

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at multiple addresses,  
 LOC2022-0172**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment 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 0.23 hectares (0.57 acres ±) located at 1128, 1132, 1136 and 1140 – 38 Street SE (Plan 1902HI, Block 27, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 23:**

That Council:

1. Give three readings to **Proposed Bylaw 19P2023** for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 47D2023** for the redesignation of 0.23 hectares (0.57 acres ±) located at 1128, 1132, 1136 and 1140 – 38 Street SE (Plan 1902HI, Block 27, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Opposition to Recommendations: Councillor Chabot and Commissioner Weber

**HIGHLIGHTS**

- This application seeks to amend the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan and redesignate the subject site to allow for the additional building forms of townhouses and rowhouses that may include secondary suites.
- The proposal would allow for an appropriate height and density increase that is compatible with the existing residential character of the community and is in keeping with the applicable policies of the Municipal Development Plan (MDP).
- What does this mean to Calgarians? The proposed R-CG District would allow for additional housing options that will better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- Why does this matter? Additional residential density would allow for the more efficient use of existing infrastructure and nearby community institutions and amenities.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

The application, located in the southeast community of Forest Lawn, was submitted by New Century Design on behalf of the landowner Kara Tawfiqali (Attachment 3) on 2022 September

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19. The application was submitted for a redesignation to the R-CG District last year and even after the approval of the Housing – Grade-Oriented (H-GO) District and amendments to the R-CG District, the Applicant confirmed that the R-CG District is the desired and appropriate land use district for the subject site.

The 0.23-hectare site contains 4 parcels on the northeast corner of the intersection between 38 Street SE and 12 Avenue SE and includes the corner lot. The 4 parcels are currently developed with one-storey single detached dwellings with vehicular access and parking from the rear lane to detached garages. The proposed R-CG District would allow for the development of either a rowhouse building/s or a townhouse development containing at maximum no more than seventeen dwelling units, which may further include secondary suites as a permitted use in the R-CG District. The R-CG District has a maximum height restriction of 11.0 metres and a residential density of 75 units per hectare.

The subject site is located between Memorial Drive E to the north and 17 Avenue SE (International Avenue) to the south, with many community institutions such as schools, places of worship, and aquatic and sports facilities surrounding the subject site. Commercial activities are centred along the main arterial and collector roads in the community.

A Development Permit has not been submitted or under review on this subject site. A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed policy and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the respective community association was appropriate.

In response, the applicant hand-delivered 60 letters to residents in the direct vicinity of the subject site. The applicant also reached out to the Forest Lawn Community Association (CA) and the Ward 9 Councillor's Office. The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received two letters in opposition to this application that cited the following concerns:

- the proposed density increase is not in alignment with the local ARP and the character of this street block;

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- the proposal does not revise the community's transportation systems to ensure safe movement for pedestrians, cyclists, and disabled people; and
- an increase in traffic and a lack of parking for secondary suites is a concern.

The Forest Lawn Community Association (CA) did not provide comments on the initial application circulation. Administration reached out to the CA again in November 2022 and also in January 2023 regarding the ARP Amendment, but no comments have been received by the time of writing this report.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage. Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

## **IMPLICATIONS**

### **Social**

The proposed R-CG land use district would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyle, and demographics towards fostering an inclusive community.

### **Environmental**

The 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 are being explored and encouraged through the development permit application.

### **Economic**

The ability to moderately increase density in this location would make for more efficient use of existing infrastructure, community institutions 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 19P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 47D2023**
6. **CPC Member Comments**

**Planning and Development Services Report to  
Calgary Planning Commission  
2023 February 23**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform