

Background and Planning Evaluation

Background and Site Context

The subject site is in the community of Forest Lawn at the northwest corner of 37 Street SE and 19 Avenue SE. The subject site is approximately 0.15 hectares (0.36 acres) in size and approximately 38 metres wide by 38 metres deep. The parcel is currently undeveloped with trees along the perimeter. Parking is available from the rear lane, where currently a parking pad is located on the west side of the parcel.

The site is east of 36 Street SE and south of 17 Avenue SE, also known as International Avenue, which is categorized as an Urban Main Street in the MDP. Parcels along these streets are designated primarily as the MU-1 District and Mixed Use – Active Frontage (MU-2) District. They generally allow up to six storeys in height (20-26 metres), with additional height above 10 storeys (46 metres) envisioned at the intersection of 17 Avenue SE and 36 Street SE. Parcels along these routes are currently developed with a variety of commercial businesses in predominately one to two storey buildings. A MAX Purple transit stop is 160 metres north (three-minute walk) along 17 Avenue SE. Parcels to the west are designated as the Multi-Residential – Contextual Low Profile (M-C1) District and are developed with four-unit multi-residential homes on the east side of 37 Street SE and a variety of single detached to four-unit multi-residential buildings going further east.

Community Peak Population Table

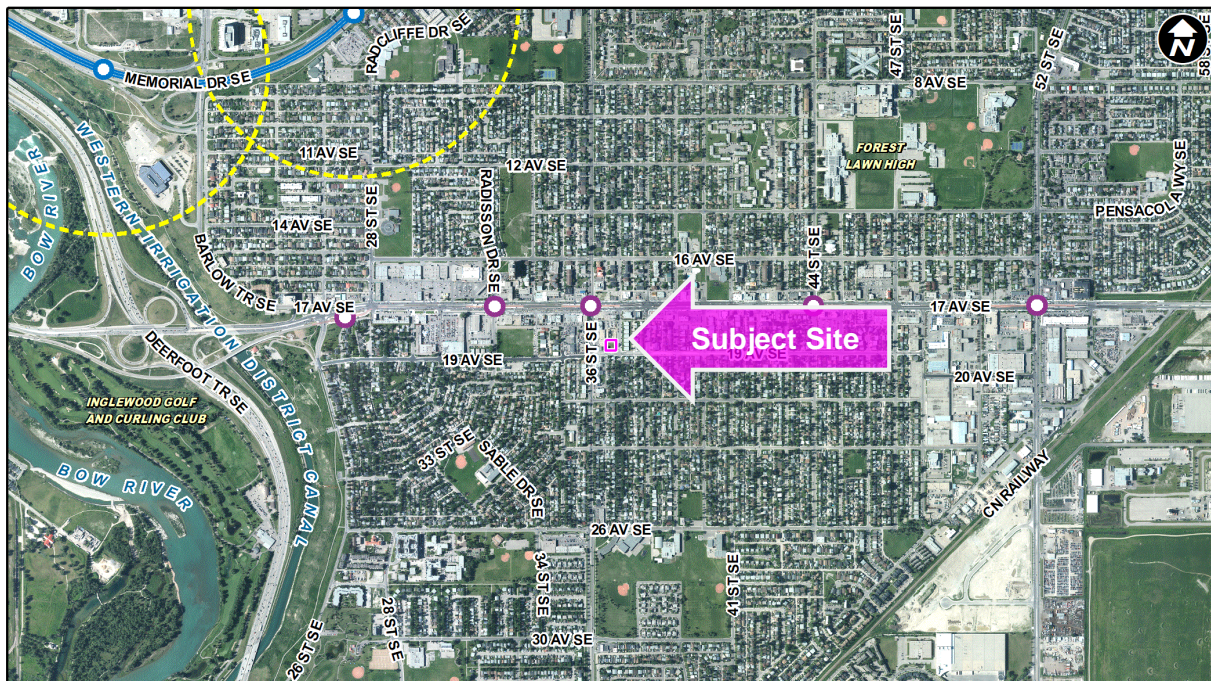
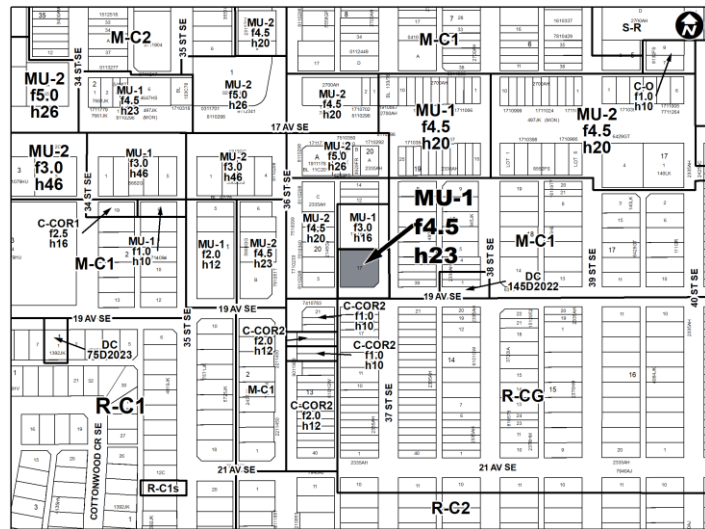
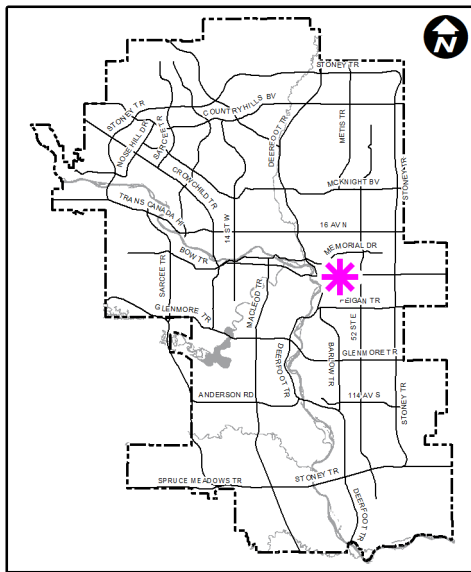
As identified below, the community of Forest Lawn reached its peak population in 1982.

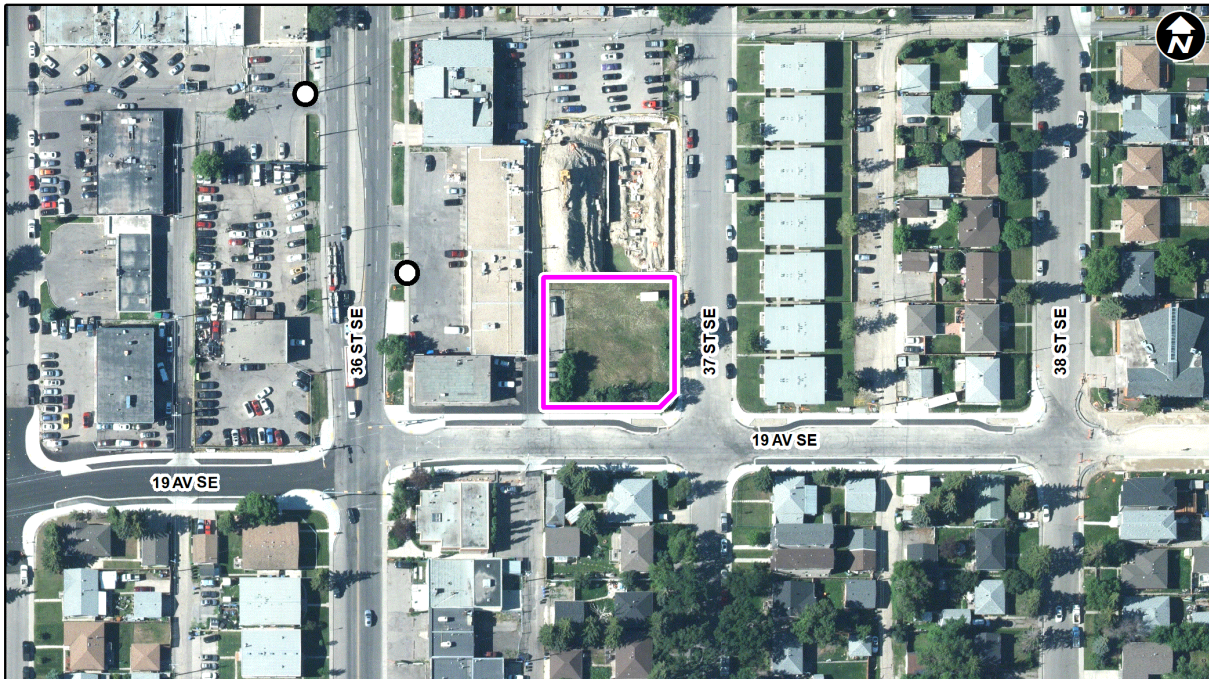
Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2019 Current Population	7,814
Difference in Population (Number)	- 1,274
Difference in Population (Percent)	- 14.02%

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 M-C1 District is a multi-residential designation in the developed area that allows for higher numbers of dwelling units with higher traffic generation than low density residential land use districts. The M-C1 District allows for a maximum building height of 14 metres (approximately three to four storeys), and a maximum density of 148 units per hectare (maximum of 21 units on this site). There is no maximum floor area ratio within this district.

The proposed MU-1f4.5h23 District allows for either commercial or multi-residential uses at grade, a maximum building height of 23 metres (six storeys) and a maximum floor area ratio of 4.5 (6,525 square metres). The district contains a large variety of permitted and discretionary commercial uses and no minimum or maximum density for residential units. It also allows for reduced setbacks and encourages street-oriented design. This is in alignment with the principles of the MDP for Main Street areas and the built form policies contained in the *International Avenue Area Redevelopment Plan (ARP)*.

The application originally proposed the M-H1 District, which enables the development of low-rise multi-residential buildings with limited commercial options on the ground floor. Through the review it was determined that while a similar six storey building could be accommodated on the site through the use of density modifiers in either the MU-1 or the M-H1 district, the MU-1 District provides for greater flexibility for commercial uses on site, as well as allowing for reduced setbacks which aligns better with the ARP's built form policies.

The proposed change to the Community Mid-Rise category within the ARP supports a mix of multi-residential or commercial buildings up to six storeys in height. An amendment is required to change the classification of the site from Neighbourhood – Low Rise (Max four storeys) to Community – Mid-rise (Max six storeys) to align with the proposed land use amendment.

Development and Site Design

The rules of the proposed MU-1 District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Other key factors that are being considered during the review of the development permit application include the following:

- providing an engaging building design, interface and landscaping along both 19 Avenue SE and 37 Street SE;
- addressing the interface with the lane, including parkade access;
- ensuring appropriate amenity space for the residents; and
- mitigation of shadowing, overlooking, and potential privacy concerns.

Transportation

Pedestrian access to the site is available from the existing sidewalks along 19 Avenue SE and 37 Street SE. An existing on-street bike route, part of the Always Available for All Ages and Abilities (5A) Network, is located along 19 Avenue SE. Future direct vehicular access to the parcel is expected to be from the lane.

The site is well served by Calgary Transit with stops located on both 17 Avenue SE and 36 Street SE. The transit stops on 17 Avenue SE are located about 110 metres to the north (two-minute walk) and are serviced by Route 307 (MAX Purple City Centre/East Hills), Route 1 (Bowness/Forest Lawn), Route 87 (Applewood/17 Ave SE), and Route 440 (Chateau Estates/Franklin Station). The nearest stop on 36 Street SE is also located about 110 metres away to the west (a two-minute walk) is serviced by Route 43 (McKnight – Westwinds Station/Chinook Station), Route 135 (Erin Woods/36 St SE) and Route 155 (West Dover/Forest Lawn). These routes provide service to access to downtown via Routes 307 and 1, the Blue LRT line via Franklin Station and destinations along the redline via Chinook Station.

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 services are available to service future development of the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of the future development permit.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment and policy 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 parcel 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 variety of housing types and a mix of residential, employment and retail uses. Buildings should be located close to the street and sidewalks to create a defined street edge. The highest densities and tallest buildings should be concentrated at nodes and along the main street primary block face. A transition of building scale between developments in the main streets and adjacent areas should be provided.

The MU-1 District provides for a variety of permitted and discretionary commercial uses, allows for a transition of building scale and allows for street-oriented buildings which aligns with the applicable Main Streets policies within the MDP.

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 approval stages.

International Avenue Area Redevelopment Plan (Statutory – 2018)

The subject parcel is located within the Neighbourhood – Low-Rise area as identified on Map 3: Land Use Concept in the [International Avenue Area Redevelopment Plan](#) (ARP). Map 4: Building height shows a maximum height of four storeys for this site. The Neighbourhood – Low-Rise area is intended to provide a transition from mixed use development to low density residential areas in the community. An amendment to the ARP is proposed in support of this application to allow for up to six storeys and provide the opportunity for mixed-use development. The proposed Community – Mid-Rise category would allow for mid-rise buildings next to the Community – Centre and Active Frontage areas along 36 Street SE and 17 Avenue SE transitioning into the interior of the community. This amendment would allow a maximum height of six storeys.

Built form policies for the Community Mid-Rise categories within the ARP are housed within the Developed Areas Guidebook. The policies encourage direct connections to the sidewalks and streets, support retail/service business, support a mix of residential and non-residential uses in the same building, require vehicle access from the lane, and encourage a mix of unit sizes and types to provide a variety of housing options.

The proposed MU-1 District aligns with the policy as amended.

Greater Forest Lawn Communities Local Area Planning Project

Administration is currently working on the [Greater Forest Lawn Communities local area planning project](#) which includes Forest Lawn and surrounding communities. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.