

**Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23**

**ISC: UNRESTRICTED
CPC2018-0698
Page 1 of 7**

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2228 – 36 Street SE,
LOC2017-0359, Bylaw 43P2018 and 213D2018**

EXECUTIVE SUMMARY

This application was submitted by Kellam Berg Engineering & Surveys on 2017 December 01 on behalf of the landowner Dawid Borys and Joanna M Swacha-Borys. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to the Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses, in addition to building types already allowed on this site (e.g. secondary suites, Single Detached, Semi-detached and Duplex Dwellings);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the Residential – Grade-Oriented Infill (R-CG) District.

A map amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan is required to change the policy area from “Low Density Residential/Conservation” to “Low Density Multi-Dwelling” is required to accommodate the proposed land use redesignation. The proposal conforms to the Area Redevelopment Plan as amended and is in keeping with applicable policies of the *Municipal Development Plan*.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.

Moved by: A. Palmiere
Absent: E. Woolley

Carried: 6 – 0

3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2228 – 36 Street SE (Plan 3457GT, Block 12, Lot 16) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

Moved by: A. Palmiere
Absent: E. Woolley

Carried: 6 – 0

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23

ISC: UNRESTRICTED
CPC2018-0698
Page 2 of 7

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2228 - 36 Street SE,
LOC2017-0359, Bylaw 43P2018 and 213D2018**

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:

That Council hold a Public Hearing on Bylaws 43P2018 and 213D2018; and

1. **ADOPT** the proposed amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 43P2018.
3. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2228 – 36 Street SE (Plan 3457GT, Block 12, Lot 16) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 213D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

