

During your review, please note:

This document is an initial draft of Chapter 3. It includes specific objectives and Implementation Options to support growth in the Greater Forest Lawn Communities. The content of this chapter will be updated, refined and expanded upon as Phase 3 of the Plan progresses.

DRAFT

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Draft Chapter 3 – Supporting Growth

3.1 Overview

The individual communities that make up the Greater Forest Lawn Communities share common amenities, services, parks and open spaces, natural areas and public facilities; however, no single community has the amenities and services to provide for all the daily needs of residents.

The Greater Forest Lawn Communities depend on interconnectedness, whether it is for commercial services along International Avenue Urban **Main Street**, or civic amenities like the Forest Lawn Library, or the network of pathways surrounding and weaving through the communities.

This chapter sets out the goals and objectives for current and future amenities and **infrastructure** related to the vision identified in Chapter 1: Visualizing Growth.

This chapter identifies local area plan specific objectives and implementation options for supporting growth. Section 3.2 of this Plan identifies high-level goals that align with key planning direction provided within the **Municipal Development Plan** and includes locally specific objectives that support the Plan's vision. The goals and objectives are long-term, connected to the Plan's time horizon and represent the future of the area. They apply community-wide, as they are not site-specific, provide benefits to more than one resident and are intended to be actionable.

This chapter identifies implementation options related to the goals and objectives that recognize the unique opportunities for placemaking, **public space** improvement, enhanced mobility choices and climate resilience. This chapter also provides high-level strategic direction to inform investment decisions. Further detailed analysis and study for each option may be required and may include engagement with area residents, community associations, business improvement areas, landowners, and industry as appropriate. The options in this chapter are statutory, while the ones identified in Appendix A are non-statutory.

Appendix A includes a list of additional implementation options that participants identified through the development of the Plan. These implementation options are examples of actions that could be taken by The City of Calgary, developers, business improvement associations, and residents to further the individual goals and objectives in this chapter.

To support the Greater Forest Lawn Communities through growth and change, the suggested options identified in this chapter and Appendix A can help inform future City business plans and budget decisions. As growth occurs in local areas, these suggested options should be regularly reviewed and updated to determine if they help manage growth related pressure that a community may experience, ensuring growth can benefit current and future residents and businesses. There are several considerations for determining if an action merits inclusion in future business plans and budgets, including:

- the current status of **infrastructure** and amenities in the local area;
- the desired services and activity levels in the area;
- the roles of different city builders in supporting the delivery of **infrastructure** and amenities;
- how the growth in this local area compares with city-wide growth and investment needs;

- alignment with City goals for creating carbon **net-zero** and climate resilient communities;
- the City's corporate investment priorities and budget availability; and,
- the availability and use of appropriate planning and financial tools to support implementation.

3.2 Goals, Objectives and Implementation Options

This Plan identifies five goals aligned with the Plan's core values that are intended to frame and provide guidance for investment to support the Plan's vision. The foundation for the Greater Forest Lawn Communities Local Area Plan stems from the five core values: Housing Options, Mobility Choices, Parks, Open spaces, and Community Facilities, Climate Resilience, Culture, Arts, and Business.

3.2.1. Diverse, Accessible and Quality Housing

Providing quality housing development that is diverse, accessible, and affordable is a key consideration of the Greater Forest Lawn Communities. Expanding housing diversity would provide opportunities for people of all income levels, ages, and cultural backgrounds to live in the community, supporting local businesses, services and amenities.

Objectives

The following objectives are intended to guide decisions for supporting growth and promoting inclusive and diverse housing choices in the Plan area:

- Provide and support diverse, accessible, and **affordable housing** choices to support the community.

Implementation Options

Housing For All Income Levels

Access to safe and stable housing is important for the overall health, prosperity, and safety of our city. Housing for all income levels promotes different housing types that includes **affordable housing** options.

The City of Calgary defines a household as in need of **affordable housing** if it spends 30 percent or more of its income on housing and earns less than 65 percent of Calgary's median household income.

- a. To improve access to diverse, accessible, and housing for all income levels, the following should be considered:
 - i. encourage and incentivize the building of affordable units within all new developments;
 - ii. enable strategic partnerships with private and public organizations to address unmet housing needs;
 - iii. leverage City land to contribute to **affordable housing** development.
 - iv. support the intensification, rehabilitation, and retention of existing **affordable housing** developments, ensuring no net loss of units;
 - v. enable inclusion of **affordable housing** units in new residential and mixed-use developments, including mixed-market projects;

- vi. implement diverse housing options, such as tiny homes, backyard suites, and multi-generational houses, including aging-in-place options (accessible housing styles);
- vii. explore incentives to encourage the provision of three-bedroom units in multi-residential development; and,
- viii. prioritize market and non-market housing redevelopment in areas that are well served by the Primary Transit Network, especially around Franklin LRT station and the 17 Avenue SE BRT line, and adjacent to other amenities such as grocery stores, schools, parks, and recreational facilities.

3.2.2 Safe, Efficient, and Well-Connected Mobility Options

Ensuring connections are efficient, safe, and accessible is important to the mobility options available in the Plan area. A range of mobility options supporting walking, cycling, and transit use is a community priority. The Calgary Transportation Plan contains policies supporting The Always Available for All Ages and Abilities (5A) Network, a city-wide mobility network consisting of off-street pathways and on-street bikeways. The 5A network continues to be built throughout the Plan area.

Objectives

The following objectives are intended to guide decisions to enhance mobility connectivity throughout the Plan area.

- Improve the quality and safety of the pedestrian and cycling network, including connections to transit and between neighbourhoods.
- Enhance transit usability by meeting the needs of the area for bus routes, equipping bus shelters with upgraded **infrastructure**, and adding other features that can improve the user experience.

Implementation Options

- a. The following actions have been identified to achieve the mobility options core value:
 - i. implement traffic calming measures, especially near school sites along Radcliffe Drive SE and Penbrooke Drive SE, to support safe and comfortable pedestrian and cycling activity. Curb extensions should be considered adjacent to all new developments where on-street parking is allowed;
 - ii. construct missing sidewalk and pathway connections throughout the Plan area;
 - iii. continue to build out the 5A network with a focus on key connections that improve access to transit stations and bus stops;
 - iv. ensure transit routes are safe and accessible in all seasons for all age groups and abilities;
 - v. provide safe and well-connected sidewalks and pathways to the Primary Transit Network corridors, including 17 Avenue SE, 36 Street SE, 52 Street SE, Peigan Trail SE and the Franklin LRT Station; and,
 - vi. improve the safety and comfort of the Franklin LRT Station.

Barlow Trail SE improvements and linear park

Barlow Trail SE is an important link connecting Memorial Drive SE and 17 Avenue SE in the Plan area. Barlow Trail SE provides access to Max Bell Centre, a major amenity for the area

and the city. Connectivity from Albert Park/Radisson Heights to Max Bell Centre is limited. Enhancing Barlow Trail SE through the development of a linear park would allow residents and visitors to access additional open spaces within the community and to Max Bell Centre. The Deerfoot Trail study completed by The City of Calgary and Alberta Transportation includes recommendations for the widening of Barlow Trail SE. Further analysis between The City and Alberta Transportation is recommended to consider a linear park for the community.

- b. The following should also be considered for the linear park:
 - i. provide safe and direct pedestrian access to Barlow/Max Bell LRT station and 17 Avenue SE BRT stations, and Albert Park/Radisson Heights community;
 - ii. provide seating, look-out points, wayfinding, and pathways; and,
 - iii. encourage gardens, parks and greenspaces to include plants and vegetation that are resistant to drought or dry conditions.

Mobility Studies and Policy Updates

The City is currently evaluating several potential mobility studies and policy updates for how Calgarians move throughout the Plan area.

- c. The following should be considered:
 - i. identify the role, function, standards and potential further study required for each mobility corridor within the Plan area;
 - ii. review public realm setbacks on all mobility corridors; and,
 - iii. review and optimize existing infrastructure to accommodate an integrated, multi-modal transportation network through the Plan area.

3.2.3 Parks, Open Spaces and Community Facilities

Parks, natural areas, open spaces, and green **infrastructure** contribute to the ecological health of the Plan area by providing cooling and shading, wildlife habitat, public amenities, and stormwater management. These spaces also contribute to mental and physical health, a sense of belonging, and general wellness.

Objectives

The following objectives are intended to guide decisions to enhance parks, open spaces, and community facilities:

- Invest in and complete the plans to upgrade recreational and community facilities to provide improved services.
- Protect, maintain, enhance and expand the existing open space system and tree canopy.
- Identify opportunities for new parks and open space.

Implementation Options

- a. The following actions support the growth objectives of enhancing parks, open spaces, natural areas and community facilities:
 - i. identify opportunities to provide additional functionality within existing park spaces;
 - ii. improve lighting and wayfinding within and to parks for active modes of transport as well as to allow for extended periods of activation;
 - iii. add all-season recreational uses within parks such as outdoor winter festivals, upgrades to winter amenities such as ice-skating rinks, toboggan hills, and warming huts;

- iv. enhance diversity and inclusivity by providing opportunities for cultural expression in community facilities;
- v. enhance community facilities and activate outdoor spaces through the inclusion of **infrastructure** such as lighting, access to electricity, drinking fountains and washrooms;
- vi. naturalize parks with native vegetation and indigenous medicinal gardens; and,
- vii. assist and encourage commercial activities in City parks by continuing to improve processes for interested businesses and citizens who can enhance the park user experience.

Elliston Park

Elliston Park attracts people across Calgary and is located between 60 Street SE and 68 Street SE, south of 17 Avenue SE. It contains a 20-hectare stormwater retention pond, an inclusive playground, and an off-leash dog area. Elliston Park hosts many events and festivals and is the home of the first BirthPlace Forest, a tree-planting program dedicated to the number of babies that were born in Calgary that year.

- b. As a beloved park and regional destination, Elliston Park can be further enhanced by:
 - i. expanding the park to the east of 68 Street SE to incorporate a naturalized area for bird watching;
 - ii. constructing an active modes connection on the north side of the park along 17 Avenue SE;
 - iii. constructing an active modes connection along 68 Street SE, south of 17 Avenue SE, for safe access to City civic buildings; and,
 - iv. dedicating an area for more active and passive recreational opportunities.

Max Bell Centre

Max Bell Centre is an arena that is used for a multitude of activities, including hockey, a venue to host festivals and events and an indoor walking track. Max Bell Centre also provides a valuable venue for festivals that draw people from all over the city.

- c. In addition to ongoing maintenance and renovations of the facility, the following should be considered to improve the arena site for further enjoyment:
 - i. upgrade the parking lot with the addition of trees and vegetation to provide shading and cooling;
 - ii. incorporate additional retail or commercial opportunities to activate the area in the evenings;
 - iii. adding outdoor seating areas, a playground for children and grassed open space; and
 - iv. a pedestrian bridge for improved access from Albert Park/Radisson Heights to the site.

Escarpment/Ridge Park

The escarpment ridge runs along 26 Street SE and offers natural open space, an off-leash area for dogs, and a few lookout points that offer views of the city's downtown skyline.

- d. The following improvements should be considered:
 - i. enhance existing pedestrian crossings from the residential areas to the ridge along 26 Street SE (curb extensions) and consider providing additional crossings;

- ii. add more amenities and features such as benches, more lookout points and areas for shade;
- iii. provide enrichment opportunities for dogs in the off-leash dog parks by adding agility training equipment and fence off the area; and,
- iv. naturalize with native vegetation and indigenous medicinal gardens.

3.2.4 Climate Resilience

Communities are vulnerable to the impacts of climate change. The suggested implementation options can contribute to reducing greenhouse gas emissions or reducing risk and improving adaptability to climate change. The City of Calgary is committed to achieving net zero greenhouse gas emissions by 2050.

Objectives

The following objectives are intended to guide decisions for reducing gas emissions and improving community resiliency to climate-related hazards:

- Ensure that the reduction of gas emissions is a key consideration in redevelopment.
- Reduce climate risks by addressing vulnerabilities to climate change hazards.

Implementation Options

- a. To support resiliency in the Plan area, the following should be considered:
 - i. prioritize sustainable mobility modes such as walking, cycling and transit to reduce greenhouse gas emissions;
 - ii. enhanced facilities for all sustainable mobility modes are highly encouraged, including wide sidewalks, priority design for bicycle parking and high-quality transit stops;
 - iii. encourage higher intensity residential and mixed-use development in locations well-served by local amenities, transit, and active mobility **infrastructure** to reduce greenhouse gas emissions;
 - iv. encourage the construction of net zero emissions buildings for public facilities;
 - v. promote the adaptive re-use of existing buildings and **infrastructure** where viable;
 - vi. support naturalization of boulevards and park spaces where feasible;
 - vii. prioritize the protection of existing trees from the impacts of development;
 - viii. protect from severe winds using wind screens and strategically planted vegetation;
 - ix. reduce the risk of stormwater flooding through improved stormwater systems, greater permeability to prevent runoff, and low-impact development features like bioswales and rain gardens;
 - x. ensure all public plants are drought tolerant and climate appropriate vegetation; and,
 - xi. support the inclusion of photovoltaic (PV) technology at public facilities and explore reinstating the birthplace tree program.

Urban Forest Tree Canopy

The urban forest provides ecosystem functions, including improving air quality, reducing stormwater runoff, providing shade and cooling, wildlife habitats and creating stress-reducing environments for residents. The current tree canopy coverage in the Plan area is 6.7%, with a goal of 8% by 2030.

- b. To support a healthy tree canopy and increase the tree canopy coverage, the following should be considered:
 - i. enhance streetscape along 28 Street SE, 44 Street SE, 8 Avenue SE, and Erin Woods Drive SE through additional boulevard trees;
 - ii. constructing raised median planters along the centre of 36 Street SE and 52 Street SE within the Plan area;
 - iii. protect trees on public land wherever possible from development activities that may impact roots during construction and unnecessary canopy pruning. Trees that cannot be retained during redevelopment should be replaced to avoid net loss in the tree canopy;
 - iv. provide additional tree plantings in public boulevards ensuring sustainable planting **infrastructure**, sufficient soil volume, adequate moisture and appropriate locations with sufficient setbacks to protect from salt sprays and underground utilities, particularly on arterial and commercial roads for large canopy growth in the long-term;
 - v. invest in ongoing maintenance and lifecycle of public trees; and,
 - vi. encourage the planting of tree species that support urban agriculture and food security at Valleyview Park, Fonda Park, Applewood Park, and Erin Woods Park and Southview Park.

3.2.5 Vibrant and Diverse Culture, Arts and Business

In the plan area 17 Avenue SE, also known as International Avenue, offers cultural diversity, and a sense of belonging for the various community members who live in or visit the area. Public art can enhance a sense of place, add to the aesthetic of an area, and provide wayfinding to those who are unfamiliar with the area or for those who have difficulty getting around.

Objectives

The following objectives are intended to guide decisions that support vibrant and diverse culture, arts and business.

- Continue using local artists' work in the community.
- Support local businesses so that they continue to thrive, stay viable and provide social community connections.

Implementation Options

- a. To support businesses, art, and culture in the area the following should be considered:
 - i. develop multi-functional community cultural centers that leverage City of Calgary spaces and places and that can meet changing community cultural needs;
 - ii. examine opportunities for transforming city-owned or funded facilities that are unused or underutilized into affordable and accessible cultural spaces;
 - iii. prioritize the creation of safe and universally accessible **public space** through wider sidewalks, safe pedestrian crossings, curb extensions, cycling connections, high-quality paving materials and public trees; and,
 - iv. encourage local artists to add interactive public art that reflects the cultures of the Plan area.

Appendix A: Investment Opportunities

In addition to the Implementation Options provided in Chapter 3, the following implementation actions have been identified by participants through a series of public engagements conducted during the drafting of this Plan. As noted in Chapter 3, these actions represent steps community members identified to achieve the supporting growth objectives of the Plan. This Appendix is non-statutory and is intended to be revised over time as local growth occurs, actions are evaluated or completed and/or new options are identified through subsequent engagement and City department prioritization. As a non-statutory part of the Plan, updates to this Appendix do not require a Public Hearing of Council.

Summary of Investment Opportunities

| Supporting Growth Goals | Community Opportunities | Location(s) |
|--|--|---|
| Diverse, Accessible and Affordable Housing | Encourage diverse housing options, including tiny homes and multi-generational houses. | Varies |
| | Explore opportunities to incorporate housing types into civic projects. | Varies |
| | Incentivize the inclusion of affordable and subsidized housing in any new development. | Varies |
| | Explore opportunities to construct affordable housing for seniors by encouraging aging-in-place options (i.e., fully accessible housing styles). | Varies |
| | Provide incentives for homeowners to improve/upkeep their houses and reduce blight. | Varies |
| Safe, Efficient, and Well-Connected Mobility Options | Prioritize traffic calming around schools, recreation facilities, parks, community associations and along 26 Avenue SE, Penbrooke Drive SE, and 8 Avenue SE. Curb extensions should be considered adjacent to all new developments where on-street parking is allowed. | Varies |
| | Explore the feasibility of allowing complementary uses, such as small retail businesses, within transit stations. | Varies |
| | Improve the public realm experience in industrial and commercial areas. | Varies |
| | Complete missing sidewalk links and explore sidewalk widening along key pedestrian corridors, especially along streets that connect to the Primary Transit Network | Varies |
| | Enhance the public realm between LRT stations and major community destinations especially around the Franklin and Barlow / Max Bell LRT Stations. | Franklin and Barlow Trail/Max Bell C-Train Stations |
| | Explore a Park and Ride lot adjacent to Elliston Park along 68 Street SE by 17 Avenue SE. | 68 Street SE by 17 Avenue SE |
| | Construct additional bus shelters on the Primary Transit Network that provide services along 17 Avenue SE, 36 Street SE and 52 Street SE. | 17 Avenue SE 36 Street SE 52 Street SE |
| | Add a pathway on the north side of 17 Avenue SE between 68 Street SE and Stoney Trail SE to connect to the existing sidewalk | 17 Avenue SE 68 Street SE |
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| | Explore the feasibility of constructing an active modes bridge across Stoney Trail SE from Applewood to East Hills shopping area. | Applewood |
| | Explore opportunities to enhance 52 Street SE for pedestrians and cyclists. | 52 Street SE |
| | Prioritize the development of a BRT route along 52 Street SE. | 52 Street SE |
| | Improve the streetscape along 36 Street SE to improve pedestrian and cyclist safety. | 36 Street SE |
| | Explore additional pedestrian crossings and enhance existing crossings along 26 Street SE to improve access to the escarpment | 26 Street SE |
| | Explore the potential to incorporate Forest Lawn's last mayor, Mayor Chris Akkerman, into naming of a site in the Greater Forest Lawn Communities. | Varies |
| | Explore the feasibility of constructing a pedestrian crossing across the freight rail track between the Penbrooke Meadows and Red Carpet communities. | Penbrooke Meadow and Red Carpet |
| | Consider installing an entrance feature along 17 Avenue SE at the entrances to the MAX Purple BRT route. | 17 Avenue SE |
| | Investigate opportunities to enhance pedestrian crossing safety at the U-turn intersections along 17 Avenue SE. | 17 Avenue SE |
| | Explore the feasibility of additional vehicular and pedestrian access to Max Bell. | Max Bell Centre |
| | Develop a pedestrian and cycling pathway from Barlow/Max Bell LRT Station to 26 Street SE Max Purple BRT Station. | Barlow/Max Bell C-Train Station |
| Inclusive Parks, Open Space, and Community Facilities | Explore park amenity enhancements to support additional year-round gathering opportunities and enhanced lighting. | Varies |
| | Explore the feasibility of creating a linear park space along Barlow Trail SE. | Barlow Trail SE |
| | Explore the feasibility of planting edible vegetation and fruit-bearing trees at Valleyview Park, Fonda Park, Applewood Park, and Erin Woods Park, and Southview Park. | Varies |
| | Explore opportunities for temporary activities or events on the vacant lands in the Greater Forest Lawn Communities. | Varies |
| | Explore opportunities to incorporate disc golf into the future multi-service recreational centre. | Forest Lawn |
| | Implement the multi-service recreational centre plan which includes aquatic and fitness facilities and includes a multi-cultural centre. | Forest Lawn |
| | Consider opportunities to enhance existing sports fields throughout the Greater Forest Lawn Communities. | Varies |
| | Explore opportunities for fenced dog parks and opportunities to enhance existing off-leash parks with dog agility equipment. | Varies |
| | Upgrade the Forest Lawn Community Association building to be universally accessible. | Forest Lawn |
| | Consider planting more trees in Southview Park and along the regional pathway in Applewood. | Dover and Applewood |

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|---|--|-----------------------------|
| | Explore opportunities to create new parks and open spaces in the naturalized area southeast of 17 Avenue SE and 68 Street SE. | 09Q |
| | Explore opportunities to add more open space/parks in the area by expanding existing parks and/or transforming other city sites into parks. | Varies |
| | Add sidewalks along the north side of Elliston Park along 17 Avenue SE. | 17 Avenue SE, Elliston Park |
| Climate Resilience | Explore opportunities to plant additional trees, add pollinator gardens, rain gardens or bioswales along low-traffic streets throughout the Greater Forest Lawn Communities. | varies |
| | Encourage the adaptive re-use of buildings. | Varies |
| | Explore the feasibility of installing pay-per-use EV charging stations along International Avenue and community facilities. | 17 Avenue SE |
| Vibrant and Diverse Culture, Arts, and Business | Enhance the public spaces in Activity Centres through wider sidewalks, enhanced pedestrian crossings, gathering areas, open space, seating, plazas and way-finding, and creating a welcoming and comfortable environment year-round. | Varies |
| | Expand the existing Forest Lawn Library. | Forest Lawn |
| | Explore opportunities to incorporate art and cultural areas in Activity Centres and along 17 Avenue SE. | Varies |
| | Explore the incorporation of local artwork. | Varies |
| | Explore opportunities for creating a multi-cultural centre for culture, arts, and entertainment for all ages and backgrounds. | Varies |
| | Explore opportunities to incorporate additional amenities on community association sites. | Varies |
| | Explore opportunities for seniors to gather and recreate indoors or outdoors year-round. | Varies |