

Planning and Development Services Report to
 Calgary Planning Commission
 2024 March 21

ISC: UNRESTRICTED
 CPC2024-0258
 Page 1 of 4

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1511 – 37 Street SE,
 LOC2023-0338**

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 0.06 hectares \pm (0.14 acres \pm) located at 1511 – 37 Street SE (Plan 5428GG, Block 9, Lot 4) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2024
 MARCH 21:**

That Council:

1. Give three readings to **Proposed Bylaw 31P2024** for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 146D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1511 – 37 Street SE (Plan 5428GG, Block 9, Lot 4) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

Excerpt from the Minutes of the Calgary Planning Commission, held 2024 March 21:

“7.2.8 Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1511 – 37 Street SE,
 LOC2023-0338, CPC2024-0258

This Item was dealt with at the Consent Agenda.

A Revised Attachment 3 was distributed with respect to Report CPC2024-0258.”

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site within a transit oriented development area, 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 choice within the community and a more efficient use of existing infrastructure and nearby amenities.

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- Why does this matter? The proposed H-GO District would allow for 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 proposed land use.
- A development permit for two buildings with a total of five dwelling units and five secondary suites has been submitted and is under review (DP2023-08972).
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southeast community of Forest Lawn, was submitted by CivicWorks on behalf of the landowners, Hamreet Bains and Harmandeep Bamrah, on 2023 November 1.

The 0.06 hectare (0.14 acre) midblock site is located on 37 Street SE, approximately 260 metres (a four-minute walk) north of 17 Avenue SE, which is an identified Urban Main Street in the MDP. The site is in close proximity to primary transit service along 36 Street SE and a MAX Purple station on 17 Avenue SE approximately 380 metres (a six-minute walk) from the site.

As indicated in the Applicant Submission (Attachment 3), the proposed land use district would enable a courtyard-oriented townhouse style development containing both dwelling units and secondary suites. A development permit (DP2023-08972) proposing two buildings and a total of five dwelling units with five secondary suites was submitted on 2023 December 19 and is under review. This represents an increase of one additional dwelling unit and secondary suite from what the current land use district allows for.

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 relevant public groups and respective community association was appropriate. In response, the applicant shared a project summary with the Forest Lawn Community Association (CA) and met with the Ward 9 Councillor. The applicant also installed informational on-site signage and delivered approximately 200 letters to nearby homes. The Applicant Outreach Summary can be found in Attachment 4.

Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1511 – 37 Street SE, LOC2023-0338

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 two letters of opposition from the public. The letters of opposition included the following areas of concern:

- density proposed is too great for the site;
- privacy and shadowing impacts due to building height and placement;
- increased traffic and parking issues; and
- challenges related to waste and recycling management.

The Forest Lawn Community Association was circulated but did not provide a response.

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 are consistent with forms allowed by other low density residential districts. It provides a modest density increase within a neighbourhood while being sensitive to adjacent development. The building and site design, number of units, on-site parking and waste and recycling operations are being evaluated with the development permit application.

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.

IMPLICATIONS

Social

The proposed H-GO District would allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

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 are being explored and encouraged with the development permit.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

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CPC2024-0258
Page 4 of 4**

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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 Bylaw 31P2024**
3. Applicant Submission
4. Applicant Outreach Summary
- 5. Proposed Bylaw 146D2024**
- 6. CPC Member Comments**

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
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