

Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 2402 – 41 Street SE, LOC2022-0141

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Forest Lawn - Forest Heights / Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2402 – 41 Street SE (Plan 7629GO, Block L, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 OCTOBER 20:

That Council:

1. Give three readings to **Proposed Bylaw 63P2022** for the amendments to the Forest Lawn - Forest Heights / Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 172D2022** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2402 – 41 Street SE (Plan 7629GO, Block L, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This policy and land use amendment application seeks to redesignate the subject site to allow for rowhouses in addition to the building types listed in the existing district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of the site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the provisions of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for increased housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed redesignation would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Forest Lawn - Forest Heights / Hubalta Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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DISCUSSION

This application, located in the southeast community of Forest Lawn, was submitted by Horizon Land Surveys on behalf of landowner, Mahmood Ahmad of Green Cedar Homes Inc., on 2022 July 28. No development permit has been submitted at this time; however, as referenced in the Applicant Submission (Attachment 3), the proposal is to obtain policy and land use amendment approval to accommodate a rowhouse development with a maximum of four units.

The approximately 0.06-hectare parcel is located on the southeast corner of the intersection of 23 Avenue SE and 41 Street SE and currently contains a single detached dwelling and detached garage.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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 the respective community association was appropriate. In response, the applicant reached out to the Forest Lawn Community Association and the Ward 9 Councillor's Office. Postcards were delivered to residents within a 90-metre radius of the subject site on 2022 May 18. The Applicant Outreach Summary can be found in Attachment 4.

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 also sent to adjacent landowners.

Administration received nine responses in opposition and one neutral response from the public noting the following areas of concern:

- increase in parking demand and on-street parking;
- decreased safety for pedestrians due to an increase in traffic;
- building height and shadowing;
- too much of an increase in density; and
- safety concerns regarding the existing house and its current condition.

The Forest Lawn Community Association did not provide any comments or respond to follow-up communication was sent on 2022 September 07.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of low-density housing forms. It provides a modest density increase within a neighbourhood while being sensitive to adjacent

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development. The building and site design and on-site parking will be further reviewed as part of a future development permit stage.

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 may 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 would be explored and implemented at future development approval stages.

Economic

The ability to develop up to four rowhouse units with the possibility of secondary suites would allow for more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 63P2022**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 172D2022**
6. **CPC Member Comments**
7. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform