

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Forest Lawn at the northwest corner of 19 Avenue SE and 38 Street SE. The site has dimensions of approximately 15 metres wide by 38 metres deep, totaling 0.06 hectares ± (0.15 acres ±) in area. The corner parcel is currently developed with single detached dwelling and a detached garage with rear lane access. The site is one block south of 17 Avenue SE, also known as International Avenue, which is an Urban Main Street. The site is close to several public transit stations and is two blocks east of a Max Purple BRT station.

The surrounding areas consist of low-density and multi-residential developments with M-C1 District to the north, east and west, and Residential – Grade-Oriented Infill (R-CG) District to the south. Commercial developments designated as Mixed Use – General (MU-1) District and Mixed Use – Active Frontage (MU-2) District are located further north and west.

Community Peak Population Table

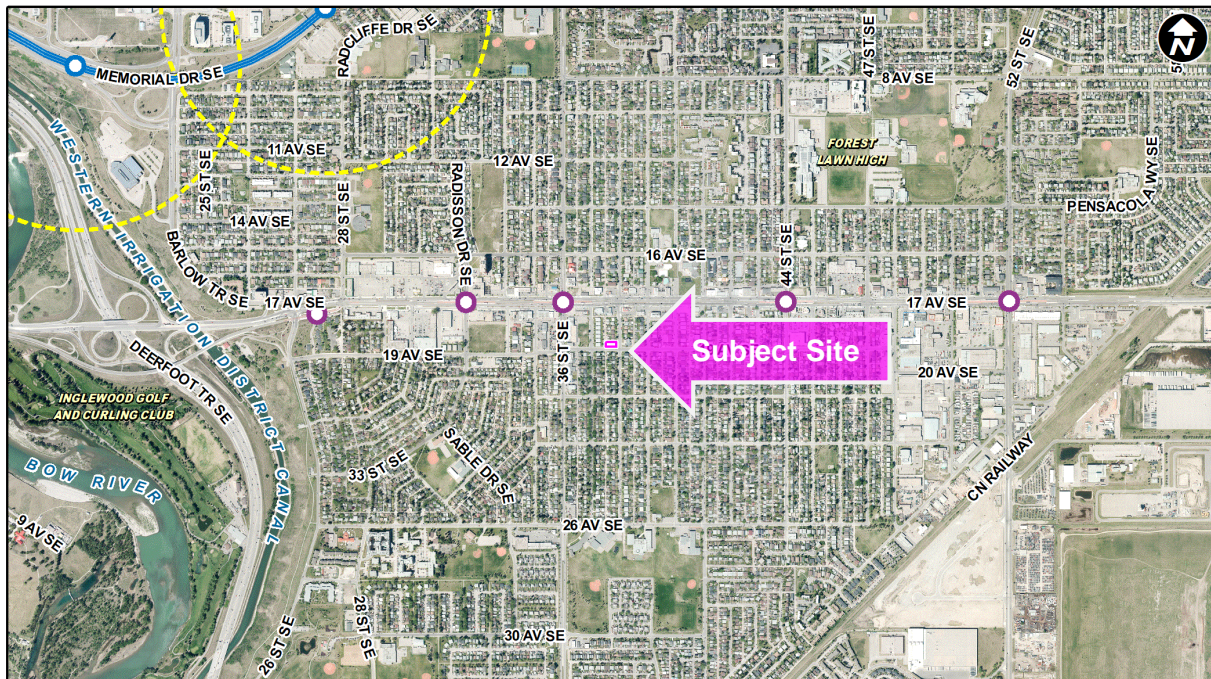
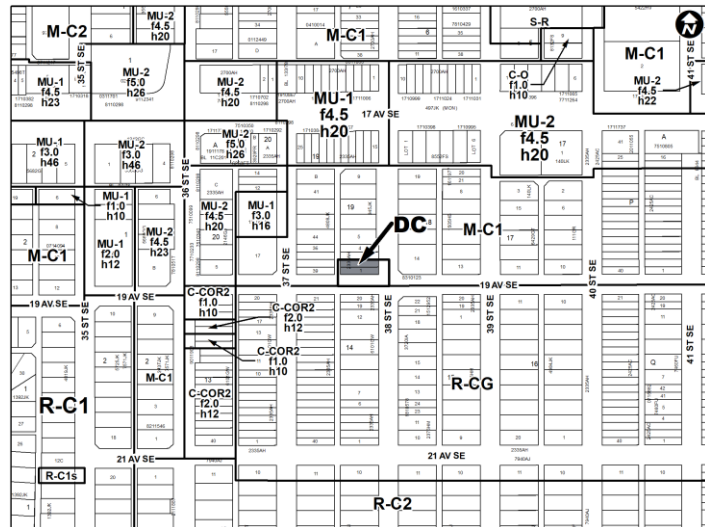
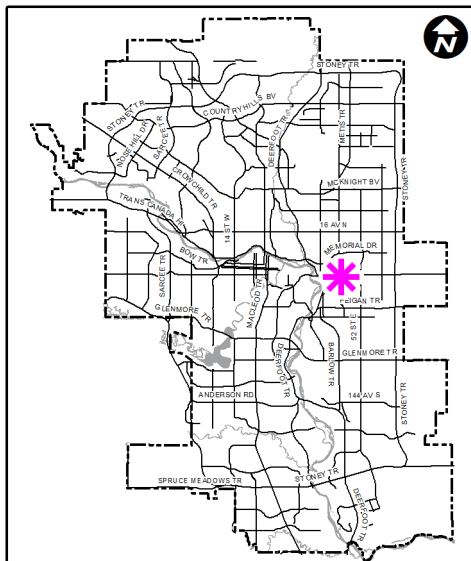
As identified below, the community of Forest Lawn reached its peak population in 1982.

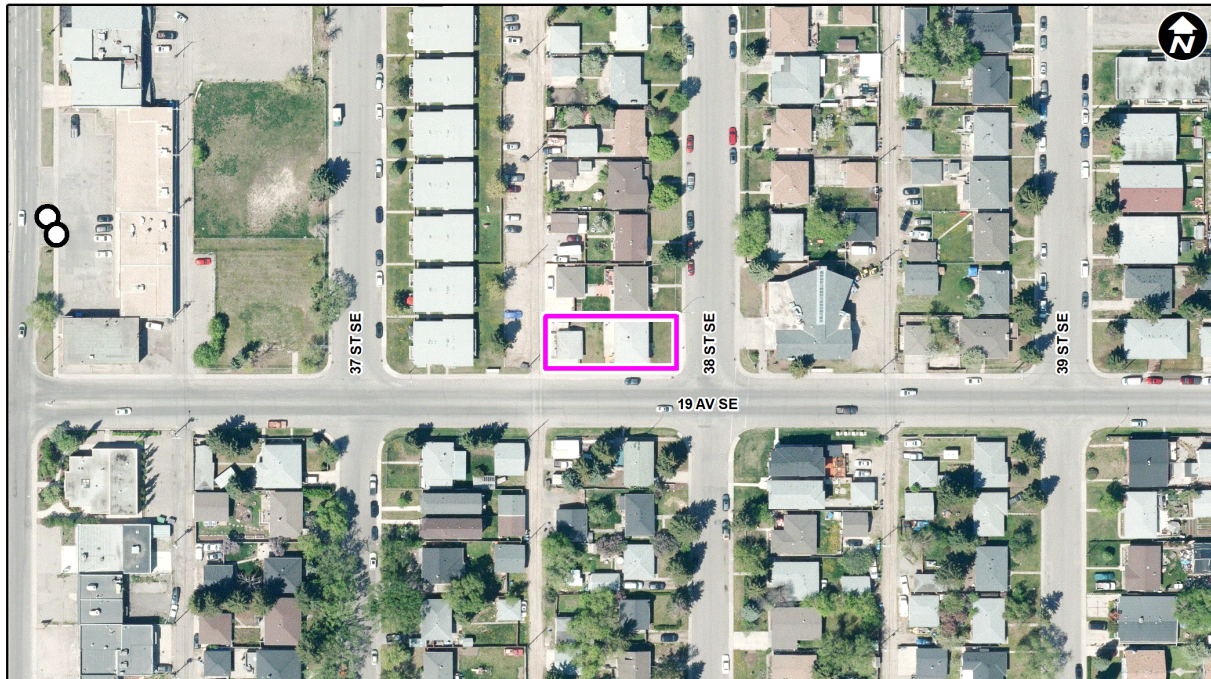
Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2019 Current Population	7,814
Difference in Population (Number)	-1,274
Difference in Population (Percent)	-14.02%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing M-C1 District is intended to accommodate residential development with a higher number of dwelling units and provide for multi-residential development of low height and medium density in a variety of forms. The M-C1 District allows for a maximum density of 148 units per hectare and could accommodate a maximum of eight dwelling units. The maximum building height is 14.0 metres. The existing M-C1 District does not allow for rowhouse development, and secondary suites are not allowed within multi-residential developments.

The proposed DC District is based on the existing M-C1 District and proposes the additional discretionary use of Rowhouse Building. The maximum density and building height would remain the same to align with the planning direction and growth of the 17 Avenue SE Main Street as per the *International Avenue ARP*.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, the application for a DC District has been reviewed by Administration. The proposed DC District is appropriate and will enable multi-residential development in the form of a rowhouse building with secondary suites. The R-CG District was considered however the proposed DC District is appropriate as it aligns with the ARP planning direction to support higher density and growth near 17 Avenue SE.

The proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the DC District Bylaw. Section 7 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of

these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If approved by Council, the rules of the proposed DC District will provide guidance for future site development including building setbacks, height, amenity space, parking and landscaping.

A development permit (DP2022-02522) is being reviewed alongside this land use amendment. Administration's review of the development permit included building design and site layout details such as parking, landscaping, and site access. Additional items considered through the development permit process included:

- building interface with the adjacent streets and developments;
- landscaping, and outdoor amenity space for dwelling units and secondary suites;
- building height and setbacks; and
- parking, and waste and recycling storage provision.

Transportation

Pedestrian and vehicular access to the site is available via 19 Avenue SE, 38 Street SE and the adjacent lane. Nineteenth Avenue SE is classified as a collector street as per the *Calgary Transportation Plan*. The area is served by the Max Purple BRT route with service to City Centre/East Hills, with the nearest BRT station on 17 Avenue SE approximately 200 metres (3-minute walk) from the subject parcel. The area is also serviced by transit route 1 (Bowness/Forest Lawn), route 87 (Applewood/17 Avenue SE), route 135 (Erin Woods/36 Street SE), route 155 (West Dover/Forest Lawn), all available along 17 Avenue SE and 36 Street SE within 200 metres. On-street parking adjacent to the site is unregulated on both adjacent streets. A Transportation Impact Analysis was not required for this application.

Environmental Site Considerations

There are no known environmental concerns associated with the proposal and/or site at this time.

Utilities and Servicing

Water, sanitary and storm utilities are available to service the site. All development servicing requirements will be determined through the development permit application.

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 amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is identified as Developed Residential - Inner City area as per Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The site is in close proximity to the International Avenue Urban Main Street. The MDP supports redevelopment and modest intensification within existing communities in a sensitive manner, which is intended to make more efficient use of existing infrastructure, public amenities and transit, and delivering incremental benefits to climate resilience. The proposal respects the context of the surrounding residential developments, would enable a more compact built form with more efficient use of infrastructure, and would provide an appropriate transition in built form.

Calgary Climate Strategy – Pathways to 2050 (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Only include if DP potential is there: Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

International Avenue Area Redevelopment Plan (Statutory – 2018)

The subject site is identified as Neighbourhood – Low-Rise as per Map 3: Land Use Concept of the [International Avenue Area Redevelopment Plan](#) (ARP). This typology is intended to provide compact, low-rise development up to four storeys in height. This typology is located at the edge along much of the Main Street as a transitional use between the mixed-use development fronting 17 Avenue SE and the low-density residential areas beyond. The site is also located in the Central Boulevard zone, between 36 Street SE and 52 Street SE, and is intended to create a retail hub and a core area for community activities. The proposal accommodates low-rise development and aligns with the planning direction of the ARP.

Greater Forest Lawn Communities Local Area Plan

Administration is currently working on the [Greater Forest Lawn Communities Local Area Plan](#) project, which includes the [International Avenue Area Redevelopment Plan](#) area, Forest Lawn and surrounding communities. The project is a multi-community Local Area Plan that is being developed to create a future vision and policies for how land could be used and redeveloped in the Plan Area. The project is currently in Phase 1 – Envision. Planning applications are being accepted for processing throughout the local area planning process. The Greater Forest Lawn Communities Local Area Plan is anticipated to be finalized in Q4 2023.