



GREATER FOREST LAWN COMMUNITIES

Local Area Planning Project

Phase 2: EXPLORE - What We Heard Report
Fall 2023



Greater Forest Lawn Communities Local Area Planning Project

Phase 2: EXPLORE Engagement & Communications Summary

Report Back – Fall 2023

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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 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 identify gaps in the area where no local plan currently exists and replace other plans that need to be updated.

Communications and engagement program overview

The integrated communications and engagement program for the Greater Forest Lawn Communities provides participants the opportunity to take part in meaningful engagement where we seek local input and use it to inform and successfully achieve city-wide planning goals at the local level. We also ensure the program allows participants to effectively navigate and access information on local area planning to raise their capacity to productively contribute to the project.

The communications and engagement program for this project has been created to allow participants to get involved and provide their input, which helps City Council understand people's perspectives, opinions, and concerns before concepts are developed. They will consider public input and will report on how feedback has influenced decisions. Public input is an important part of the local area planning process and is one of many areas of consideration in the decision-making process.

Some of the considerations that influenced our overall communications and engagement approach are listed below. Our objective is to provide multiple ways for participants to get involved, learn about, and provide input on the project.

Phased program

The engagement process for multi-community plans has been designed as a multi-phased approach where we will collect input at key intervals throughout the planning process. This project includes four phases of engagement where:

- In Phase 1 we gained a high-level understanding of the strengths, challenges, and opportunities of future redevelopment in the area from the broader public.
- In Phase 2 we explored where and how growth and change could happen in the area.
- In Phase 3 we will continue to further refine the Plan and confirm investment priorities.

- In Phase 4 we will share the final proposed plan and demonstrate how what we've heard throughout the engagement process has been considered in the final plan.

Raising the capacity of the community

Prior to starting formal engagement, we began the project with an educational focus to increase knowledge about planning and development to enable participants to effectively contribute to the process. This included starting the conversation with why growth and redevelopment are important and how local area planning fits into our city-wide goals. We also took a plain language and transparent communications approach in our materials.

Increasing participation and diversity

Recognizing that planning can be a difficult subject matter to navigate, we have employed different tactics and approaches to increase participation in the project. We also recognized that the Greater Forest Lawn Communities are made up of a unique and diverse population, and after consulting with local community associations at the project launch, customized our approach to ensure we remove barriers to allow for a diversity of participation.

We used multiple methods to share engagement information in order to reach as many community residents as possible and give them the opportunity to provide feedback:

Direct mail: People within the Canada Post walking routes in the Plan area received an engagement booklet in the mail starting January 17, 2023. This engagement booklet contained information on and questions to consider about the area's draft vision and core values (which were developed from feedback gathered during Phase 1 engagement), potential focus areas for moderate-to large-scale growth, and small-scale growth. The booklets included a feedback form (with postage pre-paid) to mail responses to the questions posed back to the project team.

Engagement booklet pick-up stations: Working together with community associations in the Plan area, we installed engagement booklet pick-up stations – similar in look to Little Libraries – for people in the community to pick up an engagement booklet. The stations were installed before the first phase of engagement and used again for Phase 2 booklets. In addition to the stations, booklets could be picked up in commonly frequented businesses and organizations found throughout the Plan area.

The City of Calgary Engage page: Participants were able to visit calgary.ca/GFLplan to review the content included in the engagement booklet and respond to the same questions included in the booklet's feedback form.

We also shared project updates to subscribers via our email subscription list, as well as at coffee chats, during our community conversation series and at pop-up events in the Plan area. In addition to information sharing, these engagement events also gave community members the opportunity to have their questions answered by the project planners.

Inclusive process

Throughout our engagement we work to ensure an inclusive process that considers the needs of all participants and seeks to remove barriers to participation. We do our best to make public engagement accessible and welcoming to all, despite resource levels or demographics that might prevent some from being included in the process. We ensure that, at the very least, all participants in the Plan area are aware of the opportunity to participate and know that we are interested in hearing from them.

Participation interests & intensity

Our engagement program has been created to cater to the different participation interests and intensity that participants are willing to commit to a project. This includes having a variety of communications and engagement tactics available so that people can get involved at the level that best meets their needs.

Greater Forest Lawn Communities Working Group

One of the foundational pieces of our program includes the development of a multi-community participant working group (designed to accommodate those with more committed interests and more time to offer to the project) where we can have more technical conversations, dive deeper into planning matters and build off the knowledge gained at each session.

Through a recruitment process, 33 members from the broader community, local community associations and the development industry were initially selected to participate in a dialogue on the broader planning interests of the entire area. We had some movement within our community association members and by Phase 2, the working group totaled 35 participants. Throughout the project, the working group participates in one pre-session exercise and nine sessions where they bring different perspectives and viewpoints to the table and act as a sounding board for The City as we work together to create the Greater Forest Lawn Communities Local Area Plan.

Working with the Community

Throughout our engagement program, we take a grassroots approach to create a sense of community, positive advocacy, and grassroots community participation. We achieve this by empowering participants to have conversations and ignite interest in growth and redevelopment with their fellow community members. We achieve this by:

- Publicizing public engagement dates via a sounding board located by the entrance of the Bob Bahan Aquatic & Fitness Centre.
- Providing 12 engagement booklet pick-up locations including “My Idea Stations” at locations throughout the Greater Forest Lawn Communities.
- Offering Coffee Chats with interested groups and community members.
- Offering Community Conversation Series and Planners in Public Spaces which make our project team accessible and available in the Plan area to meet with residents and hear their thoughts and concerns.
- Having the project team attend local events.



Phase 2: EXPLORE Overview

Phase 2 occurred in winter – spring 2023 and focused on expanding knowledge of the local area and explored where and how growth might happen. Phase 2 public engagement was divided into three topics:

Topic 1: Draft Vision & Core Values

Participants were able to review the Plan's draft vision and core values which were developed out of Phase 1 engagement with the public, working group and Greater Forest Lawn area community associations. In this phase of engagement, contributors could provide input on what they might add or change to the draft vision and core values.

Topic 2: Moderate-to Large-Scale Growth

Moderate-to large-scale growth represents homes and businesses that are four storeys or more in height. These can be completely residential or mixed-use with both residences and businesses. Participants were able to review a draft Potential Focus Areas for Growth Map and provide feedback on what they might remove, change, or add. Maps were provided as an engagement tool on the project webpage and in the mailed-out engagement booklets.

Topic 3: Small-Scale Growth – Three Storeys or Less

A small-scale home is any structure that is three storeys or less containing one or more units with individual exterior entrances. Examples of small-scale home types (e.g., single detached, semi-detached, rowhouses, fourplexes) and their benefits were outlined. Participants identified opportunities and challenges related to welcoming a variety of small-scale homes into the Plan area and were able to explain their perspective.

Additional Feedback: Draft Chapters

Online and open house participants were given the opportunity to review and provide feedback on the Greater Forest Lawn Communities Local Area Plan draft chapter 1 and draft chapter 2.

Engagement spectrum of participation

The engage spectrum level for Phase 2 public engagement was 'Listen & Learn' which is defined as, "We will listen to participants and learn about their plans, views, issues, concerns, expectations and ideas."

Phase 2: EXPLORE Objectives

In Phase 2: EXPLORE, we looked to:

- Educate participants about the importance of growth, change and redevelopment with opportunities to learn more, and comment on, different types of growth and change that communities experience over time.
- Continue to create awareness of local area planning and The City's planning process.
- Consult with the working group as a sounding board with a focus on connectivity of communities, transition areas and opportunities for future growth.
- Provide a variety of opportunities for people to learn about the project and share their feedback, attend an information session or open house and to speak with project staff.

What did we do and who did we talk to?

Phase 2 focused on where and how growth and change might happen. Engagement booklets were mailed to each household in the Greater Forest Lawn Communities Plan area and contained engagement maps to help area residents consider where different types of growth should be focused and explore opportunities for additional moderate to large-scale homes and businesses.

Engagement took place with targeted participants starting in fall 2022. Engagement with the general public kicked off on January 17, 2023. We held two virtual events and one in-person open house at the Forest Lawn Library between January 25 and February 9, 2023. We also held four in-person pop-up coffee chats with community between February 8 and February 16, 2023. Online engagement was open for 28 days with mailed in engagement booklets being accepted until the first week of March 2023.

A comprehensive communications plan was developed and executed to inform the community about the project and all engagement opportunities.

In total, our ads promoting the project and the opportunity to get involved were displayed approximately **762,000** times across various mediums. Additionally, we connected with 450 participants online or in-person and received over 400 ideas and contributions across this phase.

The following is an overview of all the channels The City employed throughout Phase 2:

- Fifteen large format signs placed throughout the communities and at high-traffic intersections (including signs translated into Arabic and Vietnamese)
- Community association posts, website updates, news articles
- Councillor Ward email updates
- Mailed engagement packages
- Paid social media advertisement campaign on Facebook, Instagram and Twitter
- Organic social media posts on NextDoor
- Paid geo-targeted digital advertisement campaign on YouTube as well as banner ads
- Email newsletter campaign through Greater Forest Lawn Communities subscriber list
- Ethnic radio ads on Fairchild (Vietnamese/Filipino) and Windspeaker (English/Blackfoot/Stony Nakoda).
- 12 engagement booklet pickup locations and an information board through the area also supported awareness building

The following is an approximate number of individuals reached through all the channels during our Phase 2 with a focus on the communications of engagement.

- Direct mail (engagement package): 24,635
- Community newsletters / websites / emails (distributed): unknown
- Bold signs & information boards: unknown
- Social media (Facebook, Instagram, Twitter, NextDoor): 334,145 impressions

- Targeted YouTube video ads: 264,598 impressions
- Banner ads: 138,831
- Email subscriber updates: 95
- Information boards in community: unknown
- Engagement booklet pickup locations: unknown

Virtual Q&A Sessions with the Public	Metrics
We hosted two online Microsoft Teams events with community members.	<ul style="list-style-type: none"> • Two online Q&A sessions with 10 people registered.
Engagement & Communications	Metrics
The project launched Phase 2 on January 17, 2023, with both online and in-person tactics used to share information with the Greater Forest Lawn Communities aimed at increasing awareness about local area planning.	<ul style="list-style-type: none"> • We received 748 unique website visitors and had 144 online contributors. • 65 paper feedback forms were returned. • We spoke with 99 people at four pop-up coffee chats throughout the Greater Forest Lawn Communities and 76 people at our public open house. • In total, 403 individual comments were collected and reviewed.
Targeted Stakeholder Engagement	Metrics
Community Associations Prior to each phase of the project, and launch of public engagement, we host joint community association meetings where we invite all the Plan area community associations to meet and work through exercises with the team.	<ul style="list-style-type: none"> • We held one community association meeting on May 31, 2023 (in-person). • 9 people registered to attend the meeting.
Greater Forest Lawn Communities Working Group Throughout Phase 2, the working group participated in three workshop sessions (all in-person). These are detailed below in the working group section.	<ul style="list-style-type: none"> • 35 working group members • Three workshop sessions were facilitated during Phase 2.
Industry Representative Meeting One meeting for industry representatives was held during Phase 2. The meeting was aimed at understanding and collecting the perspective of the development industry to support development of the Riley Plan.	<ul style="list-style-type: none"> • June 28, 2023, 9 industry representatives registered to attend a session with the project team.
Community Conversation Series An opportunity open to all community members and email list subscribers. The	<ul style="list-style-type: none"> • 21 members of the public registered to attend our first Community

project team popped up in the Forest Lawn Library (4807 Eighth Ave. S.E.) on May 18 and 25 from 3 – 7 p.m. to chat with members about the Greater Forest Lawn Communities and discuss the developing Local Area Plan.	Conversation Series in the Greater Forest Lawn Communities Plan area.
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About the Greater Forest Lawn Communities Working Group

What is the Working Group?

The working group serves as a sounding board to The City's project team and participates in more detailed dialogue about the broader planning interests of the entire area including connectivity of the communities with a focus on big ideas and actions/opportunities for future growth.

Members of the working group will participate in nine focused sessions throughout the project, where they will engage in dialogue and discussion about the broader planning interests of the entire area as we develop the new Local Area Plan. To review the terms of reference for the working group, please [click here](#).

How was the Working Group Created?

At project launch, The City conducted a recruitment campaign for Calgarians to apply to be a member of the working group, as a general resident of the Greater Forest Lawn or a development industry representative. Community associations were given the opportunity to nominate and select their own representative. Through the recruitment campaign, we received over 100 applications. City Administration reviewed all the applications received and efforts were made to ensure the selected members group included:

- both renters and owners
- a balance of male and female participants
- a diverse range of ages
- student, family, and single professional perspectives
- business owners and those who work in the area
- both new-and long-term residents

The spots per community were allocated based on the community's population distribution relative to the entire Plan area population.

Unlike a research-based focus group, this group is not meant to be statistically representative of the area, but best efforts were made to ensure a broad demographic representation and a range of perspectives were included based on the applications that were submitted.

Who is on the Working Group?

The working group is comprised of a broad range of participants and has 35 members. Membership is comprised of:

- 22 members representing the general community.
- 10 members from community associations and the BRZ in the Plan area.

- Three members from the development industry.

Phase 2 Working Group Sessions

As part of Phase 2, the working group completed three focused workshop sessions. A summary of each session is provided below with a feedback summary and verbatim provided in the Appendix section.

Working Group Session 5: Small-Scale Growth

On Wednesday, February 21, 2023, the working group met to discuss types of small-scale homes, the benefits and challenges of small-growth growth and how they might be integrated into the Greater Forest Lawn Communities.

At this session working group members reviewed work done to date with the project team and participated in small group discussions. We asked each group the following questions:

- Given the unique context of each of the Greater Forest Lawn Communities, what benefits and challenges do different types of small-scale homes present in each of the communities? How may they be viewed by:
 - New or potential residents to the area?
 - Adjacent residents to a proposed development?
 - Existing residents in the wider community?
 - Local businesses and services?
- Given the benefits and/or challenges that you've noted from the above question, how could different types of small-scale growth be integrated into the Greater Forest Lawn Communities?

Presentation from the session can be found here: [Session 5 – Small-Scale Growth](#)

Working Group Session 6: Urban Form and Building Scale Introduction

On April 25, 2023, the working group participated in its sixth session. The focus of the session was on the Plan area's draft Urban Form and Building Scales Maps. Participants were provided with a presentation to help them understand the form and scale categories in relation to what was proposed as a first draft of the urban form and building scale maps.

The session activity focused on discussing five key areas that were identified through public engagement, technical investigation and other City projects. The areas were:

- Franklin Station to 36th Street Area
- Memorial Drive and 52nd Street
- 16th Avenue and 19th Avenue
- Eighth Avenue and 44th Street Area
- 36th Street from Memorial Drive to 34th Avenue

Each key area was discussed in participant breakout groups. The discussions questions were:

- What do you envision for this area in the next 30 years?
- Do you think the draft Urban Form Map supports what you envision in the area? Why? If not, what changes should be considered?

- Do you think the draft Building Scale map supports what you envision in the area? Why? If not, what changes should be considered and why?

Working Group members' feedback was captured and used as an input for revised maps.

Presentation from the session can be found here: [Session 6 – Urban Form and Scale Maps](#)

Working Group Session 7: Urban Form and Building Scale, Small-Scale Growth, and Implementation Options

On June 7, 2023, working group members continued the conversation around draft Urban Form and Building Scale Maps, focusing on the entire Plan area and discussed areas regarding parks and schools, residential neighbourhoods, and high-activity areas. In small groups the participants answered the following questions:

- Do you think the draft Urban Form Map supports what you envision in the area? Why? If not, what changes should be considered and why?
- Do you think the draft Building Scale Map supports what you envision in the area? Why? If not, what changes should we consider and why?

A second session activity focused on small-scale growth (three storeys or less) which can include single-detached homes, semi-detached homes, rowhouses and triplexes or fourplexes. In small groups participants discussed the following questions:

- What policy tools can the Greater Forest Lawn Communities Local Area Plan use to welcome homes with three or more units in the Plan area? Why?
- If location or area-based criteria is preferred, where should homes with three or more units be located? Why?

The session ended with an introduction to community improvements to support growth and change in the Greater Forest Lawn Communities, as this will form Chapter 3 of the Greater Forest Lawn Communities Local Area Plan. Participants were promised a related homework assignment in the coming weeks to gather their feedback. Feedback from the community improvements homework assignment will appear in the Phase 3 REFINE What We Heard Report.

Presentation from the session can be found here: [Session 7 – Map Refinement and Small-Scale Growth](#)

Working Group Feedback Summary

To review an overall summary of feedback provided by working group members over the course of the three sessions, [please click here](#).

Greater Forest Lawn Communities Industry Representatives Meeting

Greater Forest Lawn Communities Industry Representatives Phase 2 Meeting Summary

Session 2 – June 2023

On June 28, 2023, industry representatives were invited to an in-person session to learn about how the Plan had further developed since the initial industry session in December 2022 during Phase 1 of engagement. The session focused largely on the presentation of draft Urban Form and Building Scale Maps and was organized into the following sections:

- Part 1: What We've Done So Far
- Part 2: Understanding Urban Form and Scale Categories
- Part 3: Draft Urban Form and Scale Map Discussion
- Part 4: Next Steps

The activity portion of the session focused on five key discussion areas that were identified through public engagement, technical investigation, and other City projects. The areas were:

- Franklin Station to 36th Street Area
- Memorial Drive and 52nd Street
- 16th Avenue and 19th Avenue
- Eighth Avenue and 44th Street Area
- 36th Street from Memorial Drive to 34th Avenue

For each key area listed above, industry representatives broke into small groups to discuss the following questions:

1. What do you envision in this key area over the next 30 years?
2. Do you think the draft urban form map supports what you envision in the area? Why? if not, what changes should be considered and why?
3. Do you think the draft building scale map supports what you envision in the area? Why? if not, what changes should we consider and why?

The full set of questions and industry participants responses can be found in the appendix link below.

Presentation from the session can be found here: [Session # 2 – Greater Forest Lawn Communities Industry Representatives](#)

For detailed notes and feedback that were recorded at the Industry Representative Session 2, can be found [Appendix C](#).

Phase 2 Community Association Touchpoint Meeting

Purpose of Community Association Touchpoint Meeting

On May 31, 2023, an in-person session was offered community association representatives within the Plan area. The main objective of the meeting was to update community associations on the work completed to date, collect input on draft Urban Form and Building Scale Maps

based on key areas and inform of Phase 3 public engagement planned for fall 2023. The session was organized into the following components:

- Part 1: Recap of What's Happened So Far
- Part 2: Introduction to Urban Form and Building Scale
- Part 3: Draft Urban Form and Building Scale Maps
- Part 4: Map Discussion
- Part 5: Next Steps

What did we ask?

Participants were provided with a pre-reading document which provided detailed information on Urban Form Categories and Building Scale options so they would be prepared to discuss the draft maps.

In-session questions

The session's feedback component focused on specific key areas of Greater Forest Lawn Communities Plan area that have been identified through public engagement, technical analysis, existing policy and working group feedback.

The five key areas were:

- Franklin Station to 36th Street Area
- Memorial Drive and 52nd Street
- 16th Avenue and 19th Avenue
- Eighth Avenue and 44th Street Area
- 36th Street from Memorial Drive to 34th Avenue

Key considerations for participants reviewing maps and answering questions:

- Draft vision and core values.
- Activity level currently in the area and the level of activity we might expect in the future.
- What are the problems and opportunities in the area that the urban form category can assist with?

Questions asked specifically about each key area were:

1. What do you envision in this key area over the next 30 years?
2. Do you think the draft Urban Form Map supports what you envision in the area? Why? If not, what changes should be considered and why?
3. Do you think the draft Building Scale Map supports what you envision in the area? Why? If not, what changes should we consider and why?

Presentation from the session can be found here: [Community Association Session 3](#)

For detailed notes and feedback that were recorded at the Community Association Meeting - Session 3, can be found [Appendix D](#).

What did we ask through engagement?

We asked participants questions to understand their thoughts on the draft vision and core values developed through Phase 1 engagement. Through Phase 2 public engagement, we

started to look at where and how growth and change could happen in the area as well as receive feedback on draft Chapter 1 and 2.

What did we hear throughout engagement?

Public Engagement

Public engagement was held between January 17 - February 12, 2023. Participants were asked to provide comments and thoughts on the following topics:

1. **Draft Vision & Core Values** which summarize the big ideas, hopes and priorities for the area's evolution and are used as a foundation for discussions as the Plan is created.
2. **Moderate- to Large-Scale Growth** which represented homes and business that are four storeys or more in height. They can be completely residential or mixed-use with both residences and businesses. Public input was collected regarding existing focus areas for this growth and additional potential focus areas.
3. **Small-Scale Growth** which represents homes that are three storeys or less containing one or more units with individual exterior entrances (e.g., single-detached homes, semi-detached home duplexes, rowhouses, triplexes and fourplexes and other forms with similar characteristics).
4. **Draft Chapter Feedback (online only)** responded to draft Chapter 1 and 2 of the Local Area Plan. A refined version of Chapter 2 will be shared in the next phase of engagement and will be further refined based on input collected in Phase 3: REFINE.

These questions were also presented at two virtual session and one in-person public sessions held on January 26, February 7 and 9, 2023.

The questions raised during the sessions were reflective of the online public responses. For a verbatim listing of all the input that was provided, please see [Appendix A: Public engagement verbatim responses section](#).

Overall, there was a high level of interest in the project and a wide range of input was received from the community. The high-level themes that emerged throughout all the comments received Phase 2 are summarized below.

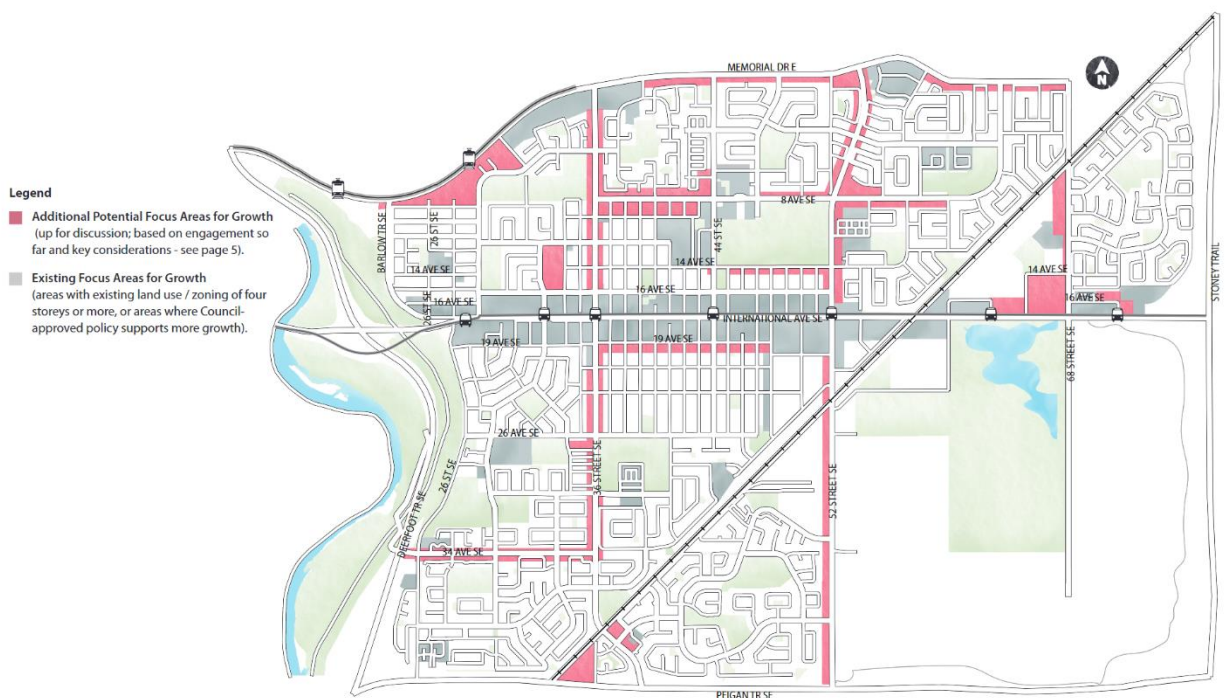
Topic 1: Draft Vision & Core Values

When thinking about the Greater Forest Lawn Communities and how the area could evolve over the next 30 years, do the draft vision and core values resonate with you? Please share your thoughts and let us know what you would add and / or change and why? Please review the draft vision and core values to answer this question.

- Participants shared the importance of having a variety of mobility options with some participants emphasizing the need for options other than vehicles.
- Participants shared interest in enhanced, well maintained and protected recreation spaces and parks, including parks programmed for families and considerations for accessibility for all abilities.

- Participants shared many concerns about safety, crime and general social disorder occurring in the Plan area. Comments included references to homeless population, drug use, crime as well as considerations to increase safety or making a safety a priority.
- Participants expressed concern about affordability when considering housing. Comments shared about community members of varying incomes and the inability to afford housing in the future.
- Participants expressed concerns about increasing traffic and adequate parking. Some noted dependency on cars as well as comments about current and potential future traffic and parking issues.

Topic 2: Moderate-to Large-Scale Growth



Would you add additional or remove any of the areas that are being proposed in pink for moderate-to large-scale growth? Please tell us where and why. Please review the Focus Areas for Growth Map above, specifically what is outlined in pink (potential additional focus areas for growth) to answer this question.

- Participants expressed concerns with large-scale growth and not wanting further growth in proposed areas.
- Participants shared concerns with traffic and adequate parking. Some comments stressed concern for existing issues with traffic especially around Main Streets as well as the need for parking for higher density.
- Participants shared general support for proposed changes. Comments were in favour and referenced the proposed changes being a benefit in the future.
- Participants expressed concerns for the future of mobile homes in the area, particularly the Mountainview mobile home park in the community of Red Carpet. Comments shared

about affordable housing options, being displaced and inability to obtain adequate price values for their mobile homes.

- Participants shared the importance of affordable housing in the Plan area. Comments included references to seniors, mobile home park residents, current affordability of area for low-income residents and examples of affordable housing like the ACTO village.
- Participants shared the significance of greenspaces and natural environment to the Plan area. Many comments included wanting to protect existing greenspaces and add additional parks, as well as the benefit of these spaces to community life.

Topic 3: Small-Scale Growth - Three Storeys or Less

What opportunities and challenges exist when thinking of welcoming a variety of small-scale homes into the Plan area?

- Participants expressed the importance of affordable housing in the Plan area. Comments included references to how small-scale housing offered affordability as well as housing choice supporting affordability.
- Participants expressed issues with traffic and parking. Many comments shared that additional growth could increase traffic and parking issues as well as intensify existing issues.
- Participants shared preference for small-scale homes. Comments included references to seniors, community vibrancy, affordability and how small-scale housing is a good fit for the Plan area.
- Participants shared a preference for a variety or mix of housing types and sizes. Comments referenced diversity of housing being beneficial for the residents and community.
- Participants shared concern about gentrification and displacement of residents in relation to growth and development of the Plan area. Comments referenced increased cost of housing, removal of existing small-scale housing and potential loss of community assets like greenspaces.

Topic 4: Additional Feedback - Draft Chapters

Do you have any feedback on the initial draft Chapter 2 or refined draft Chapter 1 of the Greater Forest Lawn Communities Local Area Plan?

Draft Chapter 2 can be viewed [HERE](#).

Refined Chapter 1 can be viewed [HERE](#).

Participants identified the following areas as important for consideration and inclusion in the Plan:

- Enhanced mobility options and infrastructure
- Adding and/or preserving natural environments
- Traffic and parking concerns

- Support for mixed-use buildings to increase housing availability and retaining small-scale housing
- Gentrification concerns and housing affordability
- Safety and crime concerns

For a full summary and description of individual themes broken down by each question with examples, please see the [Summary of input recieved](#) section. For a verbatim listing of all the input that was provided, please see the [Appendix A: Public engagement verbatim comments section](#).

Summary of input received

Below is a summary of the main themes that were most prevalent in the comments received for each question, across all methods of engagement. Each theme includes summary examples of verbatim comments. These are the exact words used. To ensure we capture all responses accurately, verbatim comments have not been altered. In some cases, we utilized only a portion of the comment that spoke to a particular theme.

TOPIC 1 – DRAFT VISION & CORE VALUES

Q1 - When thinking about the Greater Forest Lawn Communities and how the area could evolve over the next 30 years, do the draft vision and core values resonate with you? Please share your thoughts and let us know what you would add and / or change and why? Please review the draft vision and core values to answer this question.

Theme	Description
General support for the draft vision and core values	<p>Participants provided general support for the draft vision and core values as presented.</p> <p><i>Sample comments:</i></p> <ul style="list-style-type: none">▪ "The draft Vision and Core Values positively resonate with me. They reflect what I currently love about living in Albert Park, and what I hope will be maintained and protected when development increases. In particular, I want this area to continue to be affordable for people of low income. I want it to continue allowing transient or homeless people to co-exist with homeowners, businesses and renters."▪ "Yes they do. The communities are always evolving. The vision of cultural diversity and inclusiveness is important. I think that various housing options and business opportunities will help the communities be safer for the residents."▪ "Yes they both are resonate with my family and I specifically love the focus on mobility, diversity and embracing the multicultural tourism that the zone is known for. I wouldn't change anything."▪ "Yes, the vision and core values are very good. Forest Lawn should be diversified and inclusive, should be also safe and offer various housing options. Forest Lawn, since it is so close to downtown should offer four

	<p>or higher buildings, more commercial space to attract more business.”</p> <ul style="list-style-type: none"> ▪ “The draft vision does resonate with me as I think that it is a wise idea to look at how to ensure this area of the city can be best utilized for the future.” ▪ “Yes, I like the notion of preserving the intercultural aspect of my neighborhood. The people, the food, the stores. I also believe that we need to improve mobility and I like the thought of pathways and urban parks connecting major locations. Bike lanes, green spaces, improved lighting in transit hubs.”
The importance of mobility options	<p>Participants shared the importance of having a variety of mobility options with some participants emphasizing the need for options other than vehicles.</p> <p><i>Sample comments:</i></p> <ul style="list-style-type: none"> ▪ “Yes! Diversity is key. Mobility for more than just cars and climate resilience to hand in hand and are so important to urban design.” ▪ “Yes. Investing in parks and mobility choices is very important to me. I would like to be able to ride my bike safely and not have to rely on a car” ▪ “Two items that resonate with me are Mobility Choices and Climate Resiliency. The local area plan should include a plan and timeline of building out the 5A network in these communities. 52 Street E is a very big missing link with room for improvement for walking/wheeling/cycling” ▪ “I would specify with mobility options to place an emphasis on car-free mobility rather than trying to accommodate vehicles along other modes of transportation. Regarding businesses and housing, the values should reflect the need for mix used development with commercial and residential options. Finally regarding vibrancy and green spaces, the excess surface parking should be specifically be noted as an issue with achieving the vision.” ▪ “We are not a walkable community and need to be able to drive to our destinations if we are going to stay close to shopping, we need parking.”

	<p>“- Mobility choices: 17 ave se redesign has been good. Wide sidewalks good, more of that.</p> <p>- Parks and open spaces: More open spaces and parks.</p> <p>- Vibrant and diverse : Discourage homeless population, prostitution, illegal activity. Area should not become the 'East Hastings' of Calgary. Area should feel safe.”</p> <ul style="list-style-type: none"> ▪ “They seem adequate, but I would not say resonate. Active transportation & departing from car-centric patterns via elimination of "stroads" and improving walkability are huge and don't particularly fit into these categories. <p>culture arts and business is most exciting to me. Improving retail and private leasure/recreation spaces & facilities would be amazing and reducing the skeezy shady used car lots and loan shark businesses would also be appreciated.”</p>
Enhance, protect, or maintain recreation/parks	<p>Participants shared interest in enhanced, well maintained and protected recreation spaces and parks, including parks programmed for families and considerations for accessibility for all abilities.</p> <p><i>Sample comments:</i></p> <ul style="list-style-type: none"> ▪ “I like most of the ideas mentioned. I want to keep the greenspace currently being used as Forest lawn disc golf park in touched as it has been in the community for years and is always in use.” ▪ “First the core values resonate with me. I particularly agree with the parks recreation and community facilities part. I have been an avid user of city and the surrounding area public Concrete shiftboard parts and I think a new concrete park for all wheeled users would be a healthy addition to the community.” ▪ “We need more pathways we don't have any treed area to walk but at Elliston park which is very boring. <p>Our area is full of families new to Calgary or low income, Adding in a walk park for the kids in this area would be a great addition. now they have to travel by bus, LTR or vehicle which most families do not have access to always.”</p> <ul style="list-style-type: none"> ▪ “Yes, I like the notion of preserving the intercultural aspect of my neighborhood. The

	<p>people, the food, the stores. I also believe that we need to improve mobility and I like the thought of pathways and urban parks connecting major locations. Bike lanes, green spaces, improved lighting in transit hubs.”</p> <ul style="list-style-type: none"> ▪ “• Hard copies were not received by mail ▪ • For the next phase please send to Community Association or Co-op or Alex ▪ • Amenities:skate parks, bike parks, pump tracks for kids ▪ • ATCO tiny village is required :affordable, suitable for seniors, courtyard ▪ • The rundown boareled homes need to come down: require cleaning up, activation for the area to be safe ▪ • Have more backyards suites instead of rowhouse”
<p>Concerns about safety, crime, and general social disorder</p>	<p>Participants shared many concerns about safety, crime and general social disorder occurring in the Plan area. Comments included references to homeless population, drug use, crime as well as considerations to increase safety or make safety a priority.</p> <p><i>Sample comments:</i></p> <ul style="list-style-type: none"> ▪ “Vision: this is intention but however it is dominated by a few ethnic groups. it would be nice to see all ethnic groups have a place in the area. city incentive such as tax or staffing incentives. Core value: it would be nice to have parks right on just off 17th Ave,with no hookers and the drop dealers. Incentives for current owners to fix up their investment or sell them to those who will. Crackdown on garbage in alley ways.” ▪ “Having more row houses is a mistake! The area around forest lawn high and penbrook are prime examples how row houses and housing complex just brings crime! The most unsafe areas in the area! Shame on you for suggesting more and not including more police presence! For example, why is there not a small station at 36/17 ave? It has a high criminal presence with gang ties and high violent crime rates! Parks are great but if people are afraid to use them what is the point?!” ▪ “I agree in allowing more varried types of developement. Mixed use developments

	<p>allowing smaller businesses and shops to be embedded within communities would be great. Our household would be more likley to frequent shops we can walk to within our own community. Redevelopements around Franklin C train station would be great, especially if it made it feel safer.”</p> <ul style="list-style-type: none"> ▪ “Yes, I think they resonate with me. I have lived in Forest Lawn or near Forest Lawn for most of my life. I believe the GFL has great potential. The one issue I see, is social disorder, where some people behave badly, often drug- or alcohol-induced, and pose risks for folks. One only needs to spend an hour in and around 17th Ave SE, to know that public safety and easing the social disorder that exists today, is something that must occur. And something I don't see in the values. I respect that we all face challenges but a local area, and especially this area, cannot succeed with strategies to enhance public safety and reduce social disorder in the area.” ▪ “Change is good! But in these particular areas there is a high population of homelessness, drug and alcohol abuse and crime, What does the city plan to do to deal with those issues? Building nice houses and making beautiful parks is not going to fix the problem.” ▪ “I am not a fan of the homeless but I feel like it could be safer at night but other then that I enjoy the community of people some can be nice I like the convience of the storea” ▪ “Safety, Homeless, Prostitution, get these problems figure out first. Green space, where would that be! Will our taxes go up a fair amount for something that we don't want? Are the new buildings going to rentals or owned? What about dog parks?” ▪ “The call values look great on paper but reality is a different story. You need to set aside sites for more police stations to combat the crime and to homeless problem. These are not the people who lost their homes through no fault of their own, but the element that chooses to steal to get the drugs and have no intention of changing. Currently people feel trapped in their homes and are frightened to walk to the corner store. The homeless addicts camp in the
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	<p>parks and use the pathways and the back alleys to conduct drug deals.”</p> <ul style="list-style-type: none"> ▪ “• Safety needs to be the prime focus even higher than housing options. • We need a session focused on safety concerns and how it can be addressed. • Neighborhood watch is required”
Housing affordability	<p>Participants expressed concern about affordability when considering housing. Comments shared about community members of varying incomes and the inability to afford housing in the future.</p> <p><i>Sample comments:</i></p> <ul style="list-style-type: none"> ▪ “Keep our neighborhoods affordable! Property taxes should not rise at unsustainable rate to achieve the goals of the plan, and chase out long time residents.” ▪ “There needs to be more affordable housing and support for renters who are being gauged and even abused by controlling our Internet etc.” ▪ “• Low income and diverse communities should not be forced out because of new growth but the focus should be put on safe and well maintained homes. Although this area is close to inner city there are plenty of the areas and the districts for middle class and wealthy residents. please keep this area for low income and diverse. Please maintain safe public transportation for this area. Many cannot afford cars. • Growth and safety for all who presently live here and others who will live here in the future” ▪ “Fear of losing what little I have. Fixed income and younger generations have nowhere to live that’s affordable and this will only increase homeless in Calgary.” ▪ “I have not seen one thing about affordability for seniors or low income families. I have not seen anything about preserving or increasing green spaces.”
Traffic and/or parking concerns	<p>Participants expressed concerns about increasing traffic and adequate parking. Some noted dependency on cars as well as comments about current and potential future traffic and parking issues.</p> <p><i>Sample comments:</i></p> <ul style="list-style-type: none"> ▪ “We need extra parking on 17th Ave.”

	<ul style="list-style-type: none"> ▪ “We are not a walkable community and need to be able to drive to our destinations if we are going to stay close to shopping, we need parking.” ▪ “• Reduce transit time to reduce crime for example no public transit after 11:00 PM <ul style="list-style-type: none"> • Enhance buildings safety check for example put up more firewall and ventilation • Conduct quality inspections for building safety • Parking is a big issue need underground parking at all sufficient parking place • Grocery stores along 52 St.” ▪ “I live at (redacted) greater forest lawn. In West Dover Bethany between two churches and we need pedestrian lights for our crosswalk. More housing development, more cars, more accidents”
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TOPIC 2 – MODERATE-TO LARGE-SCALE GROWTH

Would you add additional or remove any of the areas that are being proposed in pink for moderate-to large-scale growth? Please tell us where and why. Please review the Focus Areas for Growth Map above, specifically what is outlined in pink (potential additional focus areas for growth) to answer this question.

Theme	Description
Doesn't want large-scale growth	<p>Participants expressed concerns with large-scale growth and not wanting further growth in proposed areas.</p> <p><i>Sample comments</i></p> <ul style="list-style-type: none"> ▪ “Adding four storey buildings along the edges as proposed may feel like they’re blocking in the community. Almost like a giant wall. Four stories or greater seeming high. Mixing it up is fine but I wouldn’t want a giant wall or condos or apartment buildings surrounding the communities.” ▪ “Pink areas should remain undeveloped. Leave as open space. Increase density in existing areas zoned for housing.” ▪ “I don’t like the idea of multi level big buildings in the area.” ▪ “Maintain existing density, Less higher building and more houses. Maximum three stories for any new development.”

	<ul style="list-style-type: none"> ▪ “No large scale growth. I like the smaller units individual houses no bigger than two stories house.” ▪ “The pink on 34 Ave. SE is ridiculous. The area is already fully developed and you have already done enough damage by new arriving and by reducing it to a bike path.” ▪ “Parking, Greenspace, Safety (police, fire ,lighting), Transit safety ,Keeping the height of apartment to less than three stories,”
Traffic and/or parking concerns	<p>Participants shared concerns about traffic and adequate parking. Some comments stressed concern for existing issues with traffic especially around Main Streets as well as the need for parking for higher density.</p> <p><i>Sample comments:</i></p> <ul style="list-style-type: none"> ▪ “I have reservations regarding all of the areas mention for potential growth. Some are less concerning as they are close to major transit routes. However, the ones that are not right on the routes are concerning. Traffic along 17th Ave. is already unbearable. Increasing the density of population will only make this worse” ▪ “Remove the pink areas from consideration for moderate to large scale growth, there is not enough area for parking” ▪ “Parking is a big issue need to deal with parking if more units are added” ▪ “• The area surrounding the three schools should not have increased density. It will expose vulnerable teenagers to the same horrors of the drug addicts that we endure. <ul style="list-style-type: none"> • Parking is always a major problem for the current residents when high density housing is built. People may take transit to work but they will have at least one car they then take up all the street parking in the surrounding area.” ▪ “I have noticed in Calgary trying to find a parking spot can be a challenge in residential places especially when there is four plex mixed in with the residential areas. Most building residents have a minimum of two car per household.” ▪ “The only thing I would say is to widen 52nd St. for traffic. It get congested daily and with more homes and business being built the commute to across 17 avenue is going to

	tough especially without access to across the street.”
General support for proposed changes	<p>Participants shared general support for proposed changes. Comments were in favour and referenced the proposed changes being a benefit in the future.</p> <p><i>Sample comments:</i></p> <ul style="list-style-type: none"> ▪ “The areas for moderate to large-scale growth make sense. I agree that International Ave is a great place for this, as is Memorial Drive. Given the scale of the neighbourhood to date, buildings over 6 stories may look out of place - for a while - but will fit in as growth happens. I think all the areas suggested for existing and potential areas make sense.” ▪ “These plans are looking great so far! As a cyclist and someone who'd like more amenities nearby, I'm excited to see what comes out of this!” ▪ “I think these areas make sense.” ▪ “Looks quite good. I'm not sure additional focused large growth on 34th avenue between 26 st and 28 st is feasible. The redeveloped road/bike/side walks are problematic along 34th ave especially on the north side of that road.” ▪ “Areas look good for moderate to large scale growth. in a lot of the residential streets (pink area shown), multi unit housing is possible.” ▪ “I mostly agreed with the proposed focus area for growth. As the city grows, this community must grow with it. There were low property values in much of the areas in our neighborhood and should be taken advantage of the developers who want to bring people into the area.” ▪ “The area is very good. Those streets marked in pink should absolutely offer four storeys or more buildings. This is the location close to downtown, so we should be able to offer residents of our community more housing, more commercial buildings would be also very beneficial. 19th Ave. SE, 36th St. SE, 34 Ave. SE, those are areas with a high potential and professional office buildings would fit very well there.”
Mobile Home resident concerns	Participants expressed concerns for the future of mobile homes in the area particularly the Mountainview mobile home park in the community

	<p>of Red Carpet. Comments shared about affordable housing options, being displaced and inability to obtain adequate price values for their mobile homes.</p> <p><i>Sample comments:</i></p> <ul style="list-style-type: none"> ▪ “I would like to remove the Mountview Mobile Home Park from consideration for redevelopment. There are still vacant lots available for development and I would like to see those developed before we start moving not just people but homes. We who live in this area own our buildings but not the land. Unless the city is encouraging or actively developing a mobile home park for us to move to, this area should be the last to be redeveloped.” ▪ “Mountian View mobile home park is in the biggest pink aera on 17th and 68 st this park is full of senior citizens most of whom are on very small pensions do not make this another MIDFIELD park indecent in which seniors were tossed to the drop in center have some compassion for the senior citizens of this community we have no whare else to go” ▪ “We are in the red carpet mobile home park and have mortgages and homes that are too old to be moved so who would be giving us a fair market value for our homes so that we could move with pur” ▪ “Red carpet area allows me affordable living. If I'm forced out where can I afford to live? I am a senior on a fixed income most people in this park area lived on fixed income or disabled fixed income.”
Housing Affordability	<p>Participants shared the importance of affordable housing in the Plan area. Comments included references to seniors, mobile home park residents, current affordability of area for low-income residents and examples of affordable housing like the ACTO village.</p> <p><i>Sample comments:</i></p> <ul style="list-style-type: none"> ▪ “It makes sense to have more capacity along the transit station and main roads affordable homes need to be considered in the area” ▪ “• create more affordable housing options • ATCO village should be considered on bigger parcel of land for seniors.”

	<ul style="list-style-type: none"> ▪ “As long as any area proposed in pink or grey area are not subsidized or low cost housing. We have enough of that. yeah what we need are affordable one bedroom housing for seniors that want to downsize in their community or single couple looking to buy affordable housing to take pride in.” ▪ “Not at all, but I did notice there is no specified requirement for developers to add subsidized housing to any new development. Very disappointing!”
Increase, protect, or maintain greenspaces, natural environment	<p>Participants shared the significance of greenspaces and natural environment to the Plan area. Many comments included wanting to protect existing greenspaces and add additional parks, as well as the benefit of these spaces to community life.</p> <p><i>Sample comments:</i></p> <ul style="list-style-type: none"> ▪ “I do agree with looking at all of the areas for possible growth. I do live across from the green space north of 9 avenue and west of 26 street. On a selfish note I would like to keep this a green space and hopefully replace some of the trees that have been cut down due to top down dying. I don't see much potential for residential development in this area due to the slope of the hill. It would also be great to have a sound barrier to cut down on the noise from traffic from Memorial drive end the LRT.” ▪ “I live in Dover and try to avoid 17th Ave because of crime and poorly designed traffic flow” ▪ “please make sure that there is abundant green space close to densely populated area. Good to place around public transportation, routes, but those routes have to be safe for seniors children families and singles at all hours” ▪ “Leave green spaces alone work on the abandoned lots.” ▪ “• Plant trees and visual enhancement. ▪ • 1 exit from East Hills (accidents) ▪ • Is individual appropriate for 4 storey landfill?” ▪ “I would remove some large scale development in favor of adding more green spaces development and athletic parks.”

TOPIC 3 - SMALL-SCALE GROWTH

Q3. What opportunities and challenges exist when thinking of welcoming a variety of small-scale homes into the Plan area?

Theme	Description
Affordable housing and affordability	<p>Participants expressed the importance of affordable housing in the Plan area. Comments included references to how small-scale housing offered affordability as well as housing choice supporting affordability.</p> <p><i>Sample comments:</i></p> <ul style="list-style-type: none"> ▪ “I like the sound of small-scale homes increasing options for different family dynamics and opportunities to age in place. I hope that as small-scale homes develop in the neighbourhood, that some of those homes are still available to rent at an affordable rate. My concern is that with development comes an increase in rent and property value which raises property tax. I just hope that as development comes, the community that currently lives, rents, and owns here can continue to afford to do so. I also hope that, as mentioned in the core values and vision of the GFT area, that development also looks at retrofitting existing homes when possible as part of the climate initiative and to allow seniors to age in home.” ▪ “In agreement to allow a variety of housing sizes and types. We need to remove as much red tape as possible to help in housing affordability. Redeveloped neighbourhoods like Inglewood, Ramsey, Bridgeland are great examples of a mix of housing sizes and types.” ▪ “Affordable housing makes more sense for the area. So make that a focus”
Traffic and/or parking concerns	<p>Participants expressed issues with traffic and parking. Many comments shared that additional growth could increase traffic and parking issues as well as intensify existing issues.</p> <p><i>Sample comments:</i></p> <ul style="list-style-type: none"> ▪ “The challenges in my mind are in keeping these areas affordable. Infill development tends to gentrify neighbourhoods. I think there is a huge opportunity to turn this planning area into a very dense, walkable,

	<p>bikeable and thus highly liveable area. The key will be ensuring that affordable rental housing is included in any development, and we explicitly DO NOT PRIVILEGE CARS in the way new buildings and infrastructure is designed. Streets, not stroads. Less surface parking lots. Mandate underground parking if you must, but ensure access to it does not interfere with walking/wheeling.”</p> <ul style="list-style-type: none"> ▪ “- If housing units and density increase, require off street parking as a condition of building permit. At this point, Albert Park is still a car community.” ▪ “Parking is always a challenge.” ▪ “Parking lot adequate, require off street parking for new developments. 2 spaces per unit for R2 and R4 zoned area.” ▪ “Traffic is a major concern. Both for drivers and pedestrians. More homes means more drivers. Some roads have blind spots from the sun, some roads have transit buses that never stay in their own lane. Never mind when it snows and the roads are never cleared now the lanes are never narrower.” ▪ “Obviously housing more people is great, but comes with greater traffic, infrastructure issues. More people who have lived here for 30 years might not want to change the feel of the neighborhood. The city gets carried away sometimes places like Marda loop or Inglewood. you change too much and you take away the character that made it great. Lose the history and add traffic issue, destroy the whole vibe.”
In favour of small-scale homes	<p>Participants shared preference for small-scale homes. Comments included references to seniors, community vibrancy, affordability and how small-scale housing is a good fit for the Plan area.</p> <p><i>Sample comments:</i></p> <ul style="list-style-type: none"> ▪ “I love the diversity of small scale growth. It also gives people an opportunity to own homes but not necessarily single-family detached, which is expensive and unneeded for a lot of people. I would prefer this over the wall of 4+ story buildings. It also makes a neighbourhood much more interesting. Can we zone for some small businesses as well? Walkable communities!” ▪ “Small scale growth would fit perfectly in most of the plan area and would increase

	<p>occupancy. It would be an appropriate size to fit in with most of the homes. It would not destroy the atmosphere of the neighbourhoods.”</p> <ul style="list-style-type: none"> ▪ “Small scale homes in the pink areas should be considered, encouraged and supported. This type of development will add to the area, not take away as would medium to large scale” ▪ “I believe our area is more suited for duplexes and semi-detached homes. I would prefer to see more of those, rather than triplexes and fourplexes.” ▪ “Small scale housing helps create the foundation of a community. I chose to buy in this area for the large lots and space between the houses, at an affordable price. There are a lot of basement suites in the area that need to be regulated to get rid of slum landlords and crime. I think row housing would be beneficial. Again the challenges will be affordability, mobility and crime.” ▪ “Are you thinking of building infills, worried about crowding of parking. What's wrong with the places there now? No higheres--- block out green space, block views, crowding (too many people), parking” ▪ “A variety of small scale homes are a good idea. We hope that GFL will always be a diverse, vibrant community. We are very happy to see the Homes for Heroes Veterans buildings, the Trevere House and Habitat for Humanity homes on 36 St. We'd like to see more affordable housing for seniors in the future too.” ▪ “Small scale homes hopefully affordable to purchase for young families to entice more families and future growth of our area.” ▪ “I welcome small scale home into the plan area I'm for it.”
In favour of housing types and sizes	<p>Participants shared preference for a variety or mix of housing types and sizes. Comments referenced diversity of housing being beneficial for the residents and community.</p> <p><i>Sample comments:</i></p> <ul style="list-style-type: none"> ▪ “• Four plex is compact but parking it to be considered • Unused open space could be used for redevelopment for example townhouse

	<ul style="list-style-type: none"> • Garbage disposal need to be considered before complex • More housing diversity and small scale four to six stories is OK • Need more shopping and amenities around the area next” ▪ “• Need more arts, eg, the Aboriginal art stores are painting houses in the area • Small size houses are more affordable • Not enough multi units apartment • More mixed-use buildings in the area • Don't welcome the fancy new houses in the area, welcome houses for low income” ▪ “It is good to provide variety of sizes of houses. Some are small and some are big. Townhouses are good choices. Three bedrooms units, like the small houses, and townhouses that provide opportunities to talk to neighbours” ▪ “A two and three-story building will block views/shade and create home clearance privacy issue for existing bungalows however. I do agree housing choices will create a vibrant community especially affordable housing.”
Gentrification and/or displacement concerns	<p>Participants shared concern about gentrification and displacement of residents in relation to growth and development of the Plan area. Comments referenced increased cost of housing, removal of existing small-scale housing and potential loss of community assets like greenspaces.</p> <p><i>Sample comments:</i></p> <ul style="list-style-type: none"> ▪ “For one you would increasing everyone property tax which has already increased due to city hall budget cuts, you would be pricing out the same community that you’re trying. We’re already dealing with 6.3% inflation now you want to increase property taxes more. This is hurting the communities that we live. You can do this without displacing ppl and you can work within the existing available space.” ▪ “Opportunities would most likely be welcomed by investors who dont actually live in these communities, only looking for profit. Not that it is a bad thing, but the right form to meet the unique affordability within the communities is important to keep divers economies. And not to chase out existing residents due to genetrification. People not

	<p>able to afford to live in the communities they grew up in.”</p> <ul style="list-style-type: none"> ▪ “The biggest concern with the small scale growth is that the area is no longer affordable to the community that it currently represents. as the city grows outward, as seen in bigger cities, the smaller communities become amalgamated and the lower income families get pushed out. Supports need to be in place for the existing community to be included and allowed to participate in this planned development such as rent-to-own arrangements rather than rent subsidized. Prider of ownership will make a greater difference than temporary arrangements. Qualifications for low income , newcomers and immigrants are far too strict and their ability to pay rent over 10 to 15 years should equate to more than eviction notice, as they tear down the tenement building they've been able to afford just to rebuild a new development they could never afford.”
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TOPIC 4: DRAFT CHAPTER FEEDBACK

Q4: Do you have any feedback on the initial draft Chapter 2 or refined draft Chapter 1 of the Greater Forest Lawn Communities Local Area Plan?

Theme	Description
Enhanced mobility options and infrastructure	<p>Participants expressed interest in enhanced mobility options and infrastructure that supported connection between amenities and communities.</p> <p><i>Sample comments:</i></p> <ul style="list-style-type: none"> ▪ “If love to see a focus on biking infrastructure, especially for young children to get east-west to the library or Bob Bahan. I’d also like the library and Bob Bahan connected by a path of some sort. The bike lanes ok 8th are scary as just painted lines. Fully separated cycle track is needed somewhere, otherwise we tend to bike on the side streets, which are safer but still far from ideal.” ▪ “I think it's great. I would like to see the connections to neighboring neighborhoods considered to ensure good access to amenities and services beyond the car.

	Biking and walk ling infrastructure and ensuring treed sidewalks and pathways.”
Adding and/or preserving natural environments	<p>Participants shared concern about existing and future trees in the Plan area with interest in enhancing natural environment or preserving its current state.</p> <p><i>Sample comments:</i></p> <ul style="list-style-type: none"> • “One of the features of older, established neighbourhoods are all of the trees. The first thing developers remove for large scale developments is the trees. The city can claim that they will require trees be planted to replace the ones removed but I know from experience that this is a lie. 19th Ave between 31 & 32 St was supposed to have trees planted as dozens of trees were removed when the commercial development went in. The 2 poplars are original, the trees the city promised would go in don't exist. I'm very disturbed by the number of areas the city feels large scale growth would be appropriate regardless of the existing type of development and without any consideration for the destruction of the type of neighbourhood and the residents lifestyle.” • “I appreciate more trees being added. Please add more trees and urban forests in our communities. We value nature and the positive effects trees have to our environment and our community mental health. I think it's good to develop along these International Ave for business and residential. Some buildings can have businesses on the bottom and some apartments on top. This is a good use of space. This adds to the businesses and provides housing but doesn't remove our bungalows and our existing homes and yards.”
Traffic and parking concerns	<p>Participants shared concerns about traffic and parking infrastructure with redevelopment in the Plan area especially with increased population and commuting.</p> <p><i>Sample comments:</i></p> <ul style="list-style-type: none"> • “You have shown future development all along Memorial Drive south side. The city is planning to extend the street across Stoney Trail. It would be stupid to do any

	<p>development that would require the speed limit to be reduced any where along Memorial. Development between 52 and 36 should be with an eye to increase the speed limit to 60 or higher. Right now, there is no reason the speed limit between 52 and 36 needs to be only 50, because there is no direct access to Memorial from the housing along the either side.</p> <p>In my area, east of Penbrooke Drive, access to the outside world is restricted to one outlet on 4 Ave SE. Any densification of the area would lead to even more traffic through that bottleneck.</p> <p>Any development along Memorial would require an entrance/exit onto that road which would probably decrease the speed limit there. Otherwise, the redevelopment should likely face onto Penbrooke Drive with a street installed opposite 2 Ave SE.</p> <p>On the other side, next to 68, Penswood Road could be joined to 68 St opposite to Abbercove Drive, or 4 Ave could join directly to 68. This latter option is undesirable because of the 2 intersections being so close to each other.”</p> <ul style="list-style-type: none"> • “It is funny that in your two drafts you mention parking and just this past week I am having fun with Parking control on my block about angle parking in front of 59 Erin Ridge Rd SE. For the past 41 years we have never had a problem with angle parking in front of our houses on this corner and now we have to apply for a change and we have to pay. Housing was approved back in the 80's so why now is it a problem. This is why I have been saying through all the questions that infrastructure is critical before changing things.”
<p>Support for mixed-use buildings to increase housing availability and retaining small scale housing</p>	<p>Participants are in favour of increasing housing availability; mixed-use buildings were proposed to address the increasing population while there was also shared interest in maintaining small-scale housing found in the Plan area.</p> <p><i>Sample comment:</i></p> <ul style="list-style-type: none"> • “I appreciate more trees being added. Please add more trees and urban forests in our communities. We value nature and the

	<p>positive effects trees have to our environment and our community mental health. I think it's good to develop along these International Ave for business and residential. Some buildings can have businesses on the bottom and some apartments on top. This is a good use of space. This adds to the businesses and provides housing but doesn't remove our bungalows and our existing homes and yards."</p>
Gentrification concerns and housing affordability	<p>Participants expressed strong concern of displacement due to redevelopment and potential gentrification as well as inability to secure or maintain housing due to affordability.</p> <p><i>Sample comments:</i></p> <ul style="list-style-type: none"> • "Again, my only worry is that property taxes are going to rise at an unsustainable rate in areas that are typically lower income. People should not be forced out of their long time residences by skyrocketing taxes in the name of "improvements" to the greater Forest Lawn Area. The city to needs to keep this in mind, and remember that people live here and have for a long time. Improvements shouldn't come with a massive tax burden for residents." • "We live in Mountview mobile home park and currently have a mortgage of 60000 for 25 years and 30000 in renos. We would need to be paid out 90000 to 120000 to even consider moving. We would become homeless and with debt. And my neighbors would be in the same boat (180) families. We wont move unless offered this money"
Safety and crime concerns	<p>Participants shared concerns of existing safety and crime issues that are prevalent in the Plan area as well as a potential increase with redevelopment.</p> <p><i>Sample comments:</i></p> <ul style="list-style-type: none"> • "With growth, the city planners need to be very aware of the crime, vandalism that could come with large scale growth" • "The flow of traffic really needs to be considered, especially along 17th Ave, and to allow for better movement of commuters. Crime at Ctrain stations such as Franklin needed to be addressed before people will

	be comfortable decreasing their carbon footprint by taking transit.”
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What did we do with the input received?

This input was used to update the concepts presented to the public for Phase 3: REFINE with specific attention to the development of draft Urban Form Category and Building Scale Maps that will be presented in Phase 3 consultation. We encourage you to review the Phase 2 What We Did Report at calgary.ca/GFLplan to understand how feedback collected in Phase 2 helped to inform the concepts in the draft Greater Forest Lawn Communities Local Area Plan that will be brought forward in Phase 3 engagement.

Project next steps

The project team is continuing to analyze and work with subject matter experts to develop draft concepts and policies for the draft Greater Forest Lawn Communities Local Area Plan. Your input, and the input of the public, will help the project team understand people’s perspectives, opinions, and concerns as they conduct this work. Other considerations include looking at context and trends, professional expertise, equity and other existing City policies.

We will be back in the community in fall 2023 for Phase 3: REFINE. This phase will include multiple engagement opportunities including in-person, mail-in and online engagement giving participants the opportunity to review and offer input that will help us further refine the concepts in the draft Greater Forest Lawn Communities Local Area Plan.

To stay up-to-date on project details and future engagement opportunities, please visit calgary.ca/GFLplan and sign-up for [email updates](#).

Appendix A: Public engagement verbatim comments

Verbatim comments include all written input that was received through the online and direct mail engagement, in-person events and targeted community sessions.

These are verbatim comments and are reflected below as they were submitted and have not been altered in any way, except for removal of personal identifying information, or profanity. Each bullet point represents a separately submitted comment.

Question 1: When thinking about the Greater Forest Lawn Communities and how the area could evolve over the next 30 years, do the vision and core values resonate with you? Please share your thoughts and let us know what you would add and / or change and why? Please review the draft vision and core values to answer this question.

- Yes! Diversity is key. Mobility for more than just cars and climate resilience to hand in hand and are so important to urban design.
- "The draft Vision and Core Values positively resonate with me. They reflect what I currently love about living in Albert Park, and what I hope will be maintained and protected when development increases. In particular, I want this area to continue to be affordable for people of low income. I want it to continue allowing transient or homeless people to co-exist with homeowners, businesses and renters.

Instead, I would like to see investment provide harm-reduction services and more free recreation zones for children and teens such as a skate park, or more basketball courts, etc. to service the community that makes the Greater Forest Lawn community so unique and diverse.

The diversity of experiences and hardship in GFL makes this community special. Compared to the Northwest where I grew up, people actually know each other here. People wave and say hello. No one is above anyone, we're all just trying to smile and get through our day. In the Northwest, people kept to their own property and rarely smiled. They would call by-law officers for the little things, whereas here, people can work on their cars out front and offer to help you work on your own. It's the front porch approach. People sit on their front step, balcony or porch and chat while they smoke. From my experience, in wealthier neighborhoods, people stick to their own private backyards.

When you introduce accessible recreation, green spaces, and harm reduction, you create more opportunities for community development. They also reduce crime and addiction among children who are at risk. With this in mind, I would like to see a skatepark built in the Greater Forest Lawn Area. It would be such a great outlet for the youth here. Skateboarding, scootering, and rollerskating are very accessible sports that foster community and multi-age mentorship.

In conclusion, I want the development and change to positively impact the people who already live here, which includes low-income families, single moms, people without homes, and those suffering from addiction and trauma. I don't want development to push people who live here out because they can no longer afford to

own or rent in the neighbourhood or because the ""not in my backyard"" mentality takes over as new homeowners move in."

- " - Mobility choices: 17 ave se redesign has been good. Wide sidewalks good, more of that.
 - Parks and open spaces: More open spaces and parks.
 - Vibrant and diverse : Discourage homeless population, prostitution, illegal activity. Area should not become the 'East Hastings' of Calgary. Area should feel safe."
- Yes they do. The communities are always evolving. The vision of cultural diversity and inclusiveness is important. I think that various housing options and business opportunities will help the communities be safer for the residents.
- I do believe that moderate to large-scale growth is needed to keep the areas vibrant, meeting population changes and in addition having climate resilience (which is grossly lacking in older neighborhoods). However, it is important to keep the diversity that currently exists. And, that might be addressed by keeping small scale growth happening as well. These are very unique and amazing areas within Calgary that have a lot of potential, not only because of their proximity to so much that the City offers, but also because of the beautiful parks that are in the neighborhoods. I would want to ensure that consideration is given when implementing moderate to large scale growth to ensure that whatever's behind will not be affected.
- Keeping the community diverse. Make the community better before bringing more.
- "• Mobility is important. Currently I have to go through fences or I have to walk all the way down to Main Street to get around which is not convenience for me"
- "Vision: this is intention but however it is dominated by a few ethnic groups. it would be nice to see all ethnic groups have a place in the area. city incentive such as tax or staffing incentives.
Core value: it would be nice to have parks right on just off 17th Ave, with no hookers and the drop dealers. Incentives for current owners to fix up their investment or sell them to those who will. Crackdown on garbage in alley ways."
- Yes they both are resonate with my family and I specifically love the focus on mobility, diversity and embracing the multicultural tourism that the zone is known for. I wouldn't change anything
- The vision of moving towards greater density and diversity is good, my concern is with parking access. A community such as Marda loop may sound great but in reality it's a nightmare. Just as downtown is a nightmare place where no one wants to be, why? It's noisy and no parking. Calgary transit does its best but transit is extremely unpleasant and dangerous. If you build two or three storey apartments on top of the existing business area along the 17th Ave., keep the parking lots in front, that would be best. Parking Parking Parking!
- I believe in diversity. I have taught for over 35 years. I do believe this area has a bad reputation and the people look down on people from the NE and Forest Lawn area. we need to overcome the bad reputation this area has created. my children grew up here and my son is a lawyer my daughter works for our government agency.
- Yes, the vision and core values are very good. Forest Lawn should be diversified and inclusive, should be also safe and offer various housing options. Forest Lawn, since it is so close to downtown should offer four or higher buildings, more commercial space to attract more business.
- One of the statements is that you want to promote overall community wellness. The neighbourhoods you want to change are all older, quiet, well treed, and the majority of the growth you want is through large scale growth of four storeys or higher. This

will destroy the community wellness and the entire reason these are nice neighbourhoods to live in.

- I do not comply with the UNSDA , WEF , WHO or any NGO . No to 15 minute cities !
- "The values are good but they need to be reflected in the plan. This is an established neighborhood, we know our neighbors, we walk in the walks and say hi to everyone we see. We value the nature and trees in our area. People are buying our bungalows and cutting down our trees just to sell them again. This is destructive to our beautiful neighborhood. We value our trees and it makes it a peaceful place to call home. We wake up hearing birds sing, how can we do that when their habitats are being removed by people buying and renovating homes and cutting the trees down? The new housing options shouldn't add more traffic to our quiet streets and more excess cars parking on the sides of the roads instead of their driveways. The housing must be affordable, not \$500,000 big three level houses. This doesn't match our values in the community. Small affordable bungalows and bilevel houses reflect our community."
- I think the vision and core values sound great, they always do. The issue will be whether you stick to them, or continue enforcing a car-centric development model.
- I think the draft vision and core values are wonderful but I worry about the current residents that could be displaced with the changes
- Having more row houses is a mistake! The area around forest lawn high and penbrook are prime examples how row houses and housing complex just brings crime! The most unsafe areas in the area! Shame on you for suggesting more and not including more police presence! For example, why is there not a small station at 36/17 ave? It has a high criminal presence with gang ties and high violent crime rates! Parks are great but if people are afraid to use them what is the point?!
- I reside in the Red Carpet area in Mountview mobile home park. I have been here for 13 years and still have a mortgage of 60000 plus renos adding up to 30000 and I will not take anything less than 90000 for my home. I purchased this home to be my forever home and have children and pets that would not be accepted into a rental. We only pay 1000 a month combined mortgage and pad rent. We will NOT be another midfield situation, you will pay us what our home is worth with the renos. We ARE all home home owners here with lives too. With the way the housing market is we would never finding anything a bank would approve us for for the space we need for our growing family. We NEED a 3 or 4 bedroom with a yard and we have that right now. Please reconsider this land and dont develop with out a fair value offer for our homes. Many of us have been here for 25 years or more. We DONT want to move and we cant even sell our homes with this plan. Please have a heart. We deserve that much.
- I agree in allowing more varried types of developement. Mixed use developments allowing smaller businesses and shops to be embedded within communities would be great. Our household would be more likley to frequent shops we can walk to within our own community. Redevelopements around Franklin C train station would be great, especially if it made it feel safer.
- No, I think forest lawn could use beautification but what you're doing is going to displace everyone in mobile home park, and I do mean displaced because there is no open spots within 300km. Calgary doesn't need anymore communities the communities you have build don't even existing infrastructure in place to these new communities.
- Yes, I think they resonate with me. I have lived in Forest Lawn or near Forest Lawn for most of my life. I believe the GFL has great potential. The one issue I see, is

social disorder, where some people behave badly, often drug- or alcohol-induced, and pose risks for folks. One only needs to spend an hour in and around 17th Ave SE, to know that public safety and easing the social disorder that exists today, is something that must occur. And something I don't see in the values. I respect that we all face challenges but a local area, and especially this area, cannot succeed with strategies to enhance public safety and reduce social disorder in the area.

- I like most of the ideas mentioned. I want to keep the greenspace currently being used as Forest lawn disc golf park in touched as it has been in the community for years and is always in use.
- "1, No mention of closing or moving the East Calgary Landfill further out, how long will the City of Calgary continue to saturate this land area with garbage? This landfill is located very close to residential, with more people/ more refuse & it will continue to grow.
2, No mention of added Police
3, No mention of road widening, there will be more traffic, some roads during peak hours already are frustrating
4, No mention of moving railways lines which also tie up traffic
5, No mention of updating traffic lights, such as flashing green arrow to allow a lane to turn
6, No mention of relocating Globalfest, although nice event, becoming not practical as fireworks can cause fire"
- Our area always seems to get the scraps after the rich neighborhoods get their improvements. Why don't we have flower pots in the boulevards, why aren't our parks green and lush? Why don't we have an actual multi use bike trail system? Instead of paint on a road that's full of slush in the winter and garbage in the summer. Why don't we have more trees in the schoolyards? It's just long barren lawn that the children don't get to use because it's far from the school itself. The absolute minimum we could do is at look east reintroduce native species instead of water hungry grass.
- Yes, I especially like the idea of more treed/naturalized areas. It is no secret that people are much happier where they live when they have naturalized spaces to walk through, and it creates its own safety net, because more people will be attracted to these large naturalized areas if they are well kept. When a place is more populated, crime is less likely to happen. Naturalized spaces are extremely undervalued, but every large city has its natural park space that defines its city. New York has Central Park. Toronto has music garden. This could attract artists, could even be an area that would bring more movie makers to Calgary. Anything that would attract the younger generations to this area, would help revitalize the reputation that Forest Lawn once had. But I don't think this can be a forced push like a lot of the other gentrification that has happened within Calgary. There are a lot of vulnerable people in this area, and it is an extremely well knit community. This has to be a sustainable growth that isn't pushing the vulnerable people out, but giving them more opportunities, if you don't want a lot of push back. As the aging population starts moving away, I think this neighbourhood will turn around either for the better, or it could be much worse if it is a bunch of developers just looking to flip houses and turn every lot into row housing. You could put Calgary on the map and attract many more people if it's done right (at least thats how I see it). People are very sick of seeing the same developers, building the same 4 stores in every corner. They definitely like the small town vibe, with the large city convenience.
- Change is good! But in these particular areas there is a high population of homelessness, drug and alcohol abuse and crime, What does the city plan to do to

deal with those issues? Building nice houses and making beautiful parks is not going to fix the problem.

- I feel some areas such as trailer park on 51 Ave se should be removed. It is ugly and dirty. It invites trouble. I also feel the homes for rent in that area should be inspected to make sure they're suitable to live in. Slum lords are usually running these places and should be kept accountable for decent living accommodations. Maybe grants made available to bring them up to decent living conditions.
- I would like to see more garbage bins and needle disposal bins to really clean up the issue FOR ALMOST THREE YEARS I ADVOCATED.
- "I think having a more unique international avenue sign at the entrance would be nice. Almost like all China towns have in major cities but representing international flags.

I would like to see more grocery stores in the dover area. Places like Vancouver have neighbourhood grocery not big chains. 17th Ave is a long walk for someone in doverglen or erin woods to get overpriced mediocre food. If we have to spend more to get basic food from somewhere like sobeys, why not invest in mom and pop grocery stores. Just on 36th avenue SE from peigan to 17th ave there are at least 3 convenience stores. By WINS they are now opening a circle K which could be a small community grocery. Take a look at Inglewood. It was not always a trendy part of town."

- No 15 minute cities!!! Upgrade, change, evolve but no 15 minute cities or "zones"
- I have no issues I have access to the hiway quickly to access any town or City. Access to food and clothing is good and I can always travel to another community if their mall is more appealing.
- Be mindful of where you want to place 3 storey building to certain areas. Not every area needs higher homes to hold more pople or to change the way the area looks by not keeping the same look. I dont want an area to look out of place if has to change drastically just to fit more people. I dont want tallers homes in front of mine if its not needed
- Yes lots of bike lanes please!
- I am not a fan of the homeless but I feel like it could be safer at night but other then that I enjoy the community of people some can be nice I like the convience of the storea
- I would add more ploice to patrol the streets, the crime here is out of control!. I would also move all the shelters and outreach centers out of the neighborhood. Leave the established neighborhoods alone. This is the last place in the city alot of people can afford to live. Once you gentrify it, all the working class people will be forced onto the street. The city land grab will destroy not only the neighborhood but cause endless suffering to the people it is displacing. This isnt about progress, its about destroying the middle and lower class. Its also a huge money laundering scheme. Grab the land, tear down the houses then leave the land to rot. I surr as hell didnt vot for this and im sure in not alone in this. The only people who want this to happen are the ones who stand to make money. There is no consideration for the community. Jist like we never voted for the bike lanes along 19th that destroyed what little parking the area has for the multi unit homes. Do better for calgarians. Stop destroying our city with your woke green agenda that actually destroys more than it protects. City council was installed not elected at this point and every single council member who voted for this is as corrupt as the day is long. Whipe your at it drop the vaccine mandates that are killing thousands of calgarians beit by losing thier lively hood and the others who have lost

thier actual lives. This goverment is nothing more than genocidal greed pigs!! I voted but sure as hell not for this!!!

- I grew up in Sundance and currently live in Raddison Heights. In Calgary there is a lot stigma surrounding Forest Lawn as a bad place. I don't think its true, but most people I interact with aren't willing to give it a chance, because of what they've heard. Rebranding the area as something other than Greater Forest Lawn, would be a major step to shedding the stigma. ""East Calgary"" would be my first choice, as the area includes many diverse communities other than Forest Lawn, and is located basically in the centre of the east.

Another suggestion would be making park spaces more user friendly for park users, instead of drug users. Multiple times I have gone to my nearby playground at the former David D. Oughton site (where no dogs are allowed) with my toddler, only to have to go to another playground elsewhere, because of undesirable people using drugs on the playground. I believe the main problem is there usually isn't anyone around it, so the drug users feel like its fine for them to use. Then kids and families don't feel safe going there when they see drug users, so it just becomes a place to use drugs. If dogs were allowed to play fetch in the nearby field, there would be more foot traffic in the area, and the drug users might not be as likely to use the park. I know there's a lot more to it, but I've never seen drug users on the playgrounds to the north that don't have no dogs allowed signs.

Thanks,
[removed]

- The draft vision does resonate with me as I think that it is a wise idea to look at how to ensure this area of the city can be best utilized for the future. The areas under consideration seem like a good fit to me to look at what the best use for them for redevelopment.

- Hi,
Thank you for allowing me for my feedback for my neighbourhood, Red Carpet I call home. I live in the Condominium Called Elliston Park on [removed]. The Condominium consists of 2 big buildings with over 200 units. The Entrance to the building is only from 16A Avenue S.E between 60th and 61st street S.E. The street is quite narrow and there is cars parked on both sides of the street including commercial trucks, RV/Campers. Some of these cars, commercial trucks, RV/Campers have not moved for months from their spots. There should be by-law officers sent to the location to monitor vehicles parked for months.

When exiting the building to get on to 16A Avenue S.E, these commercial trucks, RV/Campers are blocking the view especially at night on a snowy and icy road and one might not see cars coming down 16A Avenue S.E and there is a potential for a collision.

The bigger problem is that since Cars are parked on both sides of the street and if there are 2 cars coming from the opposite direction of the road, it is impossible to cross each other. This is even bigger problem when the road (16A Avenue S.E.) is covered with snow and ice and becomes a real safety concern.

My recommendations to this problem is:

1, Cars, commercial trucks, RV/Campers that are parked for long period of time should be ticketed and asked to remove from the street.

2, 16A Avenue S.E between 60th and 61st street S.E. should be made one way.

3, Cars should be only allowed to park on one side of the road instead of both sides.
Thank You.

- Yes. Investing in parks and mobility choices is very important to me. I would like to be able to ride my bike safely and not have to rely on a car
- While I agree, in principle with the core values and visions mentioned in the booklet, I struggle to understand how this can be done without addressing current problems with transit. I have a child who requires public transit in order to be able to access their program of choice within the Calgary Board of Education. (High School French Immersion). The starting time of the school is 8:30 am, yet my child must be on the bus by 6:30 AM in order to be there. Alternatively, my child could take the max purple, but would need to walk at least 10 minutes. While I understand many people talk about walking 10 miles uphill both ways to school, this is not applicable in this day and age. I am concerned about my child's safety, particularly in winter when it is dark, and with the extreme weather conditions that we now see. Growth cannot be discussed until current transit issues are addressed. People are not going to take transit when the buses do not come frequently enough. This means that we are going to continue to see an increase in traffic. Already in the short time that they have developed Belvedere, the traffic heading to East Hills is atrocious. Even bicycling is impossible as stony trail prevents this. I am able to see East Hills from my back deck yet it takes me almost 15 minutes to drive there and about 25 minutes to ride a bike there. Walking takes close to 45 minutes.
- I think it is wise to review the needs of the area however the infrastructure of the area in question needs some major up grading that has not kept pace in the area.
- I live in the Mountview mobile home park located in the red carpet neighbourhood with a mortgage and many renos done on my home that for me to move you would have to buy my property for 100000 for me to move so that I could afford a new mortgage on a house in the neighborhood as there arent very many rentals for 1000.00 a month that could house my growing family. We would need a a full house as ours houses our family of 4 and for animals and many rentals dont allow pets. People shouldnt lose their houses that they purchased just cause you want to rebuild condos that would be out of our price range and not big enough. We need a yard and parking. We have been here for 13 years and dont intend on leaving unless we are offered a fair deal as many of the homes in this park are also too old to move but still have many years left in them and there are no parks with opening to move them to either as they have age requirements to move them. So I say no to the development of this land. Your just going to make people homeless in an already bad rental market and housing market. And many of us also have brand new mortgages on our homes so you would be leaving many of us with 80000 dollars in debt on something we cant move or have if you tare it down. You never asked the people that live here so Id like to know who these "people" that say we should be redeveloped.
- I live in the Mountview mobile home park located in the red carpet neighbourhood with a mortgage and many renos done on my home that for me to move you would have to buy my property for 100000 for me to move so that I could afford a new mortgage on a house in the neighborhood as there arent very many rentals for 1000.00 a month that could house my growing family. We would need a a full house as ours houses our family of 4 and for animals and many rentals dont allow pets. People shouldnt lose their houses that they purchased just cause you want to rebuild condos that would be out of our price range and not big enough. We need a yard and parking. We have been here for 13 years and dont intend on leaving unless we are offered a fair deal as many of the homes in this park are also too old to move but still

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- I like this first look at the vision and core values for the area. What's already been done with International Ave. is really great, but the store fronts still feel unwelcoming and I have to cross huge parking lots to get to most store. Making it feel like more of a place where people could visit from all over the city would be awesome. I'd love to see some affordable apartments on top of shops all along the avenue.
- Yes, I like the notion of preserving the intercultural aspect of my neighborhood. The people, the food, the stores. I also believe that we need to improve mobility and I like the thought of pathways and urban parks connecting major locations. Bike lanes, green spaces, improved lighting in transit hubs.
- Yes but in order to have these things we need to work together
- Get rid of all the homeless people
- Keep our neighborhoods affordable! Property taxes should not rise at unsustainable rate to achieve the goals of the plan, and chase out long time residents.
- While upgraded housing is always a great idea it needs to be affordable as this is also one of the cheapest areas to live. Infrastructure such as roads will need to be strengthened - e.g. the bus routes through Albert heights are full of pot holes (because of high traffic from the Barlow short cuts). And crime needs to be controlled

by creating visible friendly walkable neighbourhood areas like McKenzie Towne for people to take pride in their surroundings.

- Two items that resonate with me are Mobility Choices and Climate Resiliency. The local area plan should include a plan and timeline of building out the 5A network in these communities. 52 Street E is a very big missing link with room for improvement for walking/wheeling/cycling
- The draft vision and goals are a good match for the community.
- They seem adequate, but I would not say resonate. Active transportation & departing from car-centric patterns via elimination of "stroads" and improving walkability are huge and don't particularly fit into these categories.
culture arts and business is most exciting to me. Improving retail and private leisure/recreation spaces & facilities would be amazing and reducing the skeezy shady used car lots and loan shark businesses would also be appreciated.
- I am particularly interested in climate resilience. The City & Provincial Gov't really need to encourage the installation of solar panels on residential & commercial buildings and provide more incentives to owners to do so. I like to imagine the day when solar panels are a standard item on all buildings to help reduce our consumption of fossil fuels to generate electricity.
- What about a ice rink on the elliston park pond?
- I currently live in the Mountview mobile home park with a mortgage of 60000 on a ten year term with 30000 worth of renos done and by doing this we would lose our home and so would more than 150 other families as we are homeowners with mortgages. So unless we are paid our 120000 for each home this wont work for most families here. We would ultimately be homeless with debt. We will not move unless we are going to get a house out this
- "I believe that too much focus on low income housing will not develop the area as you desire.
I believe focusing on cleanliness and families will help you achieve the desired result."
- Appears to me that it is the developers that are instructing city hall on how neighbourhoods should be redeveloped and not the people living in said neighbourhoods.
- Thank you for helping my neighborhood of Dover, I see what the city is doing with 34 ave. Even though the winter stopped progress it's something. But a small ask can we have a Dover community sign somewhere, international ave has one Erin woods has one. Most communities do, it would be nice thing for community spirit. also a skatepark would be rad!
- The ideas are too vague to form an opinion. It seems ok on the surface
- I would specify with mobility options to place an emphasis on car-free mobility rather than trying to accommodate vehicles along other modes of transportation. Regarding businesses and housing, the values should reflect the need for mix used development with commercial and residential options. Finally regarding vibrancy and green spaces, the excess surface parking should be specifically be noted as an issue with achieving the vision.
- No, I would like to see the core values for parks and for climate resilience include language about promoting native plants and pollinator-friendly areas.
- I dont see any focus on Core values of Community Space.
- Great in theory, realistically, any existing areas of growth do not shine with visions! core values!
- We need extra parking on 17th Ave.

- We are not a walkable community and need to be able to drive to our destinations if we are going to stay close to shopping, we need parking.
- When will this happen?
- My mobile home is too old to move and now I can no longer see it with a possible negoning of this area-- will the city help me out?
- Will the city pay me the assessment value for my mobile home?
- I notice that the plans are mostly designated for families- isn't anything proposed for rent- controlled 55+ housing that is pet friendly?
- Where will I go when this is all taking place?
- I am too old now to get a new mortgage to purchase anything in present independent senior housing complex(plus there are few in this area of the city and what there is has a number of years waiting list) Is there anything proposed to accommodate independent seniors (and there were a number of us in this place) that will be displaced if our parks is removed?"
- I like this project but question is when and which area will be developed first? I worry about 14 avenue southeast,68 St. and 17th Ave. For me, it doesn't matter how many buildings and how many stores. For me very important when government will develop this area?
- 1. If your intent is to increase neighborhood density you need more schools. 2. Four story and higher buildings will turn 17th into a corridors style St. Four-story and under commercial and under residential will create a more community style.3, Keep the residential side of 19th three story
- I would not force people from their home AGAIN,like you did with Midfield Mobile Home Park.We home owners have not been asked our opinions.You money hungry, cannot say the words are RUNNING our neighborhood and livelihood, by GREED.Our park has been here over 40 years, maybe we want to own our own land.
- Not happy that there is no information about plans for Mountview Trail Park, this is affordable housing
- This is crap, you all need common sense! This so -called meeting was BS, no answers on anything what the hell was the point of this! This idea doesn't make sense. We as a city don't have enough low incomg housing and you plan on getting rid of more. Dumbest idea I've heard of! How can they City do this without informing anyone till it's too late.
- If you have to displace a whole community then it's not worth it. Calgary need more communities. You can't even support the community, exiting the park. 16th Ave. is empty for years fix and work with the existing green space.
- You are going to create a lot of homeless families
- Firstly, the City of Calgary should look after the concerns of communities. Proper planning will increase development, will withstand 30 years and more.
- Safety, Homeless, Prostitution, get these problems figure out first. Green space, where would that be! Will our taxes go up a fair amount for something that we don't want? Are the new buildings going to rentals or owned? What about dog parks?
- Should not be called greater forest alone
- Something has to be done with safety before any population is increased
- Need a councilor that cares and will help our area
- Need to keep green spaces not get rid of them
- Will the high density buildings be rentals eight stories is too high
- What will happen to houses where the city wants to put high density buildings? Appropriation of market value

- We believe mobile homes need to have land to rent in calgary will taxes go through the roof for homeowners
- Will these buildings for low income or to purchase to own
- Set all the homeowners know of places to demolition home, not just send info to an address? Ratio of home owners out of province should be notified of developed area plan
- Yards, parking, mature trees, no sidewalks along some streets,affordability, community factors plus green space, development for safe zone, what is the average age of people in the area ,what is school engagement like
- Pedestrian bridge that connect red carpet to Penbrooke, YMCA don't want to lose frisbee field or green spaces
- Cultural centre proposed where there is frisbee golf? This is lots of open space.
- What happened to the bridge that was removed? Any plans to replace? missing link for pedestrian
- is transit safety, more lighting, firehose,police are going to be addressed with high density and high population?
- 19 ave.SE has cycle path, with proposed high stories, where will extra parking go
- Row houses need to have unique characteristics than cardboard boxes.
- Affordability needs to be considered for maintenance and housing aesthetics during approval process.
- Hard copies were not received by mail
- For the next phase please send to Community Association or Co-op or Alex
- Amenities:skate parks, bike parks, pump tracks for kids
- ATCO tiny village is required:affordable, suitable for seniors, courtyard
- The rundown boareled homes need to come down: require cleaning up, activation for the area to be safe
- Have more backyards suites instead of rowhouse"
- Need more trees along 17th Ave. Southeast
- Need more accessible public washroom
- Add more flags along 17th Ave. To promote interesting festivals and events such as food festival music festival for different cultures"
- Biking is needed in this area
- Safety is a big issue
- Rental control
- Need more paved pathway around elisson park
- Low rise apartment is preferred, need to provide elevators if four stories or more
- The training impacts the buildings and shakes the buildings,
- How to put down the fence?
- Need more two story houses and more affordable housing in the area.
- Love places like Alex,such as: the community network, volunteer opportunities for seniors and the place to come and to practice English speaking."
- There needs to be more affordable housing and support for renters who are being gauged and even abused by controlling our Internet etc.
- Housing and rental options are very judgmental.
- Overall, the city is getting richer but these communities are getting poorer.
- 36th St. SE going toward Malborough houses are boarded, City needs to address it.
- Reduce transit time to reduce crime for example no public transit after 11:00 PM
- Enhance buildings safety check for example put up more firewall and ventilation
- Conduct quality inspections for building safety

- Parking is a big issue need underground parking at all sufficient parking place
- Grocery stores along 52 St.
- I live on (redacted). in 55+ Senior Housing and I am excited about building new bike lanes on 34 Ave SE. To the subject: core values, mobility, choices, I would like to add those we would need, eg. grocery stores built on 26th St SE. next to 21G Dover Glen Crescent SE with parking space behind the store, that would be also a parking spot for people who walk their dogs in adjacent off leash parking area. For the subject of parks, recreation and to community facilities, we have one of the most spectacular views of the city along 26th St. SE,
- The call values look great on paper but reality is a different story. You need to set aside sites for more police stations to combat the crime and to homeless problem. These are not the people who lost their homes through no fault of their own, but the element that chooses to steal to get the drugs and have no intention of changing. Currently people feel trapped in their homes and are frightened to walk to the corner store. The homeless addicts camp in the parks and use the pathways and the back alleys to conduct drug deals.
- Existing single residential must stay is the undeveloped land on the western edge of 68 St. And it's best be either a house or small business.
- Under no circumstances should the idea of "15 minute cities" be entertained. freedom of mobility is a right granted by the charter and constitution and they shouldn't be limited in any way what's so ever. No rezoning or expropriation
- Yes, mostly
- The wording sounds real nice but I'm not interested in the bottom line. I'm not interested in any 15 minute cities cities are not good for the citizens but are good for controllers.
- Yes, but it could go a lot further in creating a walkable 15 minute neighborhood that would be auto-light. More mixed-use could be added with traffic calming infrastructure and more way given to alternative transportation. Given that this neighborhood is on the lower end of the economic spectrum, it would be wise to enable residents to go car free
- I don't think taking away the single house is a good idea, due to buildings will be more populations and less respect for single home owners.
- I like this core values. housing options could still include bungalows that are sweetened for affordable housing.
- I like the mobility choices. Need to get walk lights on the southwest corner of 68th St. and 17th Ave.
- We need to protect the greenspaces and community facilities.
- Climate resilience should be subsidized for existing and new developments.
- Business could have affordable housing above in apartments/ condos.
- Affordable housing for renters and owners. keep any building right on 17th Ave. SE a reasonable number of under one story and build green sustainable growth.
- I live at (redacted) greater forest lawn. In West Dover Bethany between two churches and we need pedestrian lights for our crosswalk. More housing development, more cars, more accidents (serious or fatal).
- Phase out re-hab facilities in Radisson! Addicts, former or not, disgrace the neighborhoods.
- Enclosed off leash dog park is needed. Not enough has a car to drive out of our community to let the dogs play.

- Affordable housing is a generic term. Not everyone can afford housing so we need more low-cost housing.
- I believe all service lines should be underground and eliminate most people. This limits height restrictions on buildings and the disruption due to new climate conditions.
- Present and future allies should be paved. This would eliminate most conditioned gradings, improve the whole city's image of cleanness and equality and increase value throughout the city.
- Water treatments sucks can't drink the water without filters.
- can't even get one year service from a furnace humidifier without seizing up due to minerals. Same issue for hot water tank.
- We like your core values and are particularly glad that housing options and mobility choices are featured. We've noticed that 16th St. between memorial drive and 17th Ave. is often impossible in winter for anyone with mobility issues or for pedestrian in general. I love
- Values as currently outlined do resonate. I would like to see more details around mobility ,Urban Development that is car centric has to go. the GFA, especially Southview and the forest lawn are played with the over-abundance of car focused design. what is the plan to remedy? Would also love to see a category that seeks to address perceptions issues? Simply put: the community suffers from its history. people still are afraid of it, and east of deerfoot is still considered terrifying. We want to attract new families and young residents ,what are we telling them? Where are the ads? Where is the social content? second Sunday
- You need to add some upscale gated communities and stop allowing most of the subsidized housing in this area. we have too much homeless accommodation and the low cost housing compared to any other areas in the city. W I want youe are considered the slums of Calgary. Check it out on Google "slum in Calgary", we don't deserve this.
- Being tossed out of home again.
- Yes the core values resonate with me.
- First the core values resonate with me. I particularly agree with the parks recreation and community facilities part. I have been an avid user of city and the surrounding area public Concrete shiftboard parts and I think a new concrete park for all wheeled users would be a healthy addition to the community.
- The recent developments in this area have been great. I appreciate the transit line and the landscaping on 17th Ave. SE just east of 52nd St. southeast. The climate resilience resonates greatly as I live as I live in a condo and if it were possible to provide supply energy generated through the use of existing infrastructure would be phenomenal. We also have an inner courtyard that isn't being utilized that would make for a great community garden. These types of ideas would need the support of the redevelopment committee, as the property management are more preoccupied with the transients and destruction of property to focus on bettering or enhancing the community.
- The area between 26th St. SE and the 34th St. shouldn't be developed. Any large structure would cause these in the 1060 and 2000 buildings to lose their view and would block their access to the sun.
- I would like more green spaces especially areas that are like Ellison park. But I don't like a lot of low income homes in the neighborhood but homes for seniors are acceptable.

- With the mess you have made of 19th Ave. and 36th St. intersection. What your other improvements will bring. And you're going to show mess on 31st St. Ave. What a joke!
- Underground parking and electric plug in for electric cars.
- I agree with the statement safety needs to be addressed. also the more parks the better more safe pathways sidewalks.
- I like the draft division or core values but it is lacking of recreational facilities that like Talisman center in the greater forest lawn communities. the CP train that goes between Dover and Erinwood is a problem; I get late to work because of this. At night the street from 17th Ave. SE to 26th Ave. SE along 36th street is not safe for pedestrian to cross because it is a busy street and not lit and no crossing marking.
- Parks and green spaces shouldn't be used as homes. streets and alleys need to be well laid to keep addicts and deplorables away. This has worked in cities.
- Like what is happening now.
- Encourage mixed-use live and work in the community. The city did a very good job with 17 Ave. SE more of that.
- The core values seem resonate.
- More parks and green spaces are required.
- More detached plans to see would be more helpful. The highlighted pink areas do not make sense in a lot of these areas for new housing.
- Your vision is very limited. What should be concerned in this area is community enlargement in improving homes. For example, security tax rebates, change from a community of rental focus to owner occupied residence, with a sense of pride in ownership.
- We have been living here for over 30 years and found that people life [illegible] don't have anything about our needs. We are one block from community area but never get contact from them.
- It probably doesn't matter what our concerns are as to many parking and housing problems. The City agrees to have it all mapped out to what they are going to do.
- • Low income and diverse communities should not be forced out because of new growth but the focus should be put on safe and well maintained homes. Although this area is close to inner city there are plenty of the areas and the districts for middle class and wealthy residents. please keep this area for low income and diverse. Please maintain safe public transportation for this area. Many cannot afford cars.
- Growth and safety for all who presently live here and others who will live here in the future
- We need more pathways we don't have any treed area to walk but at Elliston park which is very boring.
- Our area is full of families new to Calgary or low income, Adding in a walk park for the kids in this area would be a great addition. now they have to travel by bus, LTR or vehicle which most families do not have access to always.
- I am really happy to see mobility and your connecting areas as a core value, especially down 36 St. where people cross wherever they want because there aren't enough crosswalks for long spaces. would love to see more parks and areas for kids to play safely and away from traffic.
- Slow gradual change is the best. Also if there is a consensus that's what everyone wants. Making some bigger housing units don't block sound for homeowners with gardeners etc is utmost important. Don't destroy the character in these neighborhoods with overdevelopment.

- I would add more commercial alongs 17th Ave. including more restaurants and the shops to give it a Kensington and Inglewood feel. The surrounding residential should become high rises, more density, more people presence.
- To a limited extent, yes there are the community buildings, parks and the libraries. However it was very disheartened to see nothing that reflects the struggles of our low income community, eg. subsidized housing and second stage housing, community outreach space, community gardens.
- I am against the city designing new parks when they are not maintaining old parks, eg. Calgary Canoe club area is full of garbage, weeds and encampments. Unity park is nice but the journey to freedom is surrounded by two feet high weeds.
- Forest Lawn shopping centre owner or landlord need to update the exterior but also needs to control the garbage and the homeless camping front and back. Franklin Station is crumbling, security has improved but shelters seats. eight of shelters are so dirty you can never sit on them. Will this station be upgraded?
- City should clamp down on residents not looking after their property. our city used to be so clean but not anymore. garbage and old clothes everywhere.
- There is no mention of moving the East Calgary landfilled further out, how long will the city of Calgary continue to saturate this land area with garbage, this landfill is located very close to residential, no mention of closing it, moving it; with more people added to this area there will be more garbage and it will continue to grow.
- No mention of added police to this area, with the influx of people the crime rate will escalate.
- No mention of road widening, with more people there will be more traffic and congestion, some roads within this area during peak hours are already frustrating.
- No mention of moving the railway lines that ties up traffic,
- No mention of adding green turn signals to busy areas to ease traffic flow.
- No mention of relocating Global-fest, although it's a nice event, it's becoming impractical with the close proximity to residential areas ie. fireworks can cause fire.
- All of the values align with our families, however it may be hard to implement costly climate change policies. This area is low income and it could be challenging. I think there should be prioritized to reduce crime and human trafficking in the area. Housing development should not only be affordable, but middle class and above to contain in mixed demographic
- A number of housing options are important. density should be on the main Ave. for example 17th St. We have too many shelters excessive social services in this area. It creates a capacity issue: Ghettoization
- We are old and may not be here in 30 years, but our children ,great grandchildren will be here. Park is great. We need affordable home but not too far to walk for older people.
- love the idea of store green spaces--I spend time in MacKenzie towns and love the path and the green spaces.
- Less emphasis on bike path, completely enter utilized
- I agree in cultural density engaging much to the community. I am proud of my area and really upset me when the city think it's OK to put anything in our area that higher economic don't want. Seniors need to be respected. Safety is a big concern. The plan to get people out of areas is not realistic. safety driving, parking and housing with no allowance may cause neighbor issues. Growth should be a benefit to all and not to others. I would hate to see people move out of their homes eg. mobile homes park happened on 16th Ave. midfield, if the area is well maintained. I did agree the one on 17th Ave. and 47 needed to go an area of neglect. With small

scale homes and I believe you have a greater sense of community where neighbour look out for each other.

- Not sure if I will be leaving here 30 years from now I would be in my 90s then.
- The Vision and Core Values sound wonderful if plans are followed through (have lived in the area 44 years already and seen many changes, and mostly good).
- The area doesn't seem to be any parking available to access the Greenway along 17 Ave towards Stoney Train etc at Peigan and 52nd street.
- Leave green spaces alone.
- What is needed is to honor your commitment given to Erin Woods community 20 years ago that Peigan trail would be twinned by 2012. If more density is coming, this needs to be done ASAP.
- No matter how. you are going to do what you want to. Why bother asking our opinion we are not stupid.
- I agree with the vision and the core values. I would like to see an enhanced pathway system that would provide the possibility of safety ,accessing greenspace and commercial areas by bicycle. I also highly value open green spaces and open sky views.
- Thank you for planning. The houses in this area are so old especially our house. it was built in the 60s. It is drafted in and it has been flooding over the years from water.we hope to have it rebuild someday our house is at (redacted).
- Safety needs to be the prime focus even higher than housing options.
- We need a session focused on safety concerns and how it can be addressed.
- Neighborhood watch is required
- Why should mobile home residents be forced into unaffordable housing because some developer, and the City want to make more money. There no more mobile home parks to move our units to, and now the City want to remove our only home.
- The City has been reducing the number of mobile home parks without making adequate provision for the residents to move to new location. This is UNACCEPTABLE! This is happening at Mountview!!!
- Mountview's efforts to force people out in order to redevelop the land has reduced in mobile home values dropping by 50-80%.Meanwhile the City still charge taxes based on 2019 rates (plus inflation).
- Council always approves developer plans, and rarely, if ever, listens to the residents.
- Mountview mobile homes park(Sun park-Fir Capital) has already applied to sell out or redevelop the park. This would force our current residents who have no place else to go.
- Fear of losing what little I have. Fixed income and younger generations have nowhere to live that's affordable and this will only increase homeless in Calgary.
- There is no communication with mobile home owners.
- High rises do not fit into most of the neighborhoods.
- The City takes no responsibility for the cars looking up for parking when approving high density housing. It's the existing residents' problem.
- Housing options for seniors that are at one level.
- Public spaces that have accessibility for all ages and abilities.
- Skate park in the field behind Co-op. Albest Park/Radisson Heights
- Fix the sidewalks, these are lot of seniors.
- It is time to stop eating up the far & wetlands.
- I have not seen one thing about affordability for seniors or low income families. I have not seen anything about preserving or increasing green spaces.

- I would like residents to have a greater design options for housing. Some of the ones in the new Beverdere development look cheap! Junky unattractive!!
- Two storey houses would be a great addition and would fit into the neighbourhoods.
- I would add safety values including more security cameras and additional street light.
- I think safety and mobility are key. People want to be able to get to the c-train safely and efficiently. Walking through a gauntlet of people smoking drugs is a daily reality for a lot of my friends, The train stations are dangerous. Update recreation areas, the bob bahan pool/gym is small and out dated and run down. more lighting in public spaces/parks parking lots, clean up the alley, fix existing cracked sidewalks and potholes. Some of the city owned streets and sidewalks in Radisson/Albert park haven't been kept up in possibly 30 years. Keeping a racially diverse small town feel with all the restaurants and businesses is also important. Creating lower cost small homes could be beneficial because this side of the city is lower income and many people are scared of being pushed out financially. The Greater Forest Lawn Area is an interesting side of town and there is a real negative stigma attached to it. This area I feel has been overlooked and underappreciated for decades upon decades. There is a huge immigrant population working hard to create their news lives, as well as blue collar workers wanting to protect their assets and elderly persons who have raised their families here and take pride in their communities. Change is coming regardless and having real honest communication is key. It will be a challenge for the city to make themselves heard because emotions run very high. Its very hard times for a lot of people right now and from what I heard from residents at the community engagement at the library. They are scared and they respond with anger.

Question 2: Would you add additional or remove any of the areas that are being proposed in pink for moderate-to large-scale growth? Please tell us where and why. Please review the Focus Areas for Growth Map above, specifically what is outlined in pink (potential additional focus areas for growth) to answer this question.

- Adding four storey buildings along the edges as proposed may feel like they're blocking in the community. Almost like a giant wall. Four stories or greater seeming high. Mixing it up is fine but I wouldn't want a giant wall or condos or apartment buildings surrounding the communities.
- The large scale growth on International Avenue and 52nd street south of International Avenue will work in many places as it will not effect current housing/residents. The planned large scale growth on 19th Ave, 36th St, 34th Ave is NOT appropriate for the neighbourhood. Rowhouses, two storeys, duplexes will all fit in very nicely with the current existing housing. This would increase the occupancy but not destroy the neighbourhood. The large scale growth you want would eliminate privacy for several blocks around the apartment, ability for a resident to use their yard as some homes would be completely in the shade (not a great place to play, or grow a garden). The last problem is the city does not require apartments to provide adequate parking, stating that street parking does not belong to homeowners, so essentially you feel that homeowners should solve the parking problem so developers can save money on the development increasing their profit.

I'm sure there are more areas north of 17th Ave that the large scale development would destroy but I don't live there so can't provide info.

- "I would like to remove the proposed pink area for additional potential growth between 9th Ave and Memorial. That area is a hill with trees and bushes and wild grasses. It is an existing green space that has great potential to become one of the new green spaces that align with the GFLs core vision and values. I think it is important to maintain green spaces in a neighbourhood. Ranchlands is a great example of a neighbourhood that chose to build around existing green spaces to provide walking trails and protect natural habitat zones for wildlife. Being so close to the Bow River, Albert Park, where this pink area is situated, is home to Hawks and Osprey in the summer and quite a few different species of birds. The trees and bushes on that hill provide a home to birds, and more trees could be planted to support the existing and visiting wildlife.

Additionally, this green space is aesthetically pleasing and acts as a buffer between the busy street of Memorial and the residential homes on 9th Ave and 10 Ave, where we live. We can see this green space from our home and the birds that live there. The trees and natural vegetation make this area seem less industrial being so close to Barlow and Memorial.

I propose that instead of building 4 stories or potentially higher buildings that would be cramped for space and would back directly onto Memorial, the area is either purposefully left to grow wild to allow for native vegetation to return, or for it to be landscaped to include some stone steps, gardens and benches that overlook the neighbourhood and beautiful city skyline. This area could even provide a fun walking path for dogs and pedestrians on their way to or from the Franklin LRT station."

- The pink area on 34 Ave should be removed as this area was just recently and is still under construction to create a natural area where we can walk and ride our bikes. This is exciting for our community to have this new bike and walking paths that create a quieter road/ community and adding more bigger housing and an influx of people will ruin this. This is a quiet family friendly nature focused community. Please remove this area on 34 Ave. Why does the city want to ruin our quiet community?
- I think a much more radical change is needed. I believe there should be no single-family or commercial only zoning at all. These communities have few heritage buildings and are ripe for more density. They have great access to downtown, tons of grocery and other food options, great transit service, and a some nice parks. Currently you are proposing growth on the least walking/wheeling friendly roads, and they are very much roads, not streets. They are clearly built to optimize traffic flow and plowed for cars in the winter; try crossing 52nd St or 17th Ave on foot or with a stroller when the plows have left a 3 foot windrow in what is supposedly an accessible crosswalk. It's a joke. I would make all of these roads single lane in each direction, with wide, grade-separated sidewalks and bike paths. Then let people build as dense a development as they want to.
- I would allow more flexibility to develop within the white areas. Some small-scale shops within residential areas would help make the community feel busier and therefore safer. Anything to draw more people outside. Allow mixed use down 28th ST SE connecting the portion around Franklin station to 17th Ave SE.
- I reside in the Red Carpet area in Mountview mobile home park. I have been here for 13 years and still have a mortgage of 60000 plus renos adding up to 30000 and I will not take anything less than 90000 for my home. I purchased this home to be my forever home and have children and pets that would not be accepted into a rental. We only pay 1000 a month combined mortgage and pad rent. We will NOT be another

midfield situation, you will pay us what our home is worth with the renos. We ARE all home home owners here with lives too. With the way the housing market is we would never finding anything a bank would approve us for for the space we need for our growing family. We NEED a 3 or 4 bedroom with a yard and we have that right now. Please reconsider this land and dont develop with out a fair value offer for our homes. Many of us have been here for 25 years or more. We DONT want to move and we cant even sell our homes with this plan. Please have a heart. We deserve that much.

- Pink areas should remain undeveloped. Leave as open space. Increase density in existing areas zoned for housing.
- For one there is enough green space that is not currently being used, there's empty lots that could be developed. The city displaced other mobile home homeowners and the park has been empty for years and they were proposed the same thing you guys are today just in different area. You want more affordable homes well how bout converting all the empty sky scrapers that have sit empty for the last 5yr. If you have to displace ppl to do what you're wanting to do then it's not a good option. Yes make forest lawn pretty but don't do it at the expense of homeowner. You can do what you are wanting without displacing home owners just means going back to drawing board. Once you use all the existing green space then look at other options. We haven't even been in our home to do a mortgage renewal. Mobile homes are more affordable then houses and don't have the lending criteria.
- I don't like the idea of multi level big buildings in the area.
- 1, No mention of closing or moving the East Calgary Landfill further out, how long will the City of Calgary continue to saturate this land area with garbage? This landfill is located very close to residential, with more people/ more refuse & it will continue to grow.
- 2, No mention of added Police
- 3, No mention of road widening, there will be more traffic, some roads during peak hours already are frustrating
- 4, No mention of moving railways lines which also tie up traffic
- 5, No mention of updating traffic lights, such as flashing green arrow to allow a lane to turn
- 6, No mention of relocating Globalfest, although nice event, becoming not practical as fireworks can cause fire
- The areas for moderate to large-scale growth make sense. I agree that International Ave is a great place for this, as is Memorial Drive. Given the scale of the neighbourhood to date, buildings over 6 stories may look out of place - for a while - but will fit in as growth happens. I think all the areas suggested for existing and potential areas make sense.
- Remove the pink areas from consideration for moderate to large scale growth, there is not enough area for parking
- I would like to remove the Mountview Mobile Home Park from consideration for redevelopment. There are still vacant lots available for development and I would like to see those developed before we start moving not just people but homes. We who live in this area own our buildings but not the land. Unless the city is encouraging or actively developing a mobile home park for us to move to, this area should be the last to be redeveloped.
- Houses From 21st to 26th ave along 36th st should be limited to what kind of property you build. No duplexes or plexus if its a house leave it as a house property. I live a block be hind on 35th and dont my back alie becomming congested with more people an cars. I juat would like all the run down house that need fixing actually be fixt.

- I do agree with looking at all of the areas for possible growth. I do live across from the green space north of 9 avenue and west of 26 street. On a selfish note I would like to keep this a green space and hopefully replace some of the trees that have been cut down due to top down dying. I don't see much potential for residential development in this area due to the slope of the hill. It would also be great to have a sound barrier to cut down on the noise from traffic from Memorial drive end the LRT.
- I have reservations regarding all of the areas mention for potential growth. Some are less concerning as they are close to major transit routes. However, the ones that are not right on the routes are concerning. Traffic along 17th Ave. is already unbearable. Increasing the density of population will only make this worse
- The areas in question are great areas to be worked on however again I am saying before these are worked on, we need to really work on infrastructure and especially Peigan trail needs to be 4 lanes and should have been done when it was attached to Stoney Trail and they also need to work on traffic flow on 36th street from Peigan Trail to Memorial drive
- I live in the Mountview mobile home park located in the red carpet neighbourhood with a mortgage and many renos done on my home that for me to move you would have to buy my property for 100000 for me to move so that I could afford a new mortgage on a house in the neighborhood as there arent very many rentals for 1000.00 a month that could house my growing family. We would need a a full house as ours houses our family of 4 and for animals and many rentals dont allow pets. People shouldnt lose their houses that they purchased just cause you want to rebuild condos that would be out of our price range and not big enough. We need a yard and parking. We have been here for 13 years and dont intend on leaving unless we are offered a fair deal as many of the homes in this park are also too old to move but still have many years left in them and there are no parks with opening to move them to either as they have age requirements to move them. So I say no to the development of this land. Your just going to make people homeless in an already bad rental market and housing market. And many of us also have brand new mortgages on our homes so you would be leaving many of us with 80000 dollars in debt on something we cant move or have if you tare it down. You never asked the people that live here so Id like to know who these "people" that say we should be redeveloped.
- I live in the Mountview mobile home park located in the red carpet neighbourhood with a mortgage and many renos done on my home that for me to move you would have to buy my property for 100000 for me to move so that I could afford a new mortgage on a house in the neighborhood as there aren't very many rentals for 1000.00 a month that could house my growing family. We would need a a full house as ours houses our family of 4 and for animals and many rentals dont allow pets. People shouldnt lose their houses that they purchased just cause you want to rebuild condos that would be out of our price range and not big enough. We need a yard and parking. We have been here for 13 years and dont intend on leaving unless we are offered a fair deal as many of the homes in this park are also too old to move but still have many years left in them and there are no parks with opening to move them to either as they have age requirements to move them. So I say no to the development of this land. Your just going to make people homeless in an already bad rental market and housing market. And many of us also have brand new mortgages on our homes so you would be leaving many of us with 80000 dollars in debt on something we can't move or have if you tare it down.
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- These plans are looking great so far! As a cyclist and someone who'd like more amenities nearby, I'm excited to see what comes out of this!
- I don't think the city really wants to know what we think, they put in the cycle track all over the greater forest lawn area with very little consultation.
- I think these areas make sense.
- Mountian View mobile home park is in the biggest pink aera on 17th and 68 st this park is full of senior citizens most of whom are on very small pensions do not make this another MIDFIELD park indecent in which seniors were tossed to the drop in center have some compassion for the senior citizens of this community we have no whare else to go
- I think large scale housing that is affordable along 17th Ave would really spruce up the area - something like the changes happening in Marda Loop - but there needs to be small parks, spots for community markets and safe areas both regarding crime and mobility. I live in Dover and try to avoid 17th Ave because of crime and poorly designed traffic flow
- Would add the brownfield at: 1840 33 ST SE to the list for additional moderate to large scale growth.
- We are in the red carpet mobile home park and have mortgages and homes that are too old to be moved so who would be giving us a fair market value for our homes so that we could move with pur growing families and pets. We purchased here cause that's what we could afford. I feel like we will lose our investment for long term living as we can't afford mortgages higher than what we have. With a housing issue in calgary how do you expect to treat us fairly. Some people have been here their whole lives. I don't think developing this area would be in the intestes of the residence that live here. We would all be homeless with lots of debt
- Looks okay as it is to me.

- Looks quite good. I'm not sure additional focused large growth on 34th avenue between 26 st and 28 st is feasible. The redeveloped road/bike/side walks are problematic along 34th ave especially on the north side of that road.
- We live in Mountview mobile home park and currently have a mortgage of 60000 for 25 years and 30000 in renos. We would need to be paid out 90000 to 120000 to even consider moving. We would become homeless and with debt. And my neighbors would be in the same boat (180) families. We wont move unless offered this money
- 1) Leave the Grace Baptist area alone!
2) Why is the small amount of green space on 36 Street S.E. that is east of Father Lacombe High School marked as an area for growth?
3) Leave the Mountainview Mobile Home Park out of this. The city keeps evicting people out of their mobile homes. With broken promises, pennies on the dollar and not providing any new areas for mobile homes. Enough is enough! Leave it alone!
4) Leave the wetlands by Stoney Trail as is.
5) Judging by the map, you have Silvera For Seniors - Valleyview Community. This is a well established facility. Close to numerous amenities with easy accessibility for seniors. Leave it alone!
- I would add the potential growth area along 44 ST south of 17 AV both sides as well. Potential review of Memorial dr both sides. I understand the boundaries etc. but it has to be looked at Holistically.
I would actually add the entire 8 AV corridor as well. Continue from 44 ST through Penbrooke DR to Memorial DR.
I think it would be wise to include the entire industrial area of Golden Triangle. Have it captured into the GFL plan. Area is overlooked and has a potential as an employment hub that is so close to existing communities to the north.
we should capture 16 av North side as well to complete the grey area/existing on the south side. 36 to 52 ST."
- Erin Woods Pine area need developing. close shopping, dining, entertainment etc, in a walking-cycling distance.
- the area I'm concerned about is the auto parts place on Peiqan. Our concern is the traffic should be exiting onto Peiqan not through mobile home park
- Good with the what's on the map.
- The proposed building plans will not work for seniors (who desperately need a living place) as most, if not all of us, live in a mobile home because we are unable to do a lot of stairs, which appear to be in most of the proposed buildings.
- In what order will this happen?
- Has the city proposed for low income seniors housing for independent seniors?
- Will this be available that we have to vacate our homes?
- Has the city thought of building small or two-bedroom bungalow cottage type homes?
- Most people in this park (Mountview, not red carpet that's been sold years ago) own a pet and like me (I live alone I am a widow), my dog is my life, so personally I feel that if a senior housing of some sort, needs to be pet friendly. Mikkelson House is a beautiful senior complex.
- Put the four story and higher between 19th,15th Ave. and along 15th St.
- Sell us the home owners our little piece of land and LEAVE us alone. I say you did NOT learn from Midfield. SHAME on you ,all you make me sick!
- A..P.R.H is looking for development of D.D.O for senior housing,education center and community hall
- Safety is the biggest issue, what about homeless people,where will they go. Parks are not safe. When these buildings and other structures are finished,will the city be

maintaining them? Ball Diamonds are not kept up. Kids can't join teams. All to costs in the city money, part of the issue of crime.

- Parking, Greenspace, Safety (police, fire, lighting), Transit safety, Keeping the height of apartment to less than three stories,
- Huge bike park and a skate park, more free activities for the kids.
- Pink area should be mixed-use
- It makes sense to have more capacity along the transit station and main roads
- Affordable homes need to be considered in the area
- Need more events to attract people all over the city
 - Need more low income housing, stable housing for low income people
 - Transit is good, need more separate bike lane yet, good to have separate lanes along 17th Ave., make more greenhouses
- Parking is a big issue need to deal with parking if more units are added
- Ctrain is required because most of the communities rely on public transit.
- Gas is not affordable
- Create more affordable housing options
- ATCO village should be considered on bigger parcel of land for seniors.
- We need to minimize noise pollution in the area. I live in Dover lake Crescent southeast and I want to speak on behalf of my neighbours. The area between 26th Ave. SE around 30 4th Ave. SE along 26th St. SE has absolutely no noise problem from deerfoot. Although we seem to live far away from it, the noise can be and bearable.
- The area surrounding the three schools should not have increased density. It will expose vulnerable teenagers to the same horrors of the drug addicts that we endure.
- Parking is always a major problem for the current residents when high density housing is built. People may take transit to work but they will have at least one car they then take up all the street parking in the surrounding area."
- Red carpet area allows me affordable living. If I'm forced out where can I afford to live? I am a senior on a fixed income most people in this park area lived on fixed income or disabled fixed income.
- All of 16th both sides should be added
- Maintain existing density, Less higher building and more houses. Maximum three stories for any new development.
- No large scale growth. I like the smaller units individual houses no bigger than two stories house.
- NO, to 15 minutes cities.
- The only one question is the pink area West of Barlow trail next to the memorial drive. Having a driveway on end of Barlow would just create a conflict zone in an area where drivers do not slow to the speed limit.
- Remove 44 and 14 and areas with single dwellings.
- I agree we need to support to increase populations and stabilization within Calgary's established communities.
- Well established 50 bungalows can help by being sweetened and it can reduce too much parking issues. As opposed to smaller households we still need BOTH.
- Moderate four stories or higher should be placed in international Ave. only
- Areas look good for moderate to large scale growth. In a lot of the residential streets (pink area shown), multi unit housing is possible.
- Do what you want to do.

- 16 Ave. SE, track where school was before. I would support condos plus recreational facilities, indoor pickleball and gym etc.
- Fully fenced off leash dog park in our community (Radisson + the forest lawn).
- No high rises: no homes more than two stories. Include elevators for us with mobility challenges.
- This is the dirtiest city I've ever seen. Garbage is everywhere, TVs, mattress, electronics, tyres, everything including the kitchen sink in many of the back alley.
- I absolutely hate the downtown altogether. Ridiculous parking rates everywhere. City center always has lower tax rates than our areas. City core is extremely over manned to keep it clean, graded, removal of snow and nothing for our area."
- looks good to us.
- looks great! Is there a plan in place to look at the over abundance of certain type of business? specifically car lots dealers and garages in southview ,Inglewood and forest lawn.
- As long as any area proposed in pink or grey area are not subsidized or low cost housing. We have enough of that. yeah what we need are affordable one bedroom housing for seniors that want to downsize in their community or single couple looking to buy affordable housing to take pride in.
- Repeat of senior being kicked out of mobile homes, Unable to sell and no longer a place desire to aging place. pink red concept at least 300 multi houses
- I have noticed in Calgary trying to find a parking spot can be a challenge in residential places especially when there is four plex mixed in with the residential areas. Most building residents have a minimum of two car per household.
- I mostly agreed with the proposed focus area for growth. As the city grows, this community must grow with it. There were low property values in much of the areas in our neighborhood and should be taken advantage of the developers who want to bring people into the area.
- Development in this area based on planning are great idea. those areas have visibility that would enhance the appearance of the neighborhood and provide a more invited atmosphere overall. I do also appreciate the existing business and believe it needs to work in concert with the local business community. I am interested in the remediation process, as some focus areas for growth are former gas stations/ industrial sites so I'm a little unsure how those properties can be safely developed or should and for what purpose?
- The pink on 34 Ave. SE is ridiculous. The area is already fully developed and you have already done enough damage by new arriving and by reducing it to a bike path.
- The only thing I would say is to widen 52nd St. for traffic. It get congested daily and with more homes and business being built the commute to across 17 avenue is going to tough especially without access to across the street.
- The area adjacent to 52nd St. on the east side of the 52nd St. and the north of 5 Ave. SE to memorial drive doesn't need any growth. it is a since family residential zone and parking is already crowded. There are very few businesses in the area that employ many people, so there is no need for multi Story buildings. Just because this is considered a poor neighborhood, doesn't mean you can flood us with high density housing. MT royal and the beltline areas are closer to where people work built there.
- I agree with the park areas proposed particularly along 34 Ave.. I am worried about the area around 19th Ave. as that can feel unsafe in night but to work with adequate safety measures like sufficient lighting and mixed residential commercial development then I think it would work.
- Underground parking and electric plug in for electric cars.

- I disagree with 34 Ave. being listed as area for moderate to large scale growth. The reasons are 1. road is narrow and unsafe to drive. 2. there is already parking issues where I live in, this will make it much worse for the people live around.
- The area across Erin Wood is a good for four story buildings or residential. Unfortunately, The residents will still have to deal with CP train/track. The 36th St. has potential for four Storey buildings. The international Ave. can have four storey buildings mixed-use type like the one on 17th ave SW.
- More housing along the train stations and 52 streets street on both sides
- Regarding pink areas: these areas should remain city owned. Do not allow building or housing keep green space or develop as park space.
- Plant trees
- I don't think Calgary will need large scale growth. If the current City Council continues their misguided "Climate Emergency" especially the banning of gas powered cars, the population of Calgary will decline.
- Remove pink area down 34 Ave. SE. We do not need further development. Moderate to large scale growth around this area is a terrible idea and not acceptable.
- more housing = more people = more traffic = more needs for recreational area. We need safe places for families to be outside. Parking needs to be available for those spaces as well. Transit is not great in this city safe wise or ease of use.
- Yours above four storey improvement will destroy the community. limit all buildings to Max of four storey.
- Can't see how you plan to develop 36 street.
- Do we really need a bigger city and take that to go with all the districts that comes with all thing. I'm quite happy with the way it is now. keep the single bungalow houses now.
- please make sure that there is abundant green space close to densely populated area. Good to place around public transportation, routes, but those routes have to be safe for seniors children families and singles at all hours
- I would add in a small park along the track or a dog run area. lots of people enjoy walking their dogs along that strip since this area is a mix of young and old. It would be nice to have an off leash area for the older folks that can't get to the Elliston.
- I'm OK where they are but think this has to be better traffic flow down 36 from 17th Ave. SE at the corner of 36th St. plus 19th Ave. There is a huge bottleneck and there's many close calls from people staying in the right hand lane and then not turning that not turning right but but going straight through the lights. Right hand lane should be straight through or turn right and left hand lane should be left turn only with a turn signal.
- I like the development ideas in all of the pink areas, especially the triangle area near Peigan trail that is currently an auto junkyard. I would add rezoning and developing mixed-use residential and commercial, along 52 St. on the east side, this area is junky. Allowing residential development along there would raise the appeal the whole area especially if plenty of green space and parkings can be included. The entire region called forest long industrial should be rezoned and redevelopment.
- The pink area isn't very close to me, so input from those directly effected is more important. However, the sidewalk expansion near 34 avenue is a complete waste of taxpayers dollars. Completely pointless and service no function at all. Building stores and housing have some value only if residents close by agree. Super disappointed in the lack of function.
- Add 51 St. to the list between 14 and 17th Ave. SE.

- Not at all, but I did notice there is no specified requirement for developers to add subsidized housing to any new development. Very disappointing!
- I don't understand developing the area I'm Barlow and memorial. That is a huge hill. Would not disturbing that create less ground support for memorial drive. That is so close to the road, I can't imagine what would go there with the traffic noise.
- The towns and Comfort Inn needs to be taken over by nonprofit or municipal. There is too much crime in that area, building here may be beneficial
- 17th Ave. SE not residential /neighborhood
- I think it's OK for some people.
- I don't like all of the areas set aside for moderate to large scale growth. Parking and traffic flow will be insane. Garbage, waste and the cast-off furniture will be even more of an issue.
- Growth should be a benefit to all and not to others. I would hate to see people move out of their homes eg. mobile homes park happened on 16th Ave. midfield, if the area is well maintained. I did agree the one on 17th Ave. and 47 needed to go on an area of neglect.
- I don't like the idea of fourth storey buildings on 36th St. South of 26th Ave. not on 34 Ave. West of 36th St., not along any of the street Ave. close to schools and the 36th St. plus 26th Ave. SE, 8 Ave. plus 52 street. Blocks the sun from those places and the parking also make for more congested vehicle and the traffic and the roads order have to be modified to accommodate that. Some homes along memorial between 44 to 52 St. were just updated recently. People north of memorial may not appreciate high building in front of them.
- I think mixed-use buildings is a great idea. People can enjoy others company. We are the aging demographic.
- Leave green spaces alone work on the abandoned lots.
- Provide more access in and out of Erin woods by Twinning Peigan. 52 St. to Barlow.
- The area is very good. Those streets marked in pink should absolutely offer four storeys or more buildings. This is the location close to downtown, so we should be able to offer residents of our community more housing, more commercial buildings would be also very beneficial. 19th Ave. SE, 36th St. SE, 34 Ave. SE, those are areas with a high potential and professional office buildings would fit very well there.
- City doesn't care about its citizens. you want is more and more and more of our hard earned dollars and raise taxes, shame on all of you!
- I think the proposed areas in pink are reasonable and beneficial for growth in the GFL area.
- A potential pink area is located exactly where my house is built. Are you planning on remaining our houses to build more and necessary commercial properties? & business and boutiques and grassroots companies would not build or locate or establish themselves here because it is not a safe area. We have the reputation of being the worst part of Calgary. I would love a community where we could walk to a coffee shop, browse boutiques, feel safe and enjoy the classified participants and the parks. But I believe it is unrealistic. The crime scary individuals that make it impossible for people to move in. That needs to be fixed first.
- Please update your map! I complained 34 years ago when I moved to Mountview Trailer Park that It wasn't on the map, it still isn't. Red Carpet has not existed for 20+ years! The name was changed as long time ago.
- Safety needs improvement in the GFL area.
- Community Recreational Facility in Alberta Park eg. Skate Park
- 5A network to connect schools

- Bike path 5A to network connect all the green spaces
- First Nation need event to celebrate the First Nation Culture
- BRT doesn't connect to Ctrain
- Abbeydale needs to offer transit connections. It doesn't run on weekend.
- Memorial Drive flyover + bile connections to Chestermere
- Extend route 23 to Airport
- When friends of Elliston Park wanted to connect Erin Woods and Penbrook to Elliston Park, the City said a hard NO to bike path.
- Plant trees and visual enhancement.
- 1 exit from East Hills (accidents)
- Is individual appropriate for 4 storey landfill?
- Red Carpet: some mobile parks were taken away, but the land keep vacant.
- Council always approve the redevelopment.
- (Redacted) live over 50 years. Mobile parks is good for young people and seniors Don't like living in the apartment. Families/children/seniors wneed low density affordable living instead of apartment.
- Convert 52nd sidewalk to bike path, connect school via bike paths.
- 8 Ave bike lane is too dangerous for kids,
- Fix train bridge, no safe crossing to Elliston Park.
- Convert BRT to street car.
- What are the projected dates of the proposed project? What about our homes?
- Train station is not safe, need more skate parks.
- Train overpass at Penbrook Meadows.
- Check if trailer park has required fire emergency network?
- At local level (trailer park), we are installing solar panels and building renewable energy source meeting climate resilience.
- High densification to support affordability
- Need more housing options and accessibility
- Share transportation options. LRT + connection to Chestemere
- Provide mobility options when transit homes to higher density
- Encourage business owners to put solar panels on the parking lots.
- I would remove some large scale development in favor of adding more green spaces development and athletic parks.
- I would like to see the rules for development in the R1 (bungalow home areas) be allowed to build no taller than two stories to maintain a uniform look consistent in our community. Potential for lane houses could also be something to consider. Im aware this isnt something popular in the GFLA currently but if growth continues over the next 30 years this could be useful. Some concerns I have about multi family homes and row houses/condos is street parking. When the taller condo buildings go in they should have their own underground parking to offset the potential street parking issues. Now that 19th AVE has been made narrower with the bike path there is less parking for residents on that side of the GFLA. There needs to be improvement for city transit also. To somehow convince commercial land owners to redevelop their properties could add housing.. For example the shopping center where coop is most of the stores are empty. Could have tall condos with shops and coffee places(and underground parking for residents there) much like Inglewood's gentrification. Creating well lit and attractive community spaces like what has been done with University/Brentwood. I believe an internationally competitive skatepark, In the space

where the old Raddison heights/albert park community center was torn down, would be Hugely beneficial to our community For a number of reasons. (As well as a splash park basketball court etc). I understand there is to be updates to the forest lawn community center but using this currently unused city space would create a space for families and people to gather. Easier for police to patrol too. Update the little APRH skating rink and add a parking lot near that little park as there are many elderly people that attend community meetings and it is not accessible to everyone.

Question 3. What opportunities and challenges exist when thinking of welcoming a variety of small-scale homes into the Plan area?

- I love the diversity of small scale growth. It also gives people an opportunity to own homes but not necessarily single-family detached, which is expensive and unneeded for a lot of people. I would prefer this over the wall of 4+ story buildings. It also makes a neighbourhood much more interesting. Can we zone fir some small businesses as well? Walkable communities!
- Small scale growth would fit perfectly in most of the plan area and would increase occupancy. It would be an appropriate size to fit in with most of the homes. It would not destroy the atmosphere of the neighbourhoods.
- I like the sound of small-scale homes increasing options for different family dynamics and opportunities to age in place. I hope that as small-scale homes develop in the neighbourhood, that some of those homes are still available to rent at an affordable rate. My concern is that with development comes an increase in rent and property value which raises property tax. I just hope that as development comes, the community that currently lives, rents, and owns here can continue to afford to do so. I also hope that, as mentioned in the core values and vision of the GFT area, that development also looks at retrofitting existing homes when possible as part of the climate initiative and to allow seniors to age in home.
- "We don't want them. Stop buying our bungalows and ripping them down to add duplexes that are massive houses with no yards. This is ruining our community. This is removing trees and green spaces from yards for nature. We care about nature and green in this community, we Don't care about big fancy houses that we can't afford. All this is going to do is force us to sell our homes because we won't be able to afford the property taxes anymore. Poor people live here and you're trying to push us out! We don't appreciate that!! I have a feeling that if the city doesn't respect this then we will have a massive community protest and use the power of social media to bring attention to this. Bungalows/ we live in bungalows. Single detached homes for small families that value being close together and spending time outside in the natural spaces and parks in our community.
- You want to build more housing then please tear down Marlborough mall and create all different kinds of housing there. That is a dead violent mall that should be created into a new vibrant community."
- The challenges in my mind are in keeping these areas affordable. Infill development tends to gentrify neighbourhoods. I think there is a huge opportunity to turn this planning area into a very dense, walkable, bikeable and thus highly liveable area. The key will be ensuring that affordable rental housing is included in any development, and

we explicitly DO NOT PRIVILEGE CARS in the way new buildings and infrastructure is designed. Streets, not stroads. Less surface parking lots. Mandate underground parking if you must, but ensure access to it does not interfere with walking/wheeling.

- I live in Mountview mobile home park and no one will want to buy my home with these new developments and there is no where to move our homes that WE OWN. Please do the right thing and keep our park. You will make alot of people homeless with pets and children.
- In agreement to allow a variety of housing sizes and types. We need to remove as much red tape as possible to help in housing affordability. Redeveloped neighbourhoods like Inglewood, Ramsey, Bridgeland are great examples of a mix of housing sizes and types.
- I reside in the Red Carpet area in Mountview mobile home park. I have been here for 13 years and still have a mortgage of 60000 plus renos adding up to 30000 and I will not take anything less than 90000 for my home. I purchased this home to be my forever home and have children and pets that would not be accepted into a rental. We only pay 1000 a month combined mortgage and pad rent. We will NOT be another midfield situation, you will pay us what our home is worth with the renos. We ARE all home home owners here with lives too. With the way the housing market is we would never finding anything a bank would approve us for for the space we need for our growing family. We NEED a 3 or 4 bedroom with a yard and we have that right now. Please reconsider this land and dont develop with out a fair value offer for our homes. Many of us have been here for 25 years or more. We DONT want to move and we cant even sell our homes with this plan. Please have a heart. We deserve that much.
- - If housing units and density increase, require off street parking as a condition of building permit. At this point, Albert Park is still a car community.
- For one you would increasing everyone property tax which has already increased due to city hall budget cuts, you would be pricing out the same community that you're trying. We're already dealing with 6.3% inflation now you want to increase property taxes more. This is hurting the communities that we live. You can do this without displacing ppl and you can work within the existing available space.
- I believe this is reasonable
- 1, No mention of closing or moving the East Calgary Landfill further out, how long will the City of Calgary continue to saturate this land area with garbage? This landfill is located very close to residential, with more people/ more refuse & it will continue to grow.
- 2, No mention of added Police
- 3, No mention of road widening, there will be more traffic, some roads during peak hours already are frustrating
- 4, No mention of moving railways lines which also tie up traffic
- 5, No mention of updating traffic lights, such as flashing green arrow to allow a lane to turn
- 6, No mention of relocating Globalfest, although nice event, becoming not practical as fireworks can cause fire
- People need all types of accommodation. More semi-detached and rowhouses would be helpful, especially if they can be affordable. Think about more intergenerational families when considering these types of housing, including MIL suites or garden suites for additional family members.
- Small scale homes in the pink areas should be considered, encouraged and supported. This type of development will add to the area, not take away as would medium to large scale

- I live on 35th behind that area that wants changes. Between 21st to 26th ave on 36th st as the main road in the middle, I would want anything built match the height of existing house in the area one story and no more than two storeys. I don't want my area to be filled with big / tall house that look out of place in the area that only had one type of style.
Added PARKING and more people in an area that is safe but potentially become unsafe
- The area has a great opportunity to densify and bring people closer to the city core with good transportation options with the blue line and LRT. The walking score can be a challenge for some areas. Parking could be an issue with densification.
- Again I say infrastructure is important.
- I live in the Mountview mobile home park located in the red carpet neighbourhood with a mortgage and many renovations done on my home that for me to move you would have to buy my property for 100000 for me to move so that I could afford a new mortgage on a house in the neighborhood as there aren't very many rentals for 1000.00 a month that could house my growing family. We would need a full house as our houses our family of 4 and for animals and many rentals don't allow pets. People shouldn't lose their houses that they purchased just because you want to rebuild condos that would be out of our price range and not big enough. We need a yard and parking. We have been here for 13 years and don't intend on leaving unless we are offered a fair deal as many of the homes in this park are also too old to move but still have many years left in them and there are no parks with opening to move them to either as they have age requirements to move them. So I say no to the development of this land. You're just going to make people homeless in an already bad rental market and housing market. And many of us also have brand new mortgages on our homes so you would be leaving many of us with 80000 dollars in debt on something we can't move or have if you tear it down. You never asked the people that live here so I'd like to know who these "people" that say we should be redeveloped.
- I live in the Mountview mobile home park located in the red carpet neighbourhood with a mortgage and many renovations done on my home that for me to move you would have to buy my property for 100000 for me to move so that I could afford a new mortgage on a house in the neighborhood as there aren't very many rentals for 1000.00 a month that could house my growing family. We would need a full house as our houses our family of 4 and for animals and many rentals don't allow pets. People shouldn't lose their houses that they purchased just because you want to rebuild condos that would be out of our price range and not big enough. We need a yard and parking. We have been here for 13 years and don't intend on leaving unless we are offered a fair deal as many of the homes in this park are also too old to move but still have many years left in them and there are no parks with opening to move them to either as they have age requirements to move them. So I say no to the development of this land. You're just going to make people homeless in an already bad rental market and housing market. And many of us also have brand new mortgages on our homes so you would be leaving many of us with 80000 dollars in debt on something we can't move or have if you tear it down.
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- I think the biggest challenge is ensuring access to transportation. We need these housing options, but they can challenge an area's capacity when there aren't cycle lanes and/or 24/7 high-frequency transit.
A great opportunity I can see is turning alleys and greenways into their own sort of ""street"" (accessible to cars or not), where residents can consider their home fronting on to, despite sharing a lot with a home facing the other way. This could help make people living in backyard/basement suites feel like they're more of a part of the neighbourhood and community.
- Affordable housing makes more sense for the area. So make that a focus
- I believe our area is more suited for duplexes and semi-detached homes. I would prefer to see more of those, rather than triplexes and fourplexes.
- Small scale housing helps create the foundation of a community. I chose to buy in this area for the large lots and space between the houses, at an affordable price. There are a lot of basement suites in the area that need to be regulated to get rid of slum landlords and crime. I think row housing would be beneficial. Again the challenges will be affordability, mobility and crime.
- Mindful of impact of suites i.e. parking issues, cart/bin storage
Opportunity for carriage homes
Possibly an opportunity to offer multi-generational homes for large families
Possibility to replace the matchbox homes and four plex homes that are currently a blight by working with the owners and occupants to fairly transition these for the future.
Row house developments need proper storage for garbage bins and carts.
General considerations for potential parking issues. Maybe permit parking will be required in certain areas.
- NA
- Some lots when subdivided may be less than 7.5 meters and make the opportunity to build additional small-scale homes not worth the effort when dealing with current city requirements. A focus on 45% rule rather than lot size.
- We live in Mountview mobile home park and currently have a mortgage of 60000 for 25 years and 30000 in renos. We would need to be paid out 90000 to 120000 to even

consider moving. We would become homeless and with debt. And my neighbors would be in the same boat (180) families. We wont move unless offered this money

- This should be applied to all communities, EX: Eagle Ridge, Britannia, Belaire, Elbow Park, Bearspaw, Bayview, Rideau Park, Pumhill, Roxboro, Upper Mount Royal. The size of the property in those areas are much larger than in the GLFA. Yet I haven't seen any redevelopment for those areas.
- The opportunity exists to eliminate lawns and replace them with native plants and pollinator-friendly areas on city-owned lands.
- Opportunities would most likely be welcomed by investors who dont actually live in these communities, only looking for profit. Not that it is a bad thing, but the right form to meet the unique affordability within the communities is important to keep divers economies. And not to chase out existing residents due to genetrification. People not able to afford to live in the communities they grew up in.
- Infrastructures,traffic, parking.
- we should look at building more mobile home parks. They use less land, one 1200 square feet & we need these to be owned by the homeowners.
- mountain views are important
- if my dream would come true my last home with cocoa would be in a tiny house one or two-bedroom preferably 2 to accommodate the grandchildren in a gated senior complex where lawns are mowed and the snow is shoveled or have a place with flowers or have a little place for a garden or have it's own little community garden. it would have a little "get together" place where we could go and play cards, play games, have cup of tea, whatever that would be my little piece of heaven before I die. rent would be no more than 1/3 of my income. Utilities etc would be my responsibility and would have underground or some sort of covered car parking areas. each little home would be its own little independent home this would be perfect for me.
- We still have a lot of 1950s houses for In Filll builds. Stop building duplex and split title development.Create a responsible landlord problem to hold more responsible for their properties and problem tenants
- We already have small homes, sell us our land, a lot of people and 182 units were not told of any sale or future plans. so screw you. You will get rid of us because that's what you do. I try not I try not
- We need an architectural development similar to Kensingtons.I love the idea of small scale growth. Four story max on main roads but not all as then the street becomes boring, cookie,and futureless
- Multistorey housing can become slums
- Are you thinking of building infills, worried about crowding of parking. What's wrong with the places there now? No higheres--- block out green space, block views, crowding (too many people), parking
- Affordability, Transit, Bike path ,Greenspace
- Four plex is compact but parking it to be considered
- Unused open space could be used for redevelopment for example townhouse
- Garbage disposal need to be considered before complex
- More housing diversity and small scale four to six stories is OK
- Need more shopping and amenities around the area next
- Need more arts, eg, the Aboriginal art stores are painting houses in the area
- Small size houses are more affordable
- Not enough multi units apartment
- More mixed-use buildings in the area

- Don't welcome the fancy new houses in the area, welcome houses for low income
- Low income people need it.
- It is good to provide variety of sizes of houses. Some are small and some are big. Townhouses are good choices. Three bedrooms units, like the small houses, and townhouses that provide opportunities to talk to neighbours
- Need resources center with social activities.
- Three story or less housing is not a problem.
- Has anyone actually looked ahead 30 years to the availability of water. if the snowpack decrease with climate change, there will be less water for the city a city can die from lack of water. don't let the city grow beyond its resources because you are short sighted. These are insights from a 45 year resident.
- At what cost does it come for people on fixed income?
- If you upgrade the street for specialty shops and upgrade the buildings you will attract the people wanting to live near the Main St.. Use transit to travel and work in the downtown area. this area can become an upscale place with the correct housing and the business.
- Opportunity: reintroduce the starter home, more than a tiny house or single house, less than a current home development (eg. Belvedere), modest materials, fully detached and adequate sound insulation. Challenge: resisting pressure to cram as many people as possible within this growth areas.
- Hopefully to clean the area up, more curb appeal. get rid of slum lords. clean up back alley, old cars ,trailers off property. Tear down crappy fences
- NO, to 15 minutes cities.
- This one makes me question why it is asked. Calgary continues to talk density. Yet we are creating more single family homes into existing communities. These are already too much of this kind of development on the outskirts of Calgary. If City Hall truly believes in climate change then we have to start densifying and making space more efficient.
- Sidewalks don't get cleaned now, less parking, less respect for home owners, way too much multiple housings in forest lawn already.
- A two and three-story building will block views/shade and create home clearance privacy issue for existing bungalows however. I do agree housing choices will create a vibrant community especially affordable housing.
- Sustainability
- Street, parking are issues.
- Homes for single family, detached homes that first time buyers can actually buy
- Shelters for homeless, one for men, one for women, one for teenagers.
- The services the city provided, eg. snow removal, alley maintenance, communication when a complaint is established, all sucks in this whole area, bylaw enforcement too.
- A variety of small scale homes are a good idea. We hope that GFL will always be a diverse, vibrant community. We are very happy to see the Homes for Heroes Veterans buildings, the Trevere House and Habitat for Humanity homes on 36 St. We'd like to see more affordable housing for seniors in the future too.
- Back alleys could be thriving instead of wastelands. I could build a secondary small scale housing unit that opens up on the alley for my family to live in. The thing is, it's very unpleasant and unattractive right now. the address are an incredible opportunity for local spaces ,for gardeners, play areas, green areas, wildlife. But right now they are dead scary places. would love to see a specific part of the plan that addresses alley ideas.

- The ATCO village is a prime example of what is needed. Maybe a bit larger to accommodate one bedroom. no elevators. no stairs/ minimal stairs. Owners must live in the dwelling, no exceptions, no high-rise buildings, no two-story or more, single bungalow, small housing only.
- Red carpet estimate 1800 persons homeless. Do not kick us out again!
- Parking is always a challenge.
- Having a park in the community will strengthen the community and provide a free to user source of outdoor recreation thank you for the opportunity to bring us involved.
- The biggest concern with the small scale growth is that the area is no longer affordable to the community that it currently represents. as the city grows outward, as seen in bigger cities, the smaller communities become amalgamated and the lower income families get pushed out. Supports need to be in place for the existing community to be included and allowed to participate in this planned development such as rent-to-own arrangements rather than rent subsidized. Prider of ownership will make a greater difference than temporary arrangements. Qualifications for low income , newcomers and immigrants are far too strict and their ability to pay rent over 10 to 15 years should equate to more than eviction notice, as they tear down the tenement building they've been able to afford just to rebuild a new development they could never afford.
- I like small scale homes. it brings the neighborhood as a small town feel. more walking around like Inglewood or Kensington.
- I think parking can be an issue as seen around the Bethany as well as potential loss of greenery. if single family houses are replaced with row housing with the small yards and immature trees. However there is opportunity for first time home owner and younger people to be able to afford this area.
- Underground parking and electric plug in for electric cars.
- Parking is an issue Ellie and earlier to be developed individually with different developers while create the community with no consistence.
- Challenge is mainly about the noise. because 36th street is a busy Rd., CP train is noisy and intersect between communities and business. International Ave. is also busy St., too many core repair shops. perhaps they could be relocated and all shop restaurants and food shop and be only on international Ave.
- Parking lot adequate, require off street parking for new developments. 2 spaces per unit for R2 and R4 zoned area.
- Many single people want a home of their own but can't afford the higher range crisis. More availability of small apartment with affordable rent would help meet this need.
- Unnecessary and a waste of money, leave it as it is.
- Traffic is a major concern. Both for drivers and pedestrians. More homes means more drivers. Some roads have blind spots from the sun, some roads have transit buses that never stay in their own lane. Never mind when it snows and the roads are never cleared now the lanes are never narrower.
- The challenge is city red tape. I don't quite
- No reason for move!
- Allow modular and the tiny homes in some areas. Encourage landlords and owners to maintain their properties and homes. Overtime replace the derelict homes with new homes appropriate for low income and diverse residence.
- Small scale homes hopefully affordable to purchase for young families to entice more families and future growth of our area.
- The challenge is the yards are too small so we need safe place for alternate place for families for recreation.

- The more mining houses that are allowed the better. The Veterans village at the corner of 36th St. and 8th Ave. SE is fabulous. There should be thousands and thousands of these in Calgary available for purchase by any Canadian citizens only with a price of under \$100K. No landlords or foreign buyers allowed. talking about the challenge parking and the traffic.
- Obviously housing more people is great, but comes with greater traffic, infrastructure issues. More people who have lived here for 30 years might not want to change the feel of the neighborhood. The city gets carried away sometimes places like Marda loop or Inglewood. you change too much and you take away the character that made it great. Lose the history and add traffic issue, destroy the whole vibe.
- Challenges will be parking with high density.
- Is this a test? Traffic increase, effects customer increase and crime rate increase in the area. Increase the need for recreational facilities. I do hope you are adequately funding our local police services and community outreach officer. I would like to see paid time for sensitivity training and de-escalation, and automatic laws which come into effect when police building is found.
- Small scale Houses Are A Must With Little Or No Yards. Bigger Yards Only Allow Room For Collecting Garbage. No Maintenance Courtyards Would Be Nice.
- there needs to be a place for the homeless to go with their shopping carts since they cannot leave them unattached for fear of theft. needs to be a place where there are cubicles with a wooden bed frame (attached to wall) like in a hostel. so they are not camping in front of parks and the bus station. how about using the greyhound depot for that. Porta potties and rules. Nothing else to keep cost down. Something has to attract them to the site, shelter from the code.
- Perhaps Offering renovations subsidies to reduce old homes.
- The Lot signs are generous but bungalows are preferred in the South view and the Forest Law
- I welcome small scale home into the plan area I'm for it.
- Parking and garbage.
- With small scale homes and I believe you have a greater sense of community where neighbour look out for each other.
- please redevelop, clean up, get rid of Oasis park, it is terrible. the train tracks and the memorial drive on 68th St. heading north, that area is not seen on the map. my friend lives here and has no idea what the roads are about. Thank you for the colourful information booklet, keep up the good work.
- Semi-detached is good especially with the aging population. when people allowed two or three storied single building a heart for people to mortgage.
- Leave the green spaces alone.
- More accommodations for low income(AISH, disability etc) and seniors.
- There should be more moderate to large scale homes and buildings, as a small scale homes don't offer so much living space. Forest Lawn is becoming a high density area and we should create more housing option for existing and potential residents
- What about single people who make less than \$5500 a year? keep forgetting about them, one day they will lose their home.
- I have noticed the developers buying a home, tearing it down and building a massive town storey structure with its boundaries right up to the property lines to minimize profit. Those homes do not allow for parking or green space for its residents. also they impair light and privacy for homes next door. The impact on property values of homes next door concerns me. I'm aware of parasite investigation in some connected housing in this area ,which needs to be prevented.

- Small scale houses mean the densified population which due to the reasons cited above will bring more crime and unsafe conditions to the area. We all want a quiet ,safe, pleasant place to live and until some of this dangerous problems are resolved, someone from Russia stage well you know why you oh play just finished should I say I just finished I meanit is not a working plan. Please note, I am a professional career woman, working in the energy sector, I have lived in this area all my life and I would voice to say up beautiful and to peaceful community.
- Newer smal scale homes tent to have small lots shich I am not in favor of encouraging.
- Furthermore, after attending the community engagement night at the library I hear that a lot of residents in the trailer park areas are very scared about being pushed out of their homes. Something needs to be considered for them. It's important to be aware and compassionate to actual real world issues. I really love the little atco village tiny homes that have been built and there could be more of these tiny communities. Our community being the low income side of the city needs homes for elderly and people on disability. Everyone needs a safe place to live and it is out of reach for so many. Keep in mind that gentrification will displace many lower income families and these modular homes are all these people have if that.This area of town has been an afterthought for so long its time to put some effort into fixing some social problems and our community. I believe Its possible. Lets make it beautiful!

Question 4: Do you have any feedback on the initial draft Chapter 2 or refined draft Chapter 1 of the Greater Forest Lawn Communities Local Area Plan?

- If love to see a focus on biking infrastructure, especially for young children to get east-west to the library or Bob Bahan. I'd also like the library and Bob Bahan connected by a path of some sort. The bike lanes ok 8th are scary as just painted lines. Fully separated cycle track is needed somewhere, otherwise we tend to bike on the side streets, which are safer but still far from ideal.
- One of the features of older, established neighbourhoods are all of the trees. The first thing developers remove for large scale developments is the trees. The city can claim that they will require trees be planted to replace the ones removed but I know from experience that this is a lie. 19th Ave between 31 & 32 St was supposed to have trees planted as dozens of trees were removed when the commercial development went in. The 2 poplars are original, the trees the city promised would go in don't exist.
I'm very disturbed by the number of areas the city feels large scale growth would be appropriate regardless of the existing type of development and without any consideration for the destruction of the type of neighbourhood and the residents lifestyle.
- You have shown future development all along Memorial Drive south side. The city is planning to extend the street across Stoney Trail. It would be stupid to do any development that would require the speed limit to be reduced any where along Memorial. Development between 52 and 36 should be with an eye to increase the speed limit to 60 or higher. Right now, there is no reason the speed limit between 52 and 36 needs to be only 50, because there is no direct access to Memorial from the housing along the either side.

In my area, east of Penbrooke Drive, access to the outside world is restricted to one outlet on 4 Ave SE. Any densification of the area would lead to even more traffic through that bottleneck.

Any development along Memorial would require an entrance/exit onto that road which would probably decrease the speed limit there. Otherwise, the redevelopment should likely face onto Penbrooke Drive with a street installed opposite 2 Ave SE.

On the other side, next to 68, Penswood Road could be joined to 68 St opposite to Abbercove Drive, or 4 Ave could join directly to 68. This latter option is undesirable because of the 2 intersections being so close to each other.

- I appreciate more trees being added. Please add more trees and urban forests in our communities. We value nature and the positive effects trees have to our environment and our community mental health. I think it's good to develop along these International Ave for business and residential. Some buildings can have businesses on the bottom and some apartments on top. This is a good use of space. This adds to the businesses and provides housing but doesn't remove our bungalows and our existing homes and yards.
- I reside in the Red Carpet area in Mountview mobile home park. I have been here for 13 years and still have a mortgage of 60000 plus renos adding up to 30000 and I will not take anything less than 90000 for my home. I purchased this home to be my forever home and have children and pets that would not be accepted into a rental. We only pay 1000 a month combined mortgage and pad rent. We will NOT be another midfield situation, you will pay us what our home is worth with the renos. We ARE all home home owners here with lives too. With the way the housing market is we would never finding anything a bank would approve us for for the space we need for our growing family. We NEED a 3 or 4 bedroom with a yard and we have that right now. Please reconsider this land and don't develop without a fair value offer for our homes. Many of us have been here for 25 years or more. We DONT want to move and we cant even sell our homes with this plan. Please have a heart. We deserve that much.
- Please do not remove the Forest lawn discgolf park
- No additional feedback
- With growth, the city planners need to be very aware of the crime, vandalism that could come with large scale growth
- No.
- It is funny that in your two drafts you mention parking and just this past week I am having fun with Parking control on my block about angle parking in front of 59 Erin Ridge Rd SE. For the past 41 years we have never had a problem with angle parking in front of our houses on this corner and now we have to apply for a change and we have to pay. Housing was approved back in the 80's so why now is it a problem. This is why I have been saying through all the questions that infrastructure is critical before changing things.
- I live in the Mountview mobile home park located in the red carpet neighbourhood with a mortgage and many renos done on my home that for me to move you would have to buy my property for 100000 for me to move so that I could afford a new mortgage on a house in the neighborhood as there arent very many rentals for 1000.00 a month that could house my growing family. We would need a a full house as ours houses our family of 4 and for animals and many rentals dont allow pets. People shouldnt lose their houses that they purchased just cause you want to rebuild condos that would be out of our price range and not big enough. We need a yard and parking. We have been here for 13 years and dont intend on leaving unless we are offered a fair deal as many of the homes in this park are also too old to move but still have many years left

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- Again, my only worry is that property taxes are going to rise at an unsustainable rate in areas that are typically lower income. People should not be forced out of their long time residences by skyrocketing taxes in the name of "improvements" to the greater Forest Lawn Area. The city to needs to keep this in mind, and remember that people live here and have for a long time. Improvements shouldn't come with a massive tax burden for residents.
- The flow of traffic really needs to be considered, especially along 17th Ave, and to allow for better movement of commuters. Crime at Ctrain stations such as Franklin needed to be addressed before people will be comfortable decreasing their carbon footprint by taking transit.
- We live in Mountview mobile home park and currently have a mortgage of 60000 for 25 years and 30000 in renos. We would need to be paid out 90000 to 120000 to even consider moving. We would become homeless and with debt. And my neighbors would be in the same boat (180) families. We wont move unless offered this money
- Why is Greater Forest Lawn stigmatized with such a classification? There are no other neighbourhood communities in the city publicized in such a manner. It is time to end such denigration.

- Please, as much as possible, include native plants and pollinator-friendly areas.
- I think it's great. I would like to see the connections to neighboring neighborhoods considered to ensure good access to amenities and services beyond the car. Biking and walking infrastructure and ensuring tree-lined sidewalks and pathways.

Appendix B: Phase 2 – Greater Forest Lawn Working Group Feedback

Greater Forest Lawn Working Group Session 5: Small-Scale Growth

Purpose of Session 5

Working Group Session 5 was a virtual session held on February 21, 2023. The fifth working group meeting focused on the benefits and challenges of small-scale growth. Working group members were presented with three different scenarios related to small-scale growth:

- Scenario 1: Corner Rowhouse with Secondary Suites
- Scenario 2: Mid-block street facing rowhouse
- Scenario 3: Courtyard-style Housing

Presentation from the session: [GFL LAP Working Group Session 5 Presentation](#)

What did we ask?

For each of the above scenarios working group members were led through a facilitated discussion that included the following questions:

1. Given the unique context of each of the Greater Forest Lawn Communities, what benefits and challenges do different types of small-scale homes present in each of the communities? How may they be viewed by:
 - New or potential residents to the area?
 - Adjacent residents to a proposed development?
 - Existing residents in the wider community?
 - Local businesses and services?
2. Given the benefits and challenges listed for each group above, how could these types of development be better integrated to fit into communities?

The last session activity focused on limited-scale policy opportunities. Participants were asked:

1. Given the benefits and/or challenges that you've noted, how could different types of small-scale development be integrated into the Greater Forest Lawn Communities?
 - Universal - broadly applied to the entire Plan area.
 - Location Criteria - determined by certain site characteristics.
 - Area-Based - using Urban Form Categories, Transit Station Areas or other map-based tools.
 - Miscellaneous / Other Policy Tools.

Session 5: Summary of Feedback

Participants were assigned to one of three breakout groups and moved through the above questions and comments. A summary of input based on the topic of conversation is outlined in the tables below.

Activity #1 – The Benefits and Challenges of Small-Scale Growth

Semi-Detached Dwelling with Backyard Suite	
New residents	<p>Working group members commonly discussed the following as benefits to new residents:</p> <ul style="list-style-type: none"> • Could provide affordable housing choice and accommodation for a variety of people on the housing spectrum (renters, first time homeowners, seniors, etc.). • Could add new and improved appearance. • Could support more people that could encourage stronger sense of community and safety. <p>Working group members commonly discussed the following as challenges to new residents:</p> <ul style="list-style-type: none"> • Could exacerbate parking issues. • Could create more segregation and safety issues in communities.
Adjacent residents	<p>Working group members commonly discussed the following as benefits to adjacent residents:</p> <ul style="list-style-type: none"> • Could encourage more residents increasing diversity and sense of community. • Could address vacant lots and encourage a variety of housing for people at different stages of life. <p>Working group members commonly discussed the following as challenges to adjacent residents:</p> <ul style="list-style-type: none"> • Parking limitations and issues, • Upholding community standards and quality of new developments,
Existing residents	<p>Working group members commonly discussed the following as benefits to existing residents:</p> <ul style="list-style-type: none"> • Could encourage vibrancy by addressing safety, beautification of area and potentially new amenities. • Could encourage enhanced mobility options and a variety of housing choice. <p>Working group members commonly discussed the following as challenges to existing residents:</p> <ul style="list-style-type: none"> • Could increase property taxes. • Increased density may not come with increased or improved amenities and services that are already are limited.
Local businesses and services	<p>Working group members commonly discussed the following as benefits to local businesses and services:</p> <ul style="list-style-type: none"> • Increased density could provide more customers and increase vibrancy of established areas.

	<ul style="list-style-type: none"> Increased density could encourage new business opportunities and options for local services and amenities. <p>Working group members commonly discussed the following as challenges to local businesses and services:</p> <ul style="list-style-type: none"> Concern around unknown future demographics including how businesses can plan to adapt to their needs. Concern that infrastructure, services and related amenities may not meet needs of growing population.
Community integration	<p>Working group members discussed the following as ways to integrate this small-scale housing type:</p> <ul style="list-style-type: none"> Address parking concerns through actions like permits. Consider existing community character and style with design new developments. Consider upgrades to transit and related infrastructure to support high density.

Mid-block street facing rowhouse	
New residents	<p>Working group members commonly discussed the following as benefits to new residents:</p> <ul style="list-style-type: none"> Provide a variety of housing choice that considers affordability. Could encourage walkability that could support sense of community. Provides another option to existing single family home. <p>Working group members commonly discussed the following as challenges to new residents:</p> <ul style="list-style-type: none"> Limited to no outdoor space for the occupants. Maintaining community standards.
Adjacent residents	<p>Working group members commonly discussed the following as benefits to adjacent residents:</p> <ul style="list-style-type: none"> Could address community standards issues and support community aesthetics. Increase property values. <p>Working group members commonly discussed the following as challenges to adjacent residents:</p> <ul style="list-style-type: none"> Traffic and parking concerns related to increased density. Could encourage more rental properties and a sense of crowding among properties.
Existing residents	<p>Working group members commonly discussed the following as benefits to existing residents:</p> <ul style="list-style-type: none"> Potential to attract younger and diverse people. More housing options. <p>Working group members commonly discussed the following as challenges to existing residents:</p> <ul style="list-style-type: none"> Concerns about potentially lost green space with development. Parking and transit infrastructure concerns.
Local businesses and services	<p>Working group members commonly discussed the following as benefits to local businesses and services:</p>

	<ul style="list-style-type: none"> • Could encourage new professionals and sources of employment in the Greater Forest Lawn communities. • Could encourage more investment into services and infrastructure. <p>Working group members commonly discussed the following as challenges to local businesses and services:</p> <ul style="list-style-type: none"> • N/A
Community integration	<p>Working group members discussed the following as ways to integrate this small-scale housing type:</p> <ul style="list-style-type: none"> • Should create requirements for natural environment preservation and parking with development. • Increase in density should be matched to increase in required services, amenities and infrastructure.

Courtyard-Style Housing	
New residents	<p>Working group members commonly discussed the following as benefits to new residents:</p> <ul style="list-style-type: none"> • Provide a variety of housing choice. • Design allows for stronger connections amongst neighbours. <p>Working group members commonly discussed the following as challenges to new residents:</p> <ul style="list-style-type: none"> • Safety and privacy concerns with closer proximity. • Concerns of maintenance of shared open/green spaces.
Adjacent residents	<p>Working group members commonly discussed the following as benefits to adjacent residents:</p> <ul style="list-style-type: none"> • Opportunities for increased safety with more people who could look out for each other. • Increased walkability. <p>Working group members commonly discussed the following as challenges to adjacent residents:</p> <ul style="list-style-type: none"> • Concerns on impact to neighbours outside of development including issues with privacy, maintenance and the coordination of City services.
Existing residents	<p>Working group members commonly discussed the following as benefits to existing residents:</p> <ul style="list-style-type: none"> • This housing style could encourage social cohesion amongst neighbours, provide attractive style design and room for trees. <p>Working group members commonly discussed the following as challenges to existing residents:</p> <ul style="list-style-type: none"> • Concerns about maintenance, safety, and an increase of renters.
Local businesses and services	<p>Working group members commonly discussed the following as benefits to local businesses and services:</p> <ul style="list-style-type: none"> • Similar benefits as shared previously. <p>Working group members commonly discussed the following as challenges to local businesses and services:</p>

	<ul style="list-style-type: none"> Increased density could cause issues for existing services and supports (schools etc.).
Community integration	<p>Working group members discussed the following as ways to integrate this small-scale housing type:</p> <ul style="list-style-type: none"> Considerations to accommodate parking needs with more density. Considerations needed regarding shading as new developments occur alongside existing homes and businesses. Infrastructure and needed services and amenities need to be increased alongside new developments and density.

Activity #2 – Limited-Scale Policy Opportunities

Universal	
Benefits	<ul style="list-style-type: none"> Could provide a variety housing choice that includes affordable options. Newer developments can address stigma and update older buildings and homes.
Challenges	<ul style="list-style-type: none"> Concerns around shading and interest to have taller or larger developments closer to areas like 17th Ave S.E. Concerns about how new developments can fit into existing structures.
Location Criteria	
Benefits	<ul style="list-style-type: none"> Density could encourage better access to amenities and services like transit or green spaces. Could encourage design considerations when welcoming in new developments.
Challenges	<ul style="list-style-type: none"> Interest in utilizing empty lots or larger corner units as to avoid crowding with other locations.
Area-Based	
Benefits	<ul style="list-style-type: none"> Increased accessibility and walkability. Design that considers unused spaces.
Challenges	<ul style="list-style-type: none"> N/A
Miscellaneous / Other Policy Tools	
Benefits	<ul style="list-style-type: none"> Housing types like row houses can mitigate issues like overland flooding and adequate street parking. Existing housing types can maintain design and community feel.
Challenges	<ul style="list-style-type: none"> Parking might be difficult to accommodate with certain housing types.

How did we use your input?

Input received at Working Group Session 5 was used to refine Small-Scale Housing policies as part of Chapter 3 in the Greater Forest Lawn Communities Local Area Plan.

Session verbatim feedback

Activity #1 – The Benefits and Challenges of Small-Scale Growth

SCENARIO 1: Corner Rowhouse with Secondary Suites

Given the unique context of each of the Greater Forest Lawn Communities, what benefits and challenges do different types of small-scale homes present in each of the communities? How may they be viewed by:

A. New residents in the proposed development?

Benefits	Challenges
<ul style="list-style-type: none"> • Lower cost (affordability) • Type of house that works for people looking for a lower maintenance property - ex. No yard to look after. • Like the variety that it's being offered. If you're just starting out and can't purchase or even rent a single-family home, you can go with secondary suite that will help you get something independently. Great option for something like this. • Having a secondary suite is a mortgage helper for new owners • From personal experience, having a secondary suite allows elderly owners to live longer in their homes feeling safe for having a neighbour. My landlady offered me low rent for being there, and help with house maintenance: snow shovel, grass,... And knowing that someone is downstairs to watch out for her • Having more eyes on the street could aid in developing a sense of community safety • Adds architectural and visual diversity to the area with different types of housing <ul style="list-style-type: none"> ○ Second this! • Look like they would bring a nice appearance to the neighbourhood • They can be close to friends, or 	<ul style="list-style-type: none"> • Offset of the same thing - not all want non-detached, prefer single home. Semi-detached doesn't work for everyone depending on what they're looking for. • Parking may be an issue - not sure how many spots homes like this would get. • Pick-up of waste removal (compost, garbage etc.) - This would be 12 bins for the 4 units. • Parking due to possibly also having 2ndary suites to further increase density • Feeling of integration in the community • Safety concern of the increased density through out the community. Resolve safety issues before considering density. • There are language barriers across the area and the demography you provided does not represent the whole community. The numbers of the population is not accurate. There are a lot of people that do not speak English in our area. People are also afraid to say the true number of people that live in that house. So, the figure given might not truly reflect the level of decline or increase in number of people per dwelling. • People are afraid to walk in th evenings in our community because of the way the homeless have increased knife and violence is carried around the neighbourhood. • We have secondary suites developed in a way that the councillor did not put through the Community Association i.e. Former Red Carpet that is being put down. Suddenly, Councillor renamed this area.

