

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Forest Lawn at 2401 – 47 Street SE. The site is approximately 600 metres (a 10-minute walk) south of the Urban Main Street – International Avenue (17 Avenue SE). The parcel is approximately 0.06 hectares (0.15 acres) in size and approximately 17 metres wide by 37 metres deep. The corner parcel is currently developed with a single detached dwelling and detached garage with rear lane access.

Surrounding development is characterized primarily by single detached dwellings designated as Residential – Contextual One Dwelling (R-C1) District with parcels located one block north of the site designated as Residential – Grade-Oriented Infill (R-CG) District that were redesignated in association with the 17 Avenue SE Main Street area. Parcels east of the site are designated as Multi-Residential – Contextual Low Profile (M-C1) District and extend from 19 Avenue SE to 26 Avenue SE. Further east, parcels within the Forest Lawn Industrial Park are designated as Direct Control (DC) and Commercial – Corridor 1 and 2 (C-COR1 and C-COR2) Districts. Greenspace is in close proximity to the site with parcels designated as Special Purpose – Community Service (S-CS) District located directly west and south of the site.

The site is ideally located near parks, transit and commercial. A park and playground is located 130 metres (a two-minute walk) west and Forest Lawn Park is 270 metres (a five-minute walk) south of the site. The Valley View School, Ian Bazalgette School and Holy Cross Elementary Junior High School are approximately 1200 metres (a 15-minute walk) southwest of the site. There are commercial businesses available along 17 Avenue SE and within the Forest Lawn Industrial Park, which are both located approximately 600 metres (a 10-minute walk) north of the site.

Community Peak Population Table

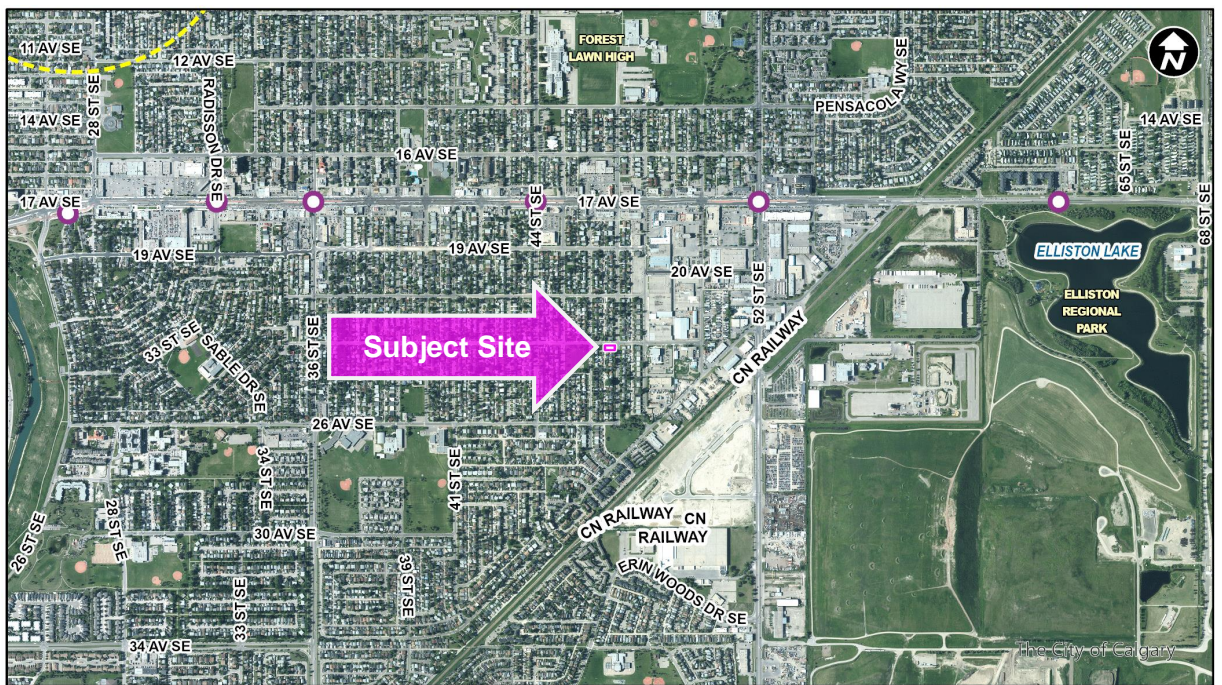
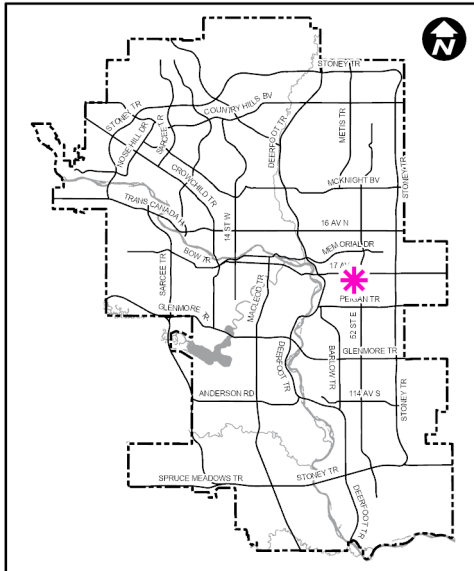
As identified below, the community of Forest Lawn reached its peak population in 1982.

