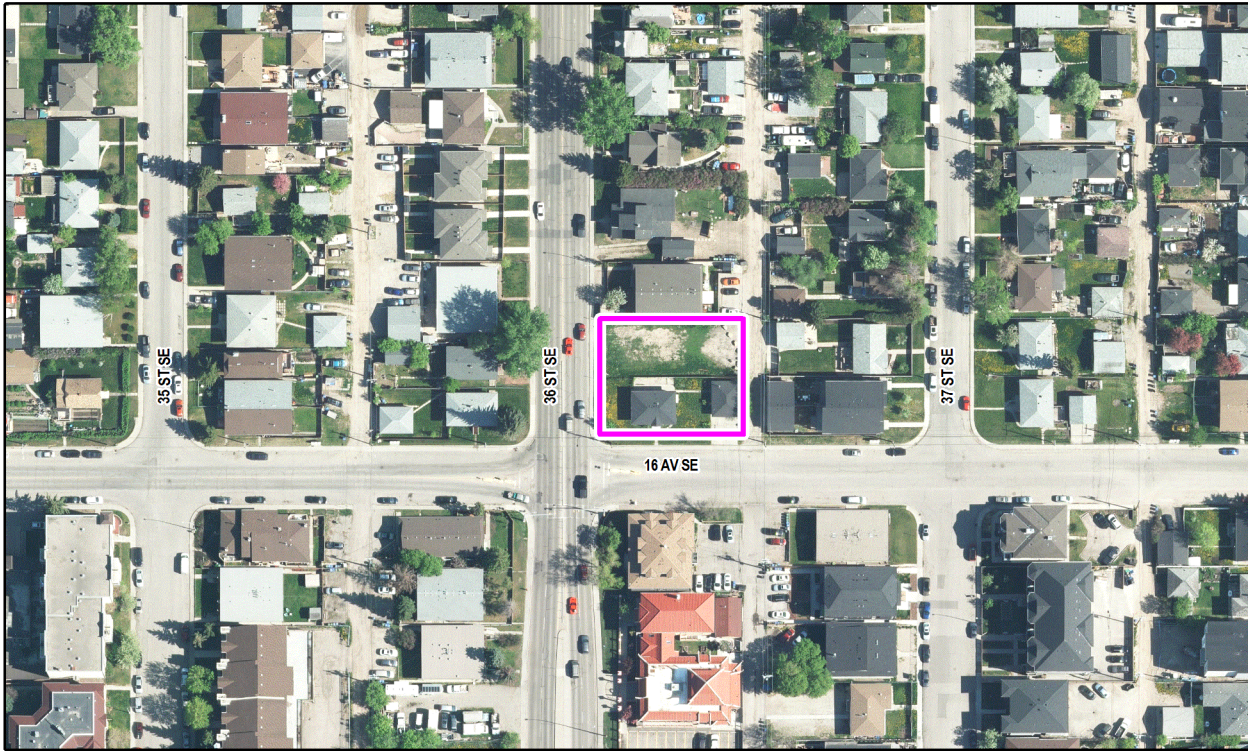
Forest Lawn - Forest Heights	
Peak Population Year	1982
Peak Population	9,088
2019 Current Population	7,814
Difference in Population (Number)	-1,274
Difference in Population (Percent)	-14.0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare which could accommodate a maximum of eight dwelling units on this combined site. This district is intended to accommodate single detached dwellings, semi-detached dwellings, and row house style developments.

The proposed M-C2 District is intended to apply to the developed areas of the city, and to provide for multi-residential housing in a variety of forms. This district allows for a maximum building height of 16 metres (four to five storeys) and is intended to be located in close proximity to, or adjacent to, low density residential developments such as R-CG and R-C1 Districts. The M-C2 District does not regulate density through a density modifier, but rather through the use of a maximum floor area ratio (FAR) of 2.5, which would allow for 2,983 square metres of development on the site (approximately 32,000 square feet).

Development and Site Design

If this application is approved by Council, the rules of the proposed M-C2 District and policies of the ARP will provide guidance for future site development including appropriate uses, building massing, building height, landscaping and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- Ensuring an engaging built interface along the 36 Street SE frontage and ensuring access to the site utilizes the existing rear lane; and
- Mitigation of shadowing, overlooking, and privacy concerns to adjacent property.

Transportation

A Transportation Impact Assessment or parking study was not required as part of the land use amendment application. At the time of a development permit application, access and mobility requirements will be to the satisfaction of Transportation Planning, and primary vehicle access is anticipated to be from the lane. The area is well served by Calgary Transit, with the subject site within approximately 100 metres of the bus stop for Routes 43, 87, and 135 on 36 Street SE.

Environmental Site Considerations

There are no known environmental issues. An Environmental Site Assessment was not required.

Utilities and Servicing

Public water, sanitary and storm deep utilities exist adjacent to the subject parcels. Development servicing requirements will be determined at the time of development, to the satisfaction of Administration.

Legislation and Policy

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](#) 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 Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use and policy amendment builds on the principles of the IGP 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). The applicable MDP policies encourage redevelopment and modest intensification of established area communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. This proposal is in keeping with relevant MDP policies as the proposed M-C2 District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of these parcels with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

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

The subject site is located in the Neighbourhood – Limited area, as identified on Map 2: Land Use Policy Areas, of the [Forest Lawn-Forest Heights / Hubalta Area Redevelopment Plan](#). Neighbourhood – Limited area is intended to accommodate lower density land use districts such as the R-CG District.

The proposal to redesignate the subject properties from R-CG to M-C2 requires a amendment to Map 2 to reclassify the subject parcels from Neighbourhood – Limited to Neighbourhood – Mid-Rise in accordance with the Developed Areas Guidebook building typology. Furthermore, a supporting policy amendment to Section 4.3 - Transportation Policies is being proposed to allow development to occur within the road right-of-way setback, as required under section 53 (1) of [Land Use Bylaw 1P2007](#), subject to confirmation of technical feasibility by the Development Authority. The proposed mapping amendment and policy amendment can be viewed in Attachment 3.

Location Criteria for Multi-Residential Infill (Non-Statutory – 2016)

The location criteria help to identify the preferred conditions to support land use amendments for multi-residential developments in low density residential areas. While these criteria are not to be used as a checklist, they do provide for a framework to evaluate a parcel's appropriateness for intensification. The proposed land use amendment meets the [Location Criteria for Multi-Residential Infill](#), as follows:

- **Corner Lot:** The subject site is located on a corner, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 36 Street SE and 16 Avenue SE.
- **Proximity to transit:** The subject site is located within 100 metres of frequent transit stops on 36 Street SE (Routes 43, 87, 135), 600 metres of primary transit service on 17 Avenue SE (Route 1, MAX Purple BRT), and within 1.2 kilometres of Franklin LRT Station (Blue Line).
- **On a collector or higher standard roadway:** The subject site is located along 36 Street SE, identified as an arterial road by the Calgary Transportation Plan, ensuring both ease of access and traffic capacity for future residents.
- **Adjacent to existing or planned non-residential development or multi-unit development:** The subject site is located across 16 Avenue SE from a three storey walk up apartment building designated M-C1 land use district.
- **Proximity to an existing open space, park, or community amenity:** Although the subject site is not located adjacent to an existing or planned park or community amenity, the site is located within 350 metres of Patrick Airlie School Municipal Reserve (MSR).
- **In close proximity to an existing or planned corridor:** The subject site is located along 36 Street SE, an arterial road as identified in the Calgary Transportation Plan, and within 175 metres of 17 Avenue SE (International Avenue).
- **Direct lane access:** The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane.