

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Forest Lawn, on the south side of 17 Avenue SE between 40 Street SE and 41 Street SE. The site consists of three separate parcels which have a combined total area of 0.27 hectares ± (0.66 acres ±). The eastern portion of the site (4117 17 Avenue SE and 1809 41 Street SE) is currently developed with the Pierson Funeral Home (an existing legal non-conforming use), and the western portion of the subject site (4101 17 Avenue SE) is currently undeveloped. The site is surrounded predominantly by low-density residential development (single detached, semi-detached, and duplex dwellings) to the south, and various commercial developments to the east and west. Holy Trinity Catholic School is located on the north side of 17 Avenue SE. The International Avenue Bus Rapid Transit (BRT) route is located immediately north of the subject sites, with the nearest station located less than 300 metres to the east.

Pierson’s Funeral Home previously operated a surface parking lot on the vacant site through a lease agreement with the City of Calgary. Upon initiation of the 17 Avenue Bus Rapid Transit (BRT) project, however, the City advised the Funeral Home that the vacant site would be needed on a temporary basis for project staging. The Funeral Home was advised they could purchase the vacant lot from the City of Calgary after BRT project completion, at which time they could apply to legalize their parking lot through a development permit submission.

During construction of the BRT project, however, the City of Calgary redesignated the subject sites from the Commercial – Corridor 2 (C-COR2f2.0h12) District and 13Z1995 District (both of which listed Funeral Home and Parking Lots as Discretionary Uses) to the Mixed Use – Active Frontage (MU-2f4.5h20) District (which no longer listed Funeral Home as a Discretionary Use). This redesignation occurred as part of the City Initiated 17 Avenue SE Land Use Amendment project. The Funeral Home has since purchased the vacant lot from the City of Calgary and has applied for this Direct Control district to add Funeral Home as a listed use on these lands.

Community Peak Population Table

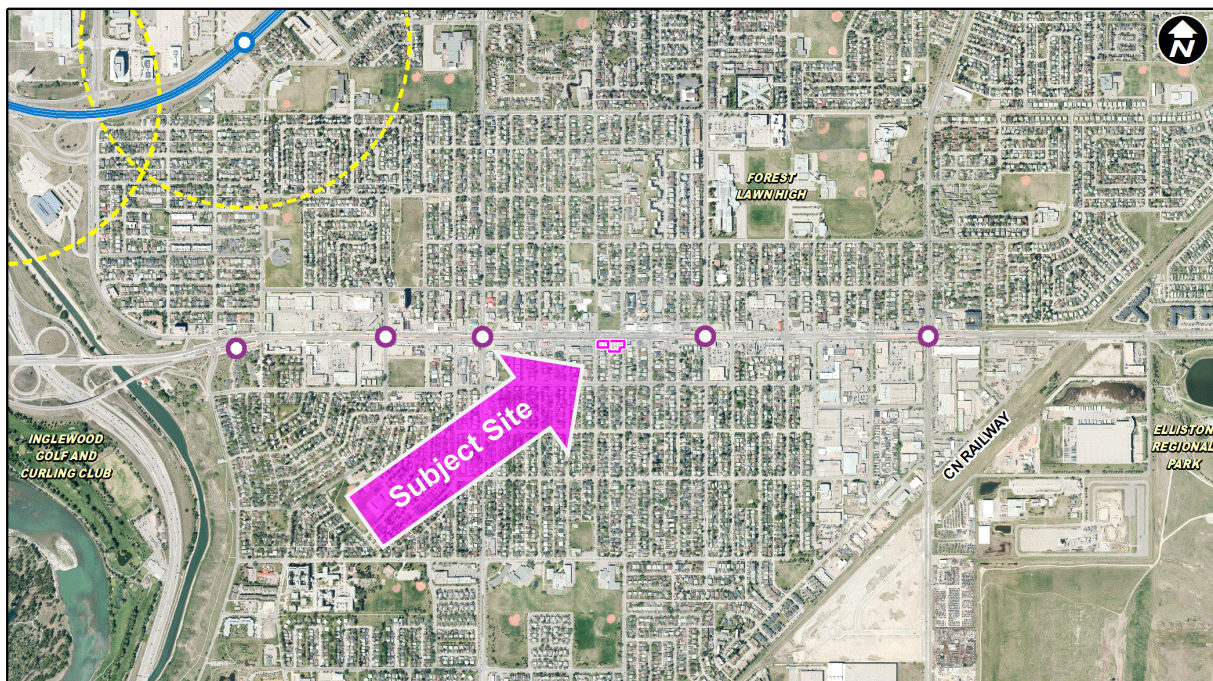
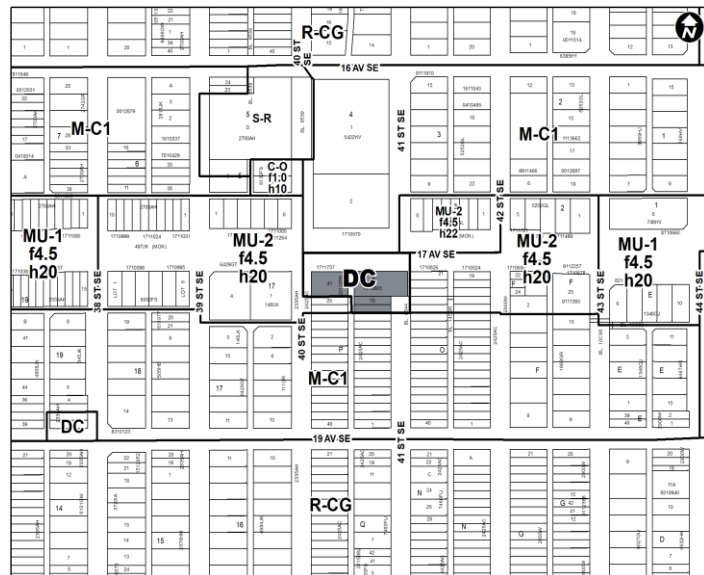
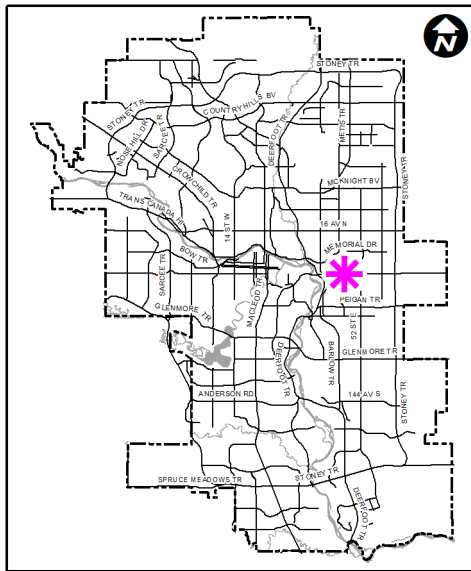
As identified below, the community of Forest Lawn reached its peak population in 1982, and the population has decreased since then.

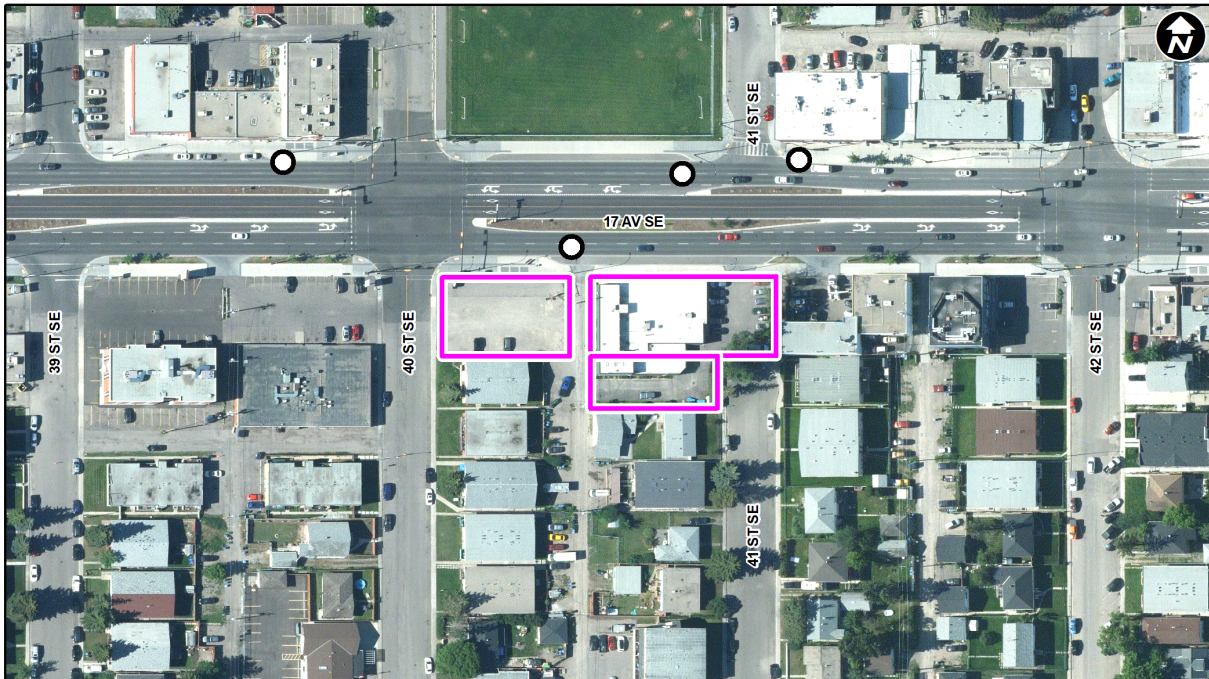
Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2019 Current Population	7,814
Difference in Population (Number)	-1,274
Difference in Population (Percent)	-14.02%

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 Mixed Use – Active Frontage (MU-2f4.5h20) District allows for commercial and residential development along commercial streets but does not accommodate a Funeral Home use or a standalone parking lot use. The MU-2 District has a maximum floor area ratio of 4.5 and a maximum height of 20 metres.

The proposed DC District is based on the MU-2 District with the additional discretionary use of Funeral Home. There are no changes to the maximum floor area ratio and building height. The proposed DC District enables the following outcome to be achieved:

1. The Funeral Home can apply for a comprehensive development permit to legalise their adjacent parking lot by utilizing the off-site parking regulations contained in Section 116 in Land Use Bylaw 1P2007, which states:

“Motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls and loading stalls required for a use may only be located on a separate parcel from the use where:

- a) the stalls are on parcels that form part of a comprehensive development; and*
- b) all parcels forming part of the comprehensive development are indicated on the same development permit.”*

Alternative Land Use Comparison

Administration considered the feasibility of applying the following stock land use district (all of which include Funeral Home as a listed use) prior to recommending a Direct Control (DC) District based on the Mixed Use – Active Frontage (MU-2) District.

1. Commercial – Community 2 (C-C2) District.
 - Intended to apply to large commercial developments on the boundary of several communities. Not appropriate for 17 Avenue SE mixed use redevelopment.
2. Commercial – Corridor 2 (C-COR2) District.
 - Automotive oriented mixed-use district. Not appropriate for 17 Avenue SE mixed use redevelopment.
3. Commercial – Corridor 3 (C-COR3) District.
 - Commercial corridor designation that is primarily for commercial uses along major roadways. Residential uses are not allowed. Not appropriate for 17 Avenue SE mixed use redevelopment.
4. Commercial – Regional 2 (C-R2) District.
 - Regional commercial designation that is primarily for large-enclosed shopping malls and shopping centers. Not appropriate for 17 Avenue SE mixed use redevelopment.
5. Commercial – Regional 3 (C-R3) District.
 - Regional commercial designation that is primarily for large, mostly retail commercial developments. Not appropriate for 17 Avenue SE mixed use redevelopment.

Upon review, Administration did not consider any of the above-listed stock land use districts appropriate. The intent of applying the Mixed Use – Active Frontage (MU-2) District in this area was primarily to encourage mixed-use redevelopment in conformance with the International Avenue ARP. The Mixed Use – Active Frontage (MU-2) District offers an appropriate list of commercial redevelopment uses, offers transit supportive redevelopment flexibility, and is ultimately the most appropriate base district for this section of 17 Avenue SE.

Development and Site Design

If approved by Council, the rules of the proposed DC District, the International Avenue Area Redevelopment Plan, the applicable rules of the MU-2 District, and site-specific design details such as parking layout, landscaping buffers fronting 17 Avenue SE, screening, and public art contributions will be determined at the development permit stage.

Transportation

Pedestrian and vehicular access to the site is available via 17 Avenue SE, 40 Avenue SE and the adjacent lane. 17 Avenue SE is classified as both an Urban Boulevard and a Main Street at this location as per the Calgary Transportation Plan. The pedestrian sidewalks on 17 Avenue SE were recently re-constructed and widened adjacent to the site, as part of the Max Purple BRT Project. The site is approximately 250 meters walking distance to the Route 307 (MAX Purple) BRT Station on 17 Avenue SE. The site is also directly adjacent to a Route 87 (Applewood) bus stop on 17 Avenue SE. On Street parking is prohibited on 17 Avenue SE at this location, however on street parking is un-restricted on 40 Street SE. A Transportation Impact Assessment was not required for this application. A Parking Study was also not required.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water, sanitary and storm deep utilities exist adjacent to the site. Servicing requirements will be determined at the time of development.

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 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 site is located within the Urban Main Street area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of the population. As the proposed MU-2f4.5h20 designation will enable the Funeral Home to continue offering valuable employment and commercial opportunities to the neighbourhood while simultaneously offering redevelopment potential for mixed use, the application is in keeping with the relevant MDP policies.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy - Pathways to 2050](#). Any future development permits submitted for the site or existing building will include an ask from Administration on what potential climate resilience measures can be included.

International Avenue Area Redevelopment Plan (Statutory – 2018)

The subject site is located within the Community – Mid-Rise typology as identified on Map 3: Land Use Concept in the [International Avenue Area Redevelopment Plan](#) (ARP). The Community – Mid-Rise typology is intended to accommodate a mix of mid-rise buildings that contain residential and commercial uses that create an active and vibrant main street up to 6 storeys in height.

As the proposed surface parking lot can only receive development permit approval as part of a comprehensive development permit application by utilizing Section 116 of Land Use Bylaw 1P2007 with the adjacent Funeral Home, the prohibition on enabling surface parking along 17 Avenue SE under Sections 3.1.3 and 3.1.9 a. i. is not in violation. For these reasons, the proposed MU-2f4.5h20 designation will enable the funeral home to continue offering valuable employment and commercial opportunities while allowing for future mixed-use redevelopment of

these lands. The application, as proposed, is in keeping with the Community – Mid-Rise and General policies of the ARP.