



GREATER FOREST LAWN COMMUNITIES

Local Area Planning Project

Phase 2 – EXPLORE: What We Did Report
Fall 2023



Greater Forest Lawn Communities Local Area Planning Project

Phase 2: EXPLORE
What We Did Report

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Project Overview

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

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

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

What did we do with the input received?

This input was used to update the concepts presented to the public for Phase 3: REFINE. This is the What We Did Report which demonstrates how your feedback in Phase 2 was used to inform the draft concepts in Phase 3, and what we are now looking for feedback on.

We encourage you to review the [Phase 2: EXPLORE What We Heard Report](#) to understand our communications and engagement approach, the questions we asked, and the feedback we collected during that phase of the project. It will also provide you with the context of how feedback collected in Phase 2 helped to inform the concepts in the draft Local Area Plan presented in Phase 3 that The City is looking for public feedback on from October 24 – November 13, 2023.

What We Heard / What We Did

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

Topic 1: Draft Vision & Core Values

Question 1:

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?

Theme	What We Did
Participants provided general support for the draft vision and core values as presented.	The draft vision and core values were refined through extensive discussion with the working group members, as well as feedback obtained from the general public.
Participants shared the importance of having a variety of mobility options with some participants emphasizing the need for options other than vehicles.	<p>The Mobility Choices draft core value prioritizes providing transit, walking, wheeling and other active modes to move around the Greater Forest Lawn Communities. It emphasizes that transit and pathway networks should be safe, efficient, well-maintained, connected and accessible year-round, especially to International Avenue, transit stations and community destinations from the residential area.</p> <p>In response to feedback received, additional policies regarding mobility were added to draft Chapter 2 Section 2.6 Mobility and the project team explored and captured text regarding mobility improvements as part of draft Chapter 3.</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>In response to feedback received, draft Chapter 2 provides additional policies regarding parks, civic and recreational uses in Section 2.2.4.</p> <p>The project team also explored potential further community improvement ideas surrounding parks, open space and recreation in draft Chapter 3 Section 3.2.3.</p>
Participants shared many concerns about safety, crime and general social disorder occurring in the Plan area. Comments included references to the homeless population, drug use, crime as well as considerations to	<p>The Housing Options draft core value will support quality and diverse housing development for people from all income levels and ages.</p> <p>After reviewing public input and ongoing discussions with the working group members, community associations and individuals in the Plan area, the project team has incorporated safety in the draft vision and core values as it relates to Mobility Choices and Parks, Recreation and Community Facilities. The project team continues to develop policy in draft Chapter 2 and Chapter 3 to enhance safety in parks, open spaces, public transit and other means of transportation. In addition, draft Chapter 2 Section 2.4.2</p>

<p>increase safety or make safety a priority.</p>	<p>Built Form provides direction for new developments to incorporate Crime Prevention Through Environmental Design (CPTED) assessments.</p> <p>Residents are encouraged to contact 311 Calgary via phone or online (calgary.ca/311) to report bylaw-related issues.</p> <p>For life-threatening emergency assistance (fire, ambulance, or police) or to report a crime, call 911.</p>
<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>The Housing Options draft core value has a focus on diverse and accessible housing for people from all income levels, ages and cultural backgrounds to meet the evolving needs of people in all life stages.</p> <p>The draft Urban Form and Building Scale Maps in draft Chapter 2 identifies the areas that support various small-scale housing, such as rowhouses and townhouses which offer housing choices and support affordability.</p>
<p>Participants expressed concerns about increasing traffic and inadequate parking. Some noted dependency on cars as well as comments about current and potential future traffic and parking issues.</p>	<p>The Mobility Choices draft core value emphasizes safe, efficient and well-maintained alternative mobility options, such as transit, walking and biking to reduce the dependency on cars.</p> <p>As part of the development of draft Chapter 3 Section 3.2.2 the project team explored community improvement ideas to continue to build out the Always Available for All Ages & Abilities (5A) network with a focus on key connections that improve access to transit.</p> <p>The City's Mobility specialists are undertaking mobility analyses to better understand traffic flow throughout the Plan area and recommend development policies to improve mobility in the communities.</p> <p>At the planning application stage, parking requirements for development will be reviewed and evaluated against the Land Use Bylaw and other related City policies and Bylaws.</p>

Topic 2: Moderate-To Large-Scale Growth

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.

Theme	What We Did
Participants expressed concerns with large-scale growth and not wanting further growth in proposed areas.	Based on feedback from a range of participants as well as direction from existing city-wide policies such as the Municipal Development Plan, a specific location approach to accommodate moderate-to large-scale growth was formed to create the draft Urban Form and Building Scale Maps. Large-scale growth is located at Transit Station Areas such as the Franklin LRT station and Max Purple BRT stations along International Avenue, at Neighbourhood Activity Centres such as community commercial areas at 8 th Avenue by 44 th Street and community corridors such as 36 th Street.
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>Traffic volume and parking were considered when developing the local area plan. The Mobility Choices draft core value emphasizes providing a comprehensive mobility network of pathways, transit, roadways and wheeling infrastructure that allows people more options when moving between communities and beyond.</p> <p>To address some of the concerns, draft Chapter 2 Section 2.6 Mobility provides policy directions on mobility infrastructure including pedestrian, cycling, transit, parking and street network. In addition, draft Chapter 3 includes improving connectivity and prioritizing investment in active modes of transportation such as pedestrians and cycling and improving safety on public streets.</p>
Participants shared general support for proposed changes. Comments were in favour and referenced the proposed changes being a benefit in the future.	<p>Based on feedback from a range of participants who expressed a sentiment on wanting housing affordability and diverse housing forms near shops and amenities, the project team took a balanced approach in providing opportunities for different housing forms in the communities.</p> <p>The draft Urban Form and Building Scale Maps identify the majority of growth at Transit Station Areas, community corridors and Neighbourhood Activity Centres where there are existing or future opportunities for shops and amenities. In addition, to ensure building height transition from moderate to low, draft Chapter 2 Section 2.4.2 Built Form incorporates site and building design policies that directs building transitions.</p>

<p>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.</p>	<p>Promoting diverse and inclusive housing choices is a core value of the Greater Forest Lawn Communities Local Area Plan. The Housing Options draft core value focuses on diverse and accessible housing for people from all income levels, ages and cultural backgrounds. Housing development is to meet the evolving needs of people in all life stages.</p> <p>While a local area plan identifies and guides where and how future growth and change could happen within a specific area, it is property/landowners who decide if and when redevelopment happens on their property/land. If a property/landowner would like to redevelop their land, they are required to submit a planning application and go through a review process to ensure their application aligns with City policies such as the Municipal Development Plan, the Local Area Plan and other applicable City policies.</p>
<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>The Housing Options draft core value focuses on diverse and accessible housing for people from all income levels, ages and cultural backgrounds. Housing development is to meet the evolving needs of people in all life stages. The draft core value is one of the five guiding principles that direct development policies in draft Chapter 2 of the Local Area Plan.</p> <p>Policies encouraging and supporting affordable housing opportunities and different housing forms are found in draft Chapter 2, specifically for several Comprehensive Planning Sites, Transit Station Areas and International Avenue. The project team is also working with other City departments to explore using existing City-owned lands to provide additional housing options for the Greater Forest Lawn communities.</p>
<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>The Parks, Recreation and Community Facilities draft core value aims to protect and invest in parks and open spaces for people of all ages, cultural backgrounds, and abilities to promote overall community wellness and quality of life.</p> <p>The project team is actively exploring opportunities with other City departments to enhance existing green spaces that meet the changing needs of residents. In addition, draft Chapter 3 Section 3.2.3 Inclusive Parks, Open Spaces and Community Facilities includes several community improvements to support future growth.</p>

TOPIC 3: SMALL-SCALE GROWTH

Question 3:

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

Theme	What We Did
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>The Housing Options draft core value focuses on diverse and accessible housing choices in the Greater Forest Lawn Communities for people from all income levels, ages and cultural backgrounds. Housing development is to meet the evolving needs of people in all life stages.</p> <p>The draft Urban Form and Building Scale Maps enable a range of housing types including small-scale housing, multi-residential development and mixed-use developments that allow for more types of housing within the Greater Forest Lawn Communities.</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>Mobility specialists at The City are undertaking mobility analyses to better understand traffic flow throughout the Plan area and recommend development policies to improve mobility in the Greater Forest Lawn Communities.</p> <p>Draft Chapter 2 Section 2.6 Mobility, and draft Chapter 3 Section 3.2.2 also support further development of the Always Available for All Ages & Abilities (5A) network, which provides year-round transportation infrastructure for cycling, wheeling and pedestrians. This infrastructure is an attractive, efficient, safe, accessible and affordable alternative to personal vehicles..</p> <p>The draft Plan also supports high-quality transit infrastructure that integrates with new development (where feasible), helping to reduce vehicle use within the Greater Forest Lawn Communities over time.</p>
Participants shared a 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>Providing diverse housing options for people from all income levels, ages and cultural backgrounds is a draft core value of the Plan. The draft core values guide policies found in draft Chapter 2 and include opportunities for different building forms and housing affordability. In addition, draft Chapter 3 Section 3.2.1 strives to provide diverse, accessible, and affordable housing choices in various building forms to meet the needs of residents at all income levels.</p>

