

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Forest Lawn on the southeast corner of 23 Avenue SE and 41 Street SE. The site is approximately 0.06 hectares (0.14 acres) in size, with dimensions of approximately 15 metres wide and 37 metres deep. The site is currently developed with a single detached dwelling and detached garage. Direct lane access is provided along the east side of the site with the existing garage accessed from 23 Avenue SE.

Surrounding development consists of a mix of single and semi-detached development designated as the Residential – Contextual One / Two Dwelling (R-C2) District to the north, east and south of the site. Directly west of the site, the lands are designated as Residential – Contextual One Dwelling (R-C1) District. The 17 Avenue SE International Avenue Main Street is located 550 metres (a six-minute walk) to the north and provides the community with commercial, institutional, transit and recreational facilities.

There are six schools in close proximity to the site. Ian Bazalgette (kindergarten to grade five), Valley View School (grades six to nine) and Holy Cross Elementary Jr. High (kindergarten to grade 9) are 450 metres (a five-minute walk) to the south. Almadina – Mountain View Campus is one kilometre (a 12-minute walk) to the west. To the north, Patrick Airlie School (kindergarten to grade five) and Holy Trinity School (kindergarten to grade six) are located within one kilometre (a 12-minute walk) of the subject site.

The Forest Lawn Community Hall and park space are located 300 metres (a four-minute walk) to the southwest. To the east, the 45 Street Playground and park is located 450 metres (a five-minute walk) away and Forest Lawn Park is located 850 metres (an 11-minute walk) away. The Forest Lawn Outdoor Pool is one kilometre (a 12-minute walk) to the north.

Community Peak Population Table

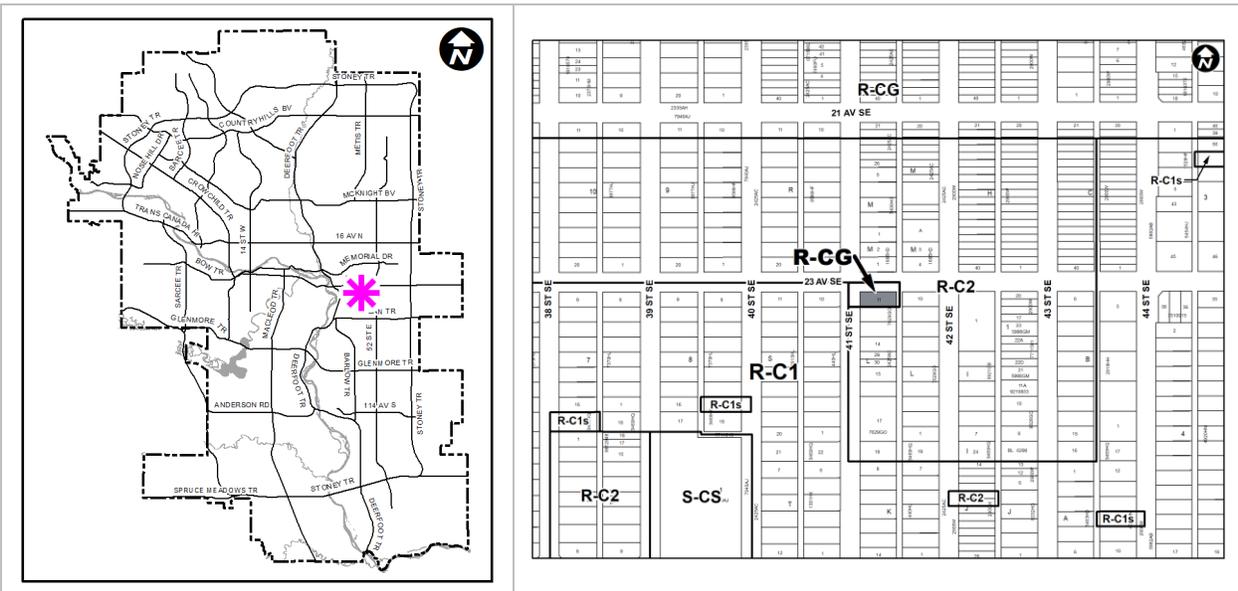
As identified below, the community of Forest Lawn reached its peak population in 1982.

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%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites in the developed area. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two primary dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the parcel area, this would allow a maximum of four dwelling units on the subject parcel.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The subject parcel would require one parking stall per suite as the site location does not meet the current rules of Section 546(2) of the Land Use Bylaw 1P2007. However, with the proposed changes to the R-CG District approved on 2022 October 05 by Council, parking requirements will be 0.5 parking stalls per unit and suite as of 2023 January 02. Should this land use amendment be approved by Council, future development permit reviews will be based on the regulations that are in effect at the time of development permit decision.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Given the specific context and features of this site, additional items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units;
- access and parking provision;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate location of landscaping and amenity space.

Transportation

There are a number of transit routes in proximity to the subject site that provide opportunity to travel in all directions to and from the site.

Transit Route 58 (Erin Woods/44 St SE) is at the intersection with 23 Avenue SE with stops for both directions of travel 300 metres (a four-minute walk) to the south. Transit Routes 307 (Max Purple City Centre/East Hills), 1 (Bowness/Forest Lawn), 58 (Erin Woods/44 St SE), 87 (Applewood/17 Av SE), 155 (West Dover/Forest Lawn) and 440 (Chateau Estates/Franklin Station) run along 17 Avenue SE and have stops for both east and west-bound travel 700 metres (a nine-minute walk) to the north. Additionally, Routes 43 (McKnight – Westwinds Station/Chinook Station), 135 (Erin Woods/36 St SE) and 155 (West Dover/Forest Lawn) run along 36 Street SE with both north and south-bound travel 550 metres (a seven-minute walk) to the east.

Street parking adjacent to the site is unrestricted along both 23 Avenue SE and 41 Street SE.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, storm and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit review stage.

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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment and policy amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Residential – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and moderate intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit. Redevelopment is intended to be of a similar scale and built form to existing development.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for a development form that is low-density in nature and sensitive to existing residential development in terms of height and 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](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development stages.

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

The subject parcel is located within the Low Density Residential/Conservation area as identified in Map 2: Land Use Policy Areas of the **Forest Lawn - Forest Heights / Hubalta Area Redevelopment Plan** (ARP). The low-density conservation policy is for “R-1, R-2 and DC (with residential guidelines)” with the intention of maintaining neighbourhood character and quality while permitting compatible redevelopment. The ARP was created prior to the adoption of the MDP in 2009 which encourages modest intensification of inner-city communities, and with which this proposal is well aligned. It was also created prior to the creation of the R-CG District, which was designed to achieve the intention of the policy for contextually sensitive redevelopment. Finally, this application aligns with the general policies of the ARP encouraging compatible infill and townhouse redevelopment and helping to stabilize and improve residential areas through new and diverse housing types.

While the ARP generally supports the land use proposed in this application, Map 2: Land Use Policy Areas currently identifies this site as “Low Density Residential / Conservation”. This land use category does not allow for the built form associated with the R-CG. Therefore, a minor map amendment to Map 2: Land Use Policy Areas within the ARP is proposed to accommodate the land use redesignation.

Greater Forest Lawn Communities Local Area Plan (Statutory – In Progress)

Administration is currently working on the [Greater Forest Lawn Communities Local Area Plan](#) project which includes Forest Lawn. 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 within 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.