

Land Use Amendment in Forest Lawn (Ward 9) at 1839 – 38 Street SE, LOC2022-0051

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1839 – 38 Street SE (Plan 2335AH, Block 19, Lots 1 and 2) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate the additional use of rowhouse building, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to a Direct Control (DC) District based on the Multi-Residential – Contextual Low Profile (M-C1) District to allow for the additional use of rowhouse building.
- The proposal allows for a similar residential built form with an appropriate density that is compatible with the surrounding area and aligns with the *Municipal Development Plan* (MDP) and the *International Avenue Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposal would provide additional housing options within the community, enable efficient use of infrastructure and support the growth of the International Avenue Main Street (17 Avenue SE).
- Why does this matter? The proposal would provide housing diversity to meet the needs of different age groups, lifestyles and demographics for inner-city living that is supported by convenient access to local amenities and services.
- A development permit for a rowhouse building with secondary suites has been submitted and is under review.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application, located in the southeast community of Forest Lawn, was submitted by CivicWorks on behalf of the landowner, Jagdeep Shergill, on 2022 March 29.

The site is located at the northwest corner of 19 Avenue SE and 38 Street SE and is approximately 0.06 hectares (0.15 acres) in size. The site is in walking distance of numerous transit stops including a Max Purple BRT Station on 17 Avenue SE. The site is currently developed with a single detached dwelling and a detached garage.

The proposed Direct Control (DC) District (Attachment 2) is based on the existing M-C1 District and allows for the additional discretionary use of Rowhouse Building with guidelines. The proposed DC District would accommodate a grade-oriented four-unit rowhouse development with four secondary suites as indicated in the Applicant Submission (Attachment 3). The proposed DC District has the same density and building height as the existing M-C1 District and provides flexibility in built forms to align with the planning direction of the *International Avenue*

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Area Redevelopment Plan (ARP). A development permit (DP2022-02522) for a rowhouse building was submitted on 2022 April 12 and is under review (Attachment 4).

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)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review 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 respective community association was appropriate. In response, the applicant delivered approximately 150 postcards to surrounding properties, established a dedicated engagement email and phone line, posted on-site signage and met with Forest Lawn Community Association (CA). The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on site and published [online](#). Notification letters were sent to adjacent landowners.

Administration did not receive any letters from the public. The Forest Lawn CA indicated they do not have comments on the proposed land use amendment but is excited for the development (Attachment 6). Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

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

IMPLICATIONS

Social

The proposed land use district would allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

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

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Economic

The proposal would enable the development of a four-unit rowhouse with four secondary suites and allow for more efficient use of land, existing infrastructure and services. The proposal would facilitate residential growth on this site and may support local businesses and the growth of the International Avenue Main Street.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Development Permit (DP2022-02522) Summary
5. Applicant Outreach Summary
6. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform