

**Land Use Amendment in Forest Lawn (Ward 9) at 2620 – 40 Street SE, LOC2023-0148**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2620 – 40 Street SE (Plan 1301HK, Block T, Lot 11) from Residential – Contextual One Dwelling (R-C1) District to Direct Control (DC) District to accommodate the additional discretionary use of Community Recreation Facility, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023  
 OCTOBER 19:**

That Council give three readings to **Proposed Bylaw 250D2023** for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2620 – 40 Street SE (Plan 1301HK, Block T, Lot 11) from Residential – Contextual One Dwelling (R-C1) District to Direct Control (DC) District to accommodate the additional discretionary use of Community Recreation Facility, with guidelines (Attachment 2).

Oppositions to Recommendation: Commissioner Weber and Commissioner Small

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to a Direct Control (DC) District to allow for the discretionary use of Community Recreation Facility in addition to the uses already allowed, including home based child care, residential care, assisted living, single detached dwellings and secondary suites.
- The proposal seeks to provide additional social amenities for vulnerable youth, contributing to a complete community and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This proposed DC District would allow for more community services in Forest Lawn by providing a free after school facility for youths aged 11 to 15 years in an emotionally and physically nurturing environment.
- Why does it matter? The proposed DC District would offer programs addressing social issues impacting vulnerable youth and help promote community stability.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application, in the southeast community of Forest Lawn, was submitted on behalf of YCC - Youth Centres of Calgary (YCC) by the landowner, Jane Wachowich, on 2023 May 30. YCC is an organization focused on creating safe, nurturing after-school drop-in programs for Calgary's vulnerable youth (ages 11 to 15). More information on the organization and their intentions is identified in the Applicant's Submission (Attachment 3).

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The approximately 0.06 hectare site is located along 40 Street SE. The site is currently developed with a single detached dwelling and detached garage accessed via the rear lane from 26 Avenue SE.

Surrounding development includes the Forest Lawn Community Association and playground, directly opposite the site to the west across 40 Street SE. Three schools (Holy Cross, Ian Bazalgette and Valley View) are located to the south of the site, immediately opposite 26 Avenue SE. Valleyview Elementary School is approximately 100 metres (a two-minute walk), Ian Bazalgette Junior High School is approximately 165 metres (a three-minute walk) and Holy Cross Elementary and Junior High School is approximately 350 metres (a six-minute walk). Prevailing development nearby is low-density residential.

The proposed DC District allows for the continued residential use of the site, while adding a discretionary Community Recreation Facility use which is compatible with and complementary to established uses in the area. This is consistent with land use amendment LOC2019-0098 approved on 2022 January 13 for a similar centre for vulnerable youth operated by YCC in the Ogden community.

A development permit application (DP2023-05016) was approved on 2023 September 8 for a temporary use: Home Occupation – Class 2 (Youth After School Centre – 1 year) on the site. The applicant submitted the application to allow limited operation of a youth centre in advance of land use amendment approval. A change of use development permit application for a Community Recreation Facility will be required to allow the facility to operate after 2024 September 8.

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 met with representatives of the Forest Lawn Community Association (FLCA) and nearby community associations, the Ward Councillor's office, nearby schools and approximately 10 social organizations and agencies. A newsletter was emailed to approximately 850 contacts in the Applicant's database. The applicant also visited and door-knocked at homes of surrounding neighbours and held an open house at the property on 2023 September 9. The Applicant Outreach Summary can be found in Attachment 4.

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**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.

Administration received 12 letters of opposition and a petition with 43 signatures. The letters of opposition included the following areas of concern:

- flyer distributed incorrectly shows subject parcel in Dover community;
- Forest Lawn Community Centre is a more appropriate location for proposed use;
- revitalization of the FLCA park is in progress, so location is more appropriate;
- impact to adjacent properties of 40-100 kids playing basketball in the backyard;
- three schools across the street in Dover community have four basketball courts;
- parking impacts;
- privacy considerations;
- theft and mischief in an already troubled area; and
- property values being adversely affected.

The FLCA submitted a letter in opposition (Attachment 5) with the following concerns:

- proposed facility threatens the viability of existing youth centre at the FLCA;
- rationale for a new youth centre when there is already an existing centre across the street; and
- possible discriminatory/racialized relationship, with immigrant youth going to the FLCA centre and non-immigrant youth going to the proposed centre.

The applicant responded to these concerns, noting that a home-like environment engenders a feeling of safety and belonging. Existing facilities will not be duplicated and the youth centre will now use basketball courts at the nearby schools. YCC are unaware of a regularly running youth centre at the Forest Lawn Community Association that provides similar programming to what is proposed.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The parking impacts and privacy considerations will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the 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.

**IMPLICATIONS**

**Social**

The proposed DC District will allow for the continued residential use of the parcel, while contributing to Forest Lawn's community services by providing a free after-school facility for youths aged 11 to 15 in an emotionally and physically nurturing environment.

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**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**

The proposed land use would provide necessary social support to vulnerable youth and empower them for future economic success, as well as providing employment opportunities for staff at the youth centre.

**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 Bylaw 250D2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform