

Calgary



## Forest Lawn/Forest Heights/Hubalta Area Redevelopment Plan

## **Publishing Information**

### **Title**

Forest Lawn/Forest Heights/Hubalta Area Redevelopment Plan PROPOSED

### **Author**

The City of Calgary

### **Status**

PROPOSED

### **Additional Copies**

The City of Calgary  
Records & Information Management (RIM)  
Inspection & Permit Services  
P.O. Box 2100, Station "M", #8115  
Calgary, Alberta T2P 2M5

### **Phone**

3-1-1 or outside of Calgary 403-268-2489

### **Fax**

403-268-4615

[calgary.ca](http://calgary.ca)



# Forest Lawn/Forest Heights/Hubalta Area Redevelopment Plan

## Table of Contents

<b>1</b>	<b>Preface</b>	<b>5</b>	<b>4</b>	<b>Transportation Policies</b>	<b>22</b>
1.1	What is an Area Redevelopment Plan?	5	4.1	Context	22
1.2	Format of the Area Redevelopment Plan	5	4.2	Objectives	22
1.3	Availability of Municipal Funds for Improvement Projects	5	4.3	Policies	23
1.4	Summary of Issues Addressed	5			
1.5	Executive Summary	6	<b>5</b>	<b>Social Policies</b>	<b>24</b>
			5.1	Context	24
<b>2</b>	<b>Introduction</b>	<b>8</b>	5.2	Objectives	24
2.1	Location and Brief Overview of the Study Area	8	5.3	Policies	24
2.2	Study Area Boundaries	8	5.4	Implementation	25
2.3	Vision of the Community	8	<b>6</b>	<b>Police Services</b>	<b>26</b>
2.4	Goals	10	6.1	Context	26
<b>3</b>	<b>Land Use and Development</b>	<b>11</b>	6.2	Objectives	26
3.1	Residential Land Use	11	6.3	Policy	26
3.2	Commercial Land Use	14	6.4	Implementation	26
3.3	Industrial Land Use	14			
3.4	Open Space, Recreation, and Community Facilities	19			

## List of Maps

Map 1: Study Area	9
Map 2: Land Use Policy Areas	16
Map 3: Open Space Schools	21

## List of Figures

Figure 1   Rocky View County Managing Growth Map	27
--------------------------------------------------	----

# 1 Preface

## 1.1 What is an Area Redevelopment Plan?

Area Redevelopment Plans (ARPs) or community revitalization plans are planning documents which establish policies that help guide the future development of individual communities. An ARP supplements the Calgary Land Use Bylaw by giving a local policy context and, where appropriate, specific land use and development guidelines on which the Approving Authorities can base their judgement when considering planning applications in the community. While land use districts (zoning) and their accompanying rules under the Land Use Bylaw apply uniformly throughout the City, an ARP provides a community perspective to the land use districts within a community. In addition, an ARP provides a mechanism to implement, in a sensitive manner, city-wide objectives at the community level.

An ARP also provides guidance for the City Administration in undertaking improvement actions to address traffic, social, environmental, and other issues identified by residents.

The expected planning horizon of the Forest Lawn-Forest Heights/Hubalta ARP1 is ten to fifteen years. The planning period, however, may vary in relation to the general growth trends within the City and to certain specific trends in Forest Lawn. It is important therefore that an evaluation of the effectiveness of the Plan in meeting its objectives be undertaken as the need arises.

The Municipal Government Act (MGA) outlines the purpose and scope of powers for municipalities. The Forest Lawn Area Redevelopment Plan is a statutory document that designates an area within the city for redevelopment. The Forest Lawn Area Redevelopment Plan (referred to as 'this Plan') must be read in conjunction with the Municipal Development Plan (MDP) Volume 1 and Volume 2 Part 2: The Developed Areas Guidebook (the Guidebook) (see

Map 1 for the area that is subject to the Guidebook), the Calgary Transportation Plan (CTP) and other City of Calgary policy and guiding documents, unless otherwise indicated. In the event of a discrepancy between this Plan and the Guidebook, the policy of this Plan will prevail.

## 1.2 Format of the Area Redevelopment Plan

The Area Redevelopment Plan (ARP) is contained in the white pages only in this document and is adopted as a bylaw by City Council. Any changes to the policies or to the white pages require an amendment to the ARP bylaw which must be made at a public hearing that is advertised. The coloured pages containing background, supporting information, and appendices are included to provide context for the policy recommendations and have no legal status.

## 1.3 Availability of Municipal Funds for Improvement Projects

It is important to emphasize that public facilities and improvements proposed or recommended in this ARP are subject to Council's capital budget priorities and approval process. Programs recommended in this Plan will be evaluated in relation to the needs of other communities and in relation to city-wide spending priorities.

## 1.4 Summary of Issues Addressed

Outlined below is a summary of issues addressed in the ARP that resulted from a planning assessment of the community as well as from surveys and meetings during the planning process:

- a. lack of property maintenance for residential, commercial, and industrial properties;
- b. declining home ownership;
- c. growth of illegal basement suites in the residential area;
- d. a perceived lack of police protection or insufficient police patrols;
- e. trucks exiting from the industrial area through the residential community;
- f. a perceived lack of park maintenance or park equipment maintenance;
- g. storm and sanitary sewer flooding of the residential area;
- h. a predominance in Forest Lawn of special needs groups such as unemployed youth and males, single parent families, and low-income households.

- b. Purchase Forest Lawn Holdings (1300 - 41 Street S.E.), if financially feasible, for non-profit housing.
- c. Encourage the Forest Lawn Community Association to continue to file complaints of property maintenance violations.
- d. Have the Development Officer ensure that new developments or renovations/additions to existing buildings meet the same standards of facade treatment and landscaping as the best examples of local development.
- e. Request the City to undertake a public information program in the predominant languages in the community to inform residents and absentee landlords about the requirements for the development of secondary dwelling units where the land use designation (zoning) permits.

## 1.5 Executive Summary

### 1.5.1 Residential Policies

- a. Encourage compatible infill developments in both low density and medium density areas.



### 1.5.2 Industrial Policies

- a. Identify 48 Street S.E. as the industrial - residential boundary to discourage industrial intrusions into residential areas.
- b. Recommend landscaping and screening guidelines for new developments.
- c. All land owners are responsible to characterize and manage any contamination that may be associated with their sites. Applicants are obligated to notify the appropriate authorities, including Alberta Environment, of any contamination.

### 1.5.3 Open Space and Recreation Policies

Calgary Parks should monitor playground equipment in the community on a priority basis to ensure it is in proper working order.

### 1.5.4 Transportation Policies

Extend the current land acquisition program for the future road widening on 36 Street S.E. between 8 and 17 Avenues to include 17 to 26 Avenues.

### 1.5.5 Social Policies

- a. Recommend the establishment of an employment and training resource centre.
- b. Recommend the hiring of a family violence prevention worker.
- c. Recommend social agencies in the community work cooperatively towards the development of youth centres where the youth could participate in educational support and life-skill programs.

### 1.5.6 Policing Policies

- a. Recommend assigning police to schools.
- b. Recommend the strong presence of the “Check Stop” program to Forest Lawn on a priority basis.
- c. Recommend the Police Service assist residents to address vandalism and safety in local parks.
- d. Recommend the Police Service provide information on current high crime locations in the community and updates on criminal activity of concern to residents.



## 2 Introduction

### 2.1 Location and Brief Overview of the Study Area

Forest Lawn is situated approximately six kilometres (four miles) directly east of downtown Calgary (Map 1).

It is primarily a low-density residential community divided by 17 Avenue S.E. Medium density residential uses and commercial uses are located primarily along this major road while a variety of commercial and industrial uses are to be found in the business industrial park in the eastern portion of the study area. The 17 Avenue S.E. commercial strip and industrial park provide employment opportunities for local residents.

The community has public and separate elementary, junior, and senior high schools, a library, and many recreational facilities such as an indoor rink, indoor pool and gymnasium facility, and outdoor pool. A regional park is being developed on a landfill site on the east boundary of the community.

Forest Lawn has excellent access to downtown Calgary via 17 Avenue S.E. and Memorial Drive S.E. and to other areas of the city by Deerfoot Trail and 17 Avenue S.E.

In addition, the community is close to the Marlborough and Northgate Shopping Centres, the Northeast LRT line, the Bow River, and the Western Irrigation Canal.

### 2.2 Study Area Boundaries

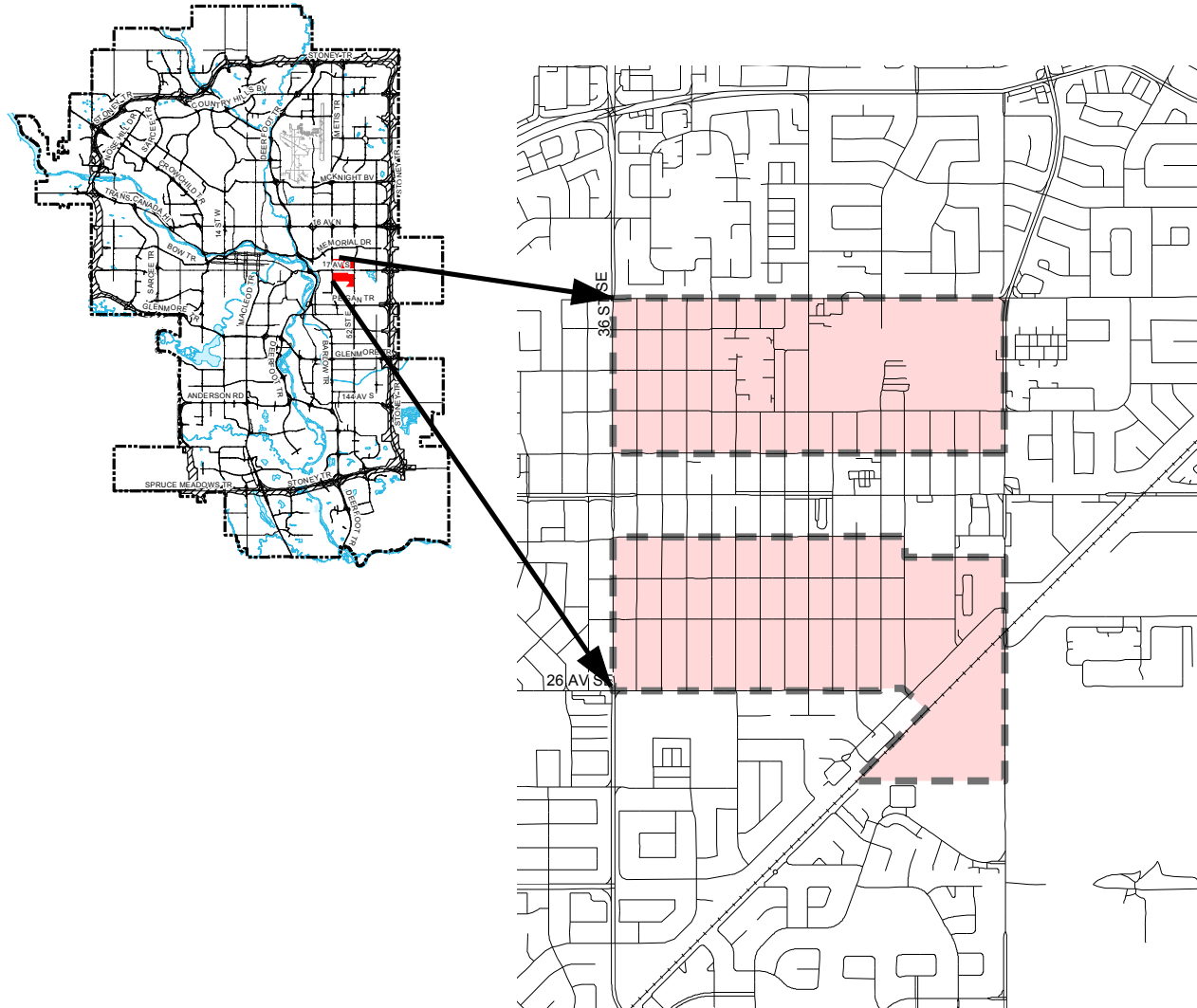
The Forest Lawn-Forest Heights/Hubalta Study area is located on Map 1.

### 2.3 Vision of the Community

- Forest Lawn should be a safe and friendly place to live.
- The community will be known for its unique international character where people of the world will be welcome to live and to have their special needs met.
- Residents and business people will advance a positive public image of the community and promote the observance of City bylaws.
- The parks, boulevards and roadways will become well-treed, landscaped, and regularly maintained.
- The business areas will be improved by the addition of landscaping, sidewalk improvements, trees, improved signage, screening of dumpsters and garbage containers and the discouragement of businesses that reflect poorly on the community.
- The community will be safe for all through the use of crime prevention programs.
- Public and private agencies will work together with community residents to improve the social and








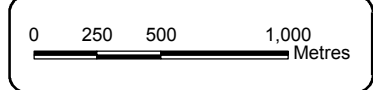
FOREST LAWN -  
FOREST HEIGHTS /  
HUBALTA A.R.P. MAP  
1

Study Area

**Legend**

 STUDY AREA

Approved: 27P94  
Amended:



economic well-being of area residents by promoting education, and job retraining programs.

- The streets in the community will be safe for children, seniors, and the disabled. Residents will feel safe crossing 17 Avenue S.E.
- Local industries will be upgraded and modernized to eliminate the noise and smells from polluting the surrounding residential neighbourhoods.

## 2.4 Goals

The primary goal of the Forest Lawn ARP is to stabilize and revitalize the community. This goal will be achieved by:

- implementing the city-wide land use (residential, commercial, industrial, and open space) transportation, social and environmental policies approved by City Council;
- maintaining and enhancing the community as a low density residential neighbourhood while allowing apartment and townhouse redevelopment at appropriate locations;
- ensuring that commercial and industrial development is compatible with adjacent residential land uses;
- discouraging commercial and industrial uses that give the community a poor image;



- enhancing the health and quality of life for all residents by addressing noise, odours, and traffic which impact the residential area;
- reviewing and revising the community's transportation systems to ensure safe movement for pedestrians, cyclists, and the disabled as well as motorists;
- addressing social issues and recommending community based approaches that involve the residents in identifying and addressing their own needs.

# 3 Land Use and Development

## 3.1 Residential Land Use

### 3.1.1 Context

Residential development comprises approximately 48% of land use in Forest Lawn. Of that amount, the majority (40%) is low density residential, permitting single and two-family dwellings. The predominant building type in this category is the 1950's bungalow or semi-detached dwelling (side-by-side duplex).

Medium density or multi-family developments account for approximately 8% of the land use in the community. They are generally concentrated on 17 Avenue S.E. between 16 and 19 Avenues and between 36 and 43 Streets or west of 44 Street between 10 and 14 Avenues. The predominate multi-family building types are fourplex and townhouse dwellings with some walk-up apartments.

There is one mobile home park in the community; one is located at 2108 - 50 Street in the middle of the industrial park.

### 3.1.2 Specific Issues:

The following specific issues were identified during the preparation of the ARP:

#### a. Inadequate property maintenance

The lack of consistent property maintenance is a significant concern. This concern was the most frequently identified during the household survey.

#### b. Non-conforming residential dwellings

There are a number of non-conforming semi-detached and fourplex dwellings in Forest Lawn. Non-conforming uses are a concern because, according to the Planning Act, in the event where more than 75% of the dwelling is destroyed or the use discontinued for more than six consecutive

months, it cannot be rebuilt or reused with its current use.

#### c. Illegal Basement Suites

Basement suites are not permitted in single detached dwellings where the zoning is R-1 or in semi-detached dwellings where the zoning is R-2. There is also concern that they do not meet the safety requirements of the Alberta Building Code of:

- i. separate furnaces for each dwelling unit;
- ii. one hour fire separation walls between the two units; and
- iii. basement windows large enough to make basement suites habitable living spaces.

#### d. Declining Home Ownership

Low home ownership is seen as a concern. Absentee landlords are perceived to invest and maintain their property at a lower standard than do resident owners. The percentage of home ownership in the community is 43% as compared to the Calgary percentage of 58%.

### 3.1.3 Objectives

#### a. To stabilize and improve the residential area by:

- i. encouraging new residential dwellings and additions to existing dwellings to respect the context of the surrounding streetscape;
- ii. encouraging regular maintenance of properties and buildings;
- iii. providing for a variety of housing types;
- iv. correcting inconsistencies between existing land uses and land use designations;

- v. stopping the development of illegal basement suites;
- vi. supplying non-profit housing or assisted housing to low income individuals and families in the community.

### 3.1.4 Policies

- a. A low density conservation policy is suitable for those areas designated (zoned) R-1, R-2 and DC (with residential guidelines). The intent of this policy is to keep the existing neighbourhood quality and character while permitting redevelopment to occur that is compatible with the surrounding streetscape.
- b. The existing residential DC districts are retained unless specified elsewhere in these policies.
- c. The housing needs of low-income individuals and families should be addressed where possible.
- d. Residents should be encouraged to maintain their property to meet city-wide standards of property maintenance.

### 3.1.5 Implementation

To implement the residential land use policies, the following actions are required and, where applicable, guidelines as noted shall be considered in reviewing development applications.

- 3.1.5.1 The Land & Housing Department or a non-profit housing association should, if financially feasible, purchase the Forest Lawn Holdings (1300 - 41 Street S.E.) for non-profit housing purposes.
- 3.1.5.2 The Low Density Residential Guidelines for Established Communities shall be considered by the Approving Authority when it reviews discretionary use permit applications for low density residential development. In other cases, it is hoped that the developer will take advantage of these guidelines to the mutual benefit of himself and the community.

### 3.1.5.3 Design Guidelines for Low Density Multi-Dwelling and Medium Density Policy Areas.

#### Compatibility

- a. New developments should be compatible with the scale and form of existing and adjacent homes.
- b. Larger multi-unit residential projects adjacent to the low density multi-dwelling and medium density areas should be designed to resemble a series of smaller projects through variation of the facade, roof slopes, window treatment, and other architectural details.

#### Family Orientation

New multi-unit residential development in the low density multi-dwelling areas should provide a minimum of 50 percent of the total number of dwelling units with two or more bedrooms, and these units should have direct access to at-grade amenity space.

#### Privacy

- a. New residential developments should be sensitive to the location of windows and outdoor amenity spaces of adjacent properties, by staggering the location of windows on side walls.
- b. The primary entry to any dwelling unit should be oriented towards the front of the property. Side entries are discouraged as primary entries.

#### Front Yards

- a. New development or additions to existing development should be consistent with the existing front yard setback and treatment common to the street.
- b. Front yards should be defined at the sidewalks by a hedge or a fence, where similar conditions exist on the majority of nearby properties. Existing mature vegetation should be retained, wherever possible. Tree planting is encouraged.



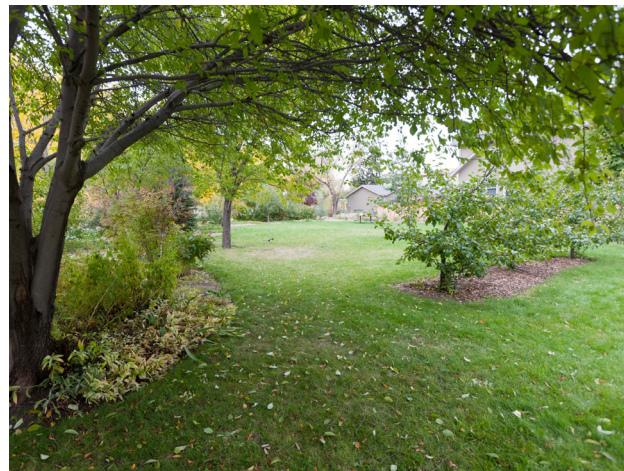
- c. The continuity of the sidewalk or boulevard should be maintained whenever possible. Vehicular access should occur from the lane.
- d. Front yards should be used as landscaped areas and not as parking or passenger drop-off areas.

#### Rear Yards and Private Amenity Space

- a. When redevelopment on small lots is considered, to enhance the use of the rear yard as a private amenity space, garages should be located totally within the rear 9.0 metres of the yard to prevent tandem parking on long driveways.
- b. Private outdoor amenity space should be located in the rear yard where possible. Where this is not possible, such spaces should be screened from public view through the use of landscaping and/or fencing which is compatible with the neighbourhood style.

#### Corner Lots

The design of any development proposed on a corner site should reflect its dual frontage (through window treatment, building projections, and roof forms facing both flanking roadway and the frontage roadway).



#### Building Height

A separate, self-contained dwelling unit may be located within a loft above the top storey, providing it is incorporated within the existing roof form, does not unduly overshadow adjacent properties and is appropriately zoned.

#### Landscaping

Tree boxes are to be discouraged as they do not provide viable conditions for the long-term growth of trees.

- 3.1.5.4 Floor plans for semi-detached and single family dwellings should be designed to ensure that they cannot be converted to include illegal basement suites. Locating internal stairways away from the entrance or on interior walls of semi-detached dwellings is recommended.
- 3.1.5.5 The Approving Authority shall ensure that new developments, or renovations and/or additions to existing buildings, contain the same standard or quality of facade treatment or of landscaping treatment as is evident in the best examples of local development in the area.
- 3.1.5.6 The Forest Lawn Community Association is encouraged to continue to lay complaints to the City for violations of the various property maintenance bylaws in an effort to improve the quality of property maintenance in the community.
- 3.1.5.7 The City of Calgary will undertake a public information program in the major languages to inform residents and absentee landlords about the requirements for the development of secondary dwelling units where the land use designation allows.
- 3.1.5.8 The parking lot (2007 - 2035 - 48 Street S.E.) is suitable for either multi-family housing or a parking lot for 2008 - 48 Street S.E. (please refer to 3.3.1.3.3, b).

### Redesignating (Rezoning) Non-conforming Buildings

To add to the stabilization measures, the ARP supports the redesignation (rezoning) to R-2 or RM-2 of those semi-detached and fourplex dwellings currently considered non-conforming and where a valid building permit has been approved. It should be noted that illegal basement suites, built without building permits, will not be redesignated but left as they are and will be the subject of enforcement action on a complaint basis. The major concern is that they do not meet the Alberta Building Code requirements for habitable living spaces and other fire safety requirements.

## 3.2 Commercial Land Use

### 3.2.1 Implementation

#### 3.2.1.1 Landfill and Potential Soil Contamination Considerations

- a. Any lands within the Study Area that are located within the permanent setback from the East Calgary Land Fill Site are subject to restrictions outlined in the Subdivision and Development Regulation.
- b. Where potential soil and/or groundwater contamination from past and current industrial and commercial uses exists, applicants for land use redesignations may be required to submit a current Phase I Environmental Site Assessment report for any subject property, by a qualified professional. Depending on the nature of the application and results of the assessment, further environmental investigation information may be requested.

## 3.3 Industrial Land Use

### 3.3.1 General Industrial

#### 3.3.1.1 Context

Approximately 10% of Forest Lawn (22.6 hectares/ 55.8

acres) is utilized by business/industrial uses located on the east side of the community. This business/industrial area is bounded by 17 Avenue S.E. in the north, 48 Street S.E. in the west and by Western Steel Ltd., the C.N. Railway and 5805 17 Avenue S.E. in the south and east.

