

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Forest Lawn and consists of four contiguous parcels on the northeast corner of 38 Street SE and 12 Avenue SE. The site is approximately 0.23 hectares (0.56 acres) in size with a frontage of approximately 61 metres and a depth of approximately 38 metres. Existing development on the site comprises four single detached dwellings with rear detached garages. Vehicular access is gained from the rear lane.

Surrounding development is characterized by single detached and duplex dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. One block to the south, the lands transition to the Residential – Grade-Oriented Infill (R-CG) District and to the east are several large parcels designated as Multi-Residential – Contextual Low Profile (M-C1) District. Numerous individual parcels throughout the community have been redesignated to a range of residential densities from Residential – Contextual One Dwelling (R-C1s) District to allow for secondary suites to the Multi-Residential – Contextual Medium Profile (M-C2) District.

The site is centrally located and within walking distance of community institutions and amenities, places of worship and the primary transit network. Directly east of the subject site are several schools, a library, aquatic centre and local neighbourhood commercial. Large scale commercial is located 450 metres to the south along 17 Avenue SE, where the Primary Transit Network (PTN) is currently serviced by the MAX Purple Bus Rapid Transit (BRT) line. To the west of the subject site, 36 Street SE is also part of the PTN with several bus lines running north-south and connecting the Light Rail Transit (LRT) with the MAX Purple BRT.

Community Peak Population Table

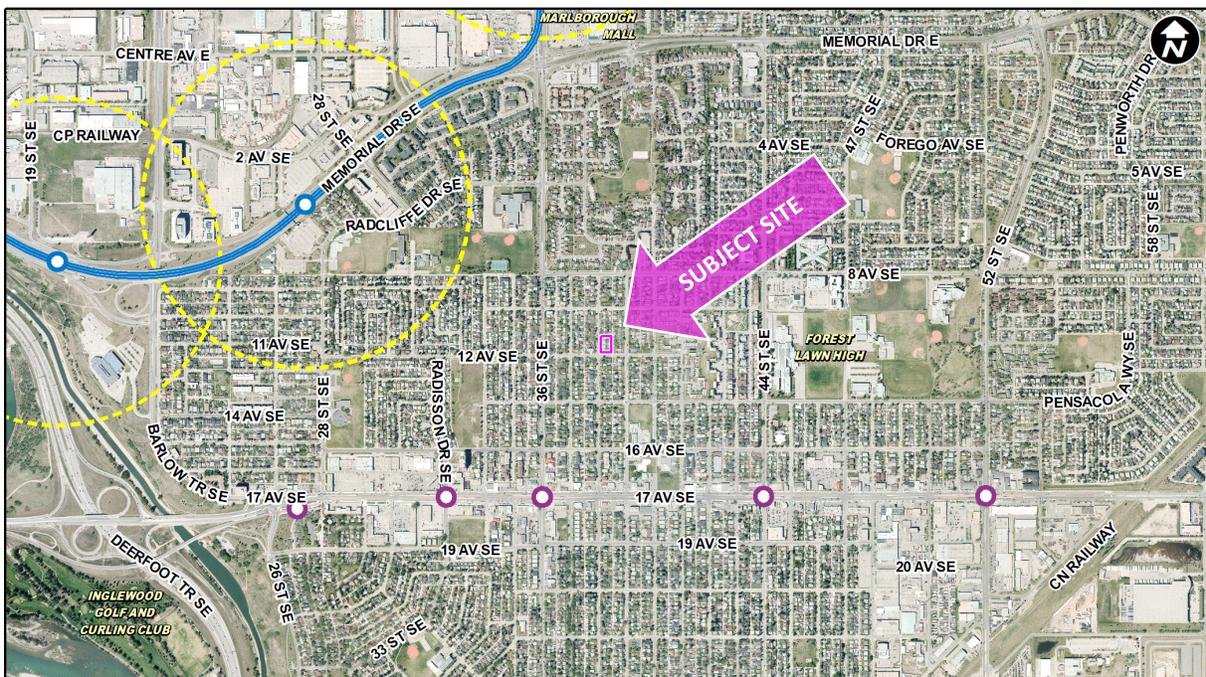
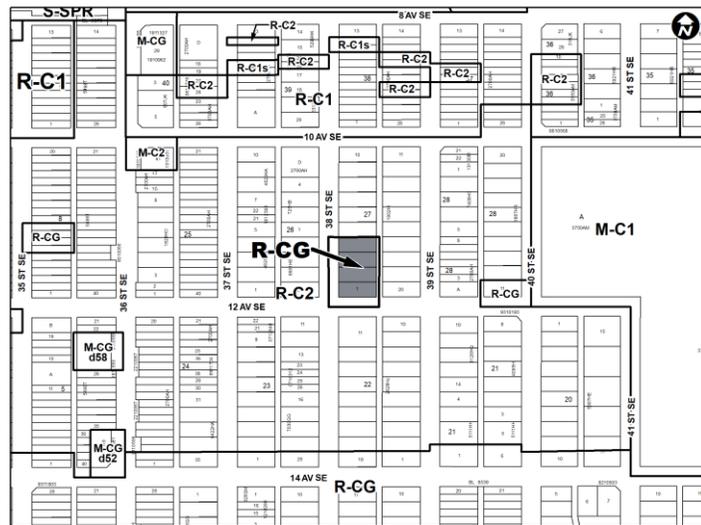
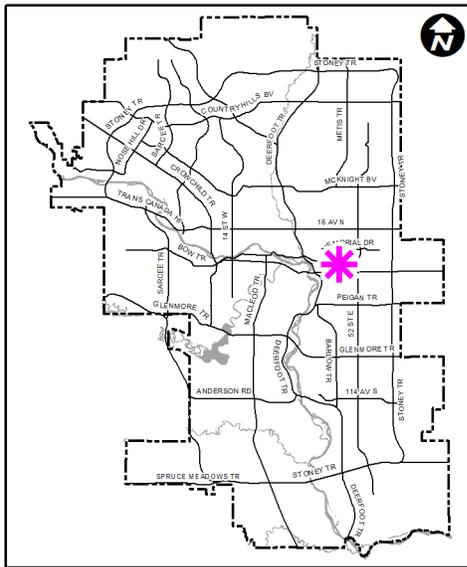
As identified below, the community of Forest Lawn reached its peak population in 1982, and the population has decreased since then.

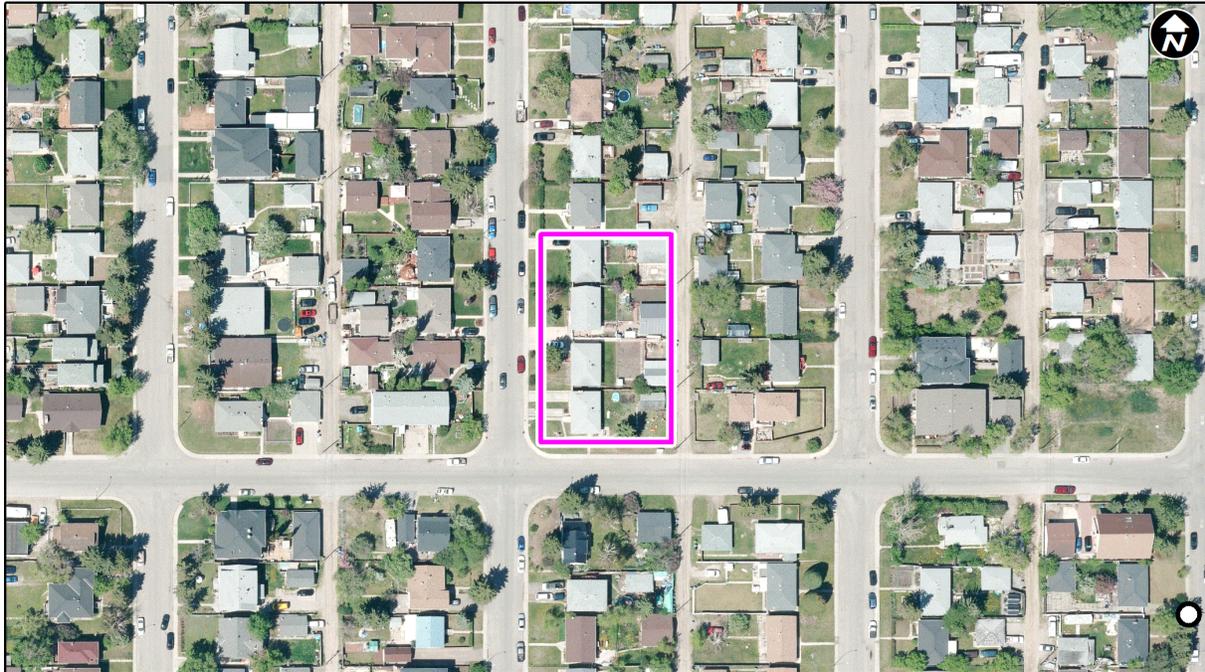
Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2019 Current Population	7,814
Difference in Population (Number)	-1,274
Difference in Population (Percent)	-14%

