

Background and Planning Evaluation

Background and Site Context

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

Surrounding development consists of a mix of single detached and semi-detached dwellings to the north of 16 Avenue SE on lands designated as Residential – Grade-Oriented Infill (R-CG) District, with two parcels designated as Multi-Residential – Contextual Medium Profile (M-C2) District at the eastside of 36 Street SE. The parcels to the south of 16 Avenue SE are primarily designated as Multi-Residential – Contextual Low Profile (M-C1) District and M-C2 District, which allow for multi-residential development. Parcels along 17 Avenue SE are mostly Mixed Use – General (MU-1) District and Mixed Use – Active Frontage (MU-2) District.

The site is located approximately 120 metres (a two-minute walk) east of 36 Street SE which is part of the Primary Transit Network corridor, less than 200 metres (a three-minute walk) north of International Avenue / 17 Avenue SE, an Urban Main Street, and approximately 350 metres (a six-minute walk) to the MAX Purple BRT (East Hills/City Centre) station at the intersection of 36 Street SE and 17 Avenue SE. The site is within walking distance to local businesses, shops, restaurants, amenities and a number of schools.

Community Peak Population Table

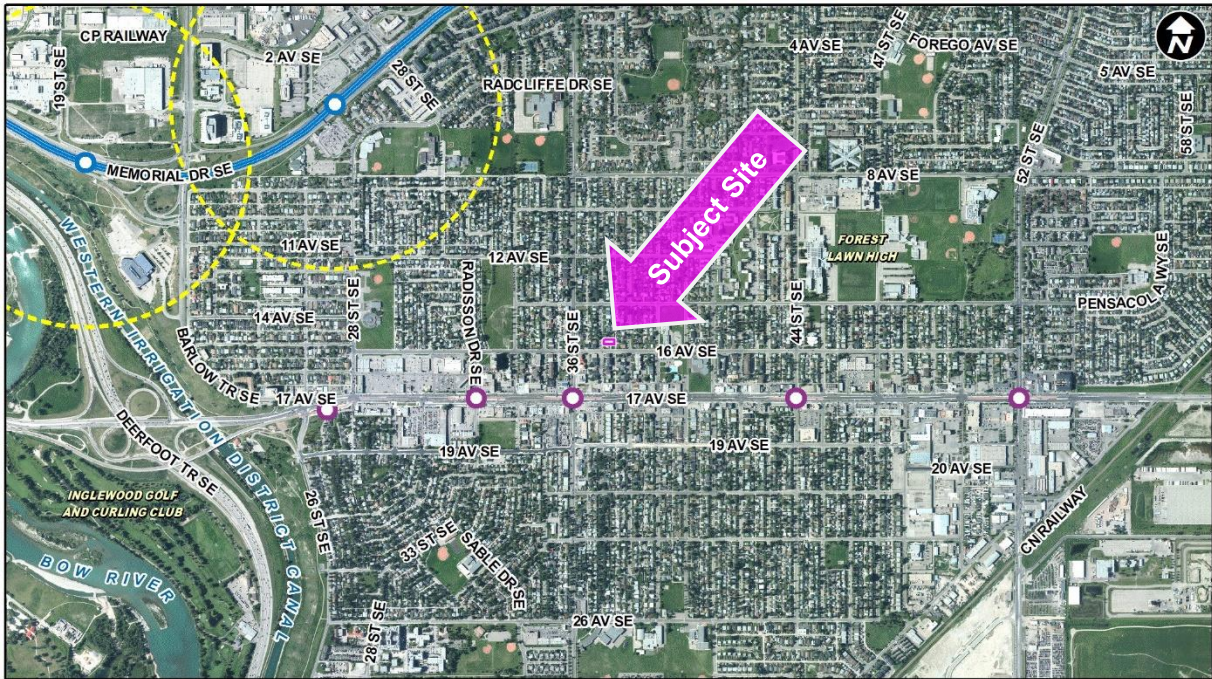
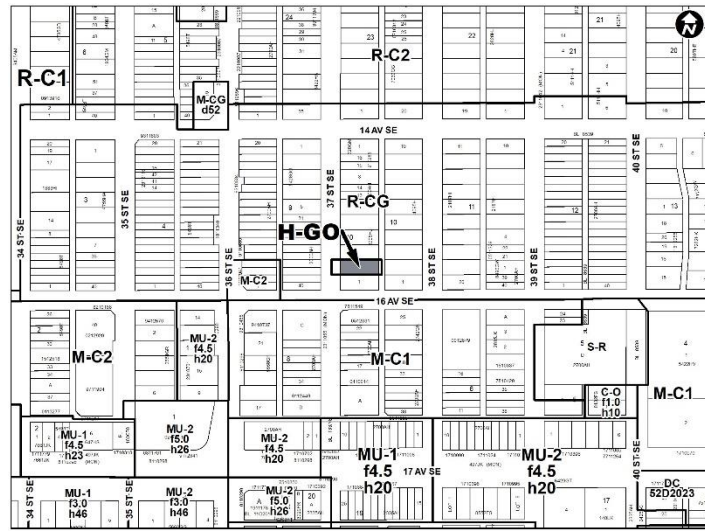
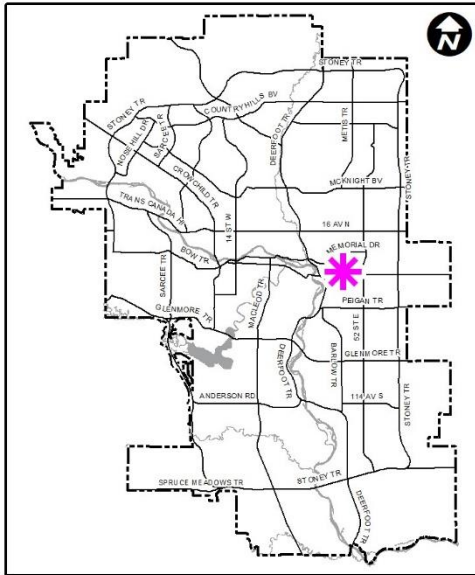
As identified below, the community of Forest Lawn reached its peak population in 1982.

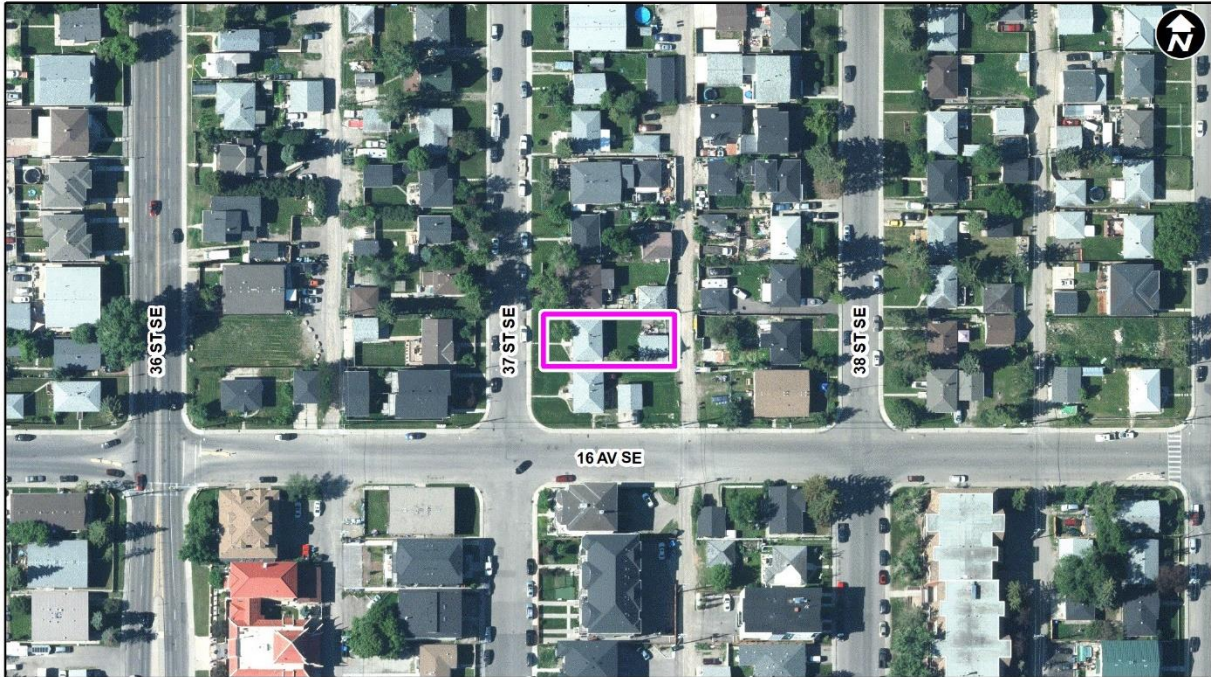
Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2019 Current Population	7,814
Difference in Population (Number)	-1,274
Difference in Population (Percent)	-14.02%

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-CG District was part of The City-initiated Main Streets redesignation in 2016. It accommodates grade-oriented development in the form of rowhouse buildings, townhouses, duplex dwellings, semi-detached dwellings, single detached dwellings, and cottage housing clusters. The R-CG District allows for a maximum height of 11 metres and a maximum density of 75 units per hectare. Based on the subject site parcel area, this would allow up to four dwelling units.

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 879 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). It is located approximately 120 metres from the Primary Transit Network corridor of 36 Street SE, and within 200 metres 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 site, additional items that are being considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along 37 Street SE;
- mitigating shadowing, overlooking and privacy concerns with adjacent properties;
- ensuring appropriate amenity space for residents; and
- accommodating appropriate waste and recycling pick-up and storage.

Transportation

Pedestrian access to the site is available from the existing sidewalk on 37 Street SE. A rear lane exists on the east of the site to provide vehicular access to the site.

This area is well serviced by Calgary Transit with local and primary transit location in close proximity. 36 Street SE, where Route 43 (McKnight-Westwinds Station / Chinook Station) and Route 135 (36 Street SE/Erin Woods / Marlborough Stations) are provided, is approximately 120 metres (a two-minute walk) to the site. Along 17 Avenue SE, less than 200 metres (a three-minute walk) to the site, Route 1 (Bowness – Forest Lawn) and Route 87 (Marlborough Station – 17 Avenue SE) are available. The MAX Purple Line (East Hills/City Centre) on 17 Avenue SE (International Avenue) is about 350 metres (a six-minute walk) from the parcel.

The site has good connectivity to the current and future Always Available for All Ages and Abilities (5A) Network. The 5A Network recommends that 16 Avenue SE will include a future on-street bikeway. Nearby 36 Street SE includes a recommended off-street pathway under the 5A Network. To the south of the site, 19 Avenue SE includes an existing on-street bikeway. This bikeway connects riders to existing 5A pathways both to the west (Deerfoot Trail pathway) and to the east (52 Street SE pathway).

A Transportation Impact Assessment 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 may accommodate future redevelopment. Details of site servicing, off-site improvement, as well as appropriate stormwater management, are being considered and reviewed through the development permit process.

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 [Municipal Development Plan](#) (MDP) identifies this site as part of the Developed Residential – Inner City Area on Map 1: Urban Structure. The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities, especially in the area close to Main Streets and the Primary Transit network, to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. 17 Avenue SE/International Avenue is identified as an Urban Main Street and 36 Street SE is identified as being part of the Primary Transit Network in the MDP. This proposal aligns with the policies of the MDP.

Transit Oriented Development Policy Guidelines (2004)

The [Transit Oriented Development Policy Guidelines](#) provide direction for the development of areas typically within 600 metres of a transit (LRT or BRT) station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use development within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians and benefit local communities and city-wide transit riders alike. The proposed land use meets the key policy objectives of the Guidelines including ensuring transit supportive land uses, optimizing existing sites and infrastructure, as well as increasing density in proximity to the MAX Purple BRT stations.

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 strategies is being explored and encouraged at the development review stage.

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

The site falls under the Neighbourhood Limited area on Map 2: Land Use Policy Areas in the [Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan](#) (ARP). It is also identified as within the Main Street Transition Area which refers to the [Developed Area Guidebook](#) (Guidebook) for applicable land use policies for this area. The Neighbourhood Limited area is characterized by predominantly low density residential use up to 3 storeys and supports moderate intensification in locations close to a Main Street. However, it does not allow for dwelling units to be stacked. A minor policy amendment to Map 2 from the Neighbourhood Limited to the Neighbourhood Low Rise land use policy area, which could accommodate stacked townhouses in addition to singles, semi-detached, duplex, suites, rowhouses and townhouses, is required for the proposed application to align with the policies established by the ARP.

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 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.