

Background and Planning Evaluation

Background and Site Context

The subject site is in the southeast community of Forest Lawn, and is located at the southwest corner of 37 Street SE and 12 Avenue SE. The site is comprised of two parcels which have a combined size of approximately 0.15 hectares (0.36 acres), 38 metres wide by 38 metres deep. Both parcels have rear lane access and are currently developed with single detached dwellings.

Surrounding development is characterized predominantly by a mix of single and semi-detached dwellings, although redevelopment in the area is transitioning to include rowhouse and townhouse forms. Properties between 10 Avenue SE and 14 Avenue SE are largely designated Residential – Contextual One / Two Dwelling (R-C2) District.

The subject site is approximately 600 metres (an eight-minute walk) north 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. In addition, the site is within 100 metres (a one-minute walk) of primary transit service along 36 Street SE. There are six schools within one kilometre of the site, including Patrick Airlie School, approximately 450 metres away (a six-minute walk). Other nearby amenities include playgrounds, tennis courts, and the Forest Lawn Outdoor Pool.

Community Peak Population Table

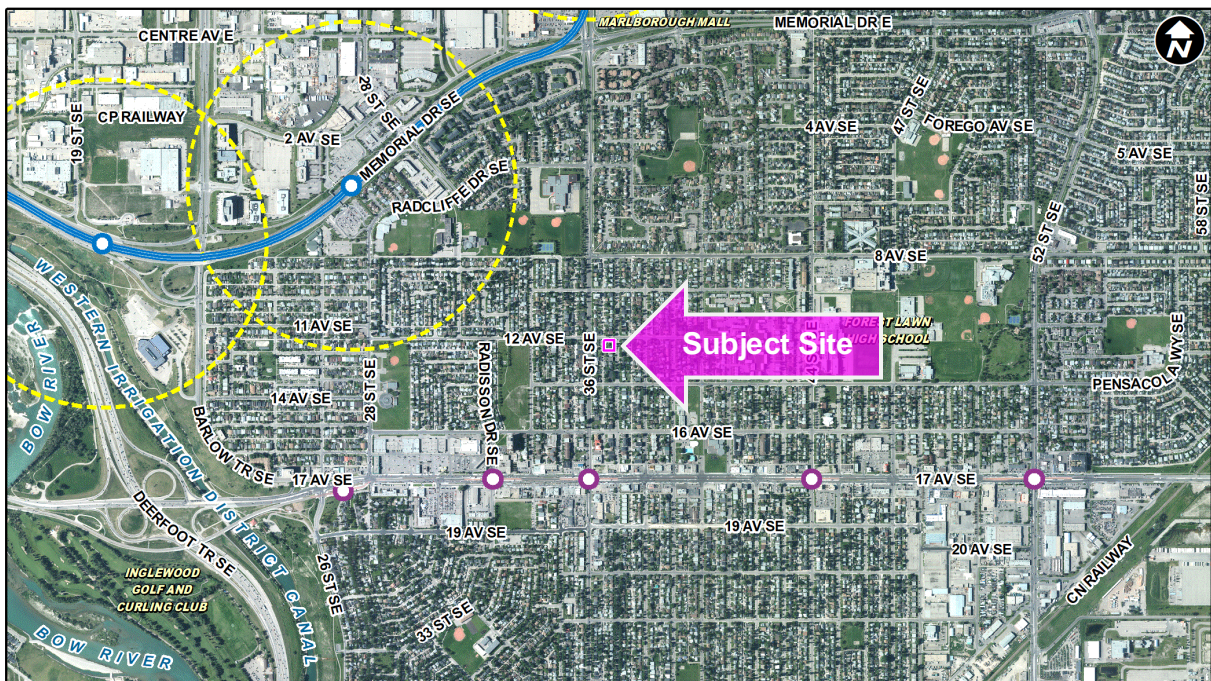
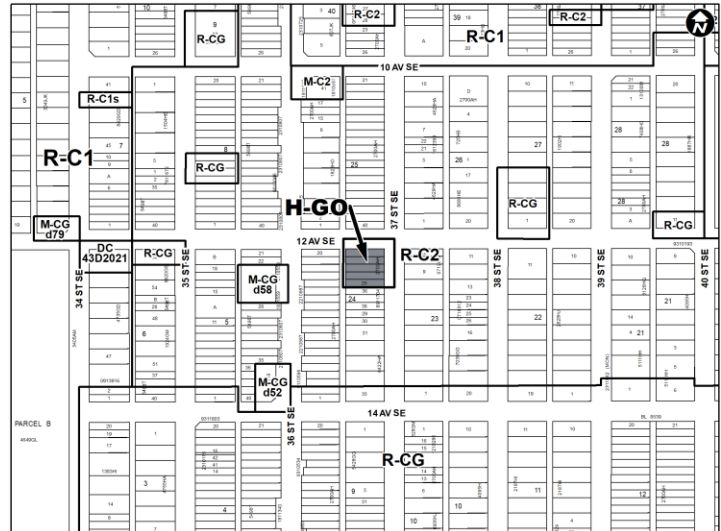
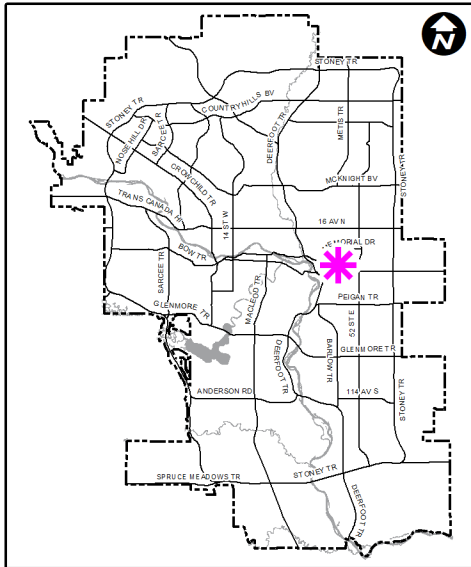
As identified below, the community of Forest Lawn reached its peak population in 1982.

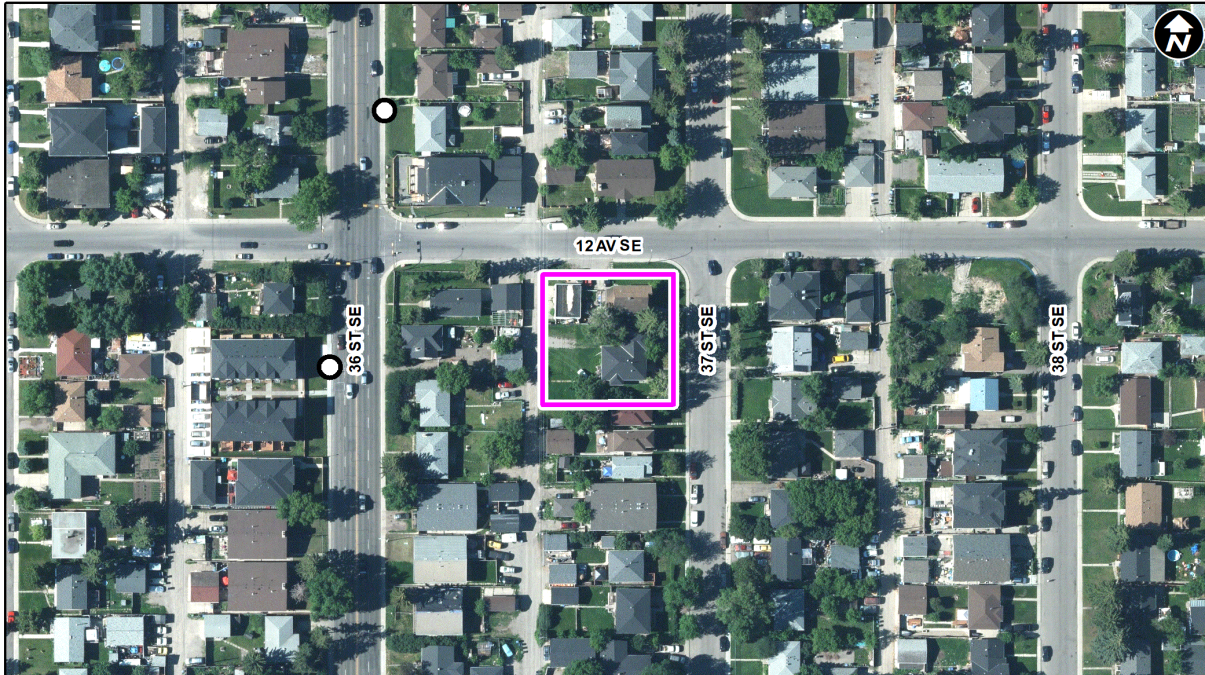
Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2019 Current Population	7,814
Difference in Population (Number)	-1,274
Difference in Population (Percent)	-14%

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-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 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, which allows for a total developable floor area of approximately 2,193 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 100 metres from the Primary Transit Network corridor of 36 Street SE. Therefore, it is appropriate for the subject site to be redesignated to H-GO District.

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 are being considered with the development permit include, but are not limited to:

- the layout and configuration of dwelling units;
- ensuring an engaging built interface along 37 Street SE and 12 Avenue SE;
- mitigation of shadowing, and overlooking impacts;
- accommodating appropriate waste storage and pickup; and
- ensuring appropriate provision and design of vehicular access, motor vehicle stalls and mobility storage areas.

Transportation

Pedestrian access to the site is available from existing sidewalks along 12 Avenue SE and 37 Street SE. An existing on-street bikeway, part of the Always Available for All Ages and Abilities (5A) Network, is located along 8 Avenue SE. In addition, 36 Street SE is a recommended pathway and future 5A Network infrastructure, supporting access to and from the site by alternative transportation modes.

The nearest transit service is available on 36 Street SE, which forms part of the Primary Transit Network in the MDP (Map 2: Primary Transit Network). Northbound and southbound stops are located approximately 100 metres from the subject site (a one-minute walk) and include Route 43 (McKnight – Westwinds Station/Chinook Station), Route 87 (Applewood/17 Av SE) and Route 135 (Erin Woods/36 St SE). A MAX Purple station is located on 17 Avenue SE, approximately 600 metres from the subject site (an eight-minute walk).

On-street parking is available on both 12 Avenue SE and 37 Street SE, and is unrestricted. Upon redevelopment of the subject parcel, vehicular access will only be permitted 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, are being 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 land use amendment and policy 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). This application partially aligns with the ARP by reflecting the following policies:

- Section 1.5.1 (a) – encouraging compatible infill development in low density areas, such as 36 Street SE;
- Section 2.4 (ARP Goal) – allowing townhouse and apartment redevelopment at appropriate locations while enhancing and maintaining the community as a low density residential neighbourhood;
- Section 3.1.3 (a)(i) – improving and stabilizing the residential areas by encouraging new residential buildings to respect the context of the surrounding streetscape; and
- Section 3.1.3(a)(iii) – improving and stabilizing the residential areas by providing for a variety of housing types.

Map 2 - Land Use Policy Areas classifies the subject site as Low Density Residential/Conservation, which is intended for low density districts, allowing single and semi-detached building forms only. A minor policy amendment to Map 2 - Land Use Policy Areas, from Low Density Residential/Conservation to the Low Density Multi-Dwelling land use policy area, which allows for townhouse developments 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 not 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.