

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1536 – 37 Street SE,  
 LOC2023-0339**

**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 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1536 – 37 Street SE (Plan 6906HJ, Block 10, Lot 2) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a variety of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings.
- 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 it mean to Calgarians? The proposed land use amendment would allow for greater housing choices within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed Housing – Grade Oriented (H-GO) District would allow for 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 proposal.
- A development permit for two buildings with a total of five dwelling units and five secondary suites has been submitted and is under review.
- 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 by CivicWorks on behalf of the landowner, Hamreet Bains and Harmandeep Bamrah, on 2023 November 1. As indicated in the Applicant Submission (Attachment 3), their intent is to construct a courtyard oriented stacked townhouse development. A development permit (DP2023-08971) for a three-unit rowhouse and a semi-detached dwelling with total of five secondary suites was submitted on 2023 December 19 and is under review.

The 0.06 hectare (0.14 acre) midblock site is located on 37 Street SE, approximately 120 metres (a two-minute walk) east of 36 Street SE and less than 200 metres (a three-minute walk) north of International Avenue/17 Avenue SE. The proposed policy amendment to the ARP would change the subject site on Map 2: Land Use Policy Area from the typology of Neighbourhood Limited to Neighbourhood Low Rise to allow for a stacked unit form. The

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proposed H-GO District accommodates grade-oriented development in a range of housing forms where dwelling units may be attached or stacked and in a nature that is 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. In response, the applicant hand delivered postcards to the adjacent properties and surrounding area residents, displayed signage on site, and shared the project summary memo with the Forest Lawn Community Association and the Ward 9 Councillor's Office. They also provided a dedicated phone line, email box and project website for public enquiries and questions. More details can be found in the Applicant Outreach Summary (Attachment 4).

#### City-Led Outreach

In keeping with Administration's practices, the application was circulated to the public/interested parties, 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 and no comments from the Forest Lawn Community Association were received. 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 owners. 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.

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**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathway to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged at the development review stage.

**Economic**

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and may provide more housing choices 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