

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southeast community of Forest Lawn, midblock on the east side of 40 Street SE, two parcels north of 26 Avenue SE. The site is approximately 0.06 hectares (0.15 acres) in size and is approximately 16 metres wide by 37 metres long. The site is currently developed with a single detached dwelling and detached garage, with rear lane access.

Surrounding development is characterized by a mix of uses, including single detached dwellings to the north, east and south of the site. The Forest Lawn Community Association (FLCA) and playground is located within a Special Purpose – Community Service (S-CS) District parcel, directly west of the site. Three schools are located immediately south and southwest of the site on 26 Avenue SE. Valleyview Elementary School is approximately 100 metres (a two-minute walk) south of the site, Ian Bazalgette Junior High School is approximately 165 metres (a three-minute walk) southwest of the site and Holy Cross Elementary and Junior High School is approximately 350 metres (a six-minute walk) southwest of the site.

## Community Peak Population Table

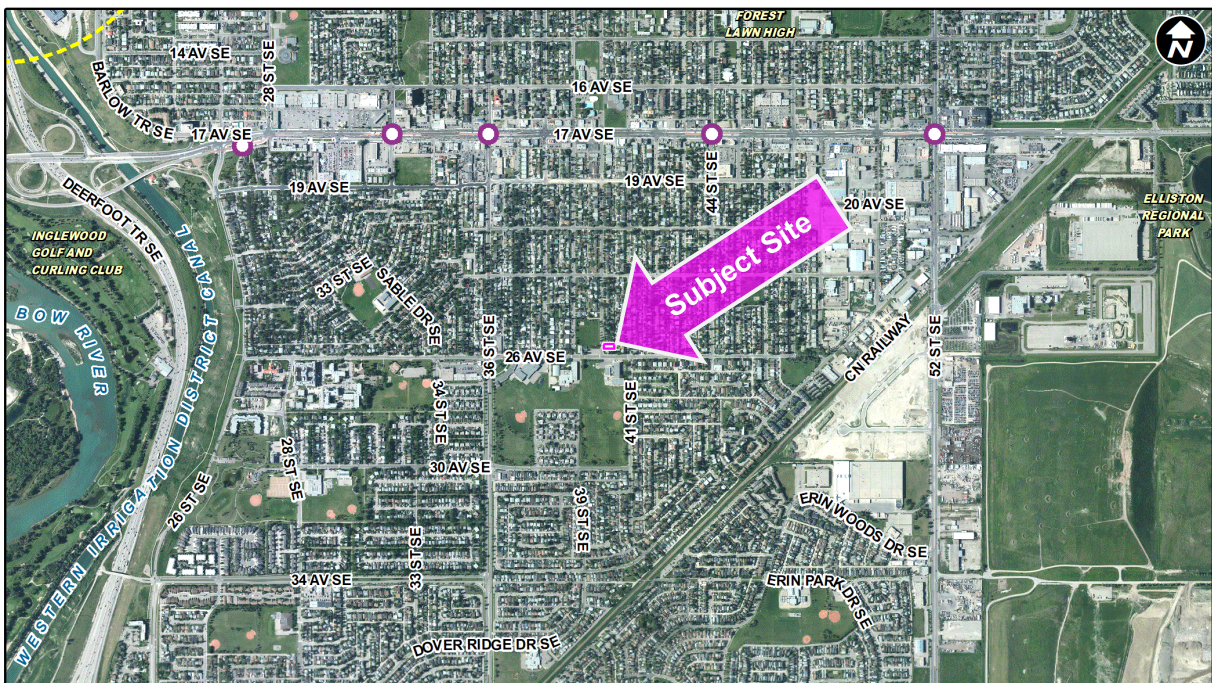
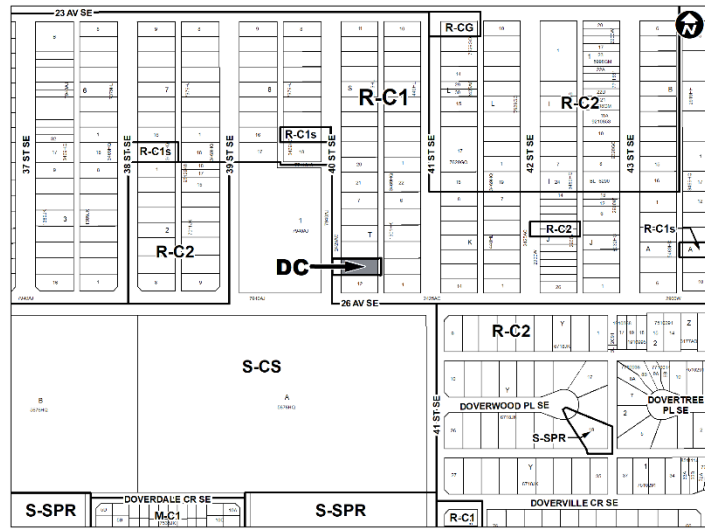
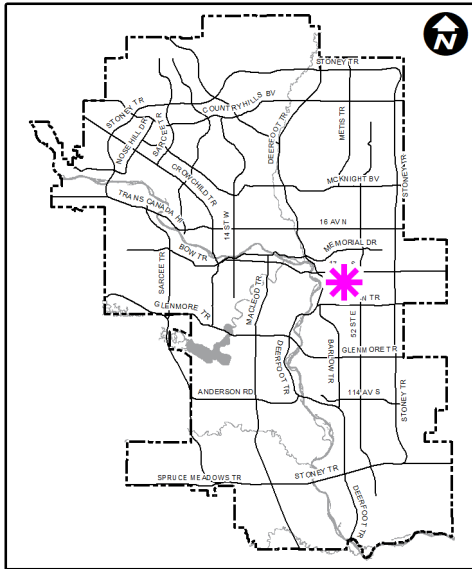
As identified below, the community of Forest Lawn reached its peak population in 1982.

<b>Forest Lawn</b>	
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%

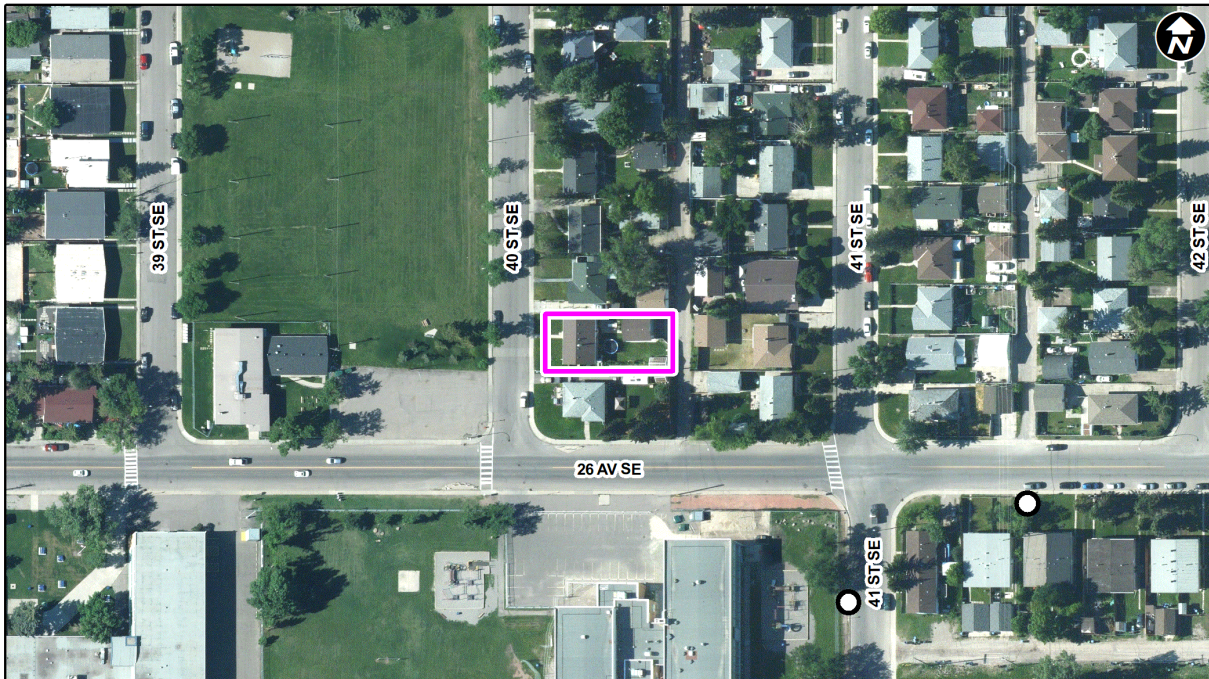
Source: *The City of Calgary 2019 Civic Census*

