

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Forest Lawn one lot in from the corner of 40 Street SE and 14 Avenue SE. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 37 metres deep. The site is currently developed with a single detached dwelling and a detached garage accessed from the rear lane.

Surrounding development is characterized primarily by a mix of single detached dwellings, semi-detached and multi-residential development on parcels designated as Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Low Profile (M-C1) District. Parcels located directly south of the site are designated as Residential – Grade-Oriented Infill (R-CG) District in association with the 17 Avenue SE Main Street area.

The site is well located near parks, schools, transit and a commercial main street. The Patrick Arlie School and playground are located directly south of the site. The Holy Trinity School and Forest Lawn Outdoor Pool are approximately 300 metres (a five-minute walk) to the south. The Forest Lawn Community Park and Forest Lawn High School are located 550 metres (a nine-minute walk) east of the site. Ernie Star Arena and Bob Bahan Aquatic and Fitness Centre are 850 metres (a 14-minute walk) east of the site. The 17 Avenue SE Urban Main Street is 350 metres (a six-minute walk) to the south.

Community Peak Population Table

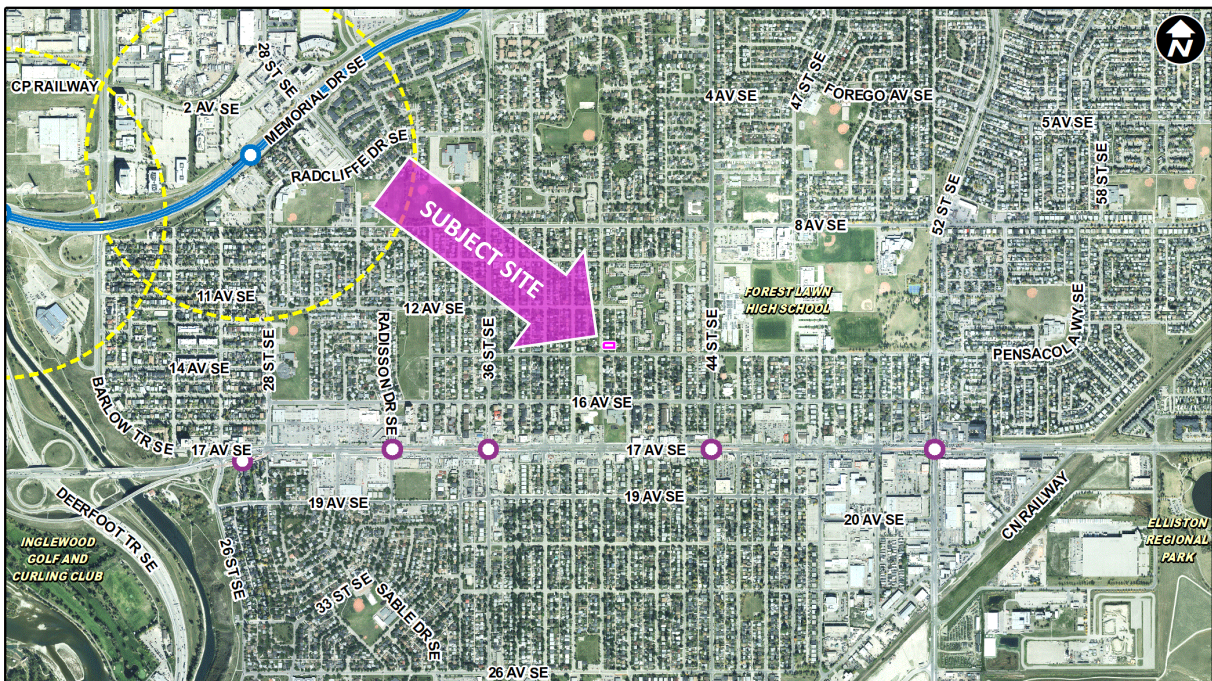
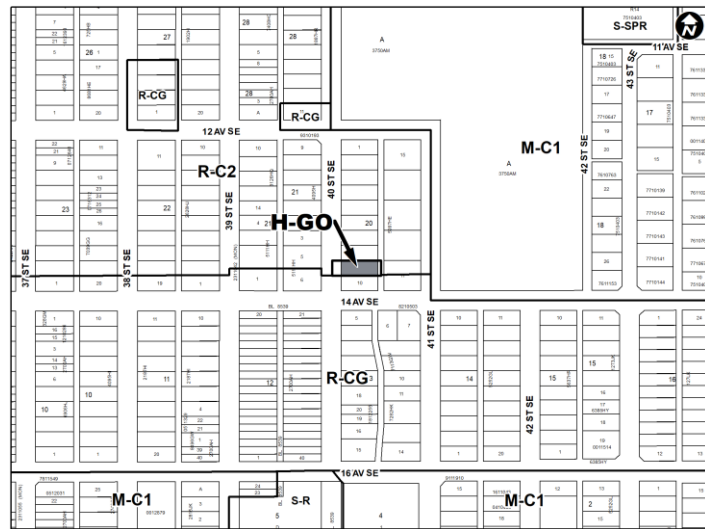
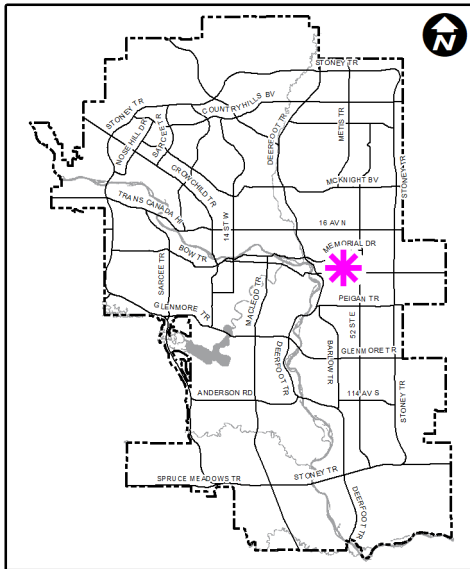
As identified below, the community of Forest Lawn reached its peak population in 1982.