<p>family.</p> <ul style="list-style-type: none"> Established neighbourhood: <ul style="list-style-type: none"> Wider streets, trees, parks, etc. It increases density that accommodates larger families (townhomes more condensed than single-detached houses) Potentially a starter-home, more affordable to begin in starter home rather than a detached home Residents of the multi-family development can be more connected to each other vs if they were in detached homes Smaller yard (this could also be a challenge depending on one's perspective) Newer and denser housing will hopefully invite younger people to the area. An opportunity to live close to downtown, airport, major arteries for a relatively affordable cost 	<ul style="list-style-type: none"> Very limited outdoor space
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B. Adjacent residents to the proposed development?	
Benefits	Challenges
<ul style="list-style-type: none"> Benefits the community as the more diverse the community, the better the community can meet different needs and integrate different people into the community Different styles of housing allows people to stay in the same neighbourhood as they move through different states of life. Good use of current vacant lots that might attract crime; better to have families dwelling in this space than to leave it empty Fewer Empty Lots or Old Homes that are not taken care of (Forest Lawn) Townhomes tend to promote families, increases the family population in the community 	<ul style="list-style-type: none"> Meeting the community standards - City of Calgary has community standards that are hard to enforce. Ex. general maintenance of surrounding area outside of the building. There is parking of destitute vehicles, leaving large piece of equipment or building materials left on ground. There will be complaints about parking - there will be less street parking, could be a pain point or not depending on the community Low Quality Infills (If too many rooming houses are added). Parking availability diminished, especially street parking Parking issue can be addressed by improved transit

<ul style="list-style-type: none"> • Property value increases because area is more desirable due to density • Adjacent residents can make new friends :) • Adjacent residents are exposed to people of more diverse backgrounds, can dispel myths and biases 	<ul style="list-style-type: none"> • Development casts shade into neighbouring yards • Drainage from development lot into adjacent yards not being adequately planned <ul style="list-style-type: none"> ○ Overland flooding into neighbour yards ○ Rainwater management inadequate • Very large on the lot and could be issues for parking
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C. Existing residents in the wider community?	
Benefits	Challenges
<ul style="list-style-type: none"> • Brings new people to the community which could enhance community pride • Potential revisions of transportation modes within the neighbourhood - more density to make bike lanes feasible (circumventing the need for more parking spaces, etc.) or people using the buses. • the safety of seniors residents having high density neighbours watching out for watch other. It allows senior citizens to live in their own homes watch out for watch for each other • How would these impact unhoused people in the neighbourhood or people living in housing projects? • If you are going to put up buildings and make it look pretty, what other supports can be put in place? • With population decreasing, what will happen to things like schools? Increasing density in appropriate places may keep them open and operating, though I may not be keen on having this type of development next to me. • New housing (properly done) revitalises an area. • New development - we want people to be proud of it. Gives the area the 'missing middle'. Adds architectural 	<ul style="list-style-type: none"> • Would be interesting to see if there are any impacts on home assessment values based on new housing being added • Increased property values = increased taxes over time • Row housing model (if rentals) may have risk of unethical or ineffective landlords <ul style="list-style-type: none"> ○ This could potentially lead to property management concerns • Concerns for heavy amount of paving that reduced exterior living spaces and the concern as to where the water goes persists among residents and having answers to these questions might reduce peoples fear around this project. • Road safety for children in areas around row houses is of great concern. • Rooming houses/constant revolving door • More people - but we still don't have ample park space • Hoping to add more families - but for example, there are no preschools in area (daycares yes, preschools no). Many of the daycares have no or very limited adequate outdoor space

<p>character and vibrancy to the area.</p> <ul style="list-style-type: none"> • Not everyone has had the ability to upkeep their homes, so having new solid homes brings a lot of positives with it. • Unhoused is a city-wide issue caused by neglect across the city. There is already a significant amount of transitional housing, so having more unhoused people here could be possible. There is a lot of lip service about adding more affordable/transitional housing that has not come to be. Transitional housing does not build community as it just bridges people over to other housing. The City has been ignoring East Calgary and has been dumping issues here. • The name “Forest Lawn” has a stigma to it. Hanging that handle on the area cannot help to revitalize the area. • At the community level, people don’t want density. People moved here for the big lots, walkability, lots of space, etc. Density is not necessarily seen as a revitalization of the community. • Younger and more diverse demographic joining neighbourhood • Increased property values • Upgraded to infrastructure will hopefully follow the increased density • Community is more vibrant, lively, and connected • New businesses may start up due to new residents • More options for housing • Opportunities for rentals • If more residents, perhaps we would get more amenities (but only if people are adequately counted and challenges were noted about that) 	<ul style="list-style-type: none"> • Parking spaces need to be expanded to accommodate more vehicles because there are different people with different abilities and needs that do not necessarily conform with the desire to walk or bike.
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D. Local businesses and services in the community (for example, schools)?	
Benefits	Challenges

<ul style="list-style-type: none"> • Higher density in existing communities brings more people to businesses, schools etc. • Could bring life back to inner city schools that are at risk of closing • Increased customer base (e.g. businesses, transit, services) • More business opportunities (can expand businesses or start up new ventures that would have otherwise not succeeded without more/diverse business) • More opportunities for growth • A larger population of young families, more options for preschools, daycares and programs for kids 	<ul style="list-style-type: none"> • With increased density, ensure that there are enough amenities to meet everyone's needs • Unknown demographics • Building/infrastructure can't keep up with new demand • How can new businesses adapt to the new communities vis-a-vis the access to database that enable business to make informed business decisions. New businesses need to know the changes that are imminent so that they are able to quickly adapt to them. • What happens to all the single family houses when developers say they want to build new structures on these existing buildings?
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2. Given the benefits and challenges listed for each group above, how could these types of development be better integrated to fit into communities?

- In neighbourhoods where there is a requirement for a development to look like the existing neighbourhood it tends to fit in better with the rest of the community. When you have all new development it doesn't look like it fits in the neighbourhood, it looks like it gobbles up the older homes (ex. 50s bungalow next to a huge 3 storey - Killarney is an example of this).
- Moving this over to the East side, for years we haven't had good representation through planning and development and strongly feel communities need more of a voice/stronger voice with final product and how final product would look.
- Transportation piece of it - if we're adding density to a neighbourhood even with low residential, need transportation upgrades to support this. Need more mobility choices (ex. Traffic in Marda Loop is crazy). If we're going to add this type of building, we need to add things like dedicated bus routes, extra lanes for bikes, etc.
- Ensure that the developments look different from the existing social services that are meeting various housing needs (youth at risk, reintegration, addictions) as there is already a number of these services in East Calgary and that could keep people from wanting to purchase in the area if it looks like the service provider facilities vs. family homes
- The new developments should target people who will buy them to live here, not rent them out. We have enough rooming houses here. —>New Developments Should Target Middle Class and Young Families.
- Parking control on streets to give a specific number of parking permits per lot.
- Townhousing developments should also provide adequate sidewalk space, trees, and greenery (this should be a requirement on the private developer; not the cost on the city)
- Corner lot has a huge street presence, these lots should have additional requirements for landscaping, massing/sun reviews, and parking requirements/allocations
 - Particularly landscaping
- Development requirements need to be adjusted based on the targeted demographic of the

development (ie. if the development is targeting seniors, young families, etc.)

- Things like parking and greenspace should be accommodate accordingly
- Significant investment into transit, bike paths, any other non-motorized transportation modes to facilitate density without needing new car infrastructure, which is expensive and takes too much space

SCENARIO 2: Mid-block street-facing rowhouse

A. New residents in the proposed development?	
Benefits	Challenges
<ul style="list-style-type: none"> ● In Southview the population is shifting with lots of young professionals moving into the community. Lots are saying they would like to have more options like this. We are predominantly single family homes and some duplexes. ● Having the ability for kids to be safe enough to walk to school. ● Having a diversity of different aged citizens and housing types (homes, condos, etc). This would promote more people coming out and waking around to promote a community feel. There isn't as much of that in my neighbourhood. It could create more safety and more of a community feel. ● New buildings with apartments and shops get more people walking around and shopping. ● Dover has had some nice condo developments, particularly on the western edge. We don't want tin shacks. Around Valley View Regional Park there are nice new condos. We don't want to lose our single family homes, but some of these developments on the periphery are ok. ● There are new 3 storey houses around Valleyview that are successful. This is helpful so people can stay in the community and move into a larger house. There aren't many other developments like this in the neighbourhood. There is also the 	<ul style="list-style-type: none"> ● Have this in the greater Dover area and not a benefit as social services has taken a lead on many of the opportunities here - unfortunately we don't have a lot of people with a lot of desire to look after their residence as much as they should. They don't have a lot of storage space and a lot of stuff winds up outside in makeshift storage facilities. Great that people want to move into these areas but not a lot of space to put a lot of things, even a dog house ● Very limited outdoor space ● Potential risks with control of building systems (if sustainability is of concern). Sometimes with shared building are shared heating and cooling, sustainability is of concern since you do not have the freedom to make changes and twists to your house even if you wish to in the future.

<p>Bethany development in Dover as well. Also the need for affordable housing as well.</p> <ul style="list-style-type: none"> • There are lots of nice one-storey retirement type communities in Dover. • Town homes are more sustainable developments as they have lower heating and cooling costs • Town homes more affordable • Residents can buy a brand new home • Residents get private outdoor space • Feels more “single family”, but can be had for a cheaper price • More backyard space than a townhouse • There are great neighbourhoods here, but my personal experience is the the “mid-age successful professionals” are not buying an semi-detached house in this part of town. 	
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B. Adjacent residents to the proposed development?

Benefits	Challenges
<ul style="list-style-type: none"> • Modernizes the street front if dilapidated homes are torn down as a result • Increased density = increased property values • Increased density could encourage more families and younger people to move into the area • Increased density, but the aesthetic and character of the neighbourhood can be maintained • Residents can make new friends and connections :) 	<ul style="list-style-type: none"> • Risk that these properties will be purchased as investment property which would not reduce the transient nature of mostly renters dwelling in the community • Absentee landlords are not helping the community to look at its best. Having that said, some people skip Greater Forest Lawn • Quite often has observed with these type of properties they fully utilise the size of dwelling and tower over houses adjacent, blocking sunlight, etc. Tend to hulk over the properties they're beside. Dealing with shadow and privacy issues. • Shadowing, esp when next to lots with gardens • Smaller lots can make a block feel cramped with 3 storey buildings • Shadows and blocking of windows for adjacent residents • Set back requirements are less, the new building could butt up closer to the adjacent lots

	<ul style="list-style-type: none"> • More traffic in alleyway, increased maintenance requirements • In six months will these people decide that they want to have four cars that they will park in front an existing resident's detached house? • Will the windows of these new developments interfere with the privacy of my backyard?
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C. Existing residents in the wider community?

Benefits	Challenges
<ul style="list-style-type: none"> • Increased potential to be around younger and diverse people (new neighbours) • More options for housing, residents wanting a new building but wanting to stay within the community can do so 	<ul style="list-style-type: none"> • As a requirement for this development, a certain percentage of the open space can be designated as a shared green space for people who do not have green spaces where they can garden. • Secondary street parking and one parking per house unit issues are of concern. • If you have kids that have to travel for sport events or need to get to two events at the same time, LRT is not a comforting alternative for this. The City needs to consider options for how parents can get kids to these events since there are not enough facility or spaces for parking.

D. Local businesses and services in the community (for example, schools)?

Benefits	Challenges
<ul style="list-style-type: none"> • The youth they are moving in with will be able to work for local businesses. • Good to bring in more professionals into a community if they can diversify the economy • Ex for point above: 69th Street SW example - lots of professionals have moved in and brought more business as a result. • Great to have more people in the neighbourhood to justify bringing in better services • Higher density can encourage 	<ul style="list-style-type: none"> •

investment in infrastructure and services	
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2. Given the benefits and challenges listed for each group above, how could these types of development be better integrated to fit into communities?

- See answers to same question for scenario #1 above
- Wonder if it depends on what's on either side - will depend on what's adjacent to it. Is it businesses? If it's just residential not sure what it would look like with what's on either side.
- Developments for rowhomes should require wider sidewalks for trees and greenery (requirement for all new developments in the community on the private developer)
- Should take into account how to offset increased demand for street parking
- An increase in services/amenities/infrastructure should be planned alongside increased housing density

SCENARIO 3: Courtyard-style Housing

A. New residents in the proposed development?	
Benefits	Challenges
<ul style="list-style-type: none"> • Shared green space connecting the units; versatile and can be adjusted to the needs of the courtyard community • Diversity of housing options which again is helpful for people starting out (new university grads, etc.) - We don't have a lot of these options in my neighbourhood (APRH) so this would be awesome to see. • Advantage is it's easy for neighbours to watch out for each other - your neighbours are right there so it feels safer and you know your neighbours (can also be a challenge depending on the neighbour!) • These courtyard style developments allow people to make more of a community. Let's you bump into people as you walk around the development - almost like a tiny community within the community 	<ul style="list-style-type: none"> • There is not a guarantee of safety based on your neighbours unless it's marketed specifically as family-friendly (e.g. courtyard could turn into partying space) • Planting and landscaping needs to be thoughtfully selected and designed to suit shadow requirements • Privacy issues - ensure noise reduction between suites • Who will take responsibility for upkeep of the open spaces/green space? Is it clear to residents who is in charge? Will residents rely on other people to do it? • Safety concerns for the open spaces - lots of cases in this area that if the space is not "someones" it will be cared for by no one

- The “community within the community” could be good and bad depending on how you get along with your neighbours
- Would these really be affordable?
- This could work for people in different stages of their lives
- If there is turnover with the neighbours it could be interesting
- A housing co-op might work in this concept, but not sure how well that works
- If you are developing this and young families with kids are moving in it might attract more people purchasing than renting. This can increase the value of other homes around
- Is this promoting people to buy in the community or is this a high rental community?
- How can we get people to take more care of their properties?
- How can we destigmatize rentals?
- This gives people a choice, different demographics, it might work for them
- Changing the stigma around being a renter - in other cities this stigma does not exist. Some younger people don't want to own property (want to travel, don't like maintaining property, etc.). When we are thinking about revitalizing we need to rethink the notion of renters and that it can be a long term way to live. Is this stigma particular to Calgary? In other Canadian cities renting isn't as stigmatized
- In some condos where people rent the authorities have had to be called. Our communities seem to invite this type of thing
- It's about elevating the community including those who need a leg up
- certain developers/realtors (who I shall not name) purchase homes and rent it out to sub-standard individuals in hope of more homes on the street going up for sale so they can purchase them as well.
- Yard focused

<ul style="list-style-type: none"> Residents can live somewhere where they can be well connected with neighbours Well connected developments like this make people living there feel more safe As green space is shared, residents (presumably) can enjoy green space without needing to maintain it Three storey back buildings provide more space, options for buyers Adopt permeable pavers to mitigate many of the flooding and ground heat concerns for the area. Various options for purchase/renting (a more diverse per forma) Provides green space for residents, very high in demand for home buyers 	
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B. Adjacent residents to the proposed development?

Benefits	Challenges
<ul style="list-style-type: none"> As above, advantage is it's easier for neighbours to watch out for on another (an advantage both for the new residents and current ones adjacent) More "eyes on the street" and on the alley(?), safer Courtyard developments facilitate new walking spaces between courtyards 	<ul style="list-style-type: none"> Closed off spaces means that external neighbours might not see into what's happening Have to be considerate on how city services (ex. Trash collection, etc.) will affect the nearby houses. Less privacy for neighbours - will the three story have a straight view into their yards? How will the courtyard developments be managed? Courtyard pathways that are not well lit may increase perception of "safety" (private lands don't require to be "lit" and can look "scary" at night)

C. Existing residents in the wider community?

Benefits	Challenges
<ul style="list-style-type: none"> Courtyard developments architecture can increase attractiveness (courtyard designs can be very creative) 	<ul style="list-style-type: none"> How will the courtyard be managed because there has to be an agreed upon process of keeping the courtyards clean?

<ul style="list-style-type: none"> • As the courtyard space is larger than individual backyards, more room for shade trees. • The business case for the plan should put home ownership as its focus. • This will bring a better sense of unity among residents. As a young person who may not have the opportunity to afford a house with a backyard, having a courtyard would be a cheaper and affordable option. 	<ul style="list-style-type: none"> • Can a development planning process incorporate the implications of adopting the forms of courtyard? • I am concerned that the City's security system is not able to manage the security concerns that already exist in the area. So, with increased density, how safe will our community be and how ready is the City in meeting the emergent security needs? • How can we ensure at the planning stage that the plan enhances homes to be privately owned more than a rooming service?
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D. Local businesses and services in the community (for example, schools)?

Benefits	Challenges
<ul style="list-style-type: none"> • Again, with more density, more people can and will utilize existing business or local services. • All previously mentioned benefits associated with increased density 	<ul style="list-style-type: none"> • Much higher density added to community, can quickly put a strain on schools and community services if funding increases don't follow

2. Given the benefits and challenges listed for each group above, how could these types of development be better integrated to fit into communities?

- Feels like self-contained neighbourhood, they're affordable, when too many affordable options like this are grouped together, it can cause issues but not sure what the solution is.
- Healthy neighbourhoods have a mix of housing types and affordability. Need diversity of housing options in an integrated neighbourhood and this feels more vibrant (over just courtyard-style after courtyard-style, etc.)
- Presentation showed how homogenous some of the communities are and it was kind of shocking - if it was created now, there would be more housing diversity.
- Avoid ghettoization by referencing economic diversity, not just affordable housing
- Parking will be a challenge no matter how you put it. The new bylaws help with design but parking is a challenge. This is a reality of a growing city.
- Same thing about parking. People don't necessarily have parking even if they have single family home. A new development that can put ~6 families on a single family lot - a new development is asking for parking relaxations but a lot of people already park on the street here
- Taller buildings can take away your sunlight and effect things like gardens and things that are enjoyed in larger yards
- Parking - if there is a push for electric vehicles everyone will need a garage. People can't park on the street if they are charging their vehicles
- I didn't purchase my home so someone next door can tear down the house and build on 80% of

the lot and block my sunlight and/or view.

- Parking is an issue in my community with the 3 condo complex buildings ,which only allots owners one parking spot per unit.
- Adding 2+ EV chargers on a block can cause brown outs, this could lead to big problems that need to be addressed
- Sequence improvements to infrastructure/services accordingly
- Require that courtyards paths and spaces be well lit, clean, garbage removed, and increased greenery (required by the developer)
- Ensure that these types of developments are of high quality and that they are well run - that there is “ownership” over the property (without it necessarily be owner occupied)

Activity #2 – Limited-Scale Policy Opportunities

1. Universal (broadly applied to the entire Plan area)

Certain housing forms can be applied universally across the limited-scale area. These housing forms would typically be considered the standard allowed throughout the entire Plan area.

Question from group member on this section: Are there current restrictions on buying single-detached anywhere? Lots of people still want this and want to move to edge areas to purchase them. Could this be universal?

	HOUSING TYPE	CRITERIA	REASONS
1.	Allowing semi-detached everywhere would make sense		
2.	Variety of housing types...		There are benefits to having it universal but it might work better to have larger forms closer to transit/busier areas, and then scale it back as you get into neighbourhoods - trying to find a balance/transition from larger forms to smaller.
3.	Front yard setbacks are important in how a development fits in with adjacent development. There has been a creep where over time things are more stepped and less consistent than before. Where the building sits on the land is important for shadowing		

	etc.		
4.	Narrow lots are a consideration when there is a taller building being built - it can look out of scale		
5.	For current business owners along Memorial Drive new housing could add new vibrancy. Would add a lot to the look of the community and change the stigma as well.		
6.	This could add vibrancy through all communities.		
7.	There are strip malls and old complexes along Memorial that haven't redeveloped and could use a facelift		
8.	It makes sense to have higher density along 17 Ave and the scale shift as you move into the community. In the centre of the community are the single family. This seems to be a logical way to develop. In other neighbourhoods it seems ad hoc with different scales all over the place. In some other communities the front yards are very small and have large homes that take up the whole lot. In Belvedere there are laneway houses too. How can we make it so that people don't just do whatever they want?		
9.	We don't want big developments in the middle of the single family area. Keep it single family with basement suites. When it's mish-mashed looking it does not look good. Maybe some of the development can be on the periphery to avoid the mish-mash. Tighten it up so that there isn't development that isn't eye appealing in the middle of single family		
10.	The city (Calgary Housing) tore down the apartment complex on 19th Ave SE between 33 Street and 34 Street		

	over 12 years ago and still has not rebuild housing. Though I have seen two different architectural concept drawings. The first being wonderful and the second utterly ludicrous. My point is, why hasn't the city build a new complex in over a decade on this specific property?		
11.	It's not new housing , I just mean that the current set up in my area is , condo and townhomes and rental buildings . We could upgrade these existing outdated buildings (Forest Heights)		
12.	It gets tricky to start saying that after people had lived in an area for a long time for the city to start saying where different built forms can go. This happened with secondary suites		
13.	The International Ave ARP has not been listened to and development not allowed in the plan has still been approved		
14.	In Dover just west of 36th Street and south of 26 Avenue. The homes owned by Calgary Housing. The city is not investing in upgrading them. Yet the developers are drooling on taking over the entire area.		
15.	The city has not kept these Calgary housing up at all. They are very outdated and not taken care of.		
16.	We need low income housing. But I am under the impression that the developers are controlling what and where housing is built and not the people living in the area.		
17.	Single-detached	Contextual (design), higher quality design	Contextual
18.	Semi-detached		It is the easiest way to achieve density in a way that reduces the extent of resident push back.

19.	Row Houses or High Density	No Street Parking or limited street parking for Residents of new developments	Existing Residents who chose to live in detached homes are not competing for parking with infill residents
20.	Single Detached w/ Small Business		“Good News” in Inglewood looks like it adds a lot of value to all residents.

2. Location Criteria (determined by certain site characteristics)

Certain housing forms can vary based on locational criteria (street type, presence of lanes, adjacency to transit/parks/etc., location on a block- i.e., corners). This would allow (or restrict) additional housing forms, beyond those identified in the universal approach, in locations that meet these criteria.

	HOUSING TYPE	CRITERIA	REASONS
1.	Higher density dwellings	Closer to major roads	Closer to transit, easier to get around, get to different amenities
2.	Higher density like rowhouses	Near bike lanes and parks	For people who want more mobile lifestyle
3.	Corner lots in GFL accommodate up to 4 unites		Lots in GFL are huge
4.	Lots in GFL are very large which is a waste if we do not allow 4 plexes		
5.	It is only in GFL that you find RC4 lots		
6.	Row and Townhouses	Account for green spaces and wider sidewalks (anticipate roads with high pedestrian traffic), and road type (main street, corridor) Should be purposeful, facilitates transition from high-density areas like transit hubs	Would prefer a neighbourhood that adopts different building types in a well thought out manner

		and corridors to “quiet” single-detached housing	
7.	Row Houses or High Density	<ul style="list-style-type: none"> • Space around - for example a corner lot • Utilizing the brown fields such as DDO • Ensure facilities such as schools have the potential to accommodate increase in density 	New developments on corner of 12th Ave and 34th Street (and 35th) - faces the DDO (David D Oughton) empty lot and it doesn't feel as cramped because it faces a larger open space. Another example is the corner of 8th Ave and 35th St. These units have close to no private outside space, but doesn't feel as cramped because it has large open space adjacent.
8.	Courtyard	<ul style="list-style-type: none"> • Encourage courtyards as a “dense” option in areas reserved for single-detached areas • Mid-block development or corner block development • Encourage courtyards near parks and schools <p>Keep courtyards open and visible to optimise safety.</p>	Courtyards also provide much needed green spaces; and also “cool spaces” where residents can “explore” / Provides a refreshing break from suburbia with a mini village around a courtyard

3. Area Based (using Main Streets, Activity Centres, Transit Station Areas, Parks or other map-based tools)

Area based and Transit Station Areas (core and transition zones) can be used to provide further guidance on where various housing forms are supported. This allows the Plan to provide some map-based approaches to allowing additional housing forms.

	HOUSING TYPE	CRITERIA	REASONS
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1.	Having higher density housing	prioritized near transit corridors	Makes it easier for people to utilize transit and also makes it more attractive for people to live in those areas
2.	Higher density near parks makes a lot of sense		
3.	Row houses, townhouses	<ul style="list-style-type: none"> allow near schools and community rec centres Encourage this type on corridors and main streets 52nd street is a widely used area and good for the purpose of building townhouses 	increased density = more kids walking/biking to schools/rec = less cars and less need for parking
4.	Courtyard	<ul style="list-style-type: none"> Encourage as a mid-block option, especially near parks, schools Encourage as an option in residential suburbs 	
5.	Single family	discourage around transit hubs	Less wasted space, more people can access transit hubs if nearby areas are zones for higher density

4. Miscellaneous / Other Policy Tools

Are there other policy tools that we haven't thought about? What other tools can you think of and how would you use them?

	HOUSING TYPE	CRITERIA	REASONS
1.	Parking-Less development		
2.	Allowing development without parking requirement		
3.	Row houses	<ol style="list-style-type: none"> Drainage and Grading plans, parking allocations 	<ol style="list-style-type: none"> Mitigate overland flooding ensure adequate street parking

4.	Single family	reduce mandatory setbacks or increase lot coverage %	Can facilitate more single family homes in the same area while maintaining character
5.	Single family, semi detached	Reduce parking allocations	Streets that are lined with parked cars look ugly and feel unsafe. Space that is allocated for parked cars could be better utilized by residents (i.e. expanding sidewalks, planting trees, benches). This will also facilitate density. Requires an improved transit plan or other plans to divert motorized traffic.

Greater Forest Lawn Communities Working Group Session 6: Draft Urban Form and Building Scale Maps

Purpose of Session 6

Working Group Session 6 focused on presenting advisory members with draft Urban Form and Building Scale Maps. Following a presentation of the work to date and an explanation of how the maps will function in the Plan, attendees were assigned to tabletop groups. Discussions at each table focused on six key areas within the Plan area. The key areas were:

- Franklin Station to 36th Street Area
- Memorial Drive and 52nd Street
- Eighth Avenue and 44th Street
- 16th Avenue and 19th Avenue
- 36th Street from Memorial Drive to 34th Avenue

Presentation from the session: [GFL LAP Working Group Session 6 Presentation](#)

What did we ask?

Attendees were presented with an aerial map of the Greater Forest Lawn Communities which identified the five key areas. This was followed by the presentation of the draft Urban Form and Building Scale Maps. The following questions were considered for each key area:

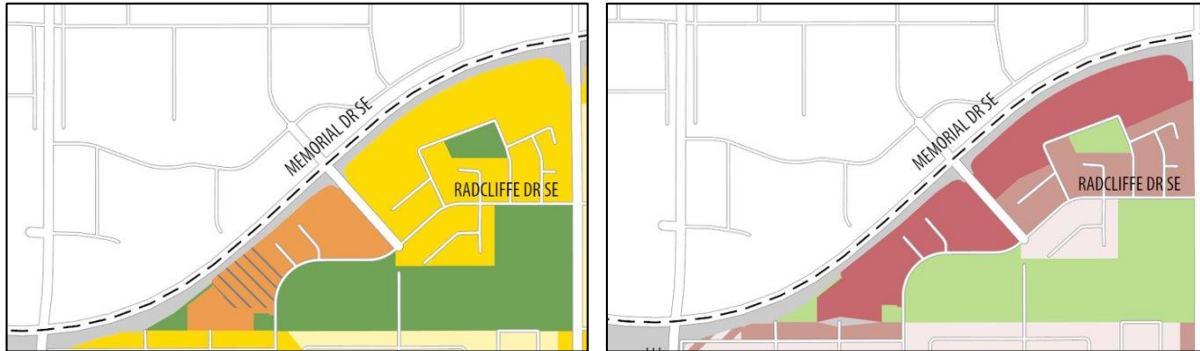
1. What do you envision in this key area over the next 30 years?
2. Do you think the draft Urban Form Map supports the vision in the area? Why? If not, what changes should be considered and why?
3. Do you think the draft Building Scale Map supports what you envision in the area? Why? If not, what changes should we consider and why?

Session6: Summary of Feedback

Feedback themes received from working group members are based on each focus area. The below summaries include the draft Urban Form and Building Scale Maps based on each key area.

Key Area 1: Franklin Station to 36th Street

Left to right, you will see the Building Scale Map and Urban Form Category Map.

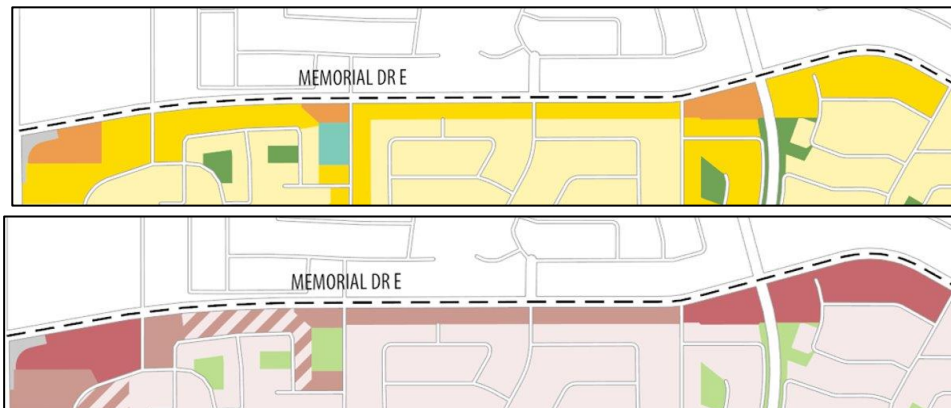


Feedback summary:

- Participants shared interest in revitalizing existing business areas including increasing building height specifically office spaces and older businesses along Memorial Drive.
- Participants shared interest in integrating mixed use commercial buildings.
- Participants shared interest in investment around transit stations notably commercial businesses including small-scale shops and restaurants.

Key Area 2: Memorial Drive and 52nd Street

Top to bottom, you will see the draft Building Scale Map and draft Urban Form Category Map.



Feedback summary:

- Participants shared support for increased density in commercial areas like Marlborough Mall as they could further accommodate activity.
- Participants shared mixed opinions about density housing in this key area as there were concerns for how it could support families and children but also acknowledged that the area could accommodate more density.
- Participants shared that with any form of density increase whether commercial or residential, nearby amenities and services needed investment to support more people and activity.

Key Area 3: Eighth Avenue and 44th Street

Top to bottom, you will see the Urban Form Category and Building Scale Map.

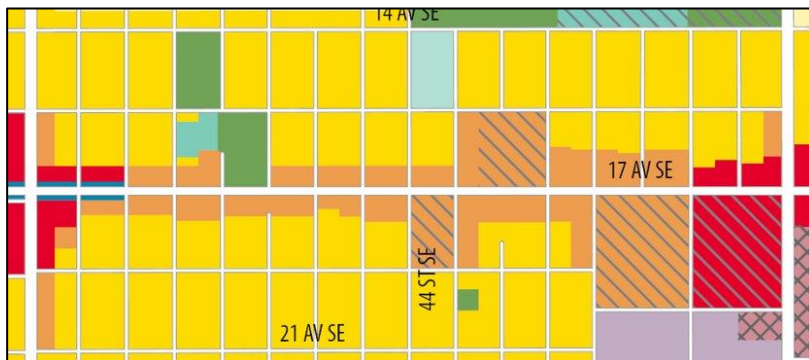


Feedback summary:

- Participants shared support for increased density in this key area noting both commercial and residential opportunities for redevelopment that includes higher density. As well, they noted the need for complementary amenities and services for the senior population.
- Participants expressed concern with parking and traffic in this key area. Noted that recent redevelopment has already produced significant issues.
- Participants shared interest in creating connection with other activity centres nearby and supporting beautification with redevelopment in the area.

Key Area 4: 16th Avenue and 19th Avenue

Top to bottom, you will see the Urban Form Category and Building Scale Map.



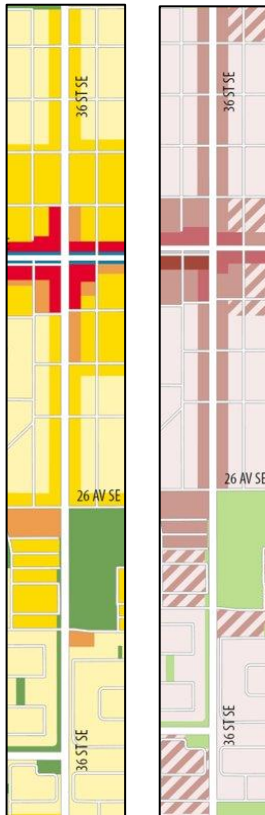


Feedback summary:

- Participants shared support for increased density in the area noting that there should be grading of storeys going from 12-26 storeys. Want to keep 17th Avenue commercial but think social agencies need to be spaced out and that mixed use could be introduced.
- Participants noted interest in understanding how to best complement growth and connection to Chestemere noting that the City of Chestemere has expected development and growth within the next 30 years.
- Participants shared interest in investment of mobility choices noting younger generations tend to utilize more modes of transportation outside of vehicles. However, think investment like underground parking in this area would be an asset.

Key Area 5: 36th Street from 8th Avenue to 34th Avenue

Left to right, you will see the Urban Form Category and Building Scale Map.



Feedback summary:

- Participants shared interest in keeping this key area mostly residential with some encouraging additional density.
- Many shared concerns about how to accommodate growth in the area because in the past traffic was not well accommodated and most commercial businesses have struggled to stay in the key area.
- Some participants suggested converting some residential to support commercial viability outside of existing clusters.
- Participants welcomed redevelopment of residential in many parts of this key area noting some longstanding run-down buildings and housing complexes.

What Did we Do with Feedback?

The project team used the key area feedback and perspectives offered by working group members to further revise the draft Urban Form and Building Scale Maps. Updated maps will be presented at Working Group Session 8 and be part of the public engagement program launching in fall 2023.

Session verbatim feedback

Key Area 1: Franklin Station to 36th Street

- Building scale size makes sense (higher might be too much)
- Challenge seen is Radcliffe drive borders 2 schools, traffic and safety with schools there, does there need to be a traffic redesign?
- What 'you're trying to do is, you're trying to build density closer to the LRT and back it down so further you get away, just like McLeod trail at 82 Ave? So looking to increase density by moving up.
- With this one (near green space) where Momentum is, it's one of the least utilized sections, it's like an office but multiple offices there, very underutilized, The way I perceive it in 30 years, it should be a huge tower. New trend, where like a hub. Coop on McLeod, gas station, gym, and towers. I work from home, I get my groceries, no need to drive anywhere. This area right on Franklin is underutilized, could be like the Coop area on McLeod.
- Other side with pizza hut and Swiss chalet, all 1 storey, all underutilized. Same idea. Those areas across from Franklin should be towers with grocery stores, amenities, etc. So close to downtown (DT), for many ppl... he has nieces and nephews, is worried about how they'll ever buy a house? With buildings like this, it gives them an opp. to purchase.
- Nothing in the area now that's attractive, just a 7-11.
- Ex. since Sunridge has the professional towers.
- In order to do this, we need to have the density and we don't.
- Don't you think if they build it they will come?
- No. Eventually. In 30 years yes.
- It won't be 30 years; it will be 2 years. Canada welcomed 50,000 new people this year
- Not doing it cause there's resistance to increased density cause us old folks don't want to see it!
- 34th and 12th Street, they're putting in a 6 plex where an R1 is and we don't want it!
- Great area for grocery stores cause an opp for parking.

- Higher density on corner of Memorial and 36th, currently a townhouse community and it should be a high rise (agreement from others).
- Down 36th street you could make a case for high rise along the whole corridor.
- If we went from Inglewood, right across from gravity, isn't that the kind of place you're looking at where you have commercial on bottom and residential above?
- Bridgeland is same thing.
- I think you could make a case for red, all the way across #1 and most of first third of #2. Until where it straightens out on the map (outlined on map) – high rise/commercial. That area of #2 is all old strip malls.
- City Staff: In the first area, we want to focus on the Franklin station. We have heard a lot of comments about what's happening at Franklin station, about the crime and the drugs, But imagine in 30 years time, how would you like this area to change like? what kind of vision do you have for this area? It is a LRT station, so to the city that LRT station, we want more people there because that's where the massive transit happens. The reason why we chose those area is because those are the key areas, means it allows for either commercial or residential to happen or both at the same time. We didn't go for the red color which is commercial only because we want the opportunity to have a mix in this area because of the Franklin station, and we also don't want to take away from what international Ave. offers. An urban form connector means it's for a less busy street primarily residential, but for the connector it allows for courtyard type of housing in the future.
- Agree it needs to be more commercial it needs to be something that has activity at all hours. I agree with this current layout of the orange.
- City Staff: you see this hatch here, it's the comprehensive planning site. In the future, in the future if anything happens to that parking lot, the developer of the landowner which is the city will tell the planning group what type of plan they have.
- I don't take transit because I live 12 minutes away from where I work in downtown, and it would 45 minutes to get to the Max purple line to ride 10 minutes downtown. I can ride my bike faster than transit. so if you took away that park and ride all these people over here that are using transit and they have 4 bus routes trying to get to that one spot. When the city they started charging for parking at the transportation, everybody parked at the church and the church charged less.
- City Staff: the yellow part is the connector which allows for a variety of housing including the courtyard housing. so so let's get to the first question what's your vision in the area for Franklin's.
- I'd like to see it more activated. When people get off the train, they have access to some small scale local shops or restaurants.
- City Staff: looking at the urban form categories do these color match what your vision
- if you want to attract people to the area that it needs to be at a transit accessible station and good translate. Be more commercial but residential can still happen.
- City Staff: any other areas that you wanna like how about the connector this side like across the road this is where the existing apartment buildings are right now.
- City Staff: let's talk about the building scale. This area is up to 12 stories around the Franklin station area and also only the memorial site. this is the proposal anything you think we should change?
- I wouldn't go up any higher than 12, I don't want somebody to look down into my house.
- I'm definitely comfortable with more, because if you are going to look at increasing density in the area there are very limited places where it works.
- I've already heard that Marlborough has to start getting parking permits for parking on the street is that fair?

- Would like to see a new hall in Albert Park – 28 Av and 34 St
- Concerns over crime, drugs and mental health in the area
- Family oriented districts like Marlborough
- Some would like to see it stay as parking
- There are some advantages to higher density. In the inner city that can be a good thing
- This area has great views, but there is contaminated land. But this could have some of the best views of the city
- Concern about parks in area one is a school yard. Fraser shared that we would work with parks to identify the correct info. Wendy shared that its not actually an open space that it's a park. Would like the schools identified at the map.
- Anything that would promote safety would be good.
- Put the height of building across memorial to block the noise
- There needs to be better parking by the LRT or better signage. Its pretty vacant in the daytime. A lot more people walking than parking though.
- Could add uses there that could allow for people to be there all throughout the day? Like a restaurant. Mixed businesses, coffee, bike shop etc.
- Housing identified there could be minimal
- Could include public plazas
- Housing to age in place, senior focused, apartments etc.
- There was a few direct controls that the City meant to get rid of but still remain
- There is parking lot/open that is unutilized that could become housing – west of the station near Grace Baptist station

Key Area 2: Memorial Drive and 52nd Street

- Area 2 and 1 are very similar.
- Why is the chunk along Memorial 4 storeys rather than 6?
- It's a main road to anything is an access challenge.
- Is there a reason that so little was coded as flex and not purely residential?
- Makes sense where you do have the flex
- They will be busiest streets once they connect to Chestermere, once Memorial reaches Stoney will take traffic off 17th Ave.
- It could be more commercial but certainly can't be less. Can be way more, higher density – across street from Marlborough where you can get everything you need. Walmart is there, everything. Should be super high density. If we were to go from real estate rule 800m from station, if I walk from here to franklin to go DT to work, it's still feasible. Walking distance from everything.
- How high? 12 or 24... high! Very pro density.
- Along there now, is duplexes and townhouses, otherwise all single family.
- Talking about heights... it's like looking into a crystal ball... walking distances will affect it, ex. what they wind up doing with 44th. That will make or break the height, could have very tall on w side of 44th and only half that height on the east.
- Need to think about choking community points, and it makes sense having bigger stuff along the major road.
- If along memorial goes up to 12, need more transition before going down to 3 storey.
- Along 52nd - potentially could be very tall, older strip mall there and there's an older apartment building that's 4 and rest is single family dwelling.
- Q will the LRT come all the way to Chestermere? In 20-30 years, no plan for that. But max line is going out there, will be just like Crowchild, that was never meant to have LRT.

- City Staff: You see these flex areas those are the existing commercial areas that we have identified. it's already existing there, but I think in the future there's opportunity to even if it's a street mall. the parking does not need to be right in your face. it could be behind the building or put elsewhere to create that pedestrian route.
- I think 36 to 52nd is going to be OK but then we're going to get into the 52nd to 68th here.
- City Staff: how do you see it in 30 years time?
- I really don't believe that the place for high rise buildings because I don't think it's a good place to put small kids into these high-rise buildings. they're going to end up raising the speed on memorial drive. it would be like putting an apartment building on 16th Ave.
- City Staff: how about if the entrance face the South side, would that change your vision of it?
- I would go more high rise along there. I think if we look at where we're adding high density housing it is pointed out, no one really wants to live beside that ,however if we are looking for affordable transitional housing that people like very young and her first condo kind of thing. you're not developing community because you're finding people who are living here trading up moving somewhere else. it's very it will be transient if you build inconvenient high rise housing.
- Currently all residential
- Is there still talk of widening Memorial to go straight through?
- Memorial is going to be a huge hub with a lot of traffic. Need to decide what will happen with Memorial before knowing what should happen with buildings around it
- Lots of potential for this area to densify and grow out in the future
- If there are apartment complexes going in, it would be nice to add in upgraded transit. If there is dense transit then you need the transit to go with it
- There are two schools in this area, but only one is open (Keeler). This school could be expanded to support growth in the area
- Densify where you really need it – is this the best place for density? Is it really that feasible? Be more targeted and specific in the plan area
- Needs more housing
- Mixed used buildings would be great. Makes it look more attractive and you could have housing, daycares.
- Multi-purpose use could be great. Not lobbies but useful spaces. Likes where the lower floor could include more small businesses.
- If we just put condos or buildings there is a risk of them becoming rundown and 'ghettoization' happening
- East Calgary has too much industrial in large sections
- Want to densify housing along memorial. What that looks like is important but more of the missing middle options as well. Allow for different forms would be good because its kind of a boring stretch. Want our own look not to replicate others and become like bridgeland for example.
- Making sure there are grocery shops or expanded to think about a variety of shops so they become or continue to be a destination spot.
- I'd like to know where you're gonna put parking ,what happens when people have two vehicles in one household.
- City Staff: that is the same issue for single house as well. some people don't even have a garage.
- But along memorial drive there is no side streets to go down to park right now. people are parsing alongside streets because of the secondary suites that are being approved and there's no place to park a second vehicle.

- City staff: it depends on what the goal is from the community parking, making parking stalls do cost more so and developer is not gonna stomach those costs, they are going to offset it to whoever is buying them, some downtown apartments are selling parking spots for 30,000 or 40,000, we can ask for you know more than what we want but it will make it a lot more unaffordable too.

Key Area 3: 16th Avenue and 19th Avenue

- You have a brand new old folks home (Clifton manor), new AHS building. The orange/striped square –
- Right on this corner 8 ave se – should be flex development, 711 and a crappy strip mall. Should be higher than 4, up to 12.
- If you got rid of townhouses that back onto 52 you could build higher. It's townhouses, duplexes and could be much more high density, again higher than 5, minimum of 12.
- Where is Forest Lawn activity centre? ... along that strip the minimum would be 12, could really fill this in.
- If we go by point that strip along 8th is redeveloped, better commercial amenities, etc. and you've got Marlborough across memorial, that's equal distance, no reason this couldn't be higher density.
- Library is in there, won't want to pull library as it's busiest in city.
- 7-11 on 8th ave (marked) – mall is very rundown and lucky store, this (red lot) is totally underutilized as well, could have towers, close to bob baham for exercise, green space, can walk to Marlborough.
- Jack James school is being redeveloped, young single mums that need assistance, that school is being redeveloped from vocational to an assisted type of ... those people would love that. Forest Lawn HS is also there, schools are there, amenities, ab health, seniors, green spaces, should do super high density pending lucky supermarket should be super high tower along as these two. Red square in this area could go up to 26.
- Another reason with the green space if you put towers, nothing blocking the view. Both squared adjacent, minimum 12/max 26. Senior's center there is already 10 stories.
- Across whole map, locations like Rexall, Walmart, no frills, all those could be developed into towers. Mixed-use, high-density towers where everything they need is there, locations could be developed easily.
- West side of 44th street? Could also be life-cycled. Whole area can be redeveloped. 44th is an underused connector road.
- Along 44, really end of life, rundown,
- Marked on map, all up to 26 storeys.
- Connector category works on 52nd.
- Along 8th Ave is a great little section, future community centre, gathering space.
- Proximity to franklin, don't need to own a car with everything there better for environment.
- We need to think about our environmental footprint. (Core value) I don't want to live in biggest house with biggest truck just to impress neighbours, I want to have the minimal environmental affect possible.
- City staff: the red area is the lucky supermarket location the orange is the new Clifton house across from the library and then the HS site and then this orange site is the church. any vision for when you see this area especially the 8th Ave. and 44th St. intersection, what do you see in the future that could happen.
- Actually, I think that's one pretty comprehensive and that I'll have no issue.
- Not fans of the multi-services site

- Piece of land on the north that is currently being developed
- What is being developed where the torn down seniors centre is? Sounds like it will be another higher density one
- There are a lot of seniors centres around here. You don't see a lot of people coming out of Clifton Manor due to the condition some of the folks are in
- Don't understand what is being proposed when it's all residential
- Lucky's Supermarket is well used by the community
- Beside the healthcare centre the parking lot is never full – maybe more development there would make sense. Maybe 4 storeys, 6 could be fine. It would be nice if it could face west. Mixed use development would work here
- The area is always going to be both commercial and residential. Makes sense to have more density here
- 8 Ave is well serviced by transit
- Some extra space here could be better utilized
- Parking is a bit of an issue
- Nice that it has bike lanes as well
- Area could use some public realm improvements. Things like murals, flower pots, etc. could go a long way
- Portion of 36th street owned by government.
- Small scale (3 storey or less) would be very functional behind 17th
- Live/work options on 17th would be good
- 19th ave struggles with prostitution because there are empty lots so good to add in there.
- Transition off 17th ave would be good
- Negative uses of spaces along 17th would be good to address with revitalization
- The main boulevards could use wider sidewalks, benches to sit, space for greenery etc. 70s style development didn't leave much space for beautification. Good to build this into plan.
- City staff: this area are currently residential. We put urban form categories for commercial.
- I think small medical services community based around that area are low. Especially if you are looking at developing more seniors housing or you have schools around there, the medical clinics are needed. The other comment I have on the built form is where the library is. I would do a low modified in the case that they ever need to rebuild the library, it allows for a bit more height to do communities.

Key Area 4: 16th Avenue and 19th Avenue

- Where the coop currently is – should be extended to 28th. Coop should be super red, same as rexall, strip mall, underutilized – highest density and commercial as possible.
- Surprised coop is coded a flex based on how much is already there.
- Love this area but right now it's lame as w/o connection to Chestermere it won't be complete area on its own
- City of Chestermere has a plan to make area form Chestermere to Calgary same as here. This area won't reach full potential until whole plan works to Chestermere.
- Could be all red, all high rise, all commercial on the bottom, would be fantastic.
- Same for that area as along memorial, have min of 12 and max of 26. That way you don't get a lot of sine waves.
- As Chestermere grows, this area is almost like a canvas, so much potential. Could be like midtown in Toronto, with lots of density.
- Should be higher than the 6 storeys allowed in the ARP.

- At first thought too much flex but I understand that people will see what's happening at the time they develop and add commercial as needed.
- At the time of the ARP, we weren't looking 30 years, we were looking to strategically redefine the international avenue look, which meant the street look. The u turns, the street was being looked at, the housing was... if this is sidewalk you go up from sidewalk you come over and you go up. So that you provide some shelter from the elements, sun/rain/snow, etc.
- Not sure if anyone is familiar with Killarney, I build in Marda loop and it suddenly become all grid, and this could be this.
- Once you get to 12 it's concrete, might stay at 6.
- We are in a BRT so makes sense to have less parking. 15 mins from DT, don't need a car.
- Looking down at the red end at east, this is currently industrial, can ppl build residential there or no one has tried?
- Purple area is being staked out for redevelopment. Nice part is it's on the rail line, but will the put sidings into there? Would be nice to get rid of CN line. They don't do containers anymore, just cars.
- They think the whole of #4 area could be up to 26, can slope but has ability to be 12-26 along 17th ave, and then go down after a couple of blocks.
- Look at the walk score, higher density the better based on walk store.
- Personal story, mum came to visit, only speaks Arabic was able to manage everything, get what she needs all on her own along 17th as enough Arabic speakers there.
- What about the rest of the section east on 17th? Should it be higher? A lot is hub oil, and closer to Elliston, landfill seepage. It's a big change after 52nd.
- With new arena announcement, Chestermere on one end and Inglewood on the other 17th is going to be really interesting, a big canvas.
- City staff: we want to hear about the 16th Ave. and 19th Ave. of course you can also go down to 21st and 14th. so this yellow allows busiest because we look at it more of a transition area out of international Ave. what do you want to see in this area?
- Parking, come to those businesses unless you put parking in there.
- City staff: how about apartments like four stories or maybe six story, would that fit your vision?
- I have said over 4 just because it is residential already.
- If it's up to 4 storeys, does it need to be a big long development? Can they be broken up?
- Taking commercial off of 17 Av isn't seen to be the best. Prefer to keep commercial opportunities on the Avenue, specifically for 19 Av
- Going down the larger streets
- Showing comprehensive sites could limit the developability of some of these sites in the future
- Concentrate the commercial to 17 Ave, which will make commercial better in this area
- 44 St is a bit of an issue – there are a lot of 2 storey duplexes going in
- 36 St north from 8 Av is transitional/affordable housing. Lots is city-owned. South of 17 Av is the same. The concentrations of this type of housing is causing issues
- 4 storeys is a good transition around this area
- Mixed use in these areas makes sense
- Underground parking is important to provide.
- But maybe people need less cars because of the transit
- Maybe people don't want to drive, especially younger generations
- This area is our only greenspace so there is worry about losing that especially considering that the Multi-use center is going to take a space

- Walkability in the area to connect the amenities, facilities. I moved to the area to be able to walk around in.
- Also, bikeability is important not just walkability. More bumping spaces, transition spaces so not just businesses
- Want to maintain the current scale in the red zone and consider the open space behind
- Group generally good with the mix of the types in the area. Want mixed uses, tie into the park and transitions into the greenspaces/parks. Don't want anything about 10 storeys generally so we can still see people on the ground.
- Questions about the old Clifton manor site. Who owns it?
- What will the multi-service centre change in the area?
- North of 17th would be good to 6 storeys up but south of 17th would be residential and missing middle more 4 storeys
- Maybe more considerations of spacing out some of the non-profits that are beginning to cluster between 17th to 8th (example Home for Heros)
- Like the unique forms of housing like homes for heros and could we allow for more transitional housing that supports more people in different aspects of their lives
- Like higher scale north of 17th but transition to smaller scale south of 17th
- Add more public realm along the strip – expand sidewalks, benches, planters
- Address movement across 36th
- Address chain fences along school
- Have driveway access off main roads. No new driveways. For example on 36th there's still driveways that cause traffic issues
- Some more mixed used buildings along 36th and 30th near the Centex
- Better tying in the south area to what is happening in the north
- Consider sequencing change to support revitalization so no loss of services and open spaces
- Need more thought about transitions.
- Height needs to be considered differently depending where along 36th you are
- This area deserves better when thinking about the public realm. Developers need not to do cookie cutter—housing forms that reflect existing forms here and some unique that can identify the individual areas/neighborhoods as well.
- Would be good to include a Calgary transit map because it is hard to know where people are going etc.

Key Area 5: 36th Street from Memorial Drive to 34th Avenue

- Atco cluster at the north end, biggest limitation with the corridor is it's awful for pedestrian traffic, no bike lane, needs mobility improvement.
- City bought some houses around the red area then sold back - Plan was to widen part of 36th street, but what part.
- What's the vision in 30 years? 36th and 17th could be a high tower.
- Beside drinking establishment across from cibc used to be a bank, prior to that it was a gas station. That goes back to when it was a town. On the corner you had the FL hotel, the Cibc, the ATB took over where FL hotel was, the ESSO, another gas station.
- Makes sense to have commercial in that area.
- Along 36th and 26th, there is a timmy's, it's all low commercial.
- 30 years from now does 6 storeys make sense? Yes.
- Behind the timmy's someone is buying up the 4 plexes, he wants to put in ... he thinks 4 storeys, that would def be a better spot for a larger higher building.
- Dark yellow block toward the south is dodgy 4 plexes.

- This will continue to be main corridor for traffic flow north
- Not sure the south side of the area from 17th ave would get the same density as the north side.
- As the 4 plexes are refurbed they will go up, not sure how high.
- Current map leaves a good mix of housing types
- Will stay mainly residential cause now 34th has been taken to 2 lanes, that commercial block will die as the traffic flow won't be there. Was designed to handle 30,000 cars couldn't handle it, only did 3,000.
- As 17th gets busier with commercial it will draw away from the south end of area 5 and commercial won't survive there.
- Neighbourhood flex area on 26th at SW of map, has a strip mall, gas station, some sort of pub, near there is a huge commercial block we fought for a long time to maintain it as 4 storeys and it's a huge condo complex, they come out straight onto Peigan.
- Right now, I find this deceiving from here to here to call that a park or an open space of the graph.
- Safety is an issue throughout the area
- Single family makes sense here. Don't densify. There is too much transitional housing here, specifically north of 17 Ave
- There are already 4 storeys for transitional housing, so more density would be a challenge here
- Some commercial at 26 Ave that has great restaurants
- South of 17 there is no opportunity for more density
- There could be good development in the "chicken coop" areas
- On 34 Av at 28 St, it is a well kept area with townhouses etc. Dover Manor
- On south end of key area, rowhouses or 4 storeys make sense
- Take away the street parking from the houses. Have commercials across the street is better idea to support local community.
- I like the six stories here.
- I have issues with up to 26 stories.
- Southview has little commercial, and I am Ok it get the higher stories. But I won't go higher than 30.
- I used to volunteer the Bethany here and there's a lot of people taking people out in wheelchairs to get them air. I would like to see this not be a dog park or at least not. It can be a park for everyone, including bikers.
- This is Part 2 for affordable like apartment style housing, there are a lot of families in that area and it gives easy access either to local shopping, to schools and the park in this area. Keep it up to 4 stories for this area,
- This is been taken down to 2 lanes and traffic slows down, but we still have high rise potential, why it's still there? It's affordable 55+ housing along here. This is small residential street, busy parking is an issue.

Greater Forest Lawn Communities Working Group Session 7: Map Refinement and Small-Scale Growth

Purpose of Session 7

Working Group Session 7 focused on continuing the conversation on the urban form categories and building scale from the last session and discussed small-scale growth criteria, as well as introduced a community improvements/implementation options exercise to be completed in the following weeks. Discussions at each table focused on two activities on the following topics:

- Activity 1: Urban Form and Building Scale Exercise
- Activity 2: Small-Scale Growth/ Limited-Scale Policy Tool Exercise

Presentation from the session: [GFL LAP Working Group Session 7 Presentation](#)

What did we ask?

In Activity 1 participants were shown the updated draft Urban Form Category and Building Scale Maps for specific areas and discussed the changes according to several questions:

- Do you think the draft Urban Form Map supports what you envision in the area? Why? If not, what changes should be considered and why?
- Do you think the draft Building Scale Map supports what you envision in the area? Why? If not, what changes should we consider and why?

Summaries of feedback recorded can be found below and what we heard from three working group breakout tables and written submissions from three group members.

Session 7: Summary of Feedback

Participants were assigned one of four groups that ensured a mix of neighbourhood representation within each group. Feedback themes have been summarized below.

Key Area 1 – Southwest portion of the Plan area (Deerfoot Trail S.E. - Peigan Trail S.E. – 36th Street S.E. – 17th Avenue S.E.)

Summary of feedback:

- Participants shared a desire for more parks, green space, bike paths, and improved walkability.
- Participants expressed a need for more parking to accommodate the growth of townhomes, condos, as well as the proposed Multi-Service Centre.
- Participants did not want to see more luxury homes.
- Participants generally were in favour of higher storeys if they were in near transit.

Key Area 2 – Southeast portion of the Plan area (36th Street S.E. – Peigan Trail S.E. – Stoney Trail S.E. – 17th Avenue S.W.)

Summary of feedback:

- It was suggested to have more commercial development and less industrial, particularly on 52nd Street.
- Participants reiterated the desire for more greenspace/open areas.
- Overall, participants supported mixed housing and mentioned office buildings and Coop in the industrial area.
- Some felt that it was better to remove the industrial area near Elliston Park and add policy around industrial transition.

Key Area 3 – Northeast portion of Plan area (52nd Street S.E. – 17th Avenue S.E. – Stoney Trail S.E. – Memorial Drive E.)

Summary of feedback:

- Participants would like to see better connectivity across the railway and were concerned about the lack of sidewalk area on 68th Avenue.
- Participants were in support of increased density and higher storeys being built on 52nd Street around the max bronze line and the Multi-Service Centre.
- Participants felt that areas near parks and green spaces should not exceed six storeys.
- Participants supported the increased height around Elliston Park.
- Participants were not in support of more development around 8th Avenue. as it is already congested, and the streets are not wide enough.

Key Area 4: Northwest portion of Plan area (Deerfoot Trail S.E. – 17th Avenue S.E. – 52nd Street S.E. – Memorial Drive E.)

Summary of feedback:

- Participants would like to see improved connectivity between Barlow Tr. and 17th Ave. as well as improvements made to the intersection at 28th Street. and 16th Avenue.
- Participants would like to see apartments near the Franklin LRT Station because of the convenience for commuters.
- Participants felt that 26 storeys could be added along 28th Street. for retail commercial, condos or high rises.
- Participants pointed out that 36th Street should be utilized better as it is a primary corridor and has good access to Memorial Drive.
- Generally, participants were in support of mixed use of residential and commercial buildings together.
- Participants suggested that social services, housing services and addiction services should be spread throughout the city maintaining safety as a priority.

Verbatim Working Group Session 7 Feedback:

ACTIVITY 1: URBAN FORM AND BUILDING SCALE EXERCISE

AREA #1

- where senior centre is, Silvera and fire station are there.
- Senior's complex is higher
- Senior citizen housing next to it (all drawn on map)
- Calgary housing townhouses
- If we're going to redevelop this, the ppl who live there need a new building to move to before we tear that current housing down
- Low income housing on 17th and 36th in area 2 had this happen
- Need to entice private capital
- Feel like there needs to be more height here like the senior centre located in #4 off 44st.
- Be mindful of where you put 6 stories, not right where people have their houses

- Yellow spot along 26 street (across from green space) – if I were a developer, with this beautiful view of downtown, in Inglewood they tore down all the buildings and turned them into luxury homes. I'd afraid of that here.
- I suppose townhouses. But... there are already million-dollar homes here.
- So, then you go for the missing middle stuff, nobody wants 6 stories – keep 3 story but with townhouse or rowhouse there.
- Yards are going dark, the big homes are blocking backyards
- If you put up 3 stories along this area, people will be upset, will lose property value
- City put bike lane along 19th, has a history of not so nice stuff happening – can we consider this a collector (?) – not just a street it's a primary network for bikes. Not sure what category would be. Respect sidewalks. (more of an implementation idea)
- Strata around the striped area (just up from Peigan trail on map) - don't see this getting developed in next 20 years.
- Need policy to limit the commercial on 26. 26 is neighbourhood connector and adding commercial would be problem.
- Any chance for 34th to be more commercial or mix of commercial and residential use.
- Flex on 34 and 26.
- Lack of neighbourhood connector especially the land facing 36 str.
- Make sense to raise up to 6 stories to increase density on 31 ave.
- How many people can live in these proposed areas in key area #1?
 - A: LAPs do not set population projections but use population data from the government
- Why is there up to four storeys along barlow trail? This is all views?
 - This is not a guarantee for how high it will be but will be up to that amount
 - Previous feedback help us determine these categories
 - Darker colours means higher storeys – this is strategic and will get lighter in colour which means less storeys so as people get into more residential areas they will see lower
 - We also considered shadowing so it would not impact certain areas and higher storeys not blocking a park for example
- What about privacy...if there is a 26 storey building there is no privacy, they can see into my background. This is why I asked about how many people are allowed in the area...for example, what about the schools? Can the schools support this many people/density?
 - We connect with the school boards and CBE is projecting less enrolment over time
- What about the views, I have views of downtown...what about that?
 - This is valid because it will change the economics of the area...3-4 storeys are more likely to be developed
 - So you only want 4 storeys or less along barlow trail in Albert Park
 - Wouldn't you want others to enjoy the view in that area as well?
 - They should have bought earlier then
 - That is not fair...how could I bought a home earlier?
 - (Shows picture of views of downtown from home) This is what I gain to lose by allowing this higher storeys along here
 - These building scales are up to 26 but its to be transparent so we don't surprise people when that potentially happens
- For the area that was of concern, the one with the view on Barlow, I think a good way to balance density and views would be to take the slope of the land into consideration

when zoning for higher density. For example, if there's a particularly steep slope that flattens at the top, maybe we can zone for 4 storeys at the bottom, then only zone for 3 storeys at the top to minimize shadowing and blocking the view. Personally, however, I think that one person's desire for a view does not trump other people's need for housing.

- I think dense housing up to townhouses should be applied universally. These housing types are a great balance between the pros and cons of more dense housing, and I think some of the issues like parking could be addressed by improving alternate mobility options in the GFL area as a whole by reducing car dependence. Off topic, but I personally would love to see more safe bike lanes and bike parking :)

AREA #2

- at 52nd cause of proximity to transit, there's a few rowhouses already
- It's neat as seeing both rowhouses and single-family homes – don't want it to be all the same, nice to see some housing diversity, nice to have option for missing middle but still other things
- Low income townhouses in striped area south of CL, but also lots owned by Boardwalk (noted on map) and rented out
- Chat about illegal crossing over the train tracks – it's a legal crossing?
- Rumour going around that CN won't be using this line for next 10 years
- Memorial drive extension meetings, extending the line to go over Stoney
- 4 story along 52nd – does this look OK? – makes sense
- Talk about office building and coop in the industrial general area here – mixed use makes sense, residential does not?
- Is there any neighbourhood commercial in #2? Yes, where the Sobeys is.
- Is the old Zellers has been renovated, is it going to be torn down (where the Sobeys is).
- Info there is directly transitioned from the intl. ave. arp
- Not agree with industrial area, won't increase density, unsafe to walk and it's better to remove the industrial near Elliston Park.
- Need to add policy dealing with industrial transition.
- It could be commercial corridors with larger CRU in 30 years.
- Neighbour flex with transit close to orange area.
- Need to be more commercial less industrial along 52 (the purple area adjacent to yellow).
- Need improvement for more green area/open spaces.
- Expand hatch area industrial transition

AREA #3

- Agrees with whole thing along 17th – brought up 'rumours' about the city getting rid of the trailer parks there. – dispelled that
- Agree with height along Elliston park
- 8th Ave – 4 storeys OK? South side yes,
- No does not make sense as there's schools in there and it will get too congested. – way too many people – also a snow/bus route and in winter snow gets piled on side and trying to get through is almost impassable.
- Is there communal housing? Yes there's townhouses and single family
- Max 3 storeys – section marked on map

- Bus route #1 goes to 8 Ave and memorial drive, so this is also high traffic, people park on the south part of 8th Ave to access bus. there is all kinds of stuff happening in there, too busy already and street isn't wide enough.
- At 52 on other side the high school is there.
- Old townhouses there, already allow for 4 storeys (?)
- Inevitable that the section of 52 st will become built up, max bronze line is going in there, the multi-service centre – so that section is supported.
- Keep 3 storey at the section of memorial right by the #3 on the map
- The new developments in red carpet are funky and relatively affordable (area that Carra took away from Penbrooke Meadows to develop the townhouses... there was never a red carpet community, he took it from Penbrooke. He wouldn't come to the table and talk to us, instead made red carpet community and slid it under the table)
- Improve connection across the rail because not much side walk on 68.
- Opportunity with the scale up to 12 on east 68. Increase the density at BRT stops.
- Keep it up to 6 at areas near parks and green area.
- Add connector along the memorial drive.
- Complete east side of 52 with connector and 4 to 6 stories

AREA #4:

- very satisfied with the memorial stretch – as person who commutes, I park car at Franklin LRT, would be amazing to have an opp. to live in an apartment or etc. there. I avoid Marlborough like the plague, would love to have buildings at Franklin.
- Only would suggest not going to 26 storeys for same reason as Penbrooke, lots of schools there and density would be too much for safety in these areas. (dots on green space) – 5 schools in there.
- Does 4 storey along Barlow make sense? Yes. View along there is amazing. Seems odd to only have low density housing there.
- Agreement that there's a lot of potential in this section (#4)
- Tear all the stuff to right of L (LRT) is marked (28 street) is where the 26 storey can go. – can put retail, commercial, a high rise, people would love to live there. No wind!
- Space marked kitty corner across memorial is always rented out (as in, would go well on other side too).
- 44th and 8th? 6 storey, commercial and mixed use, transitions to 4 storey along rest of 8th and 44th... yes/no? I love the strip mall but would also love to live there. First Lucky supermarket is there.
- Retail on bottom, residential on top is ideal. –
- Talked about how development should step up as it gets higher but step down lower out.
- Area with the stripes around the green space reminds of Killarney... slowly changing, give it 10 years.
- Might get pushback from people who live here but it's already happening. People are already buying and it's being transformed.
- Fire station on 44th near memorial, close to a 2nd hall fire station and move it closer to 52 street. Don't agree with this, Stoney trail to 117 street, have huge stretch with no fire hall, no plan for a fire hall. Leave this one there ... renovate it, don't move it.
- 36th is a good natural transition, memorial too. Having anchors along the major connecting intersections and moving down...recognizing this is a primary corridor.
- Don't dump all social services/housing services, addiction services etc. all into GFL.

- Strip mall north of 17ave se, should also have high upto 26 stories instead of low upto 6 stories
- Need higher density along north side of 17 Ave se as well
- With proposed higher densities along the 17 ave se, future parking needs should be considered
- are more bike lanes being considered along 17 ave se if higher density and commercial being proposed
- community engagement needs to be mandated for the comprehensive planning site
- 34 ave se- currently a bike lane has been built, it is only one way each way, proposing higher density will create more driving and parking issues
- more condos and townhomes should be spread out throughout other communities of applewood, red carpet compared to currently majority is being proposed in forest lawn southview and dover.
- the multifamily rec centre proposed will drive more traffic, will the proposed higher density around it cause more parking and driving conflicts?
- type of use of proposed in rec centre will also dictate if people drive or walk to the facility. Hockey needs gear and car driven compared to pool.
- when will the landfill site be converted into a park? There is a lack of green space, it is a great opportunity for future green space. Please get back to us about future park space.
- where are new park spaces being proposed in the urban form map. Why are the new park spaces are not being shown or planned for in the urban form space, this should not be pushed to the chapter 3.
- why is high-density not being continued on south side of memorial drive in Pembroke meadows. There are plans to connect this to Stoney, it would make sense to have higher density to provide good exit to Stoney
- higher density is not a problem, but not providing/planning for parking and extra cars that come with higher density is a problem
- are you considering the walk score current and future?
- parking requirement can be reduced along max line as that directly takes you to downtown but other streets where higher density is proposed should have parking consideration
- Change connector to flex along 36 up to 8 ave . scale up to 6 makes sense.
- Better connection up to Barlow.
- Improvements on 28 with better walking, lighting, connectivity.
- Improve intersection @ 28/16.
- Improve connectivity intersection between Barlow and 17.

2. Do you think the draft Building Scale Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- Incentives for the developers to have more housing types (1,2,3 bedrooms) and walkable communities. The housing types should serve multi age, multi ability, multi use, diverse income groups with shared amenities. This needs to be strongly reflected in the policy statement
- More co-op housing should be proposed
- 18.Rental units' requirements should be built in the policy statements
- 19.the uniqueness of this LAP is that it is welcoming and serving diversity, the housing type should strength this even further

- What is the long term plan for the landfill site? Can we secure future open space by reclaiming the landfill site when it is at capacity. This will also help expand the Elliston park and have bigger global fest kind of events. Connect it with the newly built bike lane on the 19ave se all the way to Elliston park. Provides all wheeling ability to Elliston park.
- We need granularity for location of townhomes/courtyard houses and fourplexes/ multifamily homes within the limited storeys building scale map
- We need policies to protect trees and plant more trees with all the new development and more trees are required with higher density. Can we provide incentives to developers to encourage them to provide more trees?
- Start showing the school buildings and rec centers so that they are not shown as functional park space
- Show the boundary for the western irrigation canal on the maps so the community clearly knows where city bylaw jurisdiction ends when it comes to addressing concerns
- There is a huge camp near max bell center, full enforcement is required as this causes stigma for the forest lawn LAP communities.
- The park behind the KFC on the 17 Ave se always has someone camping

ACTIVITY 2: SMALL-SCALE GROWTH/ LIMITED-SCALE POLICY TOOL EXERCISE

- No for pale yellow, lots of them you're not near transit. You'll ruin ambience of neighbourhoods, people are already putting in new duplexes, etc., but if you put a quad or 6 plex on a smaller lot, you'll increase parking problems, density, noise level, too far a walk to get to 17th and memorial to get to transit
- More of a TOD approach? Yes, stick with transit, focus on higher density in those area.
- Q: Universal is a blanket approach? Yes.
- People were talking about displacing green spaces... this area will already be displaced by multi services centre, I think this area specifically, people are already developing in here, developers should be required in that area to add a courtyard, internal green space, etc.
- There isn't a qualifier here is lot size... if you want to specify. You're comparing a 120 ft by 50 ft lot in forest lawn, in Erin woods have 100x35 ft. lots. That needs to be taken into consideration. You can't just blanket decide you can put courtyard development anywhere cause it won't fit. Could you make lot size a qualifier?
- Somewhere around 12th Ave they took a 50ft lot and put in an 8 plex, no driveways, no garages, took up entire thing and put up an 8 plex. Everyone on 35th street, has lost their parking cause the ppl in 8plexs are taking up whole street.
- They didn't put parking stalls on laneway side, they just took up the whole plot.
- All agree no blanket-based criteria.
- What would the densest small style lot be... courtyard style
- 30 years from now, if we're planning for development, what are the transit plans 30 years from now? Build with transit. Don't build houses now and hope transit will catch up and vice versa.
- Need to improve transit plan, infrastructure plan and improve bylaws on parking.
- They've allowed all the suites in our area but done nothing about parking. People won't just put cars in back pocket. IF they want to go ahead with plans, need to incorporate infrastructure, transit planning and parking bylaw cause w/o all these plans together, it won't work. Can't keep increasing everything and not do anything about safety for the rest of us already here. It's getting scary.
- It all goes together, what is the point of talking about development if nobody wants to live there?

- At next meeting in September, can we know what outcome is for pump house, transit, what plans are in 30 years from now? If transit isn't included, water, sewage, gain it's hard to decide what will happen. What is The City what their plans are for us to give ideas.
- Older neighbourhoods, water mains going into homes are only ¼ inch pipe, the denser it is, the less water we're getting. I get up at 530 to have a decent shower.
- Like the corner stuff.... If you're going to have 4 units can access on both sides. – add corner lots.
- Around parks? – seemed split. Depends on # of units, how do you define? If someone buys a whole block and they put a whole block up, creates a wall. Rainbow Road in Chestermere is a prime example.
- Bridges development in Bridgeland early phase, has courtyard and green spaces inside.
- They're great but in small bits. Don't want it to overtake whole blocks.
- Tony: WE know density is going to happen, where do we want it? Near fields?
- Having options is great.
- Do we need design guidelines? – Yes.
- Rowhouses in Belvedere are nice but they go all the way around, can't get to your neighbours backyard w/o going around the whole block.
- I don't think that limited scale growth should be applied everywhere. Just along the periphery of communities and along main streets and busier streets and corner sites.
- Started with "universal" then developed to combination of "Universal/contextual criterial.
- Land use would cover contextual RCG.
- Need better policy for better design.
- Need to replant the public and private trees.
- Need to improve public ground.
- 12 shelters are too much for a community. Be cautious of what to put into the community, safety is the priority.
- Great walkability, clean and safe community=keep people within this community.
- universal makes sense
- location criteria to consider different needs of the diverse community members

Appendix C – Greater Forest Lawn Communities Industry Representative Phase 2 Meeting

Industry Meeting 2

The second industry meeting was held on June 28, 2023, with a focus on the draft Urban Form and Building Scale Maps for the Greater Forest Lawn Communities.

What did we ask

The Greater Forest Lawn Communities Local Area Plan project team presented initial drafts of the Urban Form and Building Scale Maps. These early drafts are based on several different inputs including the feedback we heard from the public about the Focus Areas for Growth Map. Community representative and industry feedback will support further refinements before the maps are shared as part of Phase 3 public engagement. Industry representatives provided

feedback on the entire Plan area as well on five identified key areas discussed in breakout groups.

The five key areas were:

- Franklin Station to 36th Street Area
- Memorial Drive and 52nd Street
- Eighth Avenue and 44th Street
- 16th Avenue and 19th Avenue
- 36th Street from Memorial Drive to 34th Avenue

Participants were broken into two groups to review and discuss the maps and work through the following questions:

1. What do you envision in this key area over the next 30 years?
2. Do you think the draft Urban Form Map supports what you envision in the area? Why? If not, what changes should be considered and why?
3. Do you think the draft Building Scale Map supports what you envision in the area? Why? If not, what changes should we consider and why?

What did we hear

Key themes received during the meeting included:

- Open to a variety of housing options
- Safety
- Lack of childcare facilities
- Support for commercial development and higher density around the Franklin LRT station
- Parking concerns and overcrowding
- Amenities and accessibility for seniors and others
- Improved walkability and connectivity

Presentation from the session: [Industry Meeting 2](#)

Session verbatim feedback

Key Area # 1: Franklin Station to 36th Street

1. What do you envision for this area in the next 30 years?

- I would almost expect the same high density near transit in general, it makes sense to put a tower 3 stops near downtown. I expect high up to 26 storeys close to transit.
- I think any opportunity to provide housing in any form is a good option. Just looking at current main street development, I think it is under-densified. Similarly, there's a lot of vacant commercial along Marda Loop/33 Ave and lack of population to support the commercial corridor.
- We have seen a huge shift between 10 years ago and present. 10 years ago, childcare and food were the primary things that people came to the area looked for. The last thing was housing. But now people are mostly looking for healthcare and housing.
- Safety is a big issue. No one trust standing at bus stops near LRT stations or parking their cars near the stations. We picked up 75 needles between our parking lot and the

LRT station – that's why people drive instead of taking public transit. The more people we have around, the fewer (safety) issues we have. The parking lot near Franklin station is never full, it's only full at 3pm when school end. People just flow through, there's a steady flow of people walking on the street all day. We have seen a lot of people moving to downtown using that train station.

- Every week I am talking to the schools about families that have just moved to Canada. There are no childcare facilities in the area. We have one or two, the other one just shut down. It's another big issue apart from housing. Our church provides an afterschool program for kids.
- With the vicinity of [Franklin] train station, as well the only commercial there is on the corner [by Franklin Station], if you're going home and you're going to stop for something that's useful. The only thing, is there's a substantial grade change, and I'm afraid that if we go high [on the TOD site] it's sudden. I'm concerned about how the scale is felt once you're in the valley that drops down into the dry pond.
- I think that one thing is the scale of that transition. But in regards to the shoring required, if there's an underground parkade required, there are geotechnical concerns with that slope there.
- As the area redevelops, as long as it's got the option for commercial that's good.

2. Do you think the draft Urban Form Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- Just to get a feel, what's a 600m radius around that station?
 - City Staff: we'll have a TOD map in the plan that will have the radius
- The green areas that [Franklin Station] is abutting onto, what kind of infrastructure is there, schools?
- So we got elementary, high?
- It's elementary, middle, high
- Just trying to look at the dark orange [Neighbourhood Flex], does it have to have commercial on the ground floor?
 - City Staff: Only the red has commercial at grade, facing the busy road
- I was just thinking there may not be commercial – the option is built in, that's good.

3. Do you think the draft Building Scale Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- This area is still pretty close to the LRT, why should we have the 4 storeys there?
- The highest density of the entire LAP should be in Area 1. I don't think driving is the priority/necessary transit option in Area 1 in the long term.
- What basis makes you choose low or high density, or medium? Is it the infrastructure, or the parks available?
 - City Staff: About proximity, a 600m radius TOD. Then contextual/transition comes later

Key Area # 2: Memorial Drive and 52nd Street

1. What do you envision for this area for the next 30 years?

- Do you have existing demand to have 12 storeys there? There is nothing attracting higher density there, while this is of higher density than other corridors in the plan area.

Even in 30 years, I think 12 storey development here is ambitious. You can allow up to 6 storey here. There are no immediate amenities to attract people here compared to other areas.

- It's largely residential to the north. I agree that you won't see a 12 storey there.
- Nothing stays on the 28 Ave/Memorial Dr intersection. That's a rotating door of commercial there. The strip mall is empty all the time.
- Just when you consider [this area], have you considered the extension of Memorial later?
- Doing the functional study for it, we are expecting a lot of extra traffic to come down there.
- Just trying to look at the interface and how you're envisaging that evolving over time.
 - City Staff: We are discussing with them, they are in a different phase

2. Do you think the draft Urban Form Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- The boulevard is wider, though, almost feels like Elbow Drive, very casual and comfy.

3. Do you think the draft Building Scale Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- That lot depth there [between 44th St and 52nd St], is that sufficiently deep enough to get a 6-storey product in?
- Should it be 6-story here, residential to the north gets cast into shadow.
- You're going to want the vehicles to come off the back, there is a lane, you might want to deepen that up to create access from the residential road
- I think the shallow piece will be difficult to redevelop
- To get a product that works it'll have to be deeper in, and 6 storeys along that length the lane will max out

Key Area # 3: Eighth Avenue and 44th Street

1. What do you envision for this area in the next 30 years?

- I think anytime you can add housing to commercial is positive. But I doubt if there's a lot of development pressure to add housing today or in the future.
- There's still market for stacked townhouse or apartment because parking is a driver. It's not necessary to go underground for parking. Parking area of 110 ft will be required for stacked townhouse. It would most likely be a smaller scale development or infill.
- I think because we have two Manors there, one current and one future, I'm thinking of services nearby, recreation, grocery.
- Especially since we've got people with accessibility needs here, seniors, people needing care.
- The site to be redeveloped should have a connection: programmatic adjacency here, maybe not necessarily as connected to the nearby park, I wonder if there's an opportunity here if we could extend more of this use to facilitate it.
- I agree with that, if we have a higher density of people with accessibility needs, if they can't get services, if they can't get groceries, it's difficult with this busy street.
- We envision even more housing for people with access needs here.

- The only other comment is I'm not sure how we'd address here, the high school: there is a huge piece of community infrastructure, it would be nice to ensure that this stays connected in all 4 directions. It would be nice if the roads are more street facing, but now you're pushing traffic to the back where kids are crossing.
- Can you clarify again, the library is here, but I thought they're moving it somewhere else
- Into this complex (also the fire station).
- Will this be green land?
 - City Staff: TBD, but the multi services project is here

2. Do you think the draft Urban Form Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- To that point, though, made me think that it would be nice if there was a link in between here and the community park, if we can extend this form further.
- The concept design is still under process, crossing 8th Ave.
- Requires money and time, it's a lot of work
- We conceptualized [the new complex] as a village.
- If we activate here (north side of 8th Ave) but don't activate the back, will it cause an issue If you're going to try to get something like student accommodation, you might want to go up a height category or two – trying to aim for, what about a 6-storey product for affordable/student accommodation, on that corner, with sufficient density?
- I feel it could be extended down this entire space, connecting two areas with 6 stories (Lucky's area with 8th/52th intersection)
- I don't mind the 6 stories actually, there
- How big is AHS here?
 - City Staff: 4 stories

3. Do you think the draft Building Scale Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- The only other thing I can think of is whether you would consider dragging a 4 storey along the 8 Ave. The surrounding area is aligning with 4 storeys and it makes sense to extend that density to Area 3 (marked on the map). I don't object 6 storeys, I just don't think you will expect a lot of that.
- Up to 4 storeys, you can easily do residential of any type.
- In the uses, what's the hatch?
 - City Staff: 4 storeys or less
- What will happen for the library here?
 - City Staff: Part of a City project, a multi services recreation centre
- The interesting point is that it's a 6-floor height, but it's a lot of land that can support more than 6 floors, maybe I don't know at the time we only allowed for 4.
- Because this land is empty now and we're still in the design process exploring ideas like innovation, maybe in a couple of years a higher height will be supported, in a few years, what will be the height?
- This [density] will do very well with this strip of programming. The massive block should stay walkable, and internally walkable - tons of kids volunteer from the high school at the library, at the Centre, and Jack James, which is home to young mothers schooling, how can we make it more accessibility for mothers with strollers, and transit.

- I wonder now with the new programming, CPL is injecting a lot of funding, within this block (8th Av between 47th St and 52nd St) would it be worth making it entirely yellow?
- Jack James has a demographic of a lot of kids who are on their own, bringing services closer to them.
- This [density] will do very well with this strip of programming. The massive block should stay walkable, and internally walkable - tons of kids volunteer from the high school at the library, at the Centre, and Jack James, which is home to young mothers schooling, how can we make it more accessibility for mothers with strollers, and transit.
- I wonder now with the new programming, CPL is injecting a lot of funding, within this block (8th Av between 47th St and 52nd St) would it be worth making it entirely yellow?
- Jack James has a demographic of a lot of kids who are on their own, bringing services closer to them.

Key Area #4: 16th Avenue and 19th Avenue

1. What do you envision for this area in the next 30 years?

- I would do minimum 6 storeys to the 4 blocks here because you are seeing that already along 16 Ave and North St (note: I might have got it wrong here). I think it can go up to 12 storeys fronting 17 Ave.
- I think from a land use perspective what you draw along the 17 Ave makes sense, seeing a lot of R-CG/H-GO pressure.
- On 17 Ave there's the main road/service road, parking lot, then the building – will this allow the building to move closer towards 17 Ave to make it more pedestrian friendly? It's similar to MacLeod Trail. I think with existing transit, it makes better pedestrian experience.
- I sometimes go to 17 Ave for lunch, but you cannot walk 17 Ave (poor walkability) – you are not close to anything. Buildings are far back. Safety is a big thing. Only the high schoolers will walk down the 17 Ave.
- Concerned, infrastructure made by the BRT, is it a missed opportunity to get more people closer to one, but is there a point if the BRT is maxed out?
- I like this because it's almost axial down 44th, it's kind of clean.
- You talked about this connection (with the 8th Ave area), the density, accessibility. How can this be connected more, as more of a circular, a sort of 15 minute thing?
- I wonder if there's any options here to connect through the big park?
- The funeral home on 17th just redesigned their parking lot to be more accessible, Holy Trinity Church will have to do the same at some point.
- The city needs to give people a reason to build, maybe a tax break for the first 3-4 years everything is there, the cost to put up the structure, but the rents are not great.
- The city needs to give developers an incentive to build here.

2. Do you think the draft Urban Form Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- I would take the neighborhood flex and increase density along 17 Ave (marked on the map – cutting the blocks into half). You will need supporting policy to highlight you don't want commercial along that Ave.
- Marda Loop/34 St have a lot of small scale residential with commercial, because the big chains all go into the space along 33 St, that create an interesting space along 34 St.
- Why does the neighborhood connector not extend to the area next to Area 4 and the park?

- It is similar to what the Shaganappi communities have and it's causing a lot of issues already. You don't have a lot of lots to do the heights. Eventually the 17 Ave is becoming one of the next most busy area.
- The depths [of the blocks] maybe can't support the height, that's why we want the whole block to get something feasible.
- The other thing is their huge concern is parking, and the full blocks lends itself better at controlling those issues.
- Put the opportunity there, but don't dictate it.

3. Do you think the draft Building Scale Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- There's a BRT stop on the corner, so maybe build higher near the BRT stops. Just drag your density further out to the corners. Same for other BRT stops along the corridor.
- Did the ARP include heights, or did everyone get the same zoning?
- If it wasn't already in the ARP, I'd have said it would go 6-4-3
- So you're on 17th, you have one height on this block, then another height to the next block
- 6, to 12, then drop down to 4
- Do we want a linked development or a node development?
- Come down to the school, drop the height, so it's more of a node
- That way you can maximize the investment that's been done there
- I have different ideas, sloped grading up and slowing down the height this direction and away from the river.
- Extend this red line here
- You come up and sort of flatten it out
- Come up before this line and then gradually flatten out
- The reason I'm saying is this is already high, going down to this portion

Key Area #5: 36th Street from Memorial Drive to 34th Avenue

1. What do you envision for this area in the next 30 years?

- There are 0 coffee shops in this area except for Tim Hortons. To meet with someone, you need to leave this area. Lack of gathering space.
- Like having R-CG there.
- Getting the land assembly would be the challenge, but [the residents] will be more assured that this will get them what they need, to give everything to everyone – if they want density, give them something back
- Within the 600 meter radius this adjustment would make sense
- Down to 26th Ave
- The cost to build is insanely high right now, so it's very difficult to choose to invest to this one, so you need to rezone that so the investor sees and says it's possible.
- It's all old infrastructure.

2. Do you think the draft Urban Form Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- I would run the connector all the way down Area 5 although given the existing development there, that might be a challenge.

3. Do you think the draft Building Scale Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- Goes back, maybe make the whole block this building height.
- Getting a full depth block, there might be an opportunity to widen the boulevard, without the improvements there's not much excitement, but if you widen there might be more give and more space to play that game for developers.
 - You go all the way back one block, you can access one back road.

Other Areas:

1. What do you envision for this area in the next 30 years?

- I would align with anywhere you think H-GO/R-CG would be okay.
- Is there anything that can be written into the LAP regarding how if I have a site with a large development? You're stuck between two requirements, that makes it easier for the development process to unify the design.
- What happens when an investor/designer gets a site that extends across multiple urban form zones? We need that flexibility.
- Did we have a study for the recreation areas in the area? Cause I see only one.
- Will redevelopment get rid of the greenspace?
- Considering the landfill gets more intense, are there access issues or does it have a lot of access?
- Smart affordable housing – one thing I'm seeing is a trend sometimes with funding, CMHC trends towards quick developments, I know larger masterplans and proper community driven engagement, deep engagement works – it's a broad question what urban form it is.
- Everyone is car focused now, in the future it will not be the same concern.

2. Do you think the draft Urban Form Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- The yard next to Elliston Lake (marked on the map) needs to come out of park and open space. Remove it from the green.
- Even the Elliston Lake is basically a landfill.
- Why do you not put in urban form category on Landfill? Perhaps label it Industrial. Like if someone's who is not familiar with the area wanting to move here looking at the LAP, just looking at the grey block there, they might not know what that means.
- It would be great to have more neighborhood connector on the west side of 26 St. (marked on the map)
- Suggest running neighborhood connector connecting 28 St and 36 St.
- There are rowhouses going in that are affordable developments, rowhouses suit the neighborhood because the scale is lovely.
- Losing a lot of little homes through gentrification is a big fear of the community, but if it's done more appropriately and more contextual, the community will be more receptive.
- Make affordable housing as responsive to the context as possible.
- I think it's more appealing to have rowhouses on the corner site.

3. Do you think the draft Building Scale Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- City initiated design is needed along 34 Ave (marked on the map), you got a wide road with a linear park. Just allow higher density there. You already got neighborhood flex, I doubt if you would get more commercial there.
- It's not an easy area to get in and out of, but the amenities are good, 4 storeys given the access challenges is good, that 4 is just about appropriate?
- What if we get 4 story around the access points in albert park? Extend things.
- I can't see more than rows on Penbrooke Dr, just push it back to industry to see if they have ideas.

Appendix D: Phase 2 – Community Association Summary of Session Feedback

Greater Forest Lawn Communities Local Area Planning Community Association Meeting Summary

A session with Greater Forest Lawn Communities community associations took place in person on May 31, 2023. Representatives from community association were invited to learn about the Plan's development in advance of the Phase 3 engagement launch in fall 2023.

In advance of the session, attendees were provided with a pre-reading document that explained Urban Form and Building Scale Map categories that would be reviewed in their initial draft state during the touchpoint meetings.

What Did We Ask?

At these sessions, community association representatives were asked to review and discuss urban form and building scale categories for the entire Plan area with a focus on five key areas that have been identified in previous discussions as important locations within the Plan area.

The five key areas were:

- Franklin Station to 36th Street Area
- Memorial Drive and 52nd Street
- Eighth Avenue and 44th Street
- 16th Avenue and 19th Avenue
- 36th Street from Memorial Drive to 34th Avenue

Participants were broken into two discussion groups to review the maps and work through the following questions:

1. What do you envision in this key area over the next 30 years?
2. Do you think the draft Urban Form Map supports what you envision in the area? Why? If not, what changes should be considered and why?
3. Do you think the draft Building Scale Map supports what you envision in the area? Why? If not, what changes should we consider and why?

What Did We Hear?

Below is a summary of feedback based on key area followed by verbatim responses received at the Greater Forest Lawn Communities Local Area Plan community association meeting.

- Concerns around parking and overcrowding with three schools nearby the Franklin LRT station and 36th Street.
- Lack of new schools to accommodate growth and the age of the schools is a concern.
- Improved safety overall – transit, increased traffic, walkability, connectivity of sidewalks, better lighting.
- Better access to other communities.
- Traffic calming and sound blocking.
- Improved parks and greenspaces.

What Did We Do with Feedback Received?

The Project Team will review all feedback from the working group, community associations, industry representatives and the public to support further analysis and refinements to the draft Urban Form Categories Map and draft Building Scale Map.

These refined draft maps will be featured in our Phase 3 Engagement Booklet and mailed to all residents of the Greater Forest Lawn Communities in the fall of 2023 as part of Phase 3 public engagement.

The feedback gathered will further inform these maps and the supporting public realm investment opportunities needed to support future growth and change. More information about Urban Form Categories and scale modifiers can be found in the Guide for Local Area Planning, which is available [here](#).

Presentation from session: [Community Association Session 3](#)

Verbatim Feedback:

Key Area # 1: Franklin Station to 36th Street

1. What do you envision for this area in the next 30 years?

- The church (Grace Baptist Church) and its parking may or may not remain in the area
- There will not be room for an exit to/from Memorial Dr in this context
- the London development on Macleod Trail was feared to make the area very busy, faced intense opposition from Kingsland, and turned out to work great for the community, having brought a lot of extra population – this could be similar
- the effective TOD project by Heritage had underground parking, which is crucial for denser development in this area
- 3 schools close to key area 1 a concern for parking and overcrowding if density increases
- existing inequalities in funding schools, portables about to be added to Radisson Park School (K-5)
- The location of Radisson Heights on the lower side of the slope compared to Franklin station makes the transition between Mid Building Scale to lowest scale problematic

- there is a lack of new schools to accommodate growth in the area, existing schools largely many decades old
- the process of conversion for an existing closed school in Albert Park has been frustrating (NOTE: do we know what school this is?): working group created some years ago, but no motion recently
- Traffic calming measures difficult to work with for the community, especially affecting inexperienced drivers, parking around high school – need to be questioned
- Pick up and drop off issues at 3 schools alongside 12-storey density, with personal vehicles and buses as well as traffic coming through
- Safety is currently a big concern for the Franklin station area, so people may not want to take the transit to school
- rowhouses feel extremely tall in the context of lower existing residential
- fourplexes built on 50x120 lots create difficulties with enforcing parking bylaws and collecting recycling
- particularly back lane parking bylaws
- this issue may grow when that same size of lots accommodates 2 more units in a basement suite
- the LAP process leaves current residents with unpredictability in regard to the number of units that may be developed on a densifying site
- there should be more thorough enforcement of building code and building permits, after an example in Albert Park (1206 24th Street SE) of a rowhouse that put its foundation/basement too deep, forgiveness instead of permission
- Would like to make the area safer (more lights etc.). Especially if there is interest in density (so up to 12 storeys).
- I think it makes sense to put up to 12 storeys and commercial in the area
- Better access would be great.
- Better access to other communities. For example, if I need to go to penbrooke via bus after train, I have to go to marlborough then get a bus to penbrooke
- Make sure there is better or more parking if the idea is to create density
- Could add more businesses in the area to support safety because businesses could bring more lighting, people etc.
- Ideally a mix of commercial and residential
- I personally park on the north side of the ctrain parking lot on the memorial side by boston pizza because it is safer on that side.
- Currently, I wouldn't walk from Franklin on the North side to marlborough because its not safe – if you want things to be walkable then there needs to be improvements (there is not even some sidewalks in the some places and the neighbourhood residential there is not safe)
- Generally Franklin station is good by most though

2. Do you think the draft Urban Form Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- No comments

3. Do you think the draft Building Scale Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- Could a developer adding many families to an area be made to contribute to municipal reserve – parks, schools

- The location of Radisson Heights on the lower side of the slope compared to Franklin station makes the transition between Mid Building Scale to lowest scale problematic
- The LAP process leaves current residents with unpredictability in regard to the number of units that may be developed on a densifying site
- Schools in the Franklin Station area struggling with traffic if there is 12-storey development

Key Area # 2: Memorial Drive and 52nd Street

1. What do you envision for this area for the next 30 years?

- Is the area east of Deerfoot treated as a “dumping ground”, a place to try anything?
- Where density does happen it is a good sound blocker between quieter areas and main corridors
- Single detached homes in a residential area are an important investment for residents to keep secure long-term
- Boardwalk apartment complexes between 52th Street and Penworth Drive could densify further – have always been apartments
- Would like more parking to be considered with the residential area
- City staff shared that since this is close to Franklin Ctrain station it's a TOD and likely parking would increase costs of houses in the area
- But generally participants shared that parking is limited in this area

2. Do you think the draft Urban Form Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- No comments

3. Do you think the draft Building Scale Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- Yes, Boardwalk apartment complexes between 52th Street and Penworth Drive could densify further – have always been apartments
- Shadowing, privacy, and density concerns about 6-storey buildings across the back lane from single detached homes

Key Area # 3: Eighth Avenue and 44th Street

1. What do you envision for this area in the next 30 years?

- the 8th Avenue and 44th Street section should become a community node or community center in the future, but safety needs to come first so that potential denser buildings actually have tenants
- Mixed use will be great for the community in the area, with even retail, office and residential all in one building
- Safety first before building denser commercial area
- Concerns about parking along the area. Clifton House has paid underground parking so visitors often parking around and its very congested.
- Does not like the 6 storeys in the area because there are residential and other things like the health centre and clifton house which are 4 storeys. No more than 4 storeys as anything more is too much

- Shared that they have a older parent that lives in a single storey 6 plex and if they were to move into a 4 storey they don't think they could deal with stairs an laundry etc. (age in place concerns).
- Density in the area creates concerns about increase traffic in the area where there is so many kids who often don't care and rip through the area etc.

2. Do you think the draft Urban Form Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- No comments

3. Do you think the draft Building Scale Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- Safety and cleanliness need to come first, redevelopment can wait
- City facility situated near problem area, and it is frustrating to see City staff be nearby without any visible change/cleanup of needles (NOTE: what city facility is this?)

Key Area #4: 16th Avenue and 19th Avenue

1. What do you envision for this area in the next 30 years?

- Some small businesses have been pushed off of 17th Avenue by growing rents, especially on the land owned by Co-op, especially when rent required during COVID
- Traffic would struggle with denser development on the north of 17th Avenue by Barlow Trail, as there is no left turn and traffic from downtown has to approach the Mid Building Scale through the Albert Park community
- The speed of progress on the 17th Avenue ARP and associated approvals is frustrating, change is not yet visible
- Density most urgently needs to be added on the corridor where the transit system is, as the people likeliest to move into new developments there do not have a car
- Incentives pointed towards increased EV use and parking will have less of an effect in a less economically secure area like GFL, where people are less likely to be able to afford it
- 311 reliability and response times
- Community walk organized to better guide planners through specific context of the plan area
- Frustration with neither residents nor planners being able to adequately regulate developer-led change that frustrates people in the area
- What is the desire to add density in these areas? Is it because housing prices are going up?
- Need to include density within existing areas and not just outskirts. Be proactive by creating a plan
- If you are going to build good community structures
- Certain uses in the ARP will be carried over into the LAP – just confirmed this for the participants to ensure they understood

2. Do you think the draft Urban Form Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- No comments

3. Do you think the draft Building Scale Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- BRT functioning properly drives an increase of density into the area, injecting pride and safety into the area

Key Area #5: 36th Street from Memorial Drive to 34th Avenue

1. What do you envision for this area in the next 30 years?

- Densifying along major corridors such as 17th Avenue and 36th Street makes sense, not within most of the communities
- ATCO Village veterans' housing fits well into the built form of the community and may be a model
- 6 storeys along 36th street is too much. Up to 4 storeys is more reasonable.
- City staff shared that 6 storeys allows for more design variation and may be the reason why it was suggested
- Participant shared from the perspective from someone living on the west side, there would be shadowing as 6 storey wouldn't allow the sun to come through
- What will redevelopment in areas look like? Would they just take over one or more houses?
- This would depend on the developer or individual who may buy out a certain amount of land and the design they choose

2. Do you think the draft Urban Form Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- No comments

3. Do you think the draft Building Scale Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- Participants from the outer edges of the plan, such as Erin Woods, are keen on maximum building scales being reached along Memorial and in Penbrooke, where they do not live – doesn't seem fair
- It's just as valid to oppose densification both where you live and throughout the plan

Other Areas:

1. What do you envision for this area in the next 30 years?

- The GFL area has more people per household than citywide figures, with many large families, including renters – the plan should reflect that demand
- schools in the GFL plan area are underfunded, and increasing density keeps an unequal burden on them to take on more kids
- there needs to be more communication between the LAP team and the school board so that they don't both make plans reactive to each other

- Having enough greenspace that isn't attached to a school is important
- Having schools in the public urban form is an issue, school yards should not be considered truly public spaces
- Lighting and infrastructure improvements in local parks are sorely needed

2. Do you think the draft Urban Form Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- No comments

3. Do you think the draft Building Scale Map supports what you envision in the area? Why? If not, what changes should we consider and why?

- surprised to find that three storey residential is allowed under least intense residential land use

Thank you for your input and for reviewing the Greater Forest Lawn Communities Local Area Planning Phase 2: EXPLORE What We Heard Report. To see what we did with this feedback, please review our What We Did Report at calgary.ca/GFLPlan.