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 Residential – Contextual One Dwelling (R-C1) District accommodates residential development and contextually sensitive redevelopment in the form of single detached dwellings in the developed area. The R-C1 District allows for a range of complementary uses including home based child care for up to ten children, home based businesses with up to five vehicle visits per day, residential care and assisted living.

This land use amendment application proposes a Direct Control (DC) District based on the existing R-C1 District, with the additional discretionary use of Community Recreation Facility. This will enable the retention of the existing dwelling and allow for an after school facility for youths aged 11 to 15 years in an emotionally and physically nurturing environment. Specific details of the proposed youth centre can be conditioned at the development permit stage in order to ensure that the development will fit into the surrounding residential context.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to its unique characteristics. This proposal allows for the applicant's intended after-school youth centre while maintaining the R-C1 District base to accommodate the additional discretionary use of Community Recreation Facility. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

### **Development and Site Design**

The rules of the proposed DC District would provide guidance for the future use of the site. At the time of writing this report, a development permit has not been submitted for a Community Recreation Facility. The merits of the proposed use, including the number of youth aged 11 to 15, staff numbers, hours of operation, parking and other site planning considerations will be evaluated at the time of a development permit application.

### **Transportation**

Pedestrian access to the site is available from existing sidewalks on 40 Street SE. There is an existing bikeway on 26 Avenue SE, and another on 41 Street NE connecting cyclists to the Always Available for All Ages and Abilities (5A) Network.

The site is served by Calgary Transit. Route 58 (Erin Woods 44 Street SE) has a bus stop located approximately 180 metres (three-minute walk) from the site on 26 Avenue SE. A bus stop located approximately 400 metres (seven-minute walk) west of the site on 36 Avenue SE provides transit service on Route 43 (McKnight/Chinook); Route 135 (Erin Woods 36 ST SE); and Route 155 (West Dover/Forest Lawn). There are no on-street parking restrictions adjacent to the property.

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 are available to service future development on the subject site. Details of site servicing and stormwater management will be reviewed at the development permit stage.

## **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 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 site is located within the Residential – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP).

Sites within the Residential Developed – Inner City areas may intensify, or maintain and expand local commercial development that provides retail and service uses in close proximity to local residents. The MDP also has policies to encourage/provide for a full range of community services and facilities, including areas for public engagement, personal growth, health and learning. The proposal is in keeping with relevant MDP policies.

### **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.

### **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 being part of the Low Density Residential/Conservation area (Map 2: Land Use Policy Area). There is a broad range of social support policies within this ARP. One of the objectives of these policies is to promote community vitality and stability through the job creation initiatives, educational upgrading, and programs for youth and community development initiatives. The policies recommend that social agencies work with the community towards the development of youth centres, associated with local area schools, where the youth could participate in educational support and life-skill programs. Public and private agencies will work together with community residents to improve the social and economic well-being of area residents.

The ARP residential land use policies note that a low density conservation policy is suitable for those areas designated R-1, R-2 and DC (with residential guidelines). The intent of this policy is to keep the existing neighbourhood quality and character while enabling redevelopment to occur that is compatible with the surrounding streetscape.

The proposed land use amendment is in alignment with applicable policies of the ARP.

### **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 and surrounding communities. 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 in the Plan Area. The project is currently in Phase 3 – Refine. 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 Q3 2024.