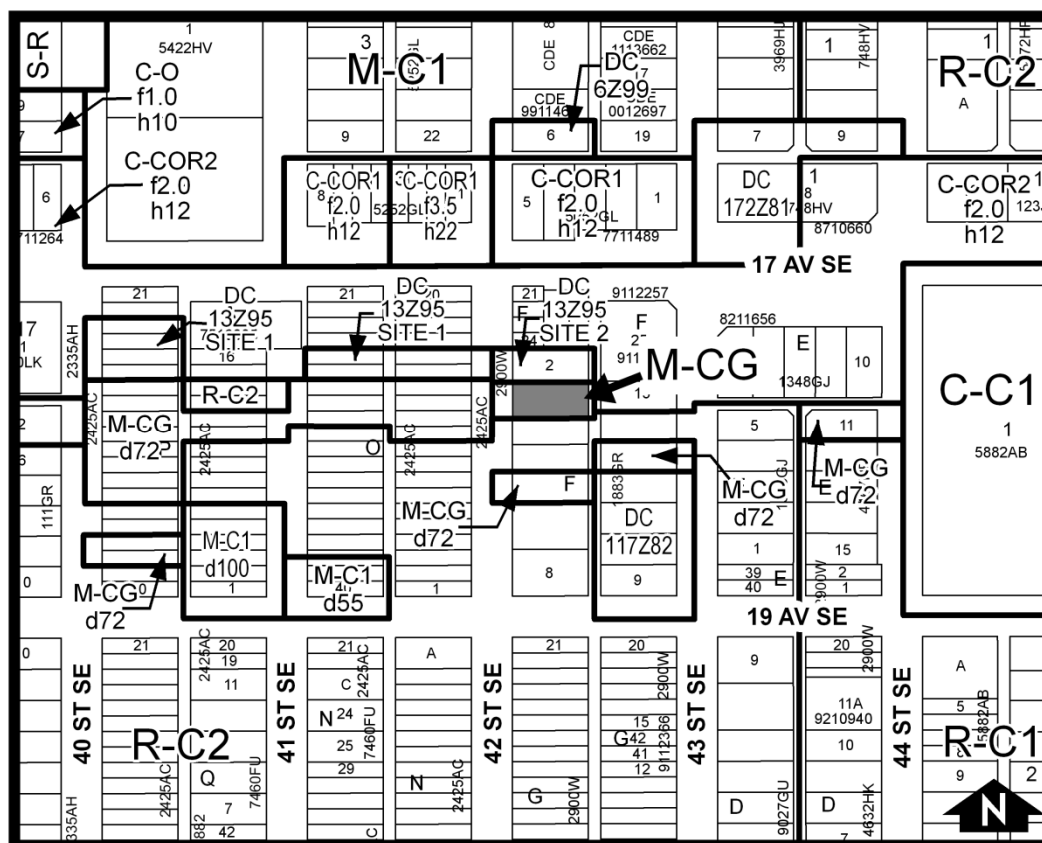


FOREST LAWN
(Ward 10 - Councillor Chabot)



RECOMMENDATION:

CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:

That Council:

1. **ADOPT** the proposed amendments to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: G. - C. Carra

Carried: 7 – 0

3. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 1814 – 42 Street SE (Plan 1883GR, Block F, Lot 3) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District, in accordance with the Corporate Planning Applications Group recommendation; and
4. Give three readings to the proposed Bylaw.

Moved by: G. - C. Carra

Carried: 7 – 0

PROPOSAL:

Amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan.

To redesignate 0.06 ha \pm (0.16 ac \pm) located at 1814 – 42 Street SE (Plan 1883GR, Block F, Lot 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

(Map 10E)

APPLICANT:
Inter-America

OWNER:
Araan Properties Inc

CURRENT DEVELOPMENT: Vacant

ADJACENT DEVELOPMENT:

NORTH: Low density residential (DC)

SOUTH: Low density residential (R-C2)

EAST: Commercial (C-COR2)

WEST: Medium density residential (M-CG)

SUMMARY OF CIRCULATION REFEREES

**ENVIRONMENTAL
MANAGEMENT**

Not Applicable

PLANNING EVALUATION

Introduction

This application and accompanying amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (ARP) are to allow for the redesignation of a 0.06 hectare parcel from low density residential district (R-C2) to a grade oriented multi-residential district (M-CG).

Site Context

The site is a vacant parcel on 42 Street SE with rear lane access. The site shares a boundary with low density residential (R-C2) to the south and north and is two parcels south of the 17 Avenue SE Urban Corridor.

Proposed Land Use District

The M-CG district provides for sensitive intensification in established low density residential communities. Within this district, the development rules ensure compatibility with low density residential development. Specifically, at grade units are required to have direct individual access to grade and, have contextual setbacks and height restrictions that are respectful of the lower heights found in low density residential. These provisions for the M-CG District ensure that the development remains sensitive to the character of the low density residential neighbourhood, while still increasing residential density along an identified corridor area in the city.

Uses within the M-CG District are primarily residential. The M-CG District allows for a maximum building height of 12 metres, an increase of 2 metres over the maximum allowed in the R-C2 District.

The proposed M-CG District is appropriate given the surrounding land uses and proximity to the 17 Avenue SE corridor and primary transit network. This land use district would help to facilitate a transition from Urban Corridor to low density residential.

Site Characteristics

The site is generally flat with no existing structure on the site. There exists some shrub and bushes along the north side of the parcel. Parks has not identified any significant street trees adjacent to the subject site.

Legislation & Policy

Municipal Development Plan (MDP)

The MDP identifies the site as Residential Developed Inner City. These areas of the city are characterized by typically having been subdivided prior to 1950 and adhering to a grid street pattern. MDP land use policies recognize that areas along corridors should modestly intensify to maintain and expand local commercial development. In addition to these policies, the MDP encourages buildings to maximize front door access to the street to encourage pedestrian activity.

The MDP identifies 17 Avenue SE as an Urban Corridor. This plan identifies that this corridor should achieve a minimum intensity of 200 jobs and population per gross developable hectare. The highest densities should be fronted onto lands directly fronting onto the 17 Avenue SE corridor, stepping down to transition with lower density buildings and uses.

The 17 Avenue SE corridor is an identified route of the Primary Transit Network. As such, this area is identified as an area for increased residential and commercial density and a greater range of housing availability.

Redesignation of the site to M-CG District would be in keeping with these policies.

Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (ARP)

The ARP sets out comprehensive land use policies to guide future development in the community. The majority of residential lands in the community are identified as conservation and infill areas with the intent to maintain Forest Lawn as a low density community. The subject parcel is located within a Low Density Conservation area. The policies associated with the Low Density Conservation area within the ARP focus on the intent to maintain “stability” through the

protection of existing residential character and discourage redesignations from low density residential to higher density residential districts. These policies do not support the proposed land use redesignation.

Policy Compliance

The proposed land use amendment is not in alignment with the policies of the Low Density Conservation area. A minor amendment to the Forest Lawn-Forest Heights/Hubalta ARP is required to support the land use redesignation. The amendment to Map 3A of the ARP changes the subject site from Low Density Conservation to Low Density Multi-Dwelling (APPENDIX II). This amendment is in alignment with the objectives of the MDP.

Site Layout & Building Design

The application is not tied to plans.

Site Access & Traffic

A Traffic Impact Assessment was not required, but may be at the Development Permit stage.

Parking

A Parking Study was not required, but may be at the Development Permit stage.

Site Servicing for Utilities

Services are available to support the proposed land use designation.

Environmental Site Assessment

An Environmental Site Assessment was not required for this application.

Community Association Comments

No comments were received from the Forest Lawn Community Association at the time of writing this report.

Adjacent Neighbour Comments

No letters were submitted with comment on this application at the time of writing this report.

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposed land use redesignation and accompanying Area Redevelopment Plan amendment align with the policies contained within the Municipal Development Plan. This includes encouragement of modest redevelopment in inner city communities, urban corridors, and near the primary transit network.
2. The proposal is compatible with adjacent development and land use conditions.
3. The proposal allows for transition between an Urban Corridor typology and low density residential.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: **APPROVAL**

- A. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan as follows:

Delete existing Map 3A entitled “Land Use Policy Areas (Detail Area)” and replace with revised Map 3A entitled “Land Use Policy Areas (Detail Area)” (APPENDIX II)

- B. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 1814 – 42 Street SE (Plan 1883GR, Block F, Lot 3) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District.

Brad Bevill
November/2013

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APPLICANT'S SUBMISSION

In consideration for a better use of the property and provide affordable dwellings in the area.

The lot is located within an area of transition and intensification along the 17 Ave SE corridor. A redesignation to the M-CG district would provide for a continuation of the transitioning area and in keeping with the majority of the adjacent residential parcels.

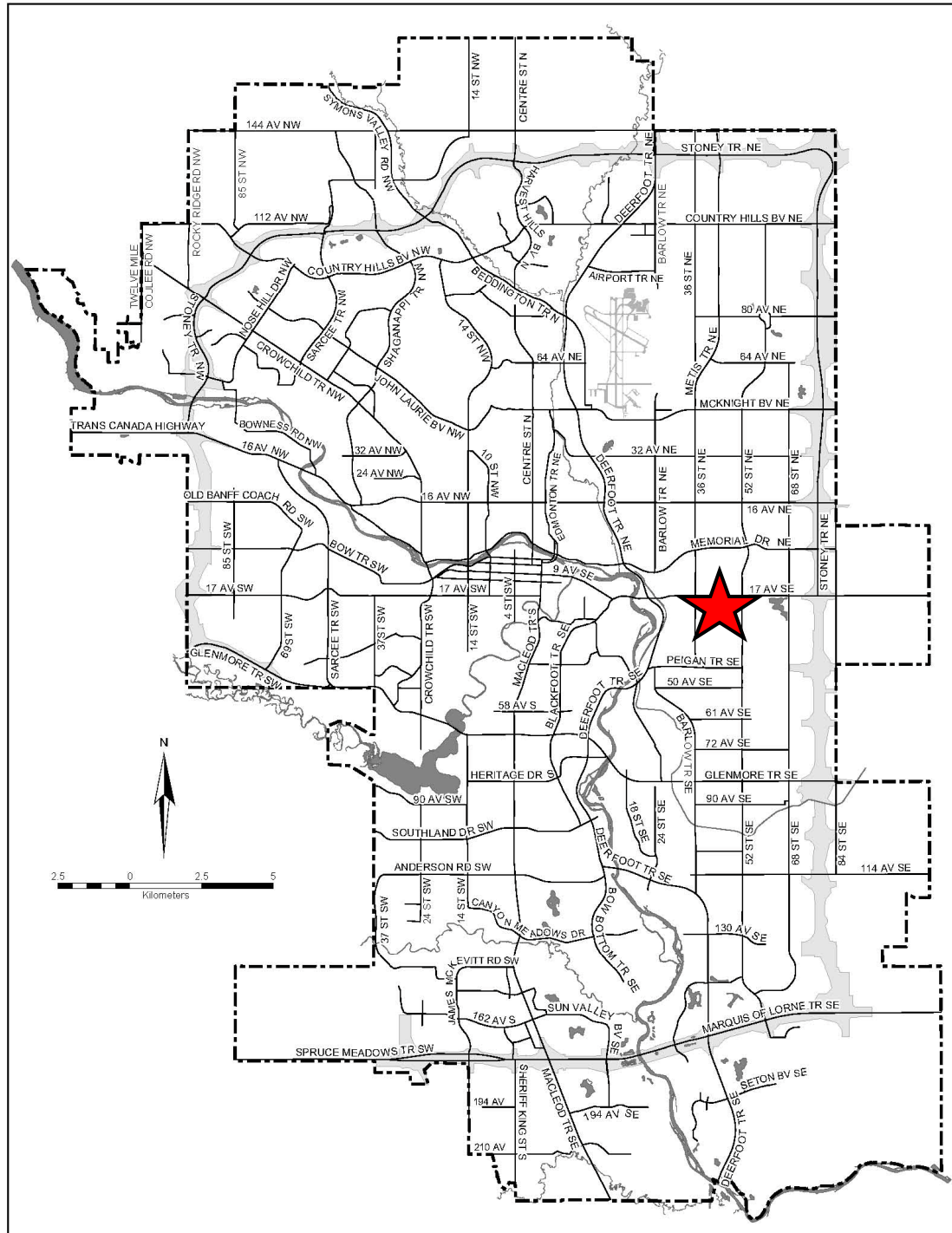
The concept design for the site is a multi residential building with at grade access from the grade orientated units to the street. The built form of the M-CG district, and the building concept we have for the site is in keeping with the low density residential that is currently located in the area.

It is also intended to be adjacent to low density residential development. Provides outdoor space for social interaction and landscaping to complement the design of the development to help screen and buffer elements of the development that may have impacts on residents of nearby parcels.

Forest Lawn-Forest Heights/Hubalta ARP Map 3A



City Overview



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Aerial Overview

