

Background and Planning Evaluation

Background and Site Context

The subject site is in the southeast community of Forest Lawn, and is a mid-block parcel located on the west side of 37 Street SE between 14 Avenue SE and 16 Avenue SE. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 38 metres deep. The parcel has a rear lane and is currently developed with a single detached dwelling.

Surrounding development is characterized predominantly by a mix of single and semi-detached dwellings, although redevelopment in the immediate area is transitioning to include rowhouse and townhouse forms. Properties between 14 Avenue SE and 16 Avenue SE are largely designated Residential – Grade-Oriented Infill (R-CG) District. This area is intended to provide a transition from the higher-activity 17 Avenue SE Urban Main Street area to the south and the Residential – Contextual One / Two Dwelling (R-C2) District parcels to the north.

The subject site is approximately 100 metres (a two-minute walk) north of the 17 Avenue SE Urban Main Street area, as identified in the *Municipal Development Plan* (MDP). The Main Street provides a variety of retail, restaurant and service uses within walking distance of the site as well as a MAX Purple station located approximately 275 metres south of the site (a six-minute walk). In addition, the site is within 45 metres of primary transit service along 36 Street SE, and less than 300 metres to both northbound and southbound stops (a four-minute walk). Nearby schools include Patrick Airlie School, approximately 350 metres east (a five-minute walk) and Forest Lawn High School, approximately 920 metres northeast (a 13-minute walk).

Community Peak Population Table

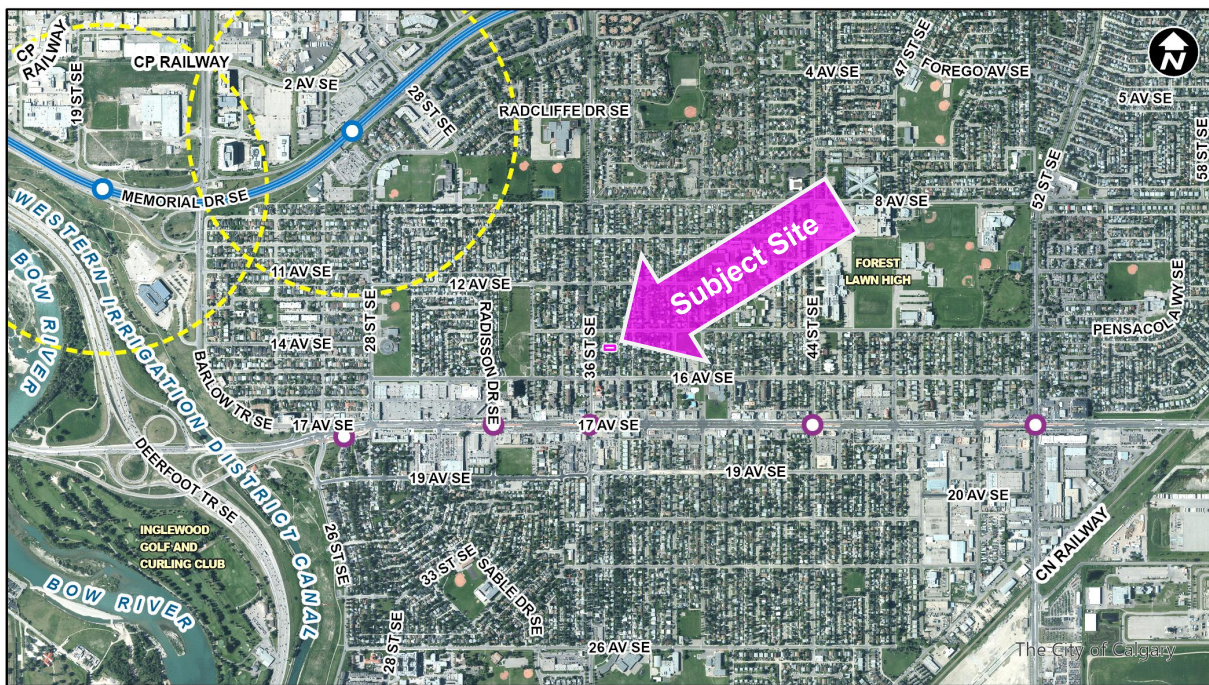
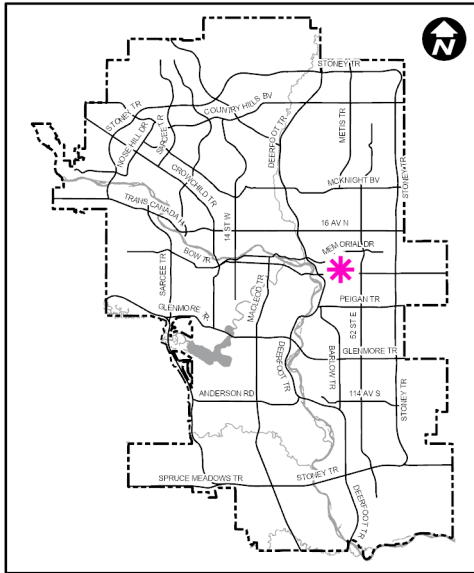
As identified below, the community of Forest Lawn reached its peak population in 1982.

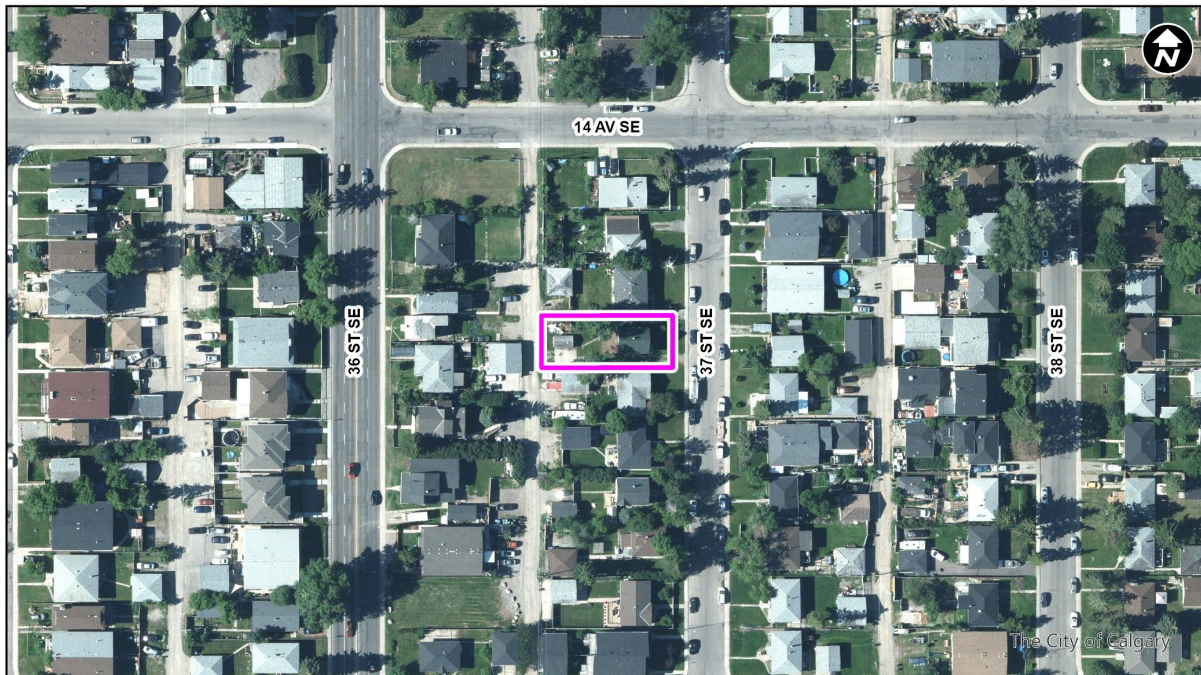
Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2019 Current Population	7,814
Difference in Population (Number)	-1,274
Difference in Population (Percent)	-14%

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-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 units per hectare. Secondary suites are permitted in the R-CG District. Based on the size of the subject parcel, the R-CG District would allow for up to four dwelling units and secondary suites.

The proposed Housing – Grade Oriented (H-GO) District allows for a range of grade-oriented building forms that can be contextually appropriate in low-density areas. The District includes rules for overall height, parcel coverage, height chamfers and amenity space that are intended to mitigate massing and shadowing impacts on neighbouring parcels. The proposed H-GO District accommodates grade-oriented development. Dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and at a scale that is consistent with low density residential districts. The H-GO District also provides rules for:

- a maximum parcel area to floor area ratio (FAR) of 1.5, or a total building floor area of approximately 877 square metres (9,447 square feet) for the subject site;
- a maximum building height of 12 metres;
- a minimum separation distance of 6.5 metres between a residential building on the front portion of the parcel and a residential building on the rear portion to ensure functional courtyard amenity space; and

- a minimum of 0.5 parking stalls per unit and suite.

Section 1386 (d) of Land Use Bylaw 1P2007 provides locational criteria for where the H-GO District may be considered appropriate. Sites that do not have an approved Local Area Plan (LAP) must be within the Centre City or Inner City and meet at least one of the following criteria to qualify for the H-GO District:

- within 200 metres of a Main Street or Activity Centre as identified on the Urban Structure Map of the MDP;
- within 600 metres of an existing or capital-funded LRT platform;
- within 400 metres of an existing or capital-funded BRT station;
- within 200 metres of primary transit service.

The subject site is considered appropriate for H-GO as it is located within the Inner City and meets the locational criteria of being within: 200 metres of the 17 Avenue SE Urban Main Street, within 400 metres of an existing BRT station (MAX Purple), and within 200 metres of primary transit service on 36 Street SE.

Development and Site Design

If approved by Council, 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 site, additional items that are being considered with the development permit include, but are not limited to:

- the layout and configuration of dwelling units;
- ensuring an engaging built interface along 37 Street SE;
- mitigation of shadowing, and visual overlooking;
- accommodating appropriate waste storage and pickup; and
- ensuring appropriate provision and design of vehicular access, motor vehicle stalls and mobility storage areas.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 37 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. In addition, 16 Avenue SE is a recommended on-street bikeway priority route and future 5A Network infrastructure, supporting access to and from the site by alternative transportation modes.

The nearest transit service is available on 36 Street SE, which forms part of the Primary Transit Network in the *Municipal Development Plan* (Map 2: Primary Transit Network). Northbound and southbound stops are located approximately 290 metres from the subject site (a four-minute walk) and include Route 43 (McKnight – Westwinds Station/Chinook Station), Route 87 (Applewood/17 Av SE) and Route 135 (Erin Woods/36 St SE). A MAX Purple station is located on 17 Avenue SE, approximately 380 metres from the subject site (a six-minute walk).

On-street parking is available on 37 Street SE and is unrestricted. Upon redevelopment of the subject parcel, vehicular access will only be permitted to and from the rear lane.

A Transportation Impact Assessment 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, are being considered as part of the development permit application review.

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 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 Residential – Developed – 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 proposed H-GO District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

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 are being explored and encouraged with the development permit application.

Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Statutory – 1995)

The subject parcel is located within the Neighbourhood Limited area as identified on Map 2: Land Use Policy Areas in the [Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan](#) (ARP). The parcel also is located within the Main Street Transition Area which refers to the [Developed Area Guidebook](#) (Guidebook) for applicable land use policies. In the Guidebook, the Neighbourhood Limited area is intended to accommodate a mix of grade-oriented forms of development that may include single and semi-detached, rowhouses and townhouses up to three storeys in height.

While the proposed land use amendment generally aligns with the residential policies in the ARP, the existing Neighbourhood Limited policy area does not allow for all housing forms associated with the H-GO District, including stacked townhouses. An amendment to Map 2 of the ARP is therefore required to accommodate the proposal. The proposed amendment would change the land use policy area for the subject parcel from Neighbourhood Limited to

Neighbourhood Low Rise to allow for the greater range of housing forms possible in the H-GO District.

Greater Forest Lawn Communities Local Area Planning Project (Draft)

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.