

Background and Planning Evaluation

Background and Site Context

The subject site is in the southeast community of Forest Lawn, located at the northeast corner of 21 Avenue SE and 46 Street SE. The parcel is approximately 0.06 hectares (0.15 acres) in size and is approximately 16 metres wide by 36 metres deep. The site is currently developed with a single detached dwelling and a detached garage accessed from the rear lane.

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 19 Avenue SE and 21 Avenue SE are largely designated Residential – Grade-Oriented Infill (R-CG) District. This area is intended to provide a transition from the higher-activity of the 17 Avenue SE Urban Main Street area to the north and areas to the south primarily designated the Residential – Contextual One Dwelling (R-C1) District.

The subject site is within 200 metres (a three-minute walk) south 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 450 metres travel distance north of the site (a seven-minute walk). In addition, the site is less than 200 metres (a three-minute walk) to the southbound stop of Calgary Transit bus route 58 (Erin Woods/44 St SE) and 300 metres (a five-minute walk) to the northbound stop. Nearby schools include Patrick Airlie School, approximately 1,300 metres northeast (a twenty one-minute walk) and Forest Lawn High School, approximately 1,100 metres north (an eighteen-minute walk).

Community Peak Population Table

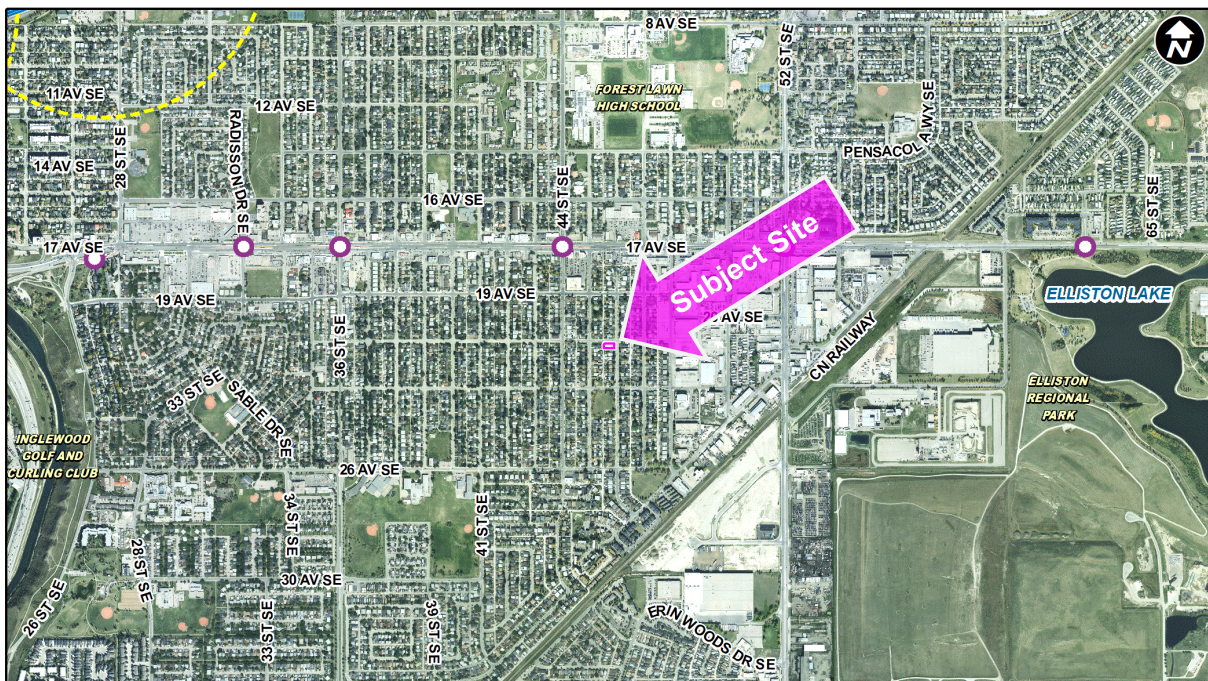
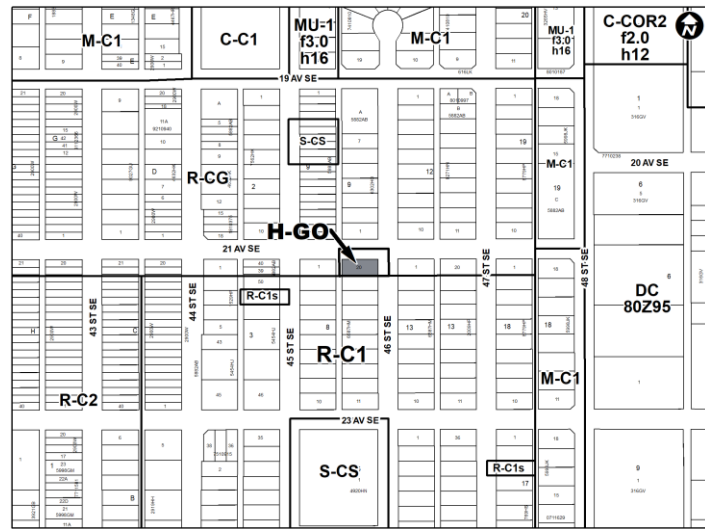
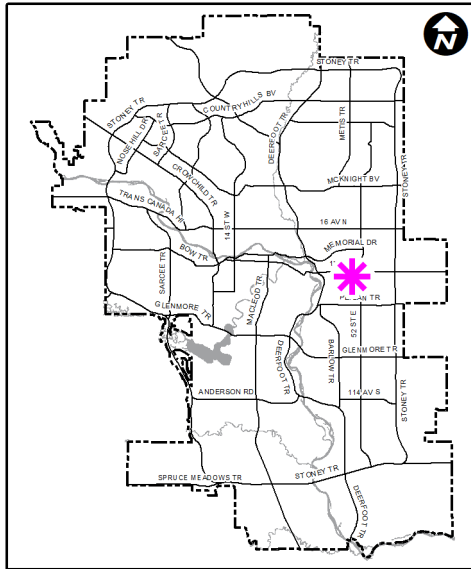
As identified below, the community of Forest Lawn reached its peak population in 1982.