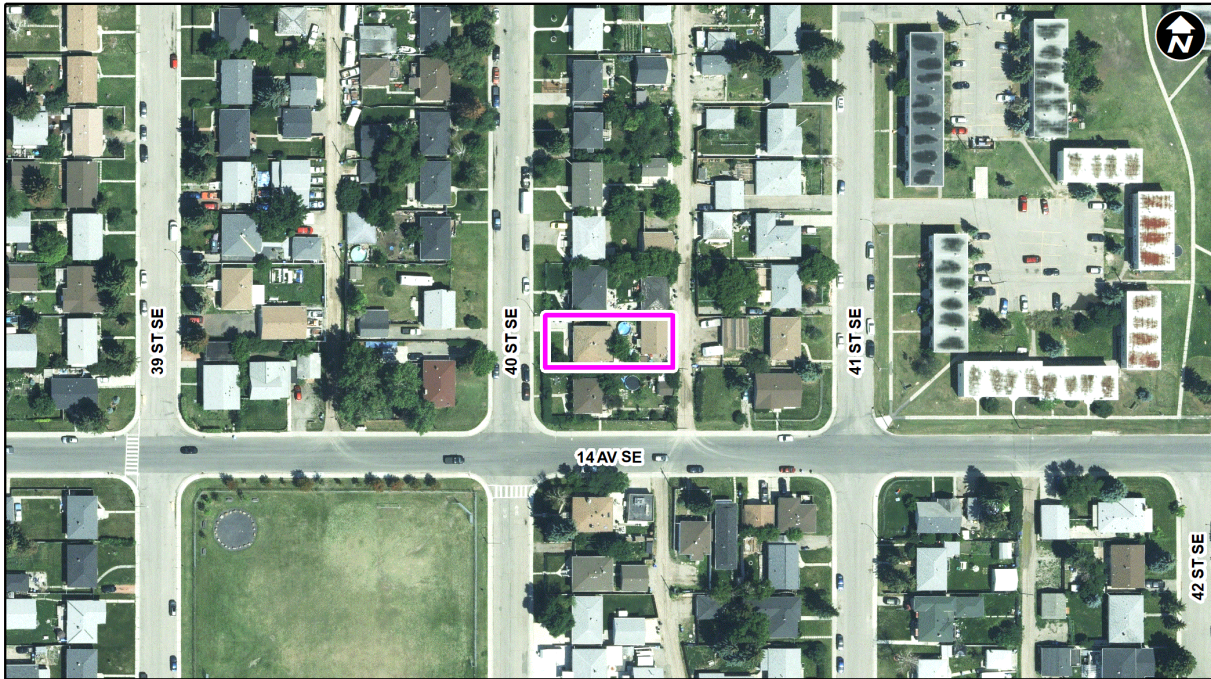
Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2019 Current Population	7,814
Difference in Population (Number)	-1,274
Difference in Population (Percent)	-14.02%

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 R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed H-GO District allows for a variety of grade-oriented housing in a form and at a scale that is consistent with low density residential districts. It provides flexible parcel dimensions and building setbacks, which could accommodate a range of housing forms where dwelling units may be attached or stacked within a shared building or cluster of buildings. Density and the building scale in the H-GO District are managed through a combination of:

- a maximum floor area ratio (FAR) of 1.5, which allows for a total developable floor area of approximately 850 square metres on this site;
- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure a functional courtyard amenity space;
- a maximum building height of 12.0 metres; and
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and per secondary suite.

Administration considers this proposal to be appropriate as the site meets the location criteria

established in the Land Use Bylaw 1P2007 under Section 1386 (d). The site is located approximately 200 metres from the boundary of the International Avenue/17 Avenue SE Urban Main Street area identified in the *Municipal Development Plan* (MDP). Therefore, it is appropriate for the subject site to be redesignated to H-GO District.

Development and Site Design

The rules of the proposed H-GO District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along 40 Street SE;
- mitigating shadowing, overlooking and privacy concerns; and
- ensuring appropriate amenity space for residents.

Transportation

Pedestrian access to the site is available from 40 Street SE. An existing on-street bikeway, part of the Always Available for All Ages and Abilities (5A) Network, is located along 40 Street SE. Future vehicular access to the site would be from the rear lane. There are no parking restrictions along 40 Street SE.

The site is approximately 350 metres (a six-minute walk) from 36 Street SE and 17 Avenue SE, which are both identified as part of the Primary Transit Network. Route 1 (Bowness/Forest Lawn), Route 87 (Applewood/17 Av SE) and Route 440 (Chateau Estates/Franklin Station) offer regular service along 17 Avenue SE. Route 43 (McKnight-Westwinds Station/Chinook Station), Route 87 (Applewood/17 Av SE) and Route 135 (Erin Woods/36 St SE) offer regular service along 36 Street SE.

A MAX Purple Route 307 (eastbound and westbound) station is available along 17 Avenue SE at 36 Street SE approximately 400 metres (a seven-minute walk) away.

A Transportation Impact Assessment (TIA) was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm sewer connections are available for the site and can accommodate future development. Details of site servicing will be reviewed through the development permit process.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation is aligned 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 policy and 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 subject parcel is located within the Developed Residential – Inner City Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the application complies with relevant land use policies that recognize the predominantly low-density residential nature within these communities and supports retention of housing stock or moderate intensification in a form that respects the scale and character of the neighbourhood.

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 (ARP) (Statutory – 1995)

The subject site is within the [Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan](#) (ARP) where Map 2: Land Use Policy Areas identifies the site as the Low Density Residential/Conservation category. The applicable ARP policies identify objectives to stabilize and improve residential areas by encouraging new residential dwellings while respecting the context of the surrounding streetscape and providing for a variety of housing types.

A minor policy amendment to Map 2 from 'Low Density Residential/Conservation' to the 'Low Density – Multi Dwelling' category is required to accommodate this proposal. The ARP was created prior to the adoption of the MDP in 2009, which encourages modest intensification of inner-city communities, which is in alignment with the proposal. These policies were also created before the H-GO District, which was designed to achieve compatible redevelopment. The application aligns with the general policies of the ARP that encourage compatible infill redevelopment to help stabilize and improve residential areas through diverse housing types. The proposed amendment will allow for development that is consistent with townhouse and rowhouse built form in addition to single detached and semi-detached dwellings.

The proposed ARP amendment meets the basic goals and objectives of the ARP and is in alignment within the MDP. Therefore, the proposed amendment is in alignment with applicable planning policy.

Greater Forest Lawn Communities Local Area Planning Project

Administration is currently working on the [Greater Forest Lawn Communities local area planning project](#) which includes Forest Lawn and surrounding communities. The proposed land use is not in alignment with the applicable urban form category as designated in the draft *Greater Forest Lawn Communities Local Area Plan* (LAP), for the subject parcel. However, the proposed land use plan is alignment with the building scale modifier found in the draft LAP . Planning

applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.