

# Applicant Submission

2021 March 03

RE: Land Use Redesignation - 1536 & 1540 36 STREET SE (2700AH; 9; 1-4)

On behalf of the City of Calgary, Real Estate and Development Services (RE&DS) proposes to redesignate two adjacent City owned parcels located in the community of Forest Lawn at 1536 & 1540 36 Street SE from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

The site's current R-CG district is intended to accommodate grade-oriented development in the form of rowhouses, single detached, semi-detached, duplex homes and secondary suites. The proposed M-C2 district will allow for a variety of multi-residential built form outcomes up to five storeys, two storeys taller than the current maximum of 3 storeys. It will also regulate density by FAR - a form-based approach that prioritizes high-quality building design and allows for viable project densities that create affordable and diverse housing opportunities in Calgary's inner city. The proposed district is well-suited to the site given its characteristics, the surrounding context, and location. A supporting amendment to the Forest Lawn-Forest Heights/Hubalta ARP is also required.

## PLANNING RATIONALE

The proposed land use district provides future development opportunities that include new, diverse and more affordable housing options to the inner city. The subject site features numerous characteristics that make it especially appropriate for the proposed M-C2 land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

- **Corner Lot:** The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 36 Street and 16 Avenue SE with grade-oriented unit entrances.
- **Direct Lane Access:** The subject site enjoys direct lane access, facilitating a development that orients vehicle access to the rear lane, creating a pedestrian-friendly streetscape interface along 36 Street and 16 Avenue SE.
- **Collector Road:** The subject site is located along 36 Street SE, a collector standard road, ensuring both ease of access and traffic capacity for future residents.
- **Proximity To Transit:** The subject site is within ~100m walking distance to local bus Routes 43, 87 and 135 on 36 Street SE and ~250m to a primary transit Routes 1 and 307 (Max Purple) along 17 Avenue SE.
- **Proximity To A Main Street Corridor:** The subject site is within ~200m walking distance of the 17 Avenue SE Neighbourhood Main Street.
- **Proximity To Existing or Planned Non-Residential Or Multi-Residential Development:** The subject site is located directly north of existing multi-residential development and mixed-used designated sites.

## **CITY-WIDE POLICY**

This proposed land use redesignation is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourage: the development of more innovative and affordable housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services and amenities.

## **LOCAL AREA POLICY**

The Forest Lawn/Forest Heights/Hubalta Area Redevelopment Plan identifies the properties as within the “Neighbourhood - Limited” building block in the Developed Areas Guidebook. The policies allow for existing low-density residential housing to remain, complemented by sensitive redevelopment. The policies encourage moderate intensification in this area that respects the existing character and acknowledges that more intensive redevelopment will occur in strategic locations such as along Main Streets and corridors.

An amendment to the Forest Lawn-Forest Heights/Hubalta ARP is required to identify the site as within the “Neighbourhood - Mid Rise” building block and accommodate the redesignation. The Neighbourhood - Mid Rise typology is used between existing low-rise residential, and more intense residential or mixed-use areas, such as Main Streets, to act as a transition, or are suitable to increase density in an area that can accommodate mid-rise buildings, such as along a corridor. Multi-residential buildings should be four to six storeys in height and provide a sensitive interface between higher intensity and lower intensity areas, which the proposed M-C2 district provides.

A text amendment to Section 4.3 of the ARP to allow for greater flexibility and use of the road widening setback along 36 Street SE is also proposed. The amendment is intended to accommodate an enhanced public realm, improved urban design and efficient parkade layouts necessary to support higher density development. The amendment also supports the alignment with the [Bylaw Setback Reform Notice of Motion](#) adopted by Council. Similar policies are proposed within the [North Hill Community Local Area Plan](#) that was supported by Planning and Urban Development Committee on February 3, 2021 and will be brought forward to Council on March 22, 2021. A similar approach is also currently taken in the Centre City when reviewing Development Permits.

Community Planning is currently undertaking development of the Guidebook for Great Communities and accompanying Multi-Community Local Area Plans for the all communities, including of Forest Lawn area. Exact timing of this project is unknown; however, a target start date of end of 2021 is under consideration and the project is expected to take 12-24 months to complete. Given the evolving context of the area, it is likely that the new Local Area Plan will identify the 36 Street SE corridor as an appropriate location for land uses that accommodate larger scale development opportunities.

## **STAKEHOLDER OUTREACH**

RE&DS commenced a fulsome, best practice stakeholder outreach program upon submission of this application. In alignment with government recommendations regarding COVID-19, RE&DS adopted a variety of digital and distanced outreach strategies for stakeholders to learn about the application and to share their comments and ask questions. An in-person Information Session was not held.

RE&DS contacted approximately 150 nearby residents (~100 m radius) and relevant stakeholder groups to share information and offer online meetings, including: Forest Lawn CA, Albert Park/Radisson Heights CA, International Avenue BRZ, and Ward 9 Office. Stakeholder input was collected and compiled in a What We Heard Summary that is included as an attachment to Administration's report.