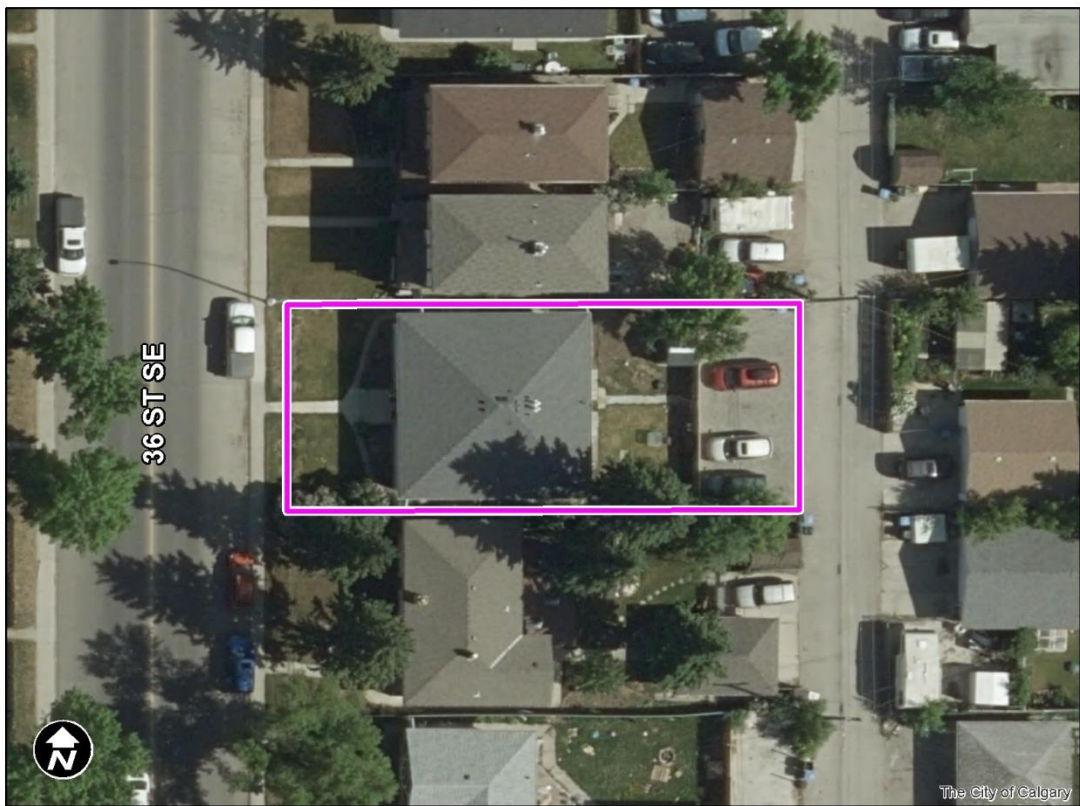
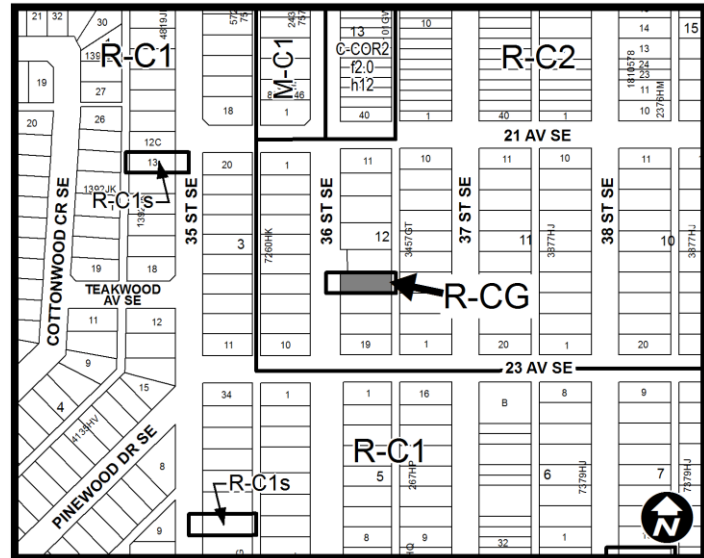
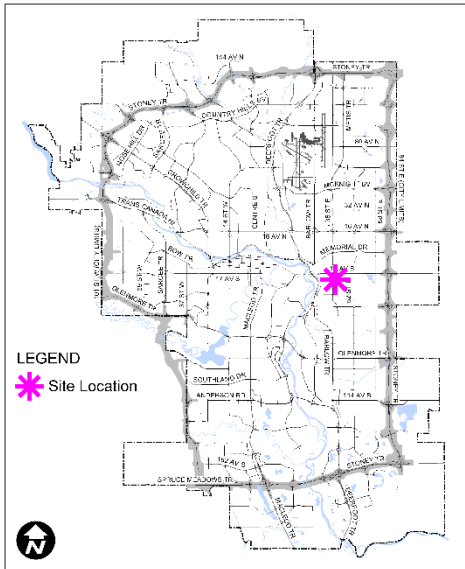
Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23

ISC: UNRESTRICTED
CPC2018-0698
Page 3 of 7

Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2228 - 36 Street SE,
LOC2017-0359, Bylaw 43P2018 and 213D2018

BACKGROUND

Location Maps



Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2228 - 36 Street SE, LOC2017-0359, Bylaw 43P2018 and 213D2018

Site Context

The subject site is located in a low density residential R-C2 setting in the community of Forest Lawn north of 23 Avenue SE and west of 36 Street SE. The site is approximately 0.06 hectares in size with approximate dimensions of 15 metres by 37 metres and is developed with a one-storey Semi-detached Dwelling. The site has a parking pad accessed from the rear lane. Single Detached Dwellings exist to the north, south and west of the site.

The population of Forest Lawn has experienced a population decline from its peak in 1982, as indicated in *Figure 1* below.

Figure 1: Community Peak Population

Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2017 Current Population	7,772
Difference in Population (Number)	-1,136
Difference in Population (Percent)	-14%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Forest Lawn](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed redesignation will allow for a range of building types that are compatible with the established built form for the neighbourhood.

Though a minor amendment to the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan* is required, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The existing Residential – Contextual One/Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for Single Detached, Semi-detached and Duplex Dwellings. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed R-CG District allows for grade-oriented development in the form of Rowhouses, Duplexes, Semi-detached and Single Detached Dwellings. The maximum building height is 11 metres. At the maximum permitted density of 75 units per hectare, this site could potentially accommodate up to four dwelling units.

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2228 - 36 Street SE,
LOC2017-0359, Bylaw 43P2018 and 213D2018**

The R-CG District also allows for a range of other low-density housing forms such as Single Detached, Semi-detached and Duplex Dwellings. Secondary suites (one Backyard Suite or Secondary Suite per unit) is also allowable in R-CG development. Secondary suites are not counted towards the permitted density and do not require motor vehicle parking stalls if the size of the suite is less than 45 square metres.

Infrastructure:

Transportation Networks

Vehicular access and parking for the proposal should be via the lane. Currently, the existing lane is paved. The site is located approximately 20 metres from bus stops for routes 23, 26, 73. The closest BRT station is located 500 metres from the subject parcel on 17 Avenue SE. On-street parking adjacent to the site is unregulated. No Transportation Impact Assessment or parking study will be required.

Utilities and Servicing

Water and sanitary sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. A storm sewer extension may be required as part of the development permit application process.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

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

The proposal was circulated to the Forest Lawn Community Association. No comments were received by the CPC report submission date.

Administration did not receive any letters objecting to the application.

Engagement

No public meetings were held by the applicant or Administration for this application.

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Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to the site, the proposal meets the policies on Land Use Patterns.

Municipal Development Plan (MDP) (Statutory, 2009)

The subject parcel is located within the Developed Residential Area - Inner City typology of the MDP, which supports moderate intensification that respects the community context. In general, these policies encourage redevelopment of the inner city areas in a way that is similar in scale and built form to existing development and contributes to a greater variety of housing types overall. The MDP also encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities and transit.

The proposed R-CG District allows for development that is sensitive to the existing context and conforms to the relevant policies of the MDP. The subject site is adjacent to multi-residential development, within close proximity to transit service and will allow for a greater variety of housing forms in the area.

Notwithstanding the above, the MDP states that Local Area Plans in existence prior to the approval of the MDP are recognized as policies providing specific direction for the local context.

Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (ARP) (Statutory, 1995)

The subject site is located within the "Low Density Residential/Conservation" policy area of the *Forest Lawn-Forest Heights/Hubalta ARP*. Within this policy area, the intent is to retain the existing neighbourhood quality and character while permitting redevelopment to occur that is compatible with the surrounding streetscape.

In order to bring this land use amendment proposal into alignment with the Forest Lawn-Forest Heights/Hubalta ARP, a minor amendment to Map 3: Land Use Policy Areas will be required to identify the site as "Low Density Multi-Dwelling" policy area (APPENDIX II). The proposed R-CG District would comply with the intent of this policy area, which is to permit dwelling units such as townhouses, triplex and fourplex dwellings at a low density range.

Location Criteria for Multi-Residential Infill (Non-statutory, 2014)

While the proposed R-CG District is not a multi-residential land use, the *Location Criteria for Multi-Residential Infill* was amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other multi-residential developments. The guidelines are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the *Municipal Development Plan* or local area policy plans, to assist in determining the appropriateness of an application in the local context.

Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2228 - 36 Street SE, LOC2017-0359, Bylaw 43P2018 and 213D2018

The subject site aligns with many of the location criteria, including having lane access, being located on a collector street, in proximity to 17 Avenue SE (an identified Main Street), and having access to public transit (bus stops within 20 and 500 metres).

As such, this proposed moderate site intensification is anticipated to have a minimal impact on adjacent properties, and is therefore considered appropriate.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

An Environmental Site Assessment was not required for this application.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

This proposal conforms to the relevant policies of the *Municipal Development Plan* and the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan* with proposed amendments. The proposed R-CG District was designed to be implemented in proximity, or directly adjacent, to low density residential development. The proposal represents a modest density increase and allows for a development that has the ability to be compatible with the character of the existing neighbourhood. In addition, the subject parcel is fronting a collector roadway, is located within walking distance of several transit stops, and has direct lane access.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan
3. Proposed Bylaw 43P2018
4. Proposed Bylaw 213D2018