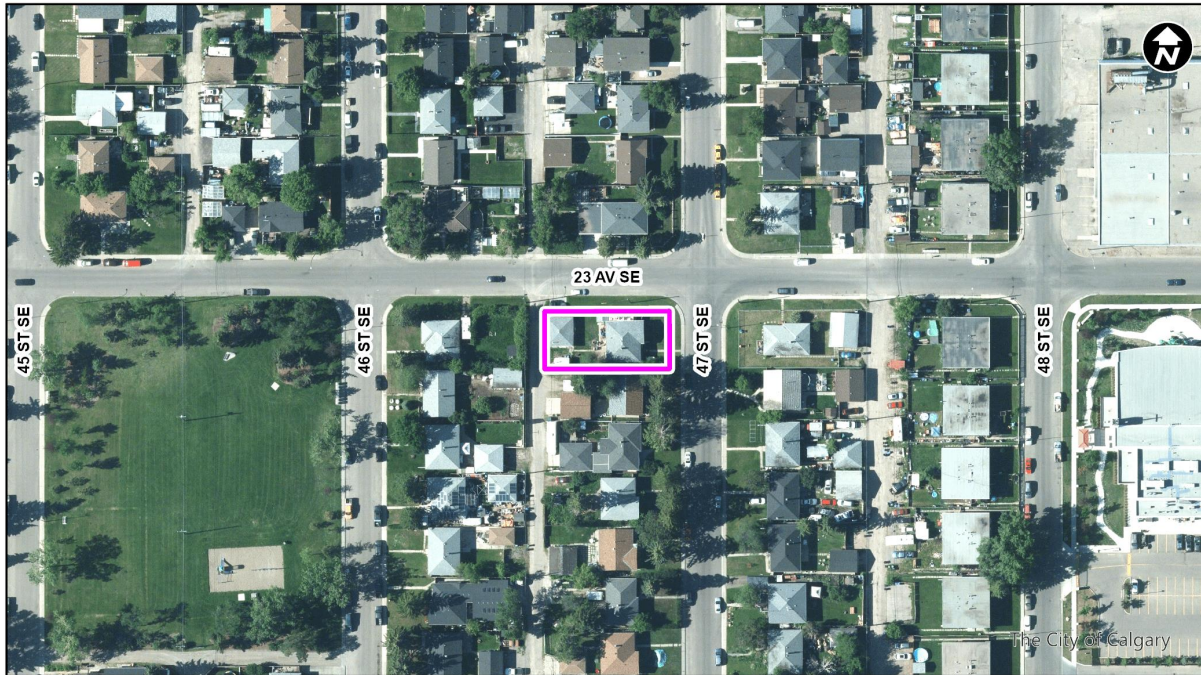
Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2019 Current Population	7,814
Difference in Population (Number)	- 1,274
Difference in Population (Percent)	- 14%

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-C1 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single-detached dwellings, which may include secondary suites, in the developed area. The R-C1 District allows for a maximum building height of 10 metres and maximum of one main residential building on the parcel.

The proposed R-CG District allows for a range of low-density housing forms such as single-detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG 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 the site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging interface along 23 Avenue SE and 47 Street SE;
- mitigating shadowing and privacy concerns with neighbouring parcels; and
- accommodating appropriate waste management and storage.

Transportation

Pedestrian and vehicular access to the site is available via 23 Avenue SE and 47 Street SE where on-street parking adjacent to the site is unrestricted.

The site is within 350 metres (a six-minute walk) from on-street bikeways on 19 Avenue SE and 20 Avenue SE, which are part of the Always Available for All Ages and Abilities (5A) Network.

The site is located in close proximity to various transit stops providing regular service. Route 1 (Bowness/Forest Lawn), Route 87 (Applewood/17 Av SE), Route 440 (Chateau Estates/Franklin Station), Route 58 (Erin Woods/44 St SE) and Route 155 (West Dover/Forest Lawn) offer service along 17 Avenue SE.

Bus Rapid Transit (BRT) Stations for the MAX Purple Route 307 (east and west bound) are available along 17 Avenue SE at 44 Street SE approximately 750 metres (a 13-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, storm and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed at the development permit review stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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 land use and policy 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 low-density conservation policy is intended for “R-1, R-2 and DC (with residential guidelines)” with the intention of maintaining neighbourhood character and quality while permitting compatible redevelopment.

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 R-CG District, which was designed to achieve contextually sensitive 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 the rowhouse built-form in addition to single detached and semi-detached dwellings.

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 in alignment with the applicable urban form category and building scale modifier found in the draft Greater Forest Lawn Communities Local Area Plan. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.