

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1336 – 36 Street SE,
 LOC2023-0073**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 1336 – 36 Street SE (Plan 2700AH, Block 24, Lots 3 and 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a Housing – Grade Oriented (H-GO) District which primarily takes the form of a rowhouse, townhouse or stacked townhouse.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed H-GO District will allow for greater housing choices within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District will accommodate more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan* (ARP) is 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 and policy amendment application in the southeast community of Forest Lawn was submitted by Abdou Souraya on behalf of the landowner, 1834685 Alberta Ltd. (Mohamed Traya), on 2023 March 24. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to apply for a development permit for a four-unit grade-oriented building with secondary suites.

The 0.05 hectare (0.12 acre) midblock site is located on 36 Street SE, approximately 360 metres (a five-minute walk) north of International Avenue (17 Avenue SE). The proposed policy amendment to the *Forest Lawn-Forest Heights/Hubalta ARP* would change the Land Use Policy Areas Map (Map 2) land use classification from “Low Density Residential/Conservation” to “Low Density Multi-Dwelling”. The proposed H-GO District accommodates grade-oriented development in a range of housing forms where dwelling units may be attached or stacked in a form and at a scale consistent with low density residential districts.

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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 respective community association was appropriate. Through the Toolkit it was determined that limited/no outreach was required. In response, the applicant visited the neighbouring properties to the north and south of the subject site and spoke with the residents to discuss the development plans for the site. The applicant additionally attempted to connect with the Forest Lawn Community Association but received no response.

The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. No public comments were received at the time of writing this report. No comments from the Forest Lawn Community Association were received during the circulation process; Administration contacted the Community Association two times to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The H-GO District is intended to accommodate grade-oriented development in a range of housing forms that are consistent with forms allowed by other low density residential districts. It provides a modest density increase within a neighbourhood while being sensitive to adjacent development. The building and site design, including on-site parking, amenity space, and landscaping will be further reviewed as part of the development permit process.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use and policy amendment application 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 social implications include housing affordability considerations as the H-GO District allows for a variety of grade-oriented development which can increase the diversity of housing options in the area. The H-GO District encourages development that is oriented towards pedestrians and public transportation which can promote walkability, reduce traffic congestion, and increase

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access to amenities. This can benefit social well-being by providing residents with more opportunities for social interaction and physical activity.

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 allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

Text

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform