

Planning & Development Report to
Calgary Planning Commission
2019 July 04

ISC: UNRESTRICTED
CPC2019-0793

Road Closure and Land Use Amendment in Forest Lawn (Ward 9) adjacent to 3711 - 17 Avenue SE, LOC2019-0039

EXECUTIVE SUMMARY

This application was submitted by WSP Canada on 2019 March 21 on behalf of the landowner, The City of Calgary. The application proposes to close a portion of road right-of-way adjacent to 3711 – 17 Avenue SE and redesignate the area to Mixed Use - Active Frontage (MU-2f5.0h26) District to allow for:

- mixed-use buildings (e.g. multi-residential development with commercial storefronts);
- a maximum building height of 26 metres;
- a maximum of approximately 4,500 square metres, based on floor area ratio (FAR) of 5.0; and
- the uses listed in the MU-2 District.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan* and the *International Avenue Area Redevelopment Plan*. No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed closure of 0.09 hectares \pm (0.22 acres \pm) of road (Plan 1911178, Area 'A') adjacent to 3711 – 17 Avenue SE, with conditions (Attachment 3); and
2. Give three readings to the proposed closure bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.09 hectares \pm (0.22 acres \pm) of closed road (Plan 1911178, Area 'A') adjacent to 3711 – 17 Avenue SE, from Undesignated Road Right-of-Way **to** Mixed Use - Active Frontage (MU-2f5.0h26) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None

BACKGROUND

This application was submitted by WSP Canada on 2019 March 21 on behalf of the landowner, The City of Calgary. The subject area was taken as a road right-of-way during the 17 Avenue SE road construction. Following the completion of the project and the construction of the 17 Avenue SE road work, the subject road right-of-way is no longer required. The purpose of the

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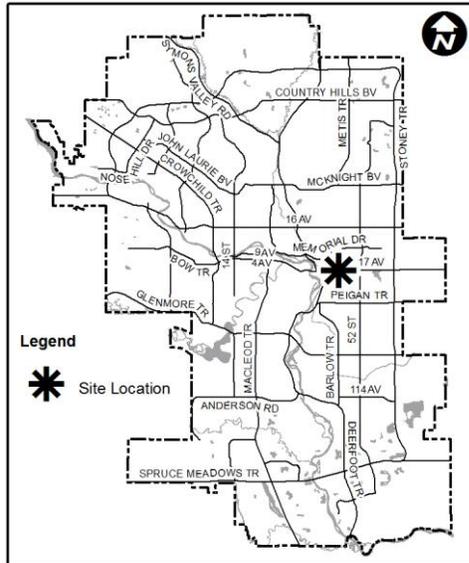
proposed road closure and land use redesignation is to return the portion of the road right-of-way to a parcel. A summary of the proposal can be found in Attachment 1. No development permit has been submitted at this time.

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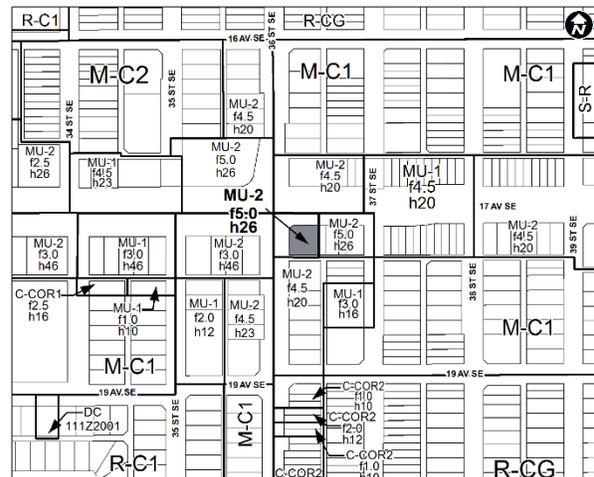
Location Map



Road Closure Map



Proposed Land Use Map



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Site Context

The road right-of-way is located in the southeast community of Forest Lawn, at the corner of 17 Avenue SE and 36 Street SE. The subject road right-of-way has an area of 0.09 hectares \pm (0.22 acres \pm) and is approximately 30 metres by 30 metres.

Surrounding land uses are designated Mixed Use - General (MU-1) District and Mixed Use – Active Frontage (MU-2) District with floor area ratio and height modifiers ranging from 3.0 to 5.0 and 16 metres to 46 metres, respectively.

As identified in *Figure 1*, the community of Forest Lawn reached its peak population in 1982 with a total of 9,088 residents.

Figure 1: Community Peak Population

Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2018 Current Population	7,895
Difference in Population (Number)	- 1,193
Difference in Population (Percent)	- 13%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed MU-2 District is compatible with the uses and developments in the surrounding area. Further information on how this proposal aligns with applicable policies can be found in the Strategic Alignment section of this report.

Planning Consideration

The following sections highlight the scope of technical planning analysis conducted by Administration.

Road Closure

The application proposes to close the road right-of-way adjacent to 3711 - 17 Avenue SE and redesignate the area to Mixed Use - Active Frontage (MU-2f5.0h26) District. The attached Conditions of Approval for the road closure can be found in Attachment 3.

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Land Use

The proposed Mixed Use - Active Frontage (MU-2f5.0h26) District is intended to be located along commercial streets where active commercial uses are required at grade to promote activity at the street level. The district is also meant to accommodate a mix of commercial and residential uses in the same building with commercial on the ground floor and residential in the upper floors. The MU-2 District is in keeping with the surrounding land uses.

Development and Site Design

Future development of the site must include commercial uses at grade facing 36 Street SE and 17 Avenue SE, with transparent glazing on building facades for street-oriented building design.

The rules of the proposed MU-2 District provide guidance for the future site development including appropriate uses, height, landscaping and parking.

Environmental

An Environmental Site Assessment was not required as part of this application.

Transportation

The Calgary Transportation Plan classifies 17 Avenue SE as an Urban Boulevard and 36 Street SE as an Arterial Street. The site is served by Calgary Transit MAX Purple Route 1 with a bus stop directly in front of the site on 17 Avenue SE.

On-street parking is prohibited on both 36 Street SE and 17 Avenue SE. Vehicular access to the site is currently available from 36 Street SE and the rear lane. Direct vehicular access to 17 Avenue SE is prohibited.

Utilities and Servicing

Sanitary sewers are available to service the development. At the development permit stage, a Sanitary Servicing Study may be required to determine whether off-site upgrades are required.

Water mains are available to service the development. At the development permit stage, a fire flow calculation letter may be required to determine whether off-site upgrades are required.

Storm sewers are available to service the proposed development.

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Stakeholder Engagement, Research and Communication

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

Administration did not receive a response to the circulation from the Forest Lawn Community Association and no citizen comments received by the CPC report submission date. No public meetings were held by the applicant or Administration for this application.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The road right-of-way is located within the Main Street - Urban Main Street area of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of the population.

The proposed road closure and redesignation is keeping with relevant MDP policies as the MU-2 District is intended to accommodate mixed use development along commercial streets.

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International Avenue Area Redevelopment Plan (Statutory – 2018)

The road right-of-way is within the Community - Centre area on Map 3 of the *International Avenue Area Redevelopment Plan (ARP)*. The subject site also falls within the Central Boulevard zone within the ARP.

The Community - Centre area is intended to accommodate a fine grain network of streets, wider sidewalks to encourage pedestrians and active streets, and buildings set close to frontages to support higher levels of commercial and residential intensity.

The Central Boulevard zone encourages land uses that support transit use, social interaction and activity in pedestrian areas.

The proposed MU-2 District is consistent with the applicable policies within the ARP.

Social, Environmental, Economic (External)

The proposed land use district provides for a mix of commercial and residential opportunities that may accommodate the needs of different demographic.

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.

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REASON(S) FOR RECOMMENDATION(S):

The proposal aligns with the applicable policies of the *Municipal Development Plan* and *International Avenue Area Redevelopment Plan*. The MU-2 District is compatible with the surrounding land use designations intended for lands located along a Main Street, such as the International Avenue / 17 Avenue SE.

ATTACHMENT(S)

1. Applicant's Submission
2. Registered Road Closure Plan
3. Proposed Road Closure Conditions