

Land Use Amendment in Forest Lawn (Ward 9) at multiple addresses, LOC2022-0082

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.27 hectares \pm (0.66 acres \pm) located at 1809 – 41 Street SE, and 4101 and 4117 – 17 Avenue SE (Plan 2425AC, Block P, Lots 15 and 16; Plan 2011055, Block P, Lot 41; Plan 7510805, Block A), from Mixed Use – Active Frontage (MU-2f4.5h20) District to Direct Control (DC) District to accommodate the additional use of Funeral Home, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 23:

That Council give three readings to **Proposed Bylaw 52D2023** for the redesignation of 0.27 hectares \pm (0.66 acres \pm) located at 1809 – 41 Street SE, and 4101 and 4117 – 17 Avenue SE (Plan 2425AC, Block P, Lots 15 and 16; Plan 2011055, Block P, Lot 41; Plan 7510805, Block A), from Mixed Use – Active Frontage (MU-2f4.5h20) District to Direct Control (DC) District to accommodate the additional use of Funeral Home, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject property to legalise the existing funeral home and to enable legalisation of an off-site surface parking lot that supports the funeral home.
- The proposal is compatible with the surrounding land uses and development and is in keeping with the relevant policies of the *Municipal Development Plan* (MDP) and *International Avenue Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed Direct Control (DC) District would support the business activities currently occurring at Pierson's Funeral Home.
- Why does this matter? The proposal would allow Pierson's Funeral Home to better accommodate the increasing demand and needs of the public.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use application, located in the southeast community of Forest Lawn, was submitted by Placeworks Design on behalf of the landowner, Rose Property Corporation, on 2022 May 10. The subject site is approximately 0.27 hectares \pm (0.66 acres \pm) in size and is located on the south-side of 17 Avenue SE. The proposed Direct Control (DC) District is based on the Mixed Use – Active Frontage (MU-2) District with the additional discretionary use of Funeral Home. The DC District will allow the Funeral Home to apply to legalise its existing operations inclusive of the adjacent off-site parking lot to the west, and supports future mixed-use redevelopment based on the Mixed Use – Active Frontage (MU-2) District. No development permit has been submitted at this time. A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/interested parties 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 public/interested parties and the community association was appropriate. The applicant has indicated that the following community outreach activities were conducted:

- Project webpage was established on Pierson's Funeral Home webpage;
- Plans and information were provided to Forest Lawn Community Association (CA);
- A 2-page printed handbill with project information, drawings, and a request for comments was hand-delivered to residences and businesses within 200 metres of the site; and
- Direct conversations were held with adjacent landowners, the CA, and the Forest Lawn Business Revitalization Zone.

Further details can be found in the Applicant Outreach Summary 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 sent to adjacent landowners.

Administration did not receive any letters of objection or support for this application. The Forest Lawn CA was contacted on 2022 July 01 to provide comments, but no comments were submitted. A follow-up attempt was made by Administration on 2022 November 07 to contact the CA for comments via email, but no response was received.

Administration considered the relevant planning issues specific to the land use amendment and has determined the proposal to be appropriate. Parking, site design, vehicle access, and future redevelopment will be reviewed at future development permit stages.

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 application enables business continuity in the Forest Lawn community and provides for future mixed-use redevelopment opportunities.

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

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on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

This proposal will enable the Funeral Home to better accommodate the increasing demand and needs of the public.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks with this application.

ATTACHMENTS

1. Background and Planning Evaluation
- 2. Proposed Bylaw 52D2023**
3. Applicant Submission
4. Applicant Outreach Summary
- 5. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform