

Background and Planning Evaluation

Background and Site Context

The subject site is located within the southeast community of Forest Lawn on 37 Street SE between 14 Avenue SE and 16 Avenue SE. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 38 metres deep. The site is currently developed with a single detached dwelling and a detached garage accessed from the lane.

The surrounding area is primarily characterized by single and semi-detached dwellings, although recent redevelopment efforts are introducing rowhouses and townhouses. The subject parcel, along with other residential properties between 14 Avenue SE and 16 Avenue SE, was largely designated as Residential – Grade-Oriented Infill (R-CG) District in 2018 as part of the 17 Avenue SE Main Street project. This designation was intended to create a transitional zone between the higher-density, activity-focused 17 Avenue SE Urban Main Street and the lower-density residential areas to the north. Following 2024 August 6, the surrounding properties were also designated Residential – Grade-Oriented Infill (R-CG) District in accordance with Council's approval of the citywide rezoning for housing.

In 2024, the parcel immediately to the south of this site was redesignated to Housing – Grade Oriented (H-GO) District.

The subject site is located approximately 350 metres (a five-minute walk) north of the 17 Avenue SE Urban Main Street, as outlined in the *Municipal Development Plan* (MDP). This Main Street offers a diverse range of retail, dining and service options within walking distance, in addition to a MAX Purple station situated approximately 450 metres south of the site (a seven-minute walk). The site is also just 140 metres from primary transit service along 36 Street SE, with both northbound and southbound stops located less than 300 metres away (a five-minute walk). Nearby schools include Patrick Airlie School, approximately 350 metres to the east (a six-minute walk) and Forest Lawn High School, about 850 metres to the northeast (a 14-minute walk). Forest Lawn Outdoor Pool is located approximately 400 metres southeast (a five-minute walk), while Radisson Playground and Greens is approximately 350 metres to the west (a six-minute walk) from the subject property.

Community Peak Population Table

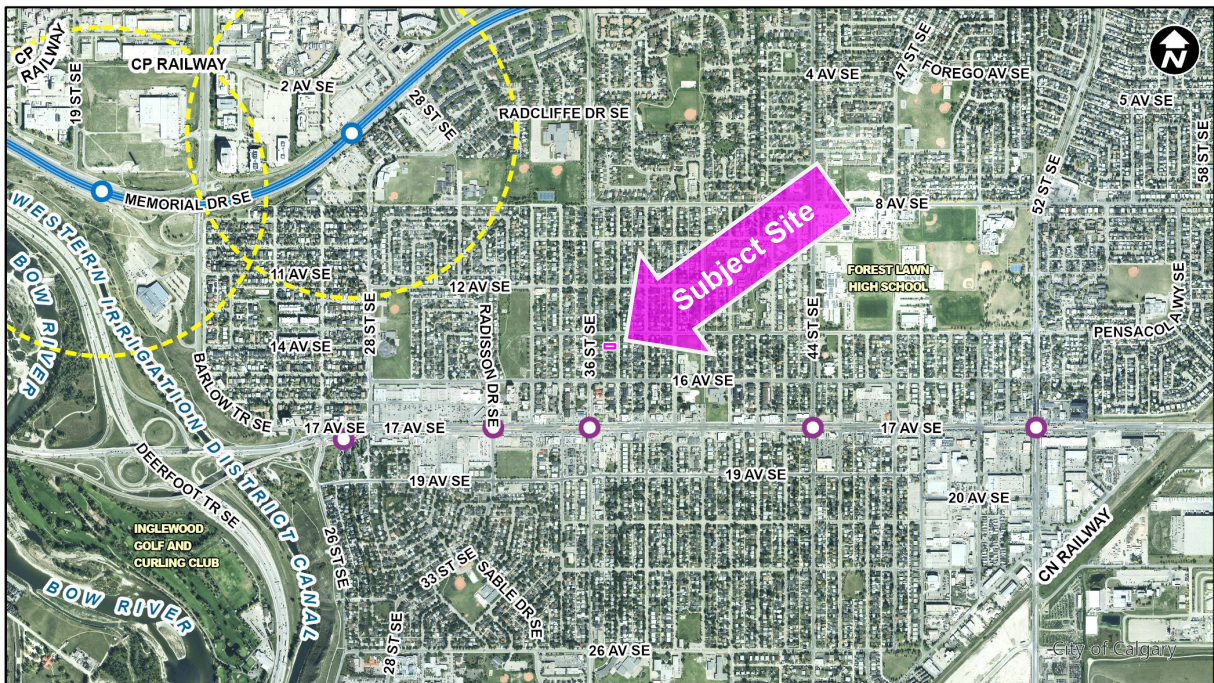
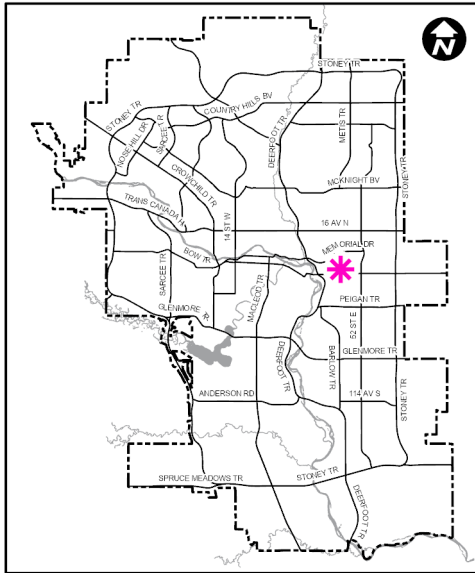
As identified below, the community of Forest Lawn reached its peak population in 1982.

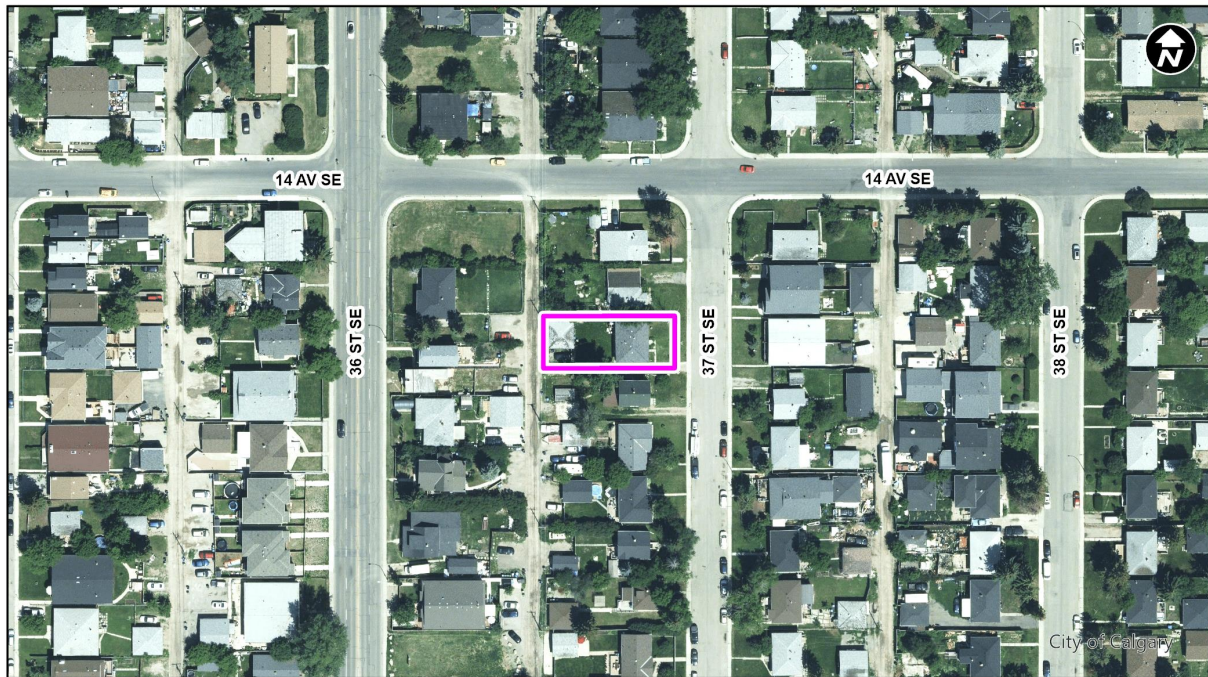
Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2019 Current Population	7,814
Difference in Population (Number)	-1,274
Difference in Population (Percent)	-14%

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. Based on the size of the subject parcel, the R-CG District would allow for up to four dwelling units and 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 building height, parcel coverage, 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 877 square metres (9,447 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 are located in areas that support the development form in an approved Local Area Plan (LAP) as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories meet the location criteria of the H-GO District.

The subject site meets the location criteria of the H-GO District as it is identified as Neighbourhood Connector Urban Form Category in the *East Calgary International Avenue Communities Local Area Plan* (LAP).

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:

- establishing the layout and configuration of dwelling units;
- creating an engaging built interface along 37 Street SE;
- mitigating shadowing, overlooking and privacy concerns;
- providing quality amenity space for residents;
- ensuring appropriate waste storage and collection; and
- providing suitable mobility options, including motor vehicle parking, bicycle parking and alternative mobility storage lockers.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 37 Street SE. An on-street bikeway along 40 Street SE is located three blocks to the east of the subject site. Additionally, both 36 Street SE and 16 Avenue SE are planned for future pathways and bikeways under the Always Available for All Ages and Abilities (5A) Network.

The site is approximately 300 metres from transit stops located on 36 Street SE, both north and south of 14 Avenue SE. These stops host Route 43 (McKnight/Chinook), Route 87 (Applewood/17 Avenue SE) and Route 135 (Erin Woods/36 St SE).

The site is also located approximately 400 metres from transit stops on 17 Avenue SE, which serve Route 1 (Bowness/Forest Lawn), Route 87 (Applewood/17 Avenue SE), Route 440 (Chateau Estates/Franklin) and MAX Purple (City Centre/East Hills).

On-street parking is available along 37 Street SE and is unrestricted. Upon redevelopment of the subject parcel, vehicular access is anticipated to be 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 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 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 will be explored and encouraged at subsequent development approval stages.

East Calgary International Avenue Communities Local Area Plan (Statutory – 2024)

The [East Calgary International Avenue Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. The LAP speaks to primarily residential uses while some commercial and work from home opportunities exist in the area. It encourages a broad range and mix of housing types, unit structures and forms. Within the Neighbourhood Connector category, the Low building scale policies support building forms such as apartments, stacked townhouses and mixed-use developments. The proposed land use is in alignment with applicable policy of the LAP.