

Community Redevelopment. It's complex. **Let's chat.**



22-0022106-ADV-14990



Planning Together for the Next 30 Years

We're working together to create a local area plan for the Greater Forest Lawn 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.

What Is a Local Area Plan?

A local area plan sets the vision for the evolution of the area over the next 30 years. It provides direction on future development and investment that residents, landowners, builders / developers, City Planners and Council can commonly refer to when new development and investment ideas are proposed.

Why Do We Need a Local Area Plan?

The city, communities and streets we call home have changed, are changing, and will continue to change. People renovate, rebuild, enlarge and modify spaces around them all the time. We need to make sure there's room for people looking to make changes and direction to help guide decisions. We also need to provide guidelines for investment when change is proposed, and certainty for residents to know how their community may change in the future.

Get Involved

WE NEED YOUR INPUT

We are working together to create the Greater Forest Lawn Communities Local Area Plan and need your feedback on this key phase of engagement.

Please read this engagement booklet carefully, add your feedback* to the form on the last page, tear it out and drop it in the mail (postage is prepaid) by February 12, 2023. You can also provide your feedback online at calgary.ca/GFLplan or at an engagement session (check out the schedule online or call 311).

- **Topic 1:** Vision & Core Values – pages 6-8
- **Topic 2:** Potential Focus Areas for Growth – pages 11-13
- **Topic 3:** Small-Scale Growth – pages 14-16
- **Feedback Form** – page 19

*Please note: Feedback forms received after February 26, 2023 may not be included in the 'What We Heard Report'.

What I love is the caring
neighbours & sense of
community.

— PARTICIPANT

“Chúng tôi đang thảo luận về sự
tăng trưởng, thay đổi và tái phát
triển trong cộng đồng và khu vực địa
phương của bạn. Chúng tôi rất muốn
trò chuyện với bạn về tương lai của
cộng đồng bạn. Vui lòng gọi cho
chúng tôi theo số 311 và nhắc đến
GFL nếu bạn muốn chia sẻ suy nghĩ
của mình bằng Tiếng Việt.”

“نناقش النمو والتغيير وإعادة التطوير
في مجتمعك ومنطقتك المحليين.
يسرنا التحدث معك حول مستقبل
مجتمعك المحلي. يرجى الاتصال بنا
على الرقم 311 وذكر GFL إن كنت ترغب
مشاركة أفكارك باللغة العربية.”

Learn More & Stay Connected

To find out about future opportunities to get involved, subscribe for updates and learn more about what's happening in the Greater Forest Lawn Communities (including the International Avenue ARP), visit calgary.ca/GFLplan.

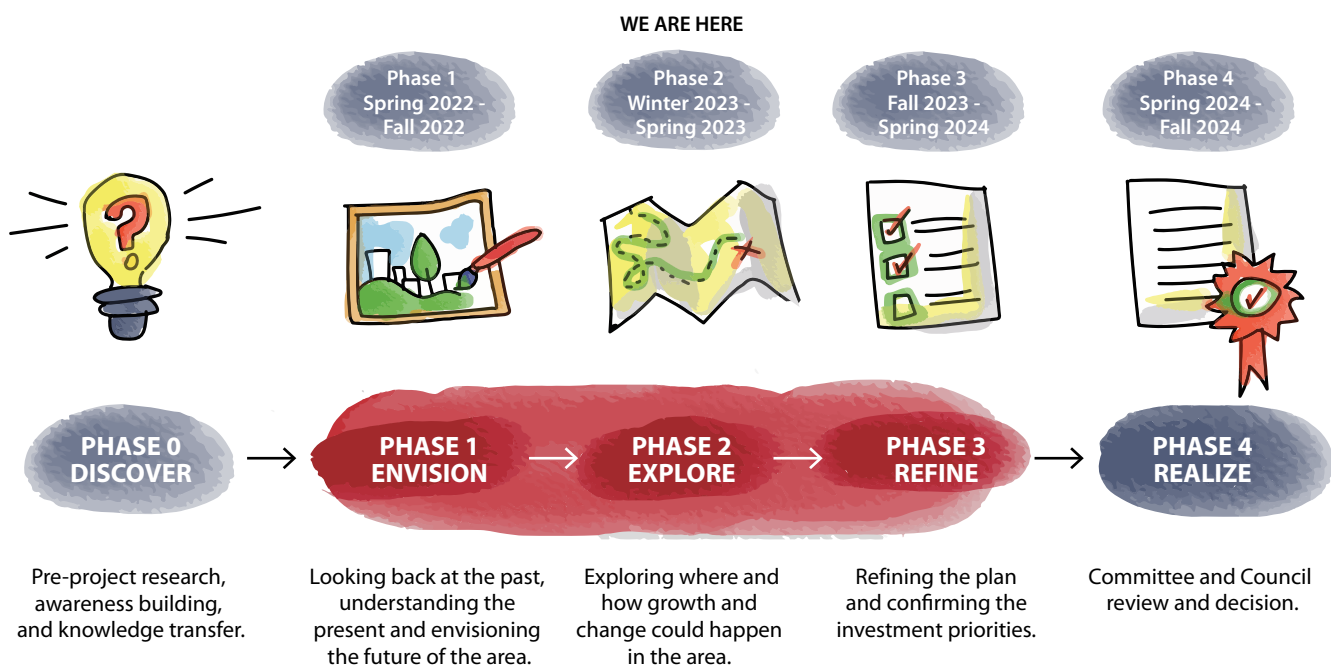
Creating the Local Area Plan

What We've Discussed So Far

In Phase 1 - ENVISION, we asked you to help us look back at the past, understand the present and envision the future. The feedback provided helped us draft a Vision and Core Values for the Greater Forest Lawn Communities that will help guide decisions about the evolution of the area over the next 30 years.

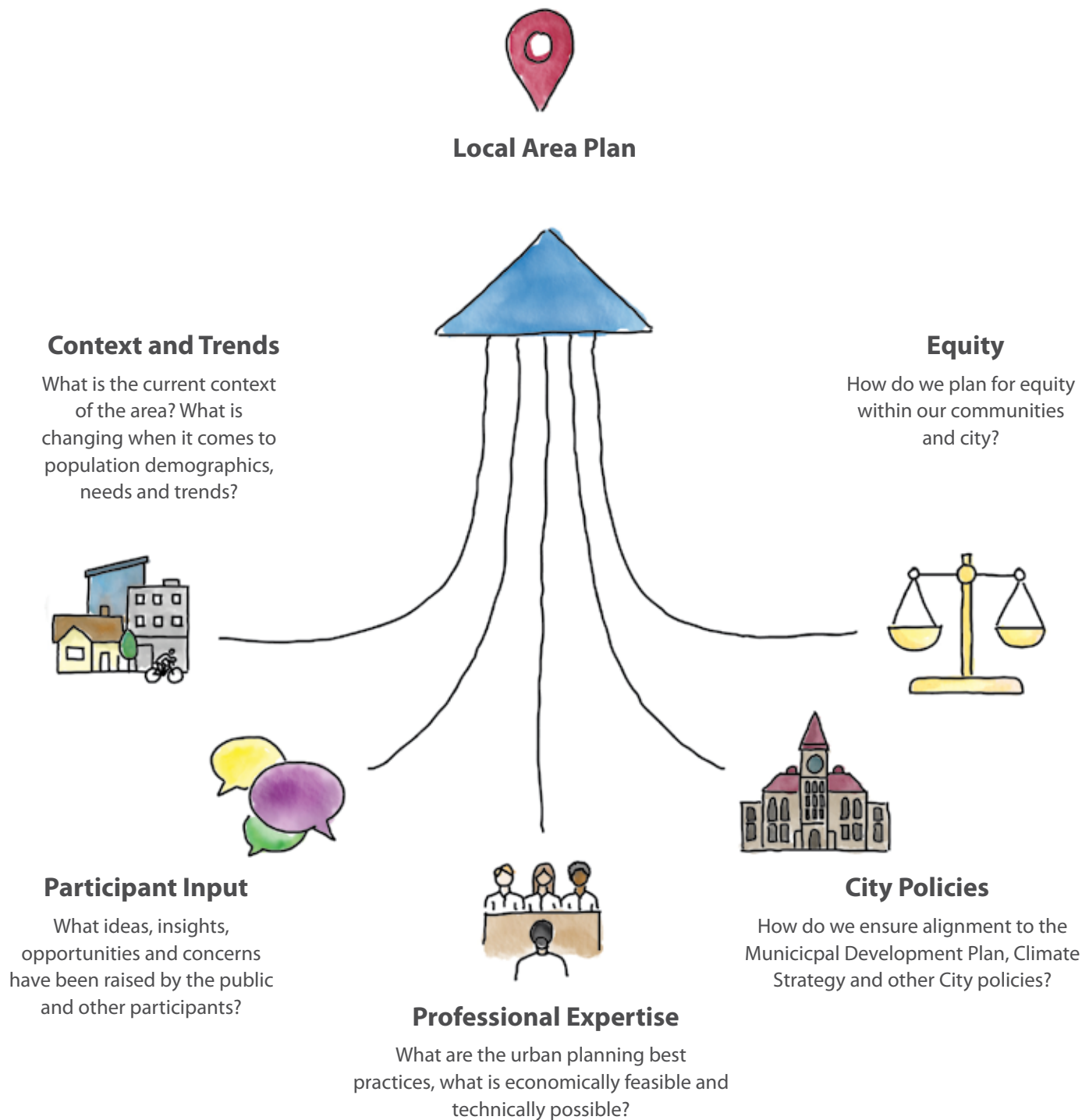
What We're Talking About Now

We are currently in Phase 2 – EXPLORE, and we want to hear your thoughts on the draft Vision and Core Values. We're also going to start looking at where and how growth and change could happen in the area.



Creating a Local Area Plan: Key Considerations

A local area plan is influenced by several different sources including the community context, participant feedback, professional expertise, City policies and equity considerations. A 'What We Heard Report' and a 'What We Did Report' compiling all participant feedback, key themes and actions taken will be shared at the end of each engagement phase.



Topic 1: Greater Forest Lawn Communities Draft Vision & Core Values

Community change and evolution are gradual, but many small changes can have a big impact over the long term. Having a local area plan in place will ensure that future developments contribute to the big picture outcomes that we're planning for. The draft Vision and Core Values in the local area plan summarize the big ideas, hopes and priorities for the area's evolution and are used as a foundation for discussions as the local area plan is created.

Vision

The Greater Forest Lawn Communities will continue to value the cultural diversity and inclusiveness found throughout the plan area and continue to evolve into thriving, welcoming, and safe neighbourhoods by providing well-connected mobility choices, inclusive open spaces, various housing options and business opportunities for people in and beyond the communities.

There is a huge diversity of culture and race here and this gives it a strong and unique flavour.

— PARTICIPANT



WE NEED YOUR INPUT

Please review the draft Vision and Core Values. 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?

Let us know on page 19



Core Values



Housing Options

Support quality housing development that is diverse and accessible for people from all income levels throughout the plan area, particularly near transit station areas, International Avenue S.E., commercial areas, major roadways, and community amenities areas, to meet the evolving needs of people in all stages of life.



Mobility Choices

Provide safe, efficient, well-maintained, connected, and accessible year-round mobility choices through a network of transit, pathways, walking and wheeling infrastructure, and roadways, to locations including International Avenue S.E., Barlow / Max Bell LRT station, Franklin LRT station, Max Purple BRT transit station areas, and surrounding commercial and residential areas.



Parks, Recreation and Community Facilities

Protect and invest in parks, open spaces, and recreational and community facilities for people of all ages, cultural backgrounds and abilities to promote overall community wellness and quality of life. Create a safe, accessible and connected open-space system that links neighbourhoods, parks, natural areas, and community amenities, such as the escarpment park, community hubs, Elliston Park and Max Bell Centre.

Core Values continued



Climate Resilience

Strengthen resilience to climate change and extreme weather conditions by reimagining the reusing and repurposing of existing buildings and infrastructure and prioritizing innovative energy-and resource-efficient building designs for existing and new development.



Vibrant and Diverse Culture, Arts and Business

Attract and support a variety of arts and culture initiatives, employment opportunities, businesses and services along International Avenue S.E. and commercial and industrial areas that enhance and promote the communities' vibrancy and cultural diversity by revitalizing the area into a creative and cultural destination hub enjoyed by community members and all Calgarians.

I do like the parks and pathways although I would like more connecting areas.

— PARTICIPANT

I like the proximity to the train and rapid transit to allow for more environmentally friendly transportation options.

— PARTICIPANT



Let's Chat About Why We Need to Accommodate New Growth

Our communities, and the people living in them, have changed since they were first built and will continue to change. It's important to have a plan in place to guide how our communities will evolve over the next 30 years, and there are a few key considerations to keep in mind.

Address Population Changes

While Calgary's population has been growing approximately 1.8 per cent every year since 1985, the peak population within 86 per cent of Calgary's established communities has declined. Population stability within established communities is essential to support local schools, businesses, services and infrastructure. It is proven that greater housing choice and diversity support increased population and stabilization within Calgary's established communities.

Changing Needs & Preferences

The composition of Calgary's population is changing. Peoples' housing needs and preferences are changing as well (e.g., smaller households, a desire to age in place, affordability, etc.). There was an average of 3.5 people per dwelling citywide in 1969, and today it is only 2.7. With no new dwellings and growth, the result is a 23 per cent population decline in established areas. These demographic and socioeconomic changes directly support a need for greater variety of housing choices in established areas.

Balancing Growth

The Municipal Development Plan (or MDP, our city's 60-year plan that guides growth and change) seeks to balance growth between developed and established areas of the city. It has a goal to achieve 50 per cent of overall growth from 2006 to 2066 within our established neighbourhoods. This means we need to allow more homes of different types in our established communities and each community can accommodate evolving forms of growth and change.

A community today



The community 20+ years from today



Communities change and evolve over time. We're creating a local area plan to help ensure change happens in the right ways in the Greater Forest Lawn Communities.

Let's Look at the Different Types of Growth

A local area plan provides guidance on where different types of growth and change should happen. We're focused on two types of growth:

Moderate-to large-scale growth - Four storeys or higher

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. New moderate-to large-scale buildings for homes and businesses give more people the option of living near local amenities, shops, and restaurants. Since more people bring more businesses to an area, it also provides all residents with increased access to a greater variety of amenities and services nearby.



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. Small-scale homes include single-detached homes, semi-detached homes, duplexes, rowhouses, triplexes, fourplexes, and other forms that share those same characteristics. Basement or backyard suites could be included in all small-scale homes except triplexes and fourplexes.



Topic 2: Potential Focus Areas for Moderate-to Large-Scale Growth

Let's start by exploring potential areas where new moderate-to large-scale homes and businesses (four storeys or more) could be welcomed.

There are areas in the city where this type of development is already directed to go. Focus areas for growth are outlined in Calgary's Municipal Development Plan (MDP).

These growth focus areas include:

- **Main Streets** - Areas of higher density, activity and a variety of uses along specified streets or routes. International Avenue S.E. is a Main Street within the Greater Forest Lawn Communities Plan area.
- **Transit Station Areas** - Locations around Light Rail Train (LRT) stations and bus stops with frequent transit such as the MAX line where mixed-use and higher-density development should occur. Barlow / Max Bell LRT station, Franklin LRT station and Max Purple BRT station areas along International Avenue S.E. are currently the Transit Station Areas in the Greater Forest Lawn Plan area.
- **Activity Centres** - Concentrated areas of growth with high activity and a variety of uses. Examples in the Greater Forest Lawn Communities include the area surrounding the intersections of Memorial Drive E. and 36th Street S.E., Memorial Drive E. and 52nd Street S.E., Eighth Avenue S.E. and 44th Street S.E., and 26th Avenue S.E. and 36th Street S.E.

In addition to these focus areas, City planners, the Greater Forest Lawn Communities Working Group and local community associations have reviewed public feedback from the first engagement phase on what exists today and discussed areas where there could be potential for additional growth in the future.

The map on the following pages (see map spread on pages 12 & 13) outlines areas where this type of moderate-to large-scale development is already directed to go (areas with existing land use / zoning of four storeys or more, or areas where Council-approved policy supports more growth — shown in light grey on the map) as well as additional potential focus areas where we think this type of development could potentially be appropriate (up for discussion; based on engagement so far and key considerations from pg. 5 — shown in pink on the map).



This is one of the last inner city communities (Southview) to redevelop. The plan needs to account for a younger generation with children moving into the area. This means more schools, recreation and safety.

— PARTICIPANT

Existing and Additional Potential Focus Areas for Growth Map

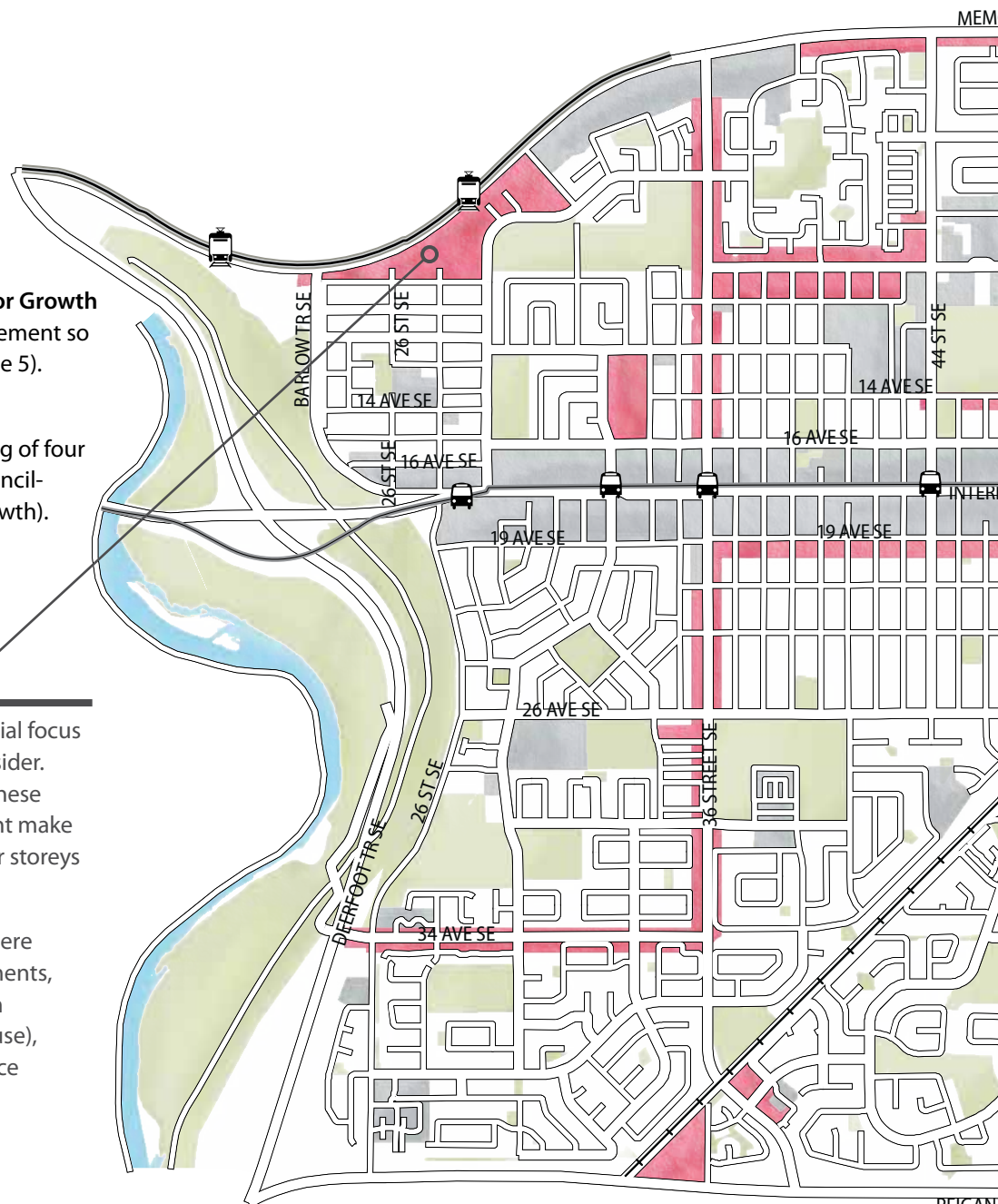
This map outlines existing focus areas for growth (where there is existing policy direction or land use / zoning for four storeys or more) as well as additional potential focus areas for growth to consider.

Legend

- **Additional Potential Focus Areas for Growth**
(up for discussion; based on engagement so far and key considerations - see page 5).
- **Existing Focus Areas for Growth**
(areas with existing land use / zoning of four storeys or more, or areas where Council-approved policy supports more growth).

The pink areas are additional potential focus areas for growth to discuss and consider. Based on feedback received so far, these are areas where people think it might make sense for new buildings that are four storeys (or potentially higher) to go.

Focus areas for growth are areas where buildings such as residential apartments, buildings with shops on the bottom floor and residential above (mixed use), or commercial and professional office buildings would fit best.





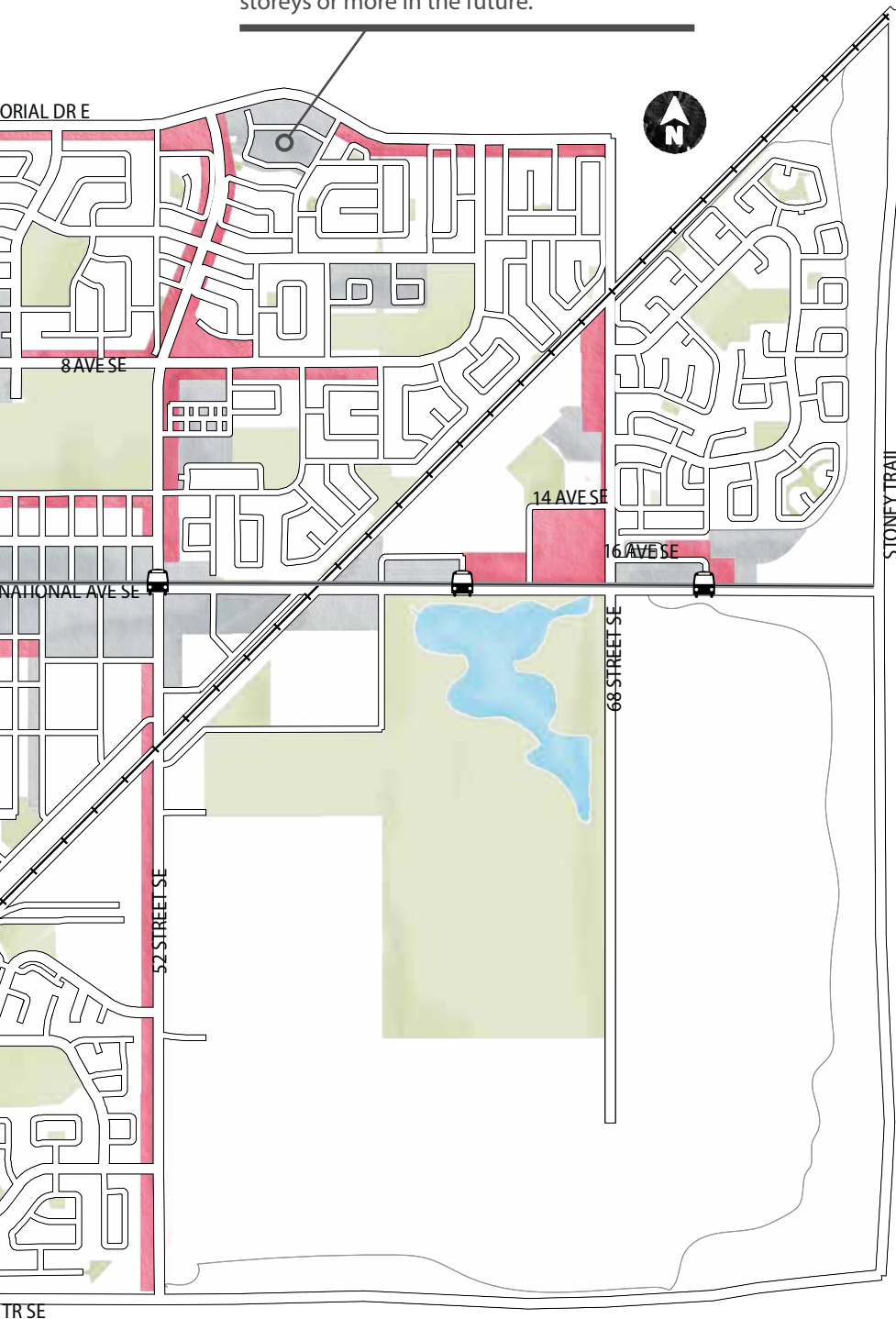
WE NEED YOUR INPUT

Please look at the Focus Areas for Growth Map, specifically what is outlined in pink (additional potential focus areas for 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.

Let us know on page 19

Your input now will help confirm additional focus areas for growth in the Greater Forest Lawn Communities. In the next phase of engagement, we will ask for your thoughts on the appropriate scales (heights / number of storeys) and uses (residential, commercial, mixed use, etc.) for growth within all areas of the plan.

The light grey areas are existing focus areas for growth. These areas are already either zoned for four storeys or more or where Council-approved policy directs for four storeys or more in the future.



Examples of four storey buildings



Residential



Mixed-Use



Commercial

Topic 3: Small-Scale Growth

Let's Talk About Small-Scale (Three Storeys or Less) Homes

Single-detached homes

(based on the Land Use Bylaw Rules)

- Contain one primary residence and may include a backyard or basement suite.
- Can be different scales including one storey (bungalow), two or three storeys.
- The general lot coverage is 45 per cent and the maximum height is 10 metres.

Examples of small-scale homes



One storey (bungalow)



Two storeys



Three storeys

Semi-detached and duplexes homes

(based on the Land Use Bylaw Rules)

- Contain two primary residences in one building and may include a basement suite or backyard suite for each primary residence.
- Residences in semi-detached dwellings are separated from each other side to side, and duplexes are separated above and below.
- Can be different scales including one storey (bungalow), two or three storeys.
- The general lot coverage is 45 per cent and the maximum height is 10 metres. This makes the massing generally similar to a single-detached home.



Two storeys



Two storeys



Three storeys

Today, a single-detached home can be built up to three storeys in any residential area without the need to change the land use / zoning. Rather than only having the option to rebuild a single-detached home (which is and always will be a choice), people may want, need or prefer something different.

Rowhouses

(based on the Land Use Bylaw Rules)

- Contain three or more residences on a property and may include a basement suite or backyard suite for each primary residence.
- Typically have up to 60 per cent lot coverage and up to three storeys in height (11 metres).



Two storeys



Three storeys



Two storeys

Triplexes and fourplexes

(based on the Land Use Bylaw Rules)

- Contain three or more primary residences (suites are not permitted).
- Residences not required to have front entrance facing the street.
- Typically have up to 60 per cent lot coverage and can be up to three storeys in height (11 metres).
- Residences are separated from each other side to side and/or top to bottom.



Two storeys



Two storeys



Two storeys



I would like the area to remain diverse & have the small town feel.

— PARTICIPANT



Having a Variety of Small-Scale Homes Has Many Benefits for a Community

Population stabilization and growth

Communities that have more housing choices have seen their populations stabilize or gradually increase which supports local businesses, schools, recreation facilities and community reinvestment.

Housing choice

One size doesn't fit all. Having a variety of homes to choose from attracts people of different ages and family compositions, creating vibrant communities.

Supporting changing life needs

Having more housing options provides the opportunity to live and remain in the same community close to friends, family and the things we know and enjoy, as our housing needs change over our lifetime.



WE NEED YOUR INPUT

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

Let us know on page 19



Single-detached



Semi-detached



Rowhouse



Frequently Asked Questions

Why do we need a local area plan? Why should we be discussing growth and change at all? I don't want my community to change!

Growth and change happen in a community with or without a local area plan. Consumer demand, market forces, and other factors will drive change in the community. However, in areas with high demand that do not have a local area plan, developers will often have to undertake site-by-site land use redesignation / rezoning applications in order to build developments to meet demand for new housing and businesses.

This site-by-site approach can create uncertainty for local residents, who don't know where the next application will come from and what it will propose. It also creates uncertainty for developers, who don't know for certain what types of proposals will be acceptable where. Without a local area plan, conversations about growth and change happen application by application, often in a manner disconnected from a wider vision.

A local area plan helps create more certainty for everyone by outlining the general expectation for what scale and type of new development is appropriate where and what policies will help shape development that is proposed.

Can local area plans be updated or amended?

Local area plans are meant to be living documents that may be amended and updated over time as the community changes and evolves and as conditions and circumstances in the area change.

City Council is the decision maker for all local area plan amendments.

Will the local area plan result in land use redesignations / rezoning?

No. The local area plan itself does not redesignate / rezone land. Property / landowners determine if and when to propose a redesignation / rezoning of their land. If a land use rezoning (redesignation) were brought forward by a property / landowner, it would be reviewed for alignment with the Greater Forest Lawn Local Area Plan, if the local area plan is approved by Council. The local area plan provides policy direction that would inform and guide decisions about development in the area.

Who makes the decision on proposed land use redesignation (rezoning) proposals?

City Council makes the final decision on land use redesignation applications. Administration must review all land use redesignation (rezoning) proposals and makes a recommendation to Council based on planning merits, supporting policy and comments received. Council refers to the local area plan and other City policy and holds a public hearing prior to making a decision. Council can make the final decision on a land use redesignation as outlined in the Municipal Government Act (MGA) based on their own interpretation of policies, site characteristics and the merits of the application.

What are courtyard style developments and are they considered small or large scale?

Courtyard-style developments allow buildings on the front and back of a lot that are separated by a courtyard. These developments require that all units provide direct access to grade. Courtyard-style developments are generally considered small-scale development but may be an appropriate building form for moderate-to large-scale development in areas with higher levels of activity.

My Idea Station Booklet Pick-up Locations



LEGEND

- | | | |
|--|---|---|
| <p>1. Dover
Dover Community Association
3133 30th Ave. S.E.</p> | <p>6. Forest Lawn
Bob Bahan
4812 14th Ave. S.E.</p> | <p>10. Southview
Southview Community Association
2020 33rd St. S.E.</p> |
| <p>2. Dover
Greater Forest Lawn 55+ Society
3425 26th Ave. S.E.</p> | <p>7. Albert Park
Forest Lawn CO-OP
3330 17th Ave. S.E.</p> | <p>11. Southview
Sunrise Community Link Resource Centre
3303 17th Ave. S.E.</p> |
| <p>3. Dover
Bethany Riverview
2915 26th Ave. S.E. #200</p> | <p>8. Forest Lawn
The Immigrant Education Society
1723 40th St. S.E.</p> | |
| <p>4. Forest Lawn
Sobeys
5101 17th Ave. S.E.</p> | <p>9. Forest Heights
Forest Heights Community Association
4909 Forego Ave. S.E.</p> | |
| <p>5. Forest Lawn
Alex Community Food Centre
4920 17th Ave. S.E.</p> | | |



Topic 1: Greater Forest Lawn Communities Draft Vision & Core Values

Please review the draft Vision and Core Values. 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?

Topic 2: Potential Focus Areas for Moderate-to Large-Scale Growth

Please look at the Focus Areas for Growth Map (p12-13), specifically what is outlined in pink (potential additional focus areas for 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.

Topic 3: Small-Scale Growth

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



WE NEED YOUR INPUT



Greater Forest Lawn Communities Local Area Planning Project

Share your thoughts

STEP 1

Review the information
in this engagement booklet.

STEP 2

Respond to the questions
at the back of this
engagement booklet.

STEP 3

Tear out the comment page,
and drop it in the **mail** by
February 12, 2023.



CANADA	POSTES
POST	CANADA
Portage paid if mailed in Canada	
Business Reply Mail	Correspondance- réponse d'affaires
0003214176	01



1000010077-T2P2M5-BR01



CITY OF CALGARY
MAIL CODE 8305
PO BOX 2100 STN M
CALGARY AB T2P 9Z9

