

Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1301 and 1305 – 37 Street SE, LOC2024-0025

RECOMMENDATIONS:

That Calgary Planning Commission recommends 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 0.15 hectares \pm (0.36 acres \pm) located at 1301 and 1305 – 37 Street SE (Plan 2700AH, Block 24, Lots 21 to 25) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a variety of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings.
- The proposal represents an appropriate density increase of a residential site, 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 it mean to Calgarians? The proposed land use amendment would allow for greater housing choices within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed Housing – Grade Oriented (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 proposal.
- No development permit application has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southeast community of Forest Lawn, was submitted by Horizon Land Surveys on behalf of the landowners, Mukhtaran Bibi and Shafiq Mohammad, on 2024 January 29.

The approximately 0.15 hectare (0.36 acre) corner site is located on 37 Street SE, approximately 70 metres (a one-minute walk) east of 36 Street SE and 550 metres (an eight-minute walk) north of International Avenue/17 Avenue SE Main Street. The proposed policy amendment to the ARP would change the subject site on Map 2: Land Use Policy Area from the typology of Low Density Residential/Conservation to Low Density Multi-Dwelling to allow for multiple dwelling units on the site. The proposed H-GO District accommodates grade-oriented development in a range of housing forms where dwelling units may be attached or stacked and in a nature that is consistent with low density residential districts. For further details refer to the Applicant Submission (Attachment 3).

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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 the public/interested parties and respective community association was appropriate. In response, the applicant door-knocked and hand delivered postcards to the adjacent properties and surrounding area residents, and contacted the Forest Lawn Community Association (CA) and the Ward 9 Councillor's Office. More details can be found in the Applicant Outreach Summary (Attachment 4).

City-Led Outreach

In keeping with Administration's practices, the 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 one response from the public noting concerns about building height and density, parking, congestion and community safety. Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, on-site parking, and number of units will be reviewed and determined at the development permit stage.

No comments from the CA were received. Administration contacted the CA to follow up and no response was received.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use and policy amendment application will be posted on-site and mailed out to adjacent owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use district would allow for a diversity of grade-oriented housing that may better accommodate the 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 – Pathway to 2050*. Further opportunities to align future development

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on this site with applicable climate strategies are being explored and encouraged at the development review stage.

Economic

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

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 Amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform