

**POLICY AMENDMENT AND LAND USE AMENDMENT
FOREST LAWN (WARD 10)
NORTH-WEST CORNER OF 48 STREET SE AND 16 AVENUE SE
BYLAWS 39P2015 AND 183D2015**

MAP 15E

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential-Contextual One/Two Dwelling District (R-C2) to Multi-Residential-Contextual Grade Oriented District (M-CGd75) to allow for multi-residential development. As per the applicants submission the intent is to build a fourplex.

An amendment to Map 3 of the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (ARP) is required to accommodate this land use amendment application.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2015 September 24

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 39P2015 and 183D2015; and

1. **ADOPT** the proposed amendments to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 39P2015.
3. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4816 – 16 Avenue SE (Plan 1256JK, Block 19, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd75) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 183D2015.

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REASON(S) FOR RECOMMENDATION:

The proposal conforms to the relevant applicable policies of the Municipal Development Plan and the Forest Lawn-Forest Heights/Hubalta ARP with proposed amendments. The proposed land use district was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest density increase of an inner city parcel of land and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENTS

1. Proposed Bylaw 39P2015
2. Proposed Bylaw 183D2015

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

- | | |
|----|---|
| 1. | Recommend that Council ADOPT , by bylaw, the proposed amendments to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (APPENDIX II). |
| | Moved by: G.-C. Carra Carried: 7 – 0 |
| 2. | Recommend that Council ADOPT , by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 4816 – 16 Avenue SE (Plan 1256JK, Block 19, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District. |
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Applicant:

Form 3 Design 2004

Landowner:

Surinder Pal Singh Brar

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	Yes	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes ARP amendment	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	7
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	7
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	7
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	7
Public Engagement <i>Were major comments received from the circulation</i>	No	7

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PLANNING EVALUATION

SITE CONTEXT

The site (15.2 metres wide x 36.6 metres maximum depth) comprises a single detached dwelling with a rear detached garage and is located in the southeast community of Forest Lawn at the north-west corner of 48 Street SE and 16 Avenue SE.

The site is surrounded by R-C2 parcels to the north, east and west. To the south there are a variety of multi-residential (Multi-Residential – Contextual Grade-Oriented (M-CG) District and Multi-Residential – Contextual Low Profile (M-C1) District), commercial and DC districts.

LAND USE DISTRICTS

The proposed land use district is a Multi-Residential – Contextual Grade-Oriented (M-CGd75) District. Parcels with an M-CG designation allow for multi-residential development in close proximity to low density residential development within the Developed Area. In this case with a proposed density of 75 units per hectare, a maximum of 4 units would be allowed on the parcel.

A concurrent Development Permit application for a Multi-Residential development (1 building, 4 units) is under review by Administration pending the decision of this application.

LEGISLATION & POLICY

Municipal Development Plan (Statutory – 2009)

The subject site is located in the *Residential – Developed – Inner City Area* as identified on Map 1 – Urban Structure of the Municipal Development Plan (MDP). The Inner City Area land use policies allow for a range of intensification strategies including parcel-by-parcel intensification to larger more comprehensive approaches.

Sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density (i.e., Neighbourhood Corridor), or if the intensification is consistent and compatible with the existing character of the neighbourhood. In this case, the subject site is located within 150 metres of the Urban Corridor on 17 Avenue SE and the proposed M-CGd75 district would allow for a development that has the ability to be compatible with the existing character of the neighbourhood.

Notwithstanding the above, section 1.4.4 of the MDP states that Area Redevelopment Plans (in this case the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan) in existence prior to approval of the MDP are recognized by the MDP as policies providing specific direction for the local context.

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

The parcel is designated within a Low Density Residential/Conservation policy area within the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan. Within the Residential/Conservation policy area the intent is to keep the existing neighbourhood quality and character while permitting redevelopment to occur that is compatible with the surrounding streetscape.

In order to bring this land use amendment proposal into alignment with the Forest Lawn-Forest Heights/Hubalta ARP, it will be necessary to make a minor amendment to Map 3 of the ARP to change the allocation of the parcel from Low Density Residential/Conservation to a Low Density Multi-Dwelling policy.

Within the Low Density Multi-Dwelling policy area the intent is to *'permit family oriented dwelling units such as townhouses, triplex, and fourplex dwellings at a low density range. These units should be located close to transit collector roads and other public amenities'*. The proposed M-CGd75 district would comply with the intent of this area.

In addition, Administration has identified several clerical errors and omissions to both Maps 3 and 3A as a result of previous amendments to the ARP. Therefore, housekeeping amendments that correct these errors are also included in the proposed new Maps 3 and 3A (APPENDIX II).

Southeast 17 Corridor: Land Use and Urban Design Concept (Non-Statutory, 2010)

The Southeast 17 Corridor Concept plan area boundary lies directly to the south of this parcel on the north side of 16 Avenue SE. This boundary is generally consistent with the physical boundaries of the Urban Corridor along 17 Avenue SE identified in the MDP. The application site lies within the identified 'Contextual Area'.

Page 21 of this document states that the aim of strategically directed intensification is to *'maintain the stability of low density residential in the Contextual Area but encourage gradual and sensitive redevelopment and infill development'*.

Multi-Residential Infill Guidelines (2014 – non-statutory)

Council approved the Location Criteria for Multi-Residential infill (APPENDIX III) to assist with the evaluation of land use amendment applications. The proposal meets most of the criteria with two exceptions. Firstly, the site is not on a collector or higher standard roadway on at least one frontage (however 17 Avenue SE is one block to the south). Secondly, the site is not adjacent to or across from existing or planned open space or park or community amenity (although the Ernie Starr Arena and Bob Bihan Aquatic and Fitness Centre and Forest Lawn Athletic Park are located within 200 metres to the north on 14 Avenue SE).

Administration finds that the proposed land use satisfies the majority of location criteria guidelines for multi-residential infill housing.

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TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required.

Vehicular access is available from the rear lane and the parcel is wide enough to provide the required parking stalls required for a fourplex development. Pedestrian access is available from public sidewalks along 48 Street SE and 16 Avenue SE.

The area is served by Calgary Transit bus service routes 1, 26, 45, 50, 51, 126 and 440 within 250 metres and BRT route 305 within 550 metres walking distance of the site on 17 Avenue SE.

UTILITIES & SERVICING

Water and sanitary sewer mains are available to service the site.

Storm sewer mains are not available to service the subject site. As this property is within the Storm Sewer Redevelopment area, at Development Permit stage, the developer must demonstrate that a temporary drywell system can control stormwater run-off from the site. If a temporary drywell system cannot contain all stormwater run-off from the site, the developer will be required to extend the storm sewers within the public road right-of-way at their expense.

ENVIRONMENTAL ISSUES

An Environmental Impact Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not trigger capital infrastructure investment and therefore, no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

No comments received by CPC Report submission date.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

There were no public meetings held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The purpose of this submission is to request re-classification of the land with a municipal address of 4816 – 16 Avenue SE, Calgary. Copy of title provided. We request to change the zoning from RC-2 to that of M-CG d75.

It is located on the north side of 16 Avenue SE. Directly opposite to the south across 16 Avenue SE, is land of the same M-CG d75. Property to the north is that of R-C2.

We consider this lot to be an edge condition to a busy Avenue and can provide transition to the RC-2 zoned property to the north.

The form of development would be a 4 corner townhouse style four-plex. The exterior appearance and massing of the units would be similar to that of the new semi-detached units immediately adjacent to the north of our property.

16 Avenue SE is a busy avenue which supplies alternate route for vehicular to that of 17 Avenue SE 1 block away to the south. 17 Avenue provides an abundance of public transportation alternatives to future residents of the development.

We feel that by allowing a four-plex development on this land, it provides an affordable newly built alternative form of housing within the community.

We provide a schematic site plan which developability under the proposed zoning.

We hope the members of CPC and Council will see fit to support our application.

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APPENDIX II

**PROPOSED AMENDMENT TO THE FOREST LAWN-
FOREST HEIGHTS/HUBALTA AREA REDEVELOPMENT PLAN**

- (a) Delete the existing Map 3 entitled "Land Use Policy Areas" and replace with the revised Map 3 entitled "Land Use Policy Areas". (APPENDIX IV)
- (b) Delete the existing Map 3A entitled "Land Use Policy Areas" and replace with the revised Map 3A entitled "Land Use Policy Areas (Detail Area)". (APPENDIX V)

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APPENDIX III

COUNCIL APPROVED LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Subject Site Criteria	Comments to assist evaluation of parcels
On a corner parcel.	<p>Corner developments have fewer direct interfaces with low density development.</p> <p>Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.</p>
Within 400m of a transit stop	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.</p>
Within 600m of a Primary Transit stop or station	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.</p>
On a collector or higher standard roadway on at least one frontage	Minimizes traffic on local streets.
Adjacent to existing or planned non-residential development or multi-dwelling development	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings.
Adjacent to or across from existing or planned open space or park or community centre	Creates an appropriate transition between low density and other land uses.
Along or in close proximity to a corridor or activity centre	Creates an appropriate transition between low density and other land uses.
Have direct lane access	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.

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FOREST LAWN - FOREST HEIGHTS / HUBALTA A.R.P.

MAP 3

LAND USE POLICY AREAS

Legend

- LOW DENSITY RESIDENTIAL / CONSERVATION
- LOW DENSITY MULTI-DWELLING
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- BUSINESS / INDUSTRIAL
- OPEN SPACE
- SCHOOL
- LIBRARY
- ARENA
- POOL
- COMMUNITY HALL
- POLICE
- STUDY AREA BOUNDARY
- LANDFILL SITE
- LANDFILL 300M SETBACK

See Map 3A for more details

0 50100 200 300 400 500 Metres

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APPENDIX V

PROPOSED MAP 3A

