

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1339 – 40 Street SE,
 LOC2023-0337**

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 0.09 hectares \pm (0.22 acres \pm) located at 1339 – 40 Street SE (Plan 5111HH, Block 21, Lot 6) 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 grade-oriented development in a range of housing forms where dwelling units may be attached or stacked in a form and scale consistent with low density residential districts.
- 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 Housing – Grade Oriented (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 proposal.
- No development permit has been submitted at this time.
- 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 landowners Ranbir Parmar and Randhir Singh on 2023 November 1. No development permit has been submitted at this time; however, as indicated in the Applicant Submission (Attachment 3), their intent is to apply for a development permit for a seven-unit grade-oriented townhouse development with secondary suites.

The 0.09 hectare (0.22 acre) corner site is located on the northwest corner of 14 Avenue SE and 40 Street SE. The site is located directly north of the Patrick Arlie School and playground and approximately 350 metres (a six-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 classification from 'Neighbourhood Limited' to 'Neighbourhood Low Rise'.

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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 met with the Ward 9 Councillor in 2023 December and shared project information with the Forest Lawn Community Association (CA). Approximately 200 postcards were also delivered to surrounding neighbours and custom signage was posted on-site on 2023 November 15. 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 four letters of opposition and one compiled letter of opposition with five signatories citing the following concerns/comments:

- height, density, noise and privacy considerations;
- amount of parking and traffic impacts;
- loss of existing mature trees; and
- impact on property values.

The CA was circulated and had no comments for the application (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The H-GO District is intended to accommodate grade-oriented development in a range of housing forms that complements existing low density residential development. 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, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposed land use amendment would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics that contribute to a more inclusive community.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment 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
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform