

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2401 – 47 Street SE,
 LOC2023-0272**

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 (0.15 acres \pm) located at 2401 – 47 Street SE (Plan 7273HN, Block 14, Lot 36) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses in addition to the building types already listed in the current district (e.g. single-detached and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of an existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG 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 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 Tricor Design Group on behalf of the landowner, Hind Salem, on 2023 September 14. 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 rowhouse development that may include secondary suites and a detached garage.

The 0.06 hectare (0.15 acre) corner lot is located on the southwest corner of 23 Avenue SE and 47 Street SE, approximately 500 metres (an eight-minute walk) south 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 classification from “Low Density Residential/Conservation” to “Low Density Multi-Dwelling”. The proposed R-CG District accommodates grade-oriented development in a range of housing forms where dwelling units may be attached in a form and scale that is 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. In response, the applicant hand-delivered letters detailing the intent for redesignation to neighbours located along 46 Street SE and 47 Street SE and emailed the Forest Lawn Community Association. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of opposition citing concerns including density, amount of parking, traffic impacts and privacy considerations.

No comments from the Forest Lawn Community Association were received. Administration contacted the Community Association 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 based on introduction of contextually sensitive and appropriate density in alignment with relevant policy and in proximity to amenities and transit. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notification for a Public Hearing of Council will be posted on-site and mailed to adjacent owners. In addition, the Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed R-CG District would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving household and lifestyle needs.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Future opportunities to align future development on this

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site with applicable strategies will be explored and encouraged at the subsequent development approval stages.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services while providing 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