

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Forest Lawn at 1339 – 40 Street SE. The site is two blocks north of the Urban Main Street – International Avenue (17 Avenue SE). The parcel is approximately 0.09 hectares (0.22 acres) in size and approximately 23 metres wide by 38 metres deep. The parcel is currently developed with a single detached dwelling with rear lane access.

Surrounding development is characterized primarily by a mix of single detached dwellings, semi-detached and multi-residential development on parcels designated as Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Low Profile (M-C1) District. Parcels located directly south of the site are designated as Residential – Grade-Oriented Infill (R-CG) District in association with the 17 Avenue SE Main Street area.

The site is well located near parks, schools, transit and a commercial main street. The Patrick Arlie School and playground are located directly south of the site. The Holy Trinity School and Forest Lawn Outdoor Pool are approximately 350 metres (a six-minute walk) to the south. The Forest Lawn Community Park is located 550 metres (a nine-minute walk) and 650 metres (an 11-minute walk) to the Forest Lawn High School to the northeast of the site. The Ernie Star Arena and Bob Bahan Aquatic and Fitness Centre are 850 metres (a 14-minute walk) east of the site. The 17 Avenue SE Urban Main Street is 350 metres (a six-minute walk) to the south.

Community Peak Population Table

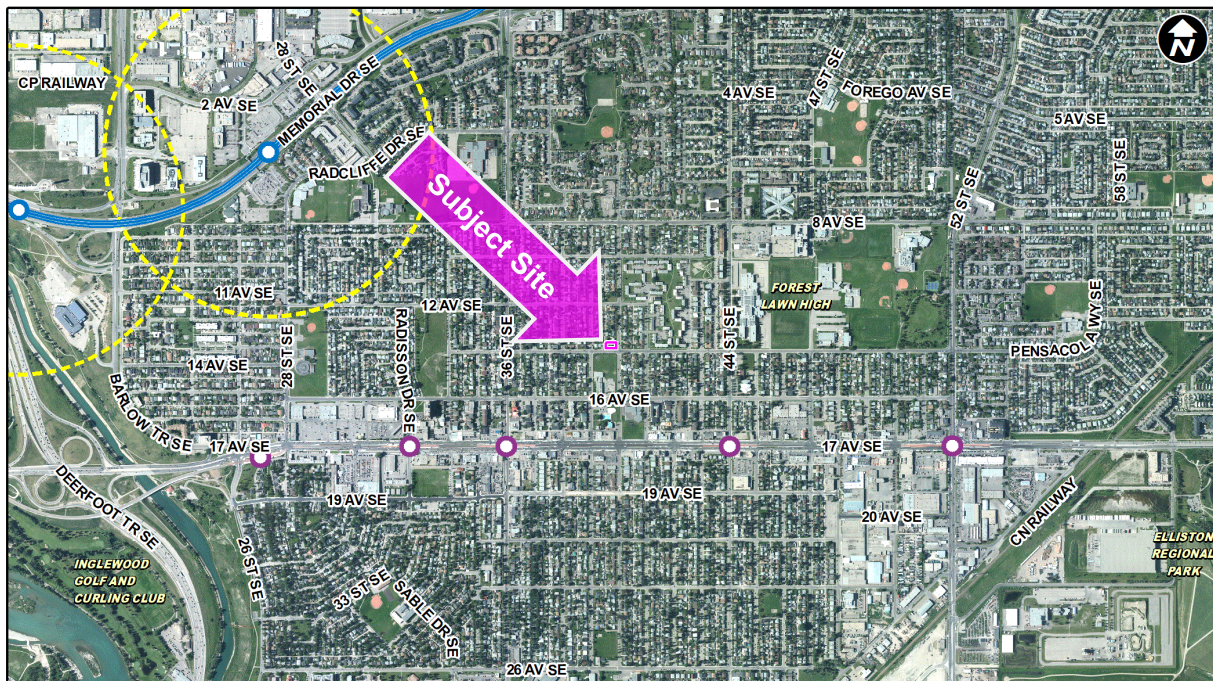
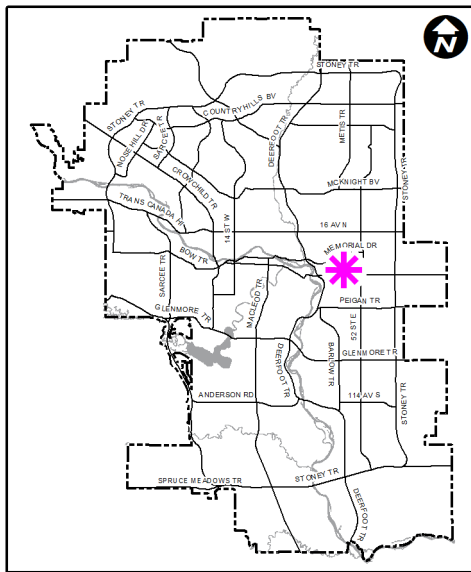
As identified below, the community of Forest Lawn reached its peak population in 1982.

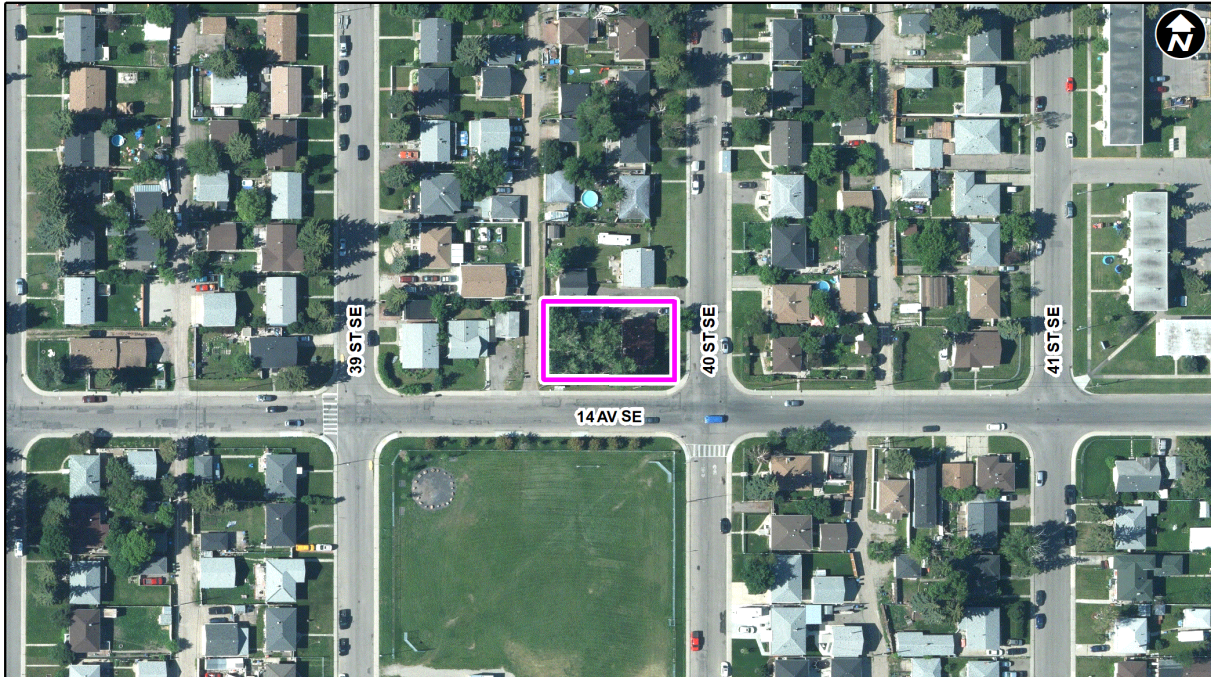
Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2019 Current Population	7,814
Difference in Population (Number)	- 1,274
Difference in Population (Percent)	- 14%

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 is primarily for grade-oriented development in the form of rowhouse buildings, townhouses, duplex and semi-detached dwellings and cottage housing clusters. This district allows for a maximum building height of 11 metres and a maximum density of 75 units per hectare. Based on the subject site parcel area, this would allow for up to six dwelling units. Secondary suites are permitted uses within the R-CG District.

The proposed Housing – Grade-Oriented (H-GO) District is intended to provide an opportunity for dwelling units to be developed in a wide range of housing forms including rowhouse buildings, townhouses and stacked townhouse units. In the H-GO District, development scale and intensity are managed through a combination of:

- a maximum floor area ratio (FAR) of 1.5 that allows for a total developable area of approximately 1,316 square metres (14,165 feet squared);
- 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.

Section 1386 (d) of the 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 an Inner City Area and is approximately 190 metres from the edge of the Urban Main Street – 17 Avenue SE boundary as identified on Map 1: Urban Structure as per the *Municipal Development Plan* (MDP). Therefore, the subject site is appropriate for redesignation to the 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 will be considered at the development permit stage include, but are not limited to:

- ensuring an engaging interface along 14 Avenue SE and 40 Street SE;
- mitigating shadowing and privacy concerns with neighbouring parcels;
- accommodating appropriate waste management and storage;
- protecting existing mature trees wherever possible; and
- ensuring appropriate amenity space for residents.

Transportation

Pedestrian and vehicular access to the site is available via 14 Avenue SE and 40 Street SE where on-street parking is unrestricted. An existing on-street bikeway, part of the Always Available for All Ages and Abilities (5A) Network, is located along 40 Street SE.

The site is approximately 350 metres (a six-minute walk) from 36 Street SE and 17 Avenue SE, which are both identified as part of the Primary Transit Network. Route 1 (Bowness/Forest Lawn), Route 87 (Marlborough Station) and Route 440 (Franklin Station) offer regular service along 17 Avenue SE. Route 43 (Mcknight-Westwinds Station), Route 87 (Marlborough Station) and Route 135 (Marlborough Station) offer regular service along 36 Street SE.

A MAX Purple Route 307 (eastbound and westbound) station is available along 17 Avenue SE at 36 Street SE approximately 400 metres (a seven-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 is aligned 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 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 Neighbourhood Limited category. The applicable ARP policies identify objectives to stabilize and improve residential areas by encouraging new residential dwellings while respecting the context of the surrounding streetscape and providing for a variety of housing types.

The Neighbourhood Limited category is defined within the [Developed Areas Guidebook](#) where it includes singles, semi-detached, duplex, suites, row house and town house typologies up to 3 storeys. However, this category is not inclusive of the apartment typology, which would account for stacked development within the H-GO District. As such, the application as proposed is not in alignment with Map 2: Land Use Policy Areas. A minor policy amendment to Map 2 from 'Neighbourhood Limited' to the 'Neighbourhood Low Rise' category would allow for apartments.

The proposed ARP amendment meets the basic goals and objectives of the ARP and is in alignment within the MDP. Therefore, the proposed amendment is in alignment with applicable planning policy.

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.