



GREATER FOREST LAWN COMMUNITIES

Local Area Planning Project

Phase 3 – REFINE: What We Did Report
Spring 2024



Greater Forest Lawn Communities Local Area Planning Project

Phase 3: REFINE
What We Did Report

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Project Overview

The Greater Forest Lawn Communities Local Area Planning project includes the communities of Albert Park/Radisson Heights, Applewood Park, Dover, Erin Woods, Forest Heights, Forest Lawn, Forest Lawn Industrial, Penbrooke Meadows, Red Carpet, Southview, 09Q, and a portion of Golden Triangle.

Through the local area planning process, we'll work together to create a future vision for how land could be used and redeveloped in the area – building on the vision, goals and policies outlined in Calgary's Municipal Development Plan and The Guide for Local Area Planning.

The Greater Forest Lawn Communities Local Area Plan will fill gaps in the communities where no local plan currently exists and replace other plans that need to be updated.

What did we do with the input received?

This input was used to update the concepts presented to the public for Phase 4: REALIZE. This is the What We Did Report which demonstrates how your feedback in Phase 3 was used to inform the draft plan in Phase 4.

We encourage you to review the Phase 3 – REFINE What We Heard Report to understand our communications and engagement approach, the questions we asked, and the feedback we collected during that phase of the project. It also will provide you with the context of how feedback collected in Phase 3 helped inform the draft local area plan in Phase 4 that The City is presenting to the public, where you will be able to connect with the project team to have any questions answered.

What We Heard / What We Did

The themes that emerged from our public engagement and the responses from the team regarding how that feedback will be used to further refine the plan are outlined below.

Topic 1: Small-Scale Homes

As Administration responds to Council's direction on small-scale homes throughout Calgary, do you have anything you would like to share regarding small-scale homes throughout the Greater Forest Lawn Communities? We want to know what you think and why.

What We Heard	What We Did
Participants feel that there are parking concerns.	The draft Plan supports high-quality transit infrastructure that integrates with new development, where feasible. It helps to reduce the dependency on vehicle use within the Greater Forest Lawn Communities over time. To address concerns on traffic and parking infrastructure, draft Chapter 2 Section 2.6 Mobility includes policy direction on providing greater flexibility and forms of mobility such as pedestrian, cycling and transit as well as direction on the street network. Furthermore, community improvements were added to draft Chapter 3 Section 3.2.2 to improve mobility connections and prioritize active use and transit investments. New development will have to address parking considerations mainly by including parking requirements on-site that fit the development best. At the planning application stage, parking requirements for development will be reviewed and evaluated against the Land Use Bylaw and other related City policies and Bylaws. Parking concerns could be addressed through parking permits that are initiated by the community.
Housing Affordability	The Housing Options draft core value has a focus on diverse and accessible housing for people from all income levels, ages and cultural backgrounds to meet the evolving needs of people in all life stages. Chapter 2 Enabling Growth contains a future growth concept in the draft Urban Form and Building Scale Maps that identify the locations that support various forms of housing that can meet specific housing needs. The Plan contains policies that enable the development of non-market housing especially on City-owned sites that can accommodate housing.

In Favour of Small-Scale Homes	Providing diverse housing options for people from all income levels, ages and cultural backgrounds is a draft core value of the Plan. The draft core values guide policies found in draft Chapter 2 and include opportunities for different building forms and housing affordability. The Plan takes a balanced approach to support diverse housing options. A variety of small-scale homes, including single detached, semi-detached, rowhouses and townhouses, are supported on any residential lot in the communities. In addition, draft Chapter 3 Section 3.2.1 strives to provide diverse, accessible, and affordable housing choices in various building forms to meet the needs of residents at all income levels.
Landlord/Renter Concerns	Concerns with landlord and tenant relations can be assisted and mediated through the Provincial Government Common problems – Landlords and tenants Alberta.ca
Variety of Housing Options	The Housing Options draft core value focuses on diverse and accessible housing choices in the Greater Forest Lawn Communities for people from all income levels, ages and cultural backgrounds. Housing development is to meet the evolving needs of people in all life stages. Chapter 2 Enabling Growth contains a future growth concept in the draft Urban Form and Building Scale Maps that identify the locations that support various forms of housing that can meet specific housing needs. This includes low-scale and low-density housing as well as multi-residential housing. Larger multi-residential homes are strategically concentrated in specific areas including near transit stations, community commercial areas, community amenities and major roadways such as 36 Street SE and 8 Avenue SE.

Topic 2: Draft Urban Form Map and Draft Building Scale Map

Do you think any changes to the draft Urban Form and Building Scale Maps should be considered? Please explain what change(s) you think should be considered and why?

What We Heard	What We Did
Location Specific Comments	The Local Area Plan Urban Form and Building Scale maps were drafted with input gathered during public engagement and coordinated with the Technical Advisory Committee team that includes representatives from Mobility, Transit, Parks, Housing, Arts & Culture and others. These maps represent the best locations for growth in the Plan Area. Chapter 2 Enabling Growth provides policies on how the community should grow and evolve.
Crime and Safety Concerns	After reviewing public input and ongoing discussions with the working group, community associations and individuals in the Plan Area, the project team has incorporated safety in the draft vision and core values on Mobility Choices and Parks, Recreation and Community Facilities. The project team continues to develop policy in draft Chapters 2 and 3 to enhance safety in parks, open spaces, public transit and other means of transportation. In addition, Chapter 2 Section 2.4.2 Built Form provides directions for buildings and exterior environments such as public spaces to incorporate Crime Prevention Through Environmental Design (CPTED). Chapter 3 Supporting Growth Section 3.2.5 Building Strong Communities provides ways in which the Greater Forest Lawn communities can enhance a feeling of safety and manage the crime concerns in the area. This section contains policies that can help the community work with City partners and departments to ensure that the streets are patrolled, and bylaw concerns are addressed including unsightly properties, better maintenance for parks and public spaces, and increased police presence. Residents are encouraged to contact 311 Calgary via phone or online (calgary.ca/311) to report bylaw-related issues. For life-threatening emergency assistance (fire, ambulance, or police) or to report a crime, call 911.
Traffic Concerns Related to Increased Density	Mobility specialists at The City have undertaken mobility analyses to better understand traffic flow

	throughout the Plan Area and recommend development policies to improve mobility in the Greater Forest Lawn Communities. Draft Chapter 2 Section 2.6 Mobility, and draft Chapter 3 Section 3.2.2 also support further development of the 5A mobility network, which provides year-round transportation infrastructure for cycling, wheeling and pedestrians. This infrastructure is an attractive, efficient, safe, accessible and affordable alternative to personal vehicles which can alleviate traffic and congestion concerns. Draft Chapter 3 Supporting Growth includes several street improvement projects that include improved pedestrian and cycling facilities. Primary Transit Network such as Bus Rapid Transit will be added along key corridors such as 52 Street SE and expanded along 17 Avenue SE. These improvements can help alleviate traffic concerns by providing more mobility options. Development that generates a significant number of vehicular daily trips will be reviewed by the Development Authority and Transportation Impact Assessments may be requested during the application review process. Transportation solutions will be analyzed at that time and recommendations will vary based on existing context and other site considerations.
In Favour of Draft Local Area Plan Maps	The Future Growth Concept set out in this Plan envisions accommodating growth and change in key areas identified in the Municipal Development Plan through planning and technical analysis and public engagement conducted during the drafting of this Plan. The Plan builds upon the characteristics and attributes of the Greater Forest Lawn Communities and the policies in this section provide the direction to realize the vision and core values. While a local area plan identifies and guides where and how future growth and change could happen within a specific area, it is property/landowners who decide if and when redevelopment happens on their property/land. If a property/landowner would like to redevelop their land, they are required to submit a planning application and go through a review process to ensure their application aligns with City policies such as the Municipal Development Plan, the Local Area Plan and other applicable City policies.

	The Local Area Plan Urban Form and Building Scale maps were drafted with input from public engagement and coordinated with the Technical Advisory Committee team which includes representation from Transportation, Transit, Parks, Housing and others. These maps represent the most ideal locations for growth in the Plan Area. Chapter 2 Enabling Growth describes the maps and how the community will grow and evolve.
Parking Concerns	The draft Plan supports high-quality transit infrastructure that integrates with new development, where feasible. It helps to reduce vehicle use within the Greater Forest Lawn Communities over time. To address concerns on traffic and parking infrastructure, draft Chapter 2 Section 2.6 Mobility includes policy direction on providing greater flexibility and forms of mobility such as pedestrian, cycling and transit as well as direction on the street network. Furthermore, community improvements were added to draft Chapter 3 Section 3.2.2 to improve mobility connections and prioritize active use and transit investments. New development will have to address parking considerations mainly by including parking requirements on-site that fit the development best. At the planning application stage, parking requirements for development will be reviewed and evaluated against the Land Use Bylaw and other related City policies and Bylaws. Parking concerns could be addressed through parking permits that are initiated by the community.

Topic 3: Community Improvements

Do you have any additional ideas for community improvements that would help support growth and change in the Greater Forest Lawn Communities.

What We Heard	What We Did
Transportation and Mobility Improvements Needed Including Pedestrian, Cycling and other Wheeling Modes.	Draft Chapter 3 Supporting Growth provides objectives and implementation options specific to safe, efficient, and well-connected mobility options throughout the Plan Area. The implementation options prioritize pedestrian and cycling connections, including completing missing links to amenities and points of interest such as transit station areas, Main Street, schools, parks, and natural spaces. Primary Transit via Bus Rapid Transit will also be added along key corridors such as 52 Street SE and expanded along 17 Avenue SE. These improvements can help alleviate traffic concerns by providing several mobility options.
Maintenance and Improvements of Playgrounds/Parks as well as Additional Public Spaces.	Draft Chapter 2 Section 2.2.4 Parks, Civic and Recreation contains policies on land use and site, building and landscape designs that outline ways to enhance the redevelopment of parks, open spaces and recreation facilities. The draft Plan includes a section on trees in the Plan Area. Draft Chapter 3 section 3.2.4 b. Urban Forest Tree Canopy lays out policies on new tree planting on public land, in boulevards and Parks, and the protection of existing trees. Draft Chapter 3 Supporting Growth provides objectives and implementation options to upgrade recreational facilities and improve the functionality of existing parks and open spaces by prioritizing accessible, inclusive, and year-round active and passive recreation uses for people of all ages, cultures, and abilities.
Interest in Increased Safety Measures and Policing Supports.	Chapter 3 Section 3.2.5 Building Strong Communities provides ways in which the Greater Forest Lawn communities can enhance a feeling of safety and manage the crime concerns in the area including increased policing for the area.
Improved Community Standards and Increased Maintenance of Public Spaces.	The Plan aligns with The City of Calgary Community Standards Bylaw. The Bylaw promotes good neighbour relationships and addresses community concerns through the regulation of noise, fire pit use, untidy properties, weeds and grass, graffiti and nuisances.

	Draft Chapter 3 Section 3.2.5 Building Strong Communities contains policies that address community standards through partnerships with Calgary Police and other City partners to provide an accessible street-level presence of enforcement officers in the community to address problems and concerns in a proactive manner and positively improve the community's perception of safety by addressing graffiti, unsightly properties, panhandling and other social disorder concerns.
Homelessness	The City has a unique community peace officer team called the Encampment Team, which responds to homeless encampments; the team has created a working model that focuses on creating positive relationships and open communication channels with numerous social agencies and businesses that work to support vulnerable populations. If you encounter an encampment: • Call 311 to report it. • Do not enter the camp. • If you believe someone's safety is in jeopardy, or if you see a violent or criminal situation occurring, call 9-1-1.

Project next steps

We will be back in the community from May 14 – 31, 2024, for Phase 4: REALIZE. This phase will include both in-person and online engagement opportunities to review and ask questions of the project team about the draft local area plan for the Greater Forest Lawn Communities.

To review the plan itself, please download the plan online. Also, please review the information booklet delivered in your mailbox, or find one at a [Pick-Up Locations](#) or download a copy online. You can also participate in an online information session with the team, or attend the in-person open house on May 25, 2024, at the Penbrooke Meadows Community Association from 1-3 p.m.

For details about these events, including how to register, and information about where and how information booklets can be found, and how to sign up for email updates, please visit our project website at: calgary.ca/GFLplan.