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.	The Housing Options draft core value focuses on diverse and accessible housing choices in the Greater Forest Lawn Communities for people from all income levels, ages and cultural backgrounds. Housing development is to meet the evolving needs of people in all life stages.
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>The Housing Options draft core value supports quality and diverse housing development for people from all income levels, ages and cultural backgrounds, to meet the evolving needs of people in all stages of life.</p> <p>Urban Form Categories that allow for varied small-scale housing, such as rowhouses and townhouses, which offer housing choices and support affordability.</p> <p>The Parks, Recreation and Communities Facilities draft core value aims to protect and invest in parks, open spaces and recreational and community facilities for people of all ages, abilities and cultural backgrounds.</p> <p>In response to feedback received, draft Chapter 2 Section 2.2.4 provides additional policies regarding parks, civic and recreation uses.</p> <p>The project team also explored potential further community improvement ideas surrounding parks, open space and recreation in draft Chapter 3 Section 3.2.3.</p>

TOPIC 4: DRAFT CHAPTER FEEDBACK

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?

Theme	What We Did
Participants expressed interest in enhanced mobility options and infrastructure that supported connection between amenities and communities.	Guided by the Mobility Choices draft core value, draft Chapter 3 includes community improvements for efficient, safe, and accessible mobility options in the Greater Forest Lawn Communities. Specific community improvements related to mobility can be found in Appendix A of the draft Local Area Plan.

<p>Participants shared concern about existing and future trees in the Plan area with interest in enhancing the natural environment or preserving its current state.</p>	<p>Enhancing natural areas and parks and open spaces is a draft core value of the draft Greater Forest Lawn Communities Local Area Plan. Draft Chapter 3 Section 3.2.3 Inclusive Parks, Open Spaces and Community Facilities identifies overarching objectives as well as community improvement options to enhance and preserve the natural environment such as escarpment park enhancement along 26th Street and Elliston Park expansion.</p>
<p>Participants shared concerns about traffic and parking infrastructure with redevelopment in the Plan area, especially with increased population and commuting.</p>	<p>To address concerns on traffic and parking infrastructure, draft Chapter 2 Section 2.6 Mobility includes policy direction on providing greater flexibility and forms of mobility such as pedestrian, cycling and transit as well as direction on the street network.</p> <p>Furthermore, community improvements were added to draft Chapter 3 Section 3.2.2 to improve mobility connections and prioritize active use and transit investments.</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>Based on feedback from various participants, the draft Urban Form and Building Scale Maps identify a diverse mix of moderate-to large-scale housing opportunities at Transit Station Areas, International Avenue, community corridors and Neighbourhood Activity Centres. Placing moderate-to large-scale buildings at specific locations would allow for increasing housing availability while maintaining the small-scale characteristics of communities.</p> <p>To ensure a welcoming pedestrian public space between large-scale and small-scale housing, draft Chapter 2 Section 2.4.1 Site Design and 2.4.2.2 Building Designs provide direction on building placement and transition (e.g., lower building height closer to small-scale).</p>
<p>Participants expressed strong concern of displacement due to redevelopment and potential gentrification as well as the inability to secure or maintain housing due to affordability.</p>	<p>Providing diverse housing options is a draft core value of the Plan. Core values guide policies found in draft Chapter 2 and include opportunities for different building forms and housing affordability. In addition, draft Chapter 3 Section 3.2.1 strives to provide diverse, accessible, and affordable housing choices in various building forms to meet the needs of residents at all income levels.</p> <p>While a local area plan identifies and guides where and how future growth and change could happen within a specific area, it is property/landowners who decide if and when redevelopment happens on their property/land. If a property/landowner would like to redevelop their land, they are required to submit a planning application and go through a review process to ensure their application aligns with City policies such as the Municipal</p>

	Development Plan, the Local Area Plan and other applicable City policies.
Participants shared concerns of existing safety and crime issues that are prevalent in the Plan area as well as a potential increase in crime with redevelopment.	<p>After reviewing public input and ongoing discussions with the working group, community associations and individuals in the plan area, the project team has incorporated safety in the draft vision and core values on Mobility Choices and Parks, Recreation and Community Facilities. The project team continues to develop policy in draft Chapters 2 and 3 to enhance safety in parks, open spaces, public transit and other means of transportation. In addition, Chapter 2 Section 2.4.2 Built Form provides directions for buildings, and exterior environments such as public spaces to incorporate Crime Prevention Through Environmental Design (CPTED).</p> <p>Residents are encouraged to contact 311 Calgary via phone or online (calgary.ca/311) to report bylaw-related issues.</p> <p>For life-threatening emergency assistance (fire, ambulance, or police) or to report a crime, call 911.</p>

Project Next Steps

Phase 3: REFINE will be open to the public from October 24 – November 13, 2023. This phase will include multiple engagement opportunities including in-person, mail-in and online engagement, to review and further refine the concepts in the draft Greater Forest Lawn Communities Local Area Plan.

For the most up to date project information and future engagement opportunities, visit the project website at calgary.ca/GFLplan.