

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 3720 – 19 Avenue SE, LOC2023-0131**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the International Avenue Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.15 hectares  $\pm$  (0.36 acres  $\pm$ ) located at 3720 – 19 Avenue SE (Plan 1210859, Block 20, Lot 17) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use – General (MU-1f4.5h23) District.

**HIGHLIGHTS**

- This application proposes to redesignate the subject site to allow for a multi-residential building up to six storeys with optional commercial uses on the ground floor.
- The proposal represents an appropriate density increase, is compatible with the surrounding land uses, and aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Mixed Use – General (MU-1f4.5h23) District would allow for increased housing choice within the community and more efficient use of existing infrastructure, public amenities and transit.
- Why does this matter? The proposed MU-1 District may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- Amendments to the *International Avenue Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use application, in the southeast community of Forest Lawn, was submitted by Manu Chugh Architect on behalf of the landowner, T.T.H. Rentals LTD., on 2023 May 12. The site is approximately 0.15 hectares (0.36 acres) in size and is located south of 17 Avenue SE and east of 36 Street SE. The site is currently undeveloped with trees on the perimeter and a parking pad off the lane.

No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the applicant identified the intent to build a six storey multi-residential building with underground parking accessed from the rear lane.

The application originally proposed the Multi-Residential – High Density Low Rise (M-H1) District, which would have allowed for a mixed-use development with limited commercial options in a building up to eight storeys. Considering the MDP Main Streets policies and the ARP policies, a maximum height of six storeys is appropriate, however a policy amendment to the ARP is required to accommodate any increase in height above four storeys. The MDP and ARP encourage street oriented buildings with flexibility of uses on the ground floor. To better align

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with these policies, Administration recommended the Applicant consider the MU-1 District with modifiers. In response, the application was amended to the MU-1f4.5h23 District on 2023 July 19.

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 land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant contacted the International Avenue Business Revitalization Zone (BRZ) and attended meetings with developers in the area and interested neighbours. The Applicant Outreach Summary and additional details can be found in Attachment 4.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

The Forest Lawn Community Association (CA) and International Avenue BRZ were circulated during the original submission of the M-H1 District. The CA responded that they had no concerns at that time (Attachment 5). No response was received from the BRZ. Both the CA and BRZ were re-circulated when the proposal was amended to the MU-1 District. Neither provided any comments or responded to follow-up communications on the change to the proposal.

No public comments were received at 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 increase in height for this site is in alignment with the ARP amendments as proposed. The future building and site design, number of units and parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the policy amendment and land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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**IMPLICATIONS**

**Social**

The proposed land use district would allow for a higher intensity of housing development than the existing land use district. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

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

**Economic**

Redevelopment of this site would provide more housing opportunity and support local business in the International Avenue BRZ. The proposal would also make more efficient use of existing infrastructure 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 Amendments to the International Avenue Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform