



GREATER FOREST LAWN COMMUNITIES

LOCAL AREA PLANNING PROJECT

Phase 1- 4 High-level Engagement Report Back

June 2024

Contents

Project overview	2
What did we do with the input received?	2
What We Heard / What We Did – Duration of the project	3
What We Heard / What We Did Reports (For Each Phase)	9
Phase 1: ENVISION.....	9
Phase 2: EXPLORE.....	9
Phase 3: REFINE	9

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 East Calgary International Avenue 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.

Note: Throughout engagement, the project team heard interest in changing the name of the “Greater Forest Lawn Communities Local Area Plan” to better reflect the communities included in the Plan Area. Public engagement was conducted in Phase 3 to gather feedback for a potential new name for the Local Area Plan document. As a result, when the proposed Plan is presented to Council for a decision in Fall 2024, it will be recommended that Council approve the name East Calgary International Avenue Communities Local Area Plan as the new Plan name.

What did we do with the input received?

Input was used to refine the Plan presented to the public for Phase 4: REALIZE. This is found in the What We Did report which demonstrates how input received throughout the duration of the project was used in the final draft plan.

We encourage you to review all the What We Heard Reports to understand the communications and engagement approach, the questions we asked, and the feedback collected during the phases of the project.

What We Heard / What We Did – Duration of the project

Below you will see the themes that emerged from public engagement since the project was initiated in 2022, and responses from the project team as to how that feedback was considered in the final draft plan.

High-Level Themes (From All Phases of Engagement)

What We Heard	What We Did
Participants value the local history and cultural diversity in the area noting local businesses, food, art, with an interest to create public spaces that are welcoming for all.	- To supplement the additional history section for the Plan Area that was developed as part of the draft Chapter 1, the project added history on how the cultural diversity in the communities have evolved over time. - The draft Vision for the Plan emphasizes that the area will continue to value cultural diversity and evolve into thriving, welcoming, and safe neighbourhoods that provides diverse mobility choices, inclusive open spaces, various housing options and business opportunities for everyone. - The Climate Resilience draft Core Value emphasizes reimagining the reusing and repurposing of existing buildings and infrastructure to reduce need for new infrastructure.
Participants are interested in a variety of housing options that considers affordability and inclusivity. Concerns shared about gentrification, displacement, landlords/renters, seniors, and the loss of small-scale homes.	- Promoting diverse and inclusive housing choices is a core value of the East Calgary International Avenue Communities Local Area Plan. - The draft Core Value on Housing Options emphasizes on providing quality and accessible housing options for people from all income levels in the Plan Area, particularly in areas with existing infrastructure such as several Comprehensive Planning Sites, Transit Station Areas, International Avenue, and community amenities to meet the evolving needs of people in all stages of life. The project team is also working with other City departments to explore using existing City-owned lands to provide additional housing options for the Plan Area communities. - Chapter 2 Enabling Growth contains a future growth concept in the draft Urban Form and Building Scale Maps that identify 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.

	- Furthermore, the Plan contains policies that enable the development of non-market housing, especially on City-owned sites that can accommodate housing. - While a local area plan identifies and guides where and how future growth and change could happen within a specific area, it is the property landowners who decide if and when redevelopment happens on their property/land. - Additionally, 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. - Concerns with landlord and tenant relations can be assisted and mediated through the Provincial Government Common problems – Landlords and tenants Alberta.ca
Participants value enhanced, well maintained and protected green and recreation spaces with a desire for additional outdoor public spaces like parks/gathering spaces that can be programmed for families and include considerations for accessibility.	- The Parks, Recreation and Community Facilities draft core value aims to protect and invest in parks and open spaces for people of all ages, cultural backgrounds, and abilities to promote overall community wellness and quality of life. - 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 project team is actively exploring opportunities with other City departments to enhance existing green spaces that meet the changing needs of residents. In addition, draft Chapter 3 Section 3.2.3 Inclusive Parks, Open Spaces and Community Facilities includes several community improvements to support future growth. - 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 also 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.
Participants expressed issues with traffic and parking with many sharing concerns about future growth intensifying these issues.	Traffic volume and parking were considered when developing the local area plan. The Mobility Choices draft core value emphasizes providing a comprehensive mobility network of pathways, transit, roadways and wheeling infrastructure that allows people more options when moving between communities and beyond.

	• 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. • 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. • 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. • As part of the development of draft Chapter 3 Section 3.2.2 the project team explored community improvement ideas to continue to build out the 5A Mobility Network with a focus on key connections that improve access to transit. • New developments 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. • 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.
Participants value the proximity to amenities and services and desire mobility improvements and increased access to more sustainable alternate transportation options.	• The Mobility Choices draft core value prioritizes providing transit, walking, wheeling and other active modes to move around the Greater Forest Lawn Communities. It emphasizes that transit and pathway networks should be safe, efficient, well-maintained, connected, and accessible year-round, especially to International Avenue, transit stations and community destinations from the residential area. • In response to feedback received, additional policies regarding mobility were added to draft Chapter 2 Section 2.6 Mobility and the project team explored and captured text regarding mobility improvements as part of draft Chapter 3.

	• 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. • The draft Plan Vision states that various and inclusive housing, amenities, attractions, business opportunities and mobility options will form a foundation to make the community continue to evolve into thriving, welcoming and safe neighbourhoods.
Participants want increased maintenance, community standards, and change to the negative perception, stigma of the area.	• The draft Vision statement emphasizes the cultural diversity and inclusiveness value in the community and the Plan Area continues to evolve into thriving, welcoming, and safe neighbourhoods. The draft Core Values that support the draft Vision and guide future planning policies for the area emphasize provision of well-connected mobility choices, inclusive open spaces, various housing options and business opportunities for people in and beyond the communities. In addition, the Plan will be developed through a cultural planning lens to address stereotypes by building an understanding of people from diverse cultures. • <u>Draft Vision:</u> ○ The Greater Forest Lawn Communities will continue to value the cultural diversity and inclusiveness found throughout the Plan Area and continue to evolve into thriving, welcoming, and safe neighbourhoods by providing well-connected mobility choices, inclusive open spaces, various housing options and business opportunities for people in and beyond the communities. • 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.
Participants shared concerns about safety, crime, and general social disorder throughout the plan area, notably in public spaces like parks. Many referenced homeless populations, drug use, crime, and an interest in making safety a priority.	• The Plan is a comprehensive planning document for the entire area. Safety and quality housing options are incorporated into the draft Vision and Core Values to guide policy developments. • After reviewing public input received, the project team has incorporated safety in the draft Vision and Core Values as it relates to Mobility Choices and Parks, Recreation and Community Facilities. • Additionally, the Housing Options draft Core Value will support quality and diverse housing development for people from all income levels and ages. • 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. • The City also 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.
Participants expressed general support for draft maps but concern with large-scale growth and a preference for small-scale homes. Referencing interest in supporting seniors, community vibrancy, affordability and overall fit.	• 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. • A specific location approach accommodated moderate-to large-scale growth in the draft Urban Form and Building Scale Maps. Large-scale growth is located at Transit Station Areas such as the Franklin LRT station and Max Purple BRT stations along International Avenue, at Neighbourhood Activity Centres such as community commercial areas at 8 Avenue SE by 44 Street SE and community corridors such as 36 Street SE. • The Plan also takes a balanced approach to support diverse housing options to meet the needs of residents at all income

	levels. A variety of small-scale homes, including single detached, semi-detached, rowhouses and townhouses, are supported on any residential lot in the communities. • 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, 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.
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Engagement Pages (For Each Phase)

Links to each of the past engagement / survey pages can be found below.

- [Phase 1: ENVISION](#)
- [Phase 2: EXPLORE](#)
- [Phase 3: REFINE](#)
- [Phase 4: REALIZE](#)

What We Heard / What We Did Reports (For Each Phase)

To learn about what we heard from the public and other key impacted and interested groups, view the What We Heard Reports and Engagement Summary. To see key themes raised and summaries of what we did in each phase of engagement, view the What We Did Reports.

Links to each of these reports are below:

Phase 1: ENVISION

- [Phase 1 What We Heard Report](#)
- [Phase 1 What We Did Report](#)
- [Phase 1 Engagement Summary](#)

Phase 2: EXPLORE

- [Phase 2 What We Heard Report](#)
- [Phase 2 What We Did Report](#)
- [Phase 2 Engagement Summary](#)

[OBJ]

Phase 3: REFINE

- [Phase 3 What We Heard Report](#)
- [Phase 3 What We Did Report](#)
- [Phase 3 Engagement Summary](#)