

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1306 – 36 Street SE,
 LOC2023-0401**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0206) to the 2024 May 7 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1306 – 36 Street SE (Plan 2700AH, Block 24, Lots 17 and 18) 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 the 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 Horizon Land Surveys on behalf of the landowner, Imtiaz Bhimani on 2023 December 18. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the applicant is proposing the H-GO District as it allows for a variety of building forms.

The 0.06 hectare (0.14 acre) midblock site is located on 36 Steet NE, approximately 500 metres (an eight-minute walk) north of International Avenue (17 Avenue SE). The proposed policy amendment to the ARP would change the Land Use Policy Areas Map (Map 2) land use

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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.

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. The applicant reached out directly to the community association, residents within 100 metres radius of the site and the Ward Councillor Office. Door knocking and post card delivery to residents within 100 metres of the proposed site change occurred on 2023 December 11. 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 were received from the Forest Lawn Community Association during the circulation process and Administration contacted the Community Association to follow up and no response was received.

Following Calgary Planning Commission, notifications for a 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 proposed land use district would allow for a diversity of grade-oriented housing that may better accommodate the needs of different age groups, lifestyles and demographics.

Environmental

The applicant has indicated they plan to pursue specific measures as part of a future development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Programs A, F and K).

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Economic

The proposed land use amendment would allow for more efficient use of land, existing infrastructure and services, and provide more housing choice in the community.

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 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