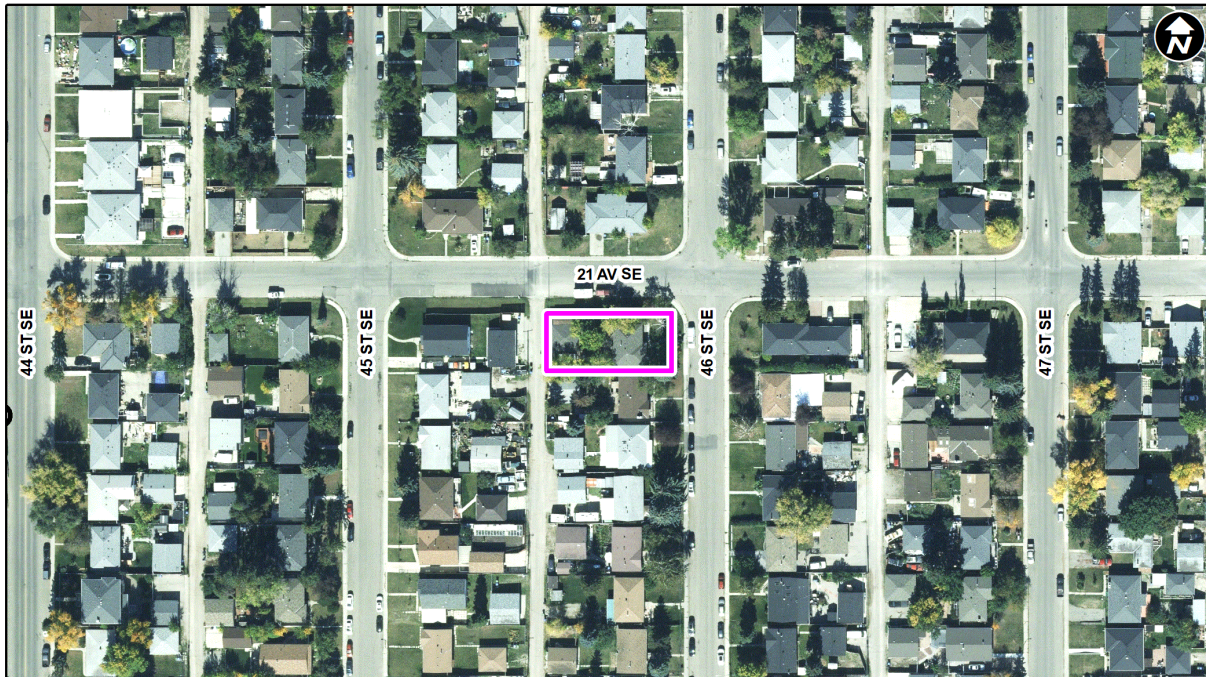
Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2019 Current Population	7,814
Difference in Population (Number)	-1,274
Difference in Population (Percent)	-14%

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 and do not contribute toward the maximum density. Based on the size of the subject parcel, the R-CG District would allow for up to four dwelling units plus 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 924 square metres (9,950 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 one of the location criteria to qualify for the H-GO District.

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 area and within 400 metres of an existing BRT station (MAX Purple).

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 will be considered at the development permit stage include, but are not limited to:

- the layout and configuration of dwelling units;
- ensuring an engaging built interface along both 21 Avenue SE and 46 Street SE;
- mitigating shadowing, overlooking and privacy concerns;
- ensuring appropriate amenity space for residents;
- accommodating appropriate waste storage and pickup; and
- ensuring appropriate provision and design of a range of mobility options including motor vehicle parking, bicycle parking and alternate mobility storage lockers.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 46 Street SE. At the development permit stage, a sidewalk will be required to the parcel's frontage of 21 AV SE. An existing on-street bikeway, along nearby 19 Avenue SE connects riders to the pathway network on the east side of the 52 Street SE. Both 44 Street SE and 47 Street SE are planned to include future bikeways under the Always Available for All Ages and Abilities (5A) Network plan.

The site is located approximately 150 metres from transit stops located on 44 Street SE south of 21 Avenue SE. These stops host Route 58 (Erin Woods / 44 Street SE). Route 58 connects to the Marlborough LRT station. The site is also located approximately 400 metres from Transit stops on 17 Avenue SE and 44 Street SE. These stops host Route 1 (Bowness / Forest Lawn) and MAX Purple (City Centre / East Hills).

Upon redevelopment of the subject parcel, vehicular access will be only 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, will be 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 not currently in alignment with the applicable urban form category and building scale modifier found in the draft *Greater Forest Lawn Communities Local Area Plan*. Administration is continuing to refine the draft policies and work toward a final draft expected in Q3 of 2024. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.