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. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

In addition to the residential uses allowed in the R-C2 District, the proposed R-CG District allows for the additional low-density housing forms of rowhouses and townhouses. 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 up to seventeen dwelling units on the subject site. Secondary suites (one backyard suite or one secondary suite per dwelling unit) are allowed in the R-CG District as a permitted use, and do not count towards allowable density.

Development and Site Design

Future redevelopment of the site will be guided by the rules of the proposed R-CG District including the appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process included, but are not limited to:

- ensuring an engaging building interface along 38 Street SE and 12 Avenue SE; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

Access to the subject site can be provided as follows:

- pedestrian access is available from existing sidewalks along 38 Street SE and 12 Avenue SE; and
- vehicular access will be required to come from the existing rear lane.

On-street parking is currently unrestricted along both 38 Street SE and 12 Avenue SE. The parcel is located near several cycling routes. On-street bike routes are proximate to the site along 40 Street SW and 8 Avenue SE and provide a low-traffic connections to the broader cycling network.

The area is well-served by Calgary Transit with route 307 (MAX Purple City Centre/East Hills) BRT and Route 1 (Bowness/Forest Lawn) approximately 500 metres (10-minute walk) directly south of the subject site. Approximately 200 metres (5-minute walk) to the west of the site along 36 Street SE, bus stops for Routes 43 (McKnight – Westwinds Station/Chinook Station), 87 (Applewood/17 Av SE) and 135 (Erin Woods/36 St SE) provide connections to the LRT and Max Purple BRT.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the subject site without the need for network upgrades at this time. Details of site servicing and storm water management will be reviewed at the development permit 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 policy and land use amendment build 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 Residential – Developed – Inner City Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification to allow for a variety of housing types to meet the diverse needs of present and future population and to make more efficient use of existing infrastructure, public amenities, and transit.

The proposal is in keeping with the relevant MDP policies as the provisions of the R-CG District allow for development that is compatible with existing low-density residential development in terms of height, built-form, and density.

Calgary Climate Strategy (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 permit approval stages.

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

[The Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan](#) (ARP) identifies the subject site as part of the Low Density Residential/Conservation area on Map 2 – Land Use Policy Areas. This land use area in the ARP is intended to facilitate a low density residential built form of single and semi-detached dwellings by means of the existing R-C2 land use district in Bylaw 1P2007.

To accommodate the redevelopment of the subject site with the proposed rowhouse built form using the R-CG land use district, an amendment is required to the next highest intensity land use area in the ARP of Low Density Multi-Dwelling. This land use area is still intended for low density residential development but allows for multi-residential dwellings beyond the existing semi-detached dwelling maximum. Although the ARP does not provide specific details for this land use area type, it is meant to be generally in alignment with the existing character and scale of the current R-C2 land use district.

The objectives in the general residential policies of the ARP, which are supported by the proposal in this application, are the following:

- to stabilize and improve the residential areas of Forest Lawn;
- to encourage home ownership; and,
- to encourage regular maintenance of properties and buildings.

To achieve these objectives, the ARP encourages the provision of a variety of housing types.

Greater Forest Lawn Communities Local Area Planning Project

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 2 – Explore. 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.