This business/industrial area had been in operation well before its annexation as part of Forest Lawn to Calgary in 1961. The area has been an integral part of the community for many years and provides many full-time and seasonal employment opportunities to community residents.

The current land uses range from standard industrial uses, such as a window and door manufacturing plant, seismic equipment office and storage business, and landscaping companies to commercial uses such as offices, shopping centres, and automotive sales and service businesses. The area also has a sixty-unit mobile home park located at 2106 - 50 Street S.E. This business/industrial area is in transition, due in part to the development of the East Calgary Regional Park on the closed portion of the landfill site. Phase I will be ready for use in the Fall of 1994. The proximity of the landfill site has proved attractive over the years to industrial uses such as auto wreckers and various recycling operations. With the closing of the landfill site to be staged over the next fifty years, the relocation of these landfill-related uses, such as auto wreckers which were once appropriate, is now encouraged. Similar policies are to be found in the Eastfield Area Structure Plan and the East Calgary Regional Park Plan.

The major industrial-related concerns to be addressed in the ARP are as follows:

- a. the lack of maintenance of private property and screening of outside storage areas;
- b. truck traffic from the industrial area utilizing residential streets to access 17 Avenue S.E.

Based on the above information, and in consultation with a group of business owners, the major goal is now to stabilize and visually improve this business/industrial area.

### 3.3.1.2 Objectives

To revitalize this business/industrial area by:

- a. establishing a residential/industrial boundary that would discourage industrial intrusions into the residential area;
- b. correcting inconsistencies between existing land uses and land use designations;
- c. improving the visual appearance of the study area by encouraging improved property maintenance, tree planting, the construction of sidewalks, and landscaping.

### 3.3.1.3 Policies

#### 3.3.1.3.1 Land Use

- a. The shaded area on Map 2 should be recognized as a mixed use business/industrial park. A special DC District permitting a broad range of Commercial and Industrial uses is appropriate (Map 2).
- b. The following uses are appropriate uses in this industrial/business area:
  - i. Athletic parks and recreation facilities; auction halls; autobody and paint shops; automotive sales and rentals; automotive services; automotive specialties; bottle return depots; child care facilities; commercial schools; cleaning, servicing, testing, repairing operations; crematoriums and columbariums; custodial quarters; drinking and eating establishments with a maximum of fifty seats per site; entertainment establishments; farmers' markets and flea markets; financial institutions; freestanding identification signs; funeral homes; bingo halls/gaming establishments; grocery stores; hotels and motels; kennels; laboratories; liquor stores; manufacturing, fabricating, processing, assembly, disassembly, production of packaging materials, goods or products; mechanical reproduction and printing establishments; medical clinics; offices; parking areas and structures; personal service businesses; private clubs and organizations; private schools; public and quasi-public buildings; radio and television studios; recreational and commercial vehicle repair, service, sales and rentals;

restaurants; retail food stores; retail stores; signs; veterinary clinics and hospitals; and warehouse stores.

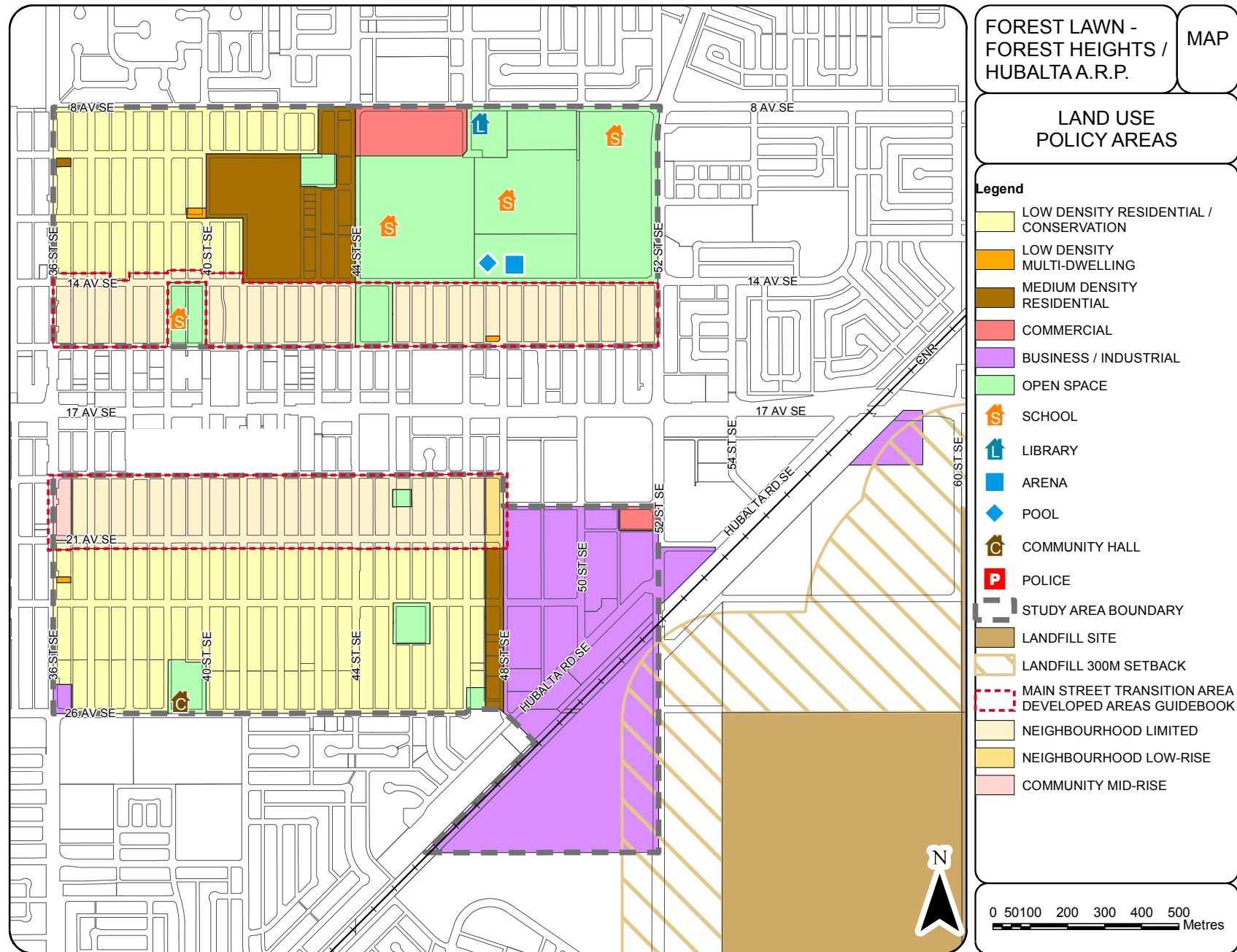
- ii. Uses that cannot meet the landscaping and screening guidelines should only be given temporary permits for two years. Site improvements should meet the minimum bylaw requirements within three years of their first-use approval.
- c. The Development Officer/Approving Authority shall ensure that new developments or renovations/additions to existing buildings contain the standard or quality of facade treatment, of landscaping treatments, and of signage as is evident in the best examples of local development.

#### 3.3.1.3.2 Development Guidelines

- a. Landscaping
  - i. All boulevards and front yards for new developments should be landscaped.
  - ii. The following varieties of trees are recommended for this area: elm, Colorado spruce, pine, Siberian larch and bur oak. If a site appears to be contaminated or unsuitable for pine or bur oak, consideration should be given to the mayday or green ash varieties.
- b. Screening and fencing
  - i. Section 45 of the Land Use Bylaw relating to the screening of outside storage areas should continue to be applied and enforced.

Outside storage areas, if visible from public thoroughfares, should have a minimum of six-foot wooden or metal solid screening fence.
  - ii. Used auto sales establishments require three-foot fencing or low shrubs for front-yard screening.
- c. Signs
  - i. Identification signs should be of a scale and design to be compatible with the building on the site.

Map 2: Land Use Policy Areas





- ii. Multi-tenant buildings should provide freestanding identification signs designed with the building/centre name and location address at the top and space for tenant identification below.
- iii. Fascia signs on the building should only be located in a sign band.
- iv. No signs shall be allowed on public property including a boulevard without the required permits.
- v. Temporary signs such as A-Board, portable, inflatable, banner, roof or similar signs are discouraged. (Note: Temporary messages should be included within an approved permanent sign area. Where the addition of temporary message area would result in site signage exceeding the allowance in the Land Use Bylaw, the Approving Authority is encouraged to consider a relaxation of the Land Use Bylaw.)
- vi. Third party advertising signs should not exceed 19 square metres± (205 square feet±).

#### 3.3.1.3.3 Residential/Industrial - business boundary

- a. 48 Street S.E. between 19 Avenue and Hubalta Road, the east-west lane between 47 and 48 Streets, and the north-south lane between 17 and 19 Avenues are to be the boundaries separating the residential area from the business-industrial area. Business or industrial uses should not be allowed to the west or north of that boundary (Map 6).
- b. The parking lot at 2007 - 2035 -48 Street S.E. is considered suitable for either multi-family housing provided it is not contaminated, or a parking lot for the land use at 2008 - 48 Street S.E.

#### 3.3.1.3.4 Parking

For sites abutting residential districts, the parking requirements of the Land Use Bylaw should be maintained.

#### 3.3.1.3.5 Circulations

All discretionary use development permit and land

use amendment applications for uses identified by the Calgary Police Service as associated with criminal activity should be circulated to the Calgary Police Service, the International Avenue BRZ office, and the community association for their comments.

#### 3.3.1.3.6 Industrial and Commercial Uses

Where potential soil and/or groundwater contamination from past and current industrial and commercial uses exists, applicants for land use redesignations may be required to submit a current Phase I Environmental Site Assessment report for any subject property, by a qualified professional. Depending on the nature of the application and results of the assessment, further environmental investigation information may be requested. All land owners are responsible to characterize and manage any contamination that may be associated with their site. Applicants are obligated to notify the appropriate authorities, including Alberta Environment, of any contamination.

#### 3.3.1.4 Implementation

To implement the policies the following actions are required:

- a. The parking lot (2007 - 2035 - 48 Street S.E.) should be redesignated from DC to DC to allow both multi-family housing and a parking lot for the business at 2008 - 48 Street S.E.
- b. Calgary Parks, in conjunction with the local businesses, should organize a tree planting program.
- c. Where potential soil and/or groundwater contamination from past and current industrial and commercial uses exists, applicants for land use redesignations may be required to submit a current Phase I Environmental Site Assessment report for any subject property, by a qualified professional. Depending on the nature of the application and results of the assessment, further environmental investigation information may be requested.

### 3.3.2 5805 - 17 Avenue S.E.

#### 3.3.2.1 Context

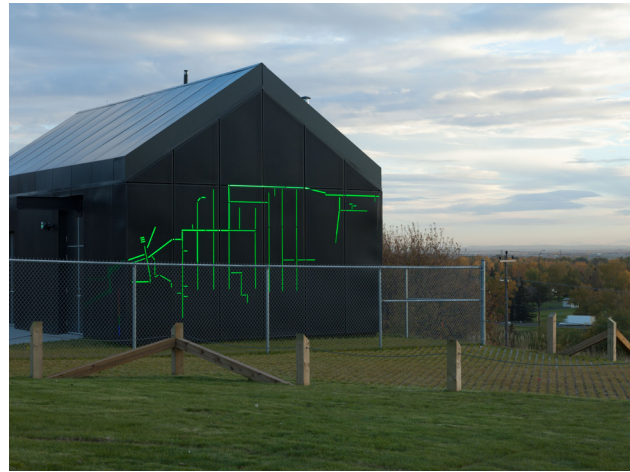
The ARP includes the site at 5805 – 17 Avenue S.E. formerly utilized by Hub Oil Ltd. for its oil recycling plant. All operations have now ceased. Reclamation of the property is ongoing.

#### 3.3.2.2 Objectives

To amend the land use designation to allow 5805 – 17 Avenue S.E. to transition from heavy industrial uses to industrial – business uses that are compatible with nearby residential communities.

#### 3.3.2.3 Policies

- a. Rehabilitation of the former Hub Oil Ltd. oil recycling plant site is ongoing. The site is to be redesignated for selective industrial – business development.
- b. All development must be consistent with the requirements outlined in the Alberta Environment Approval for 5805 – 17 Avenue S.E.
- c. All development on the site shall address the interface between the north border of the site and 17 Avenue S.E. in a manner satisfactory to the Development Authority that provides for pedestrian compatibility and to improve compatibility with surrounding neighbourhoods. The design of the interface along the north border of the site and 17 Avenue S.E. should be a soft landscaped.
- d. The site should be designed and landscaped in a manner that supports and enhances the pedestrian environment.
- e. Development along the north border of the site should take into consideration the potential for future pedestrian linkages to adjacent residential areas.
- f. All buildings on the site should front onto 17 Avenue S.E. and should contribute to the creation of a pedestrian-oriented street front.
- g. Parking should be located on the south portion of the site and parking visibility from 17 Avenue S.E. should be minimized.



#### 3.3.2.4 Implementation

To implement the policies outlined in 3.3.2.3., the Land Use Redesignation process should be undertaken to permit a change of land use from the current designation to industrial - business.

### 3.3.3 Western Steel Ltd.

#### 3.3.3.1 Context

Council previously amended the ARP to include the approximately 17 hectare/42 acre site formerly utilized by Western Steel Ltd. for its steel manufacturing plant and rolling mill. All operations have now ceased. Since 1997, the site has been decommissioned and reclamation of the property is ongoing.

#### 3.3.3.2 Objectives

To amend the land use designation to allow the Western Steel site to transition from heavy industrial uses to light industrial uses that are compatible with nearby residential communities.



#### 3.3.3.3 Policies

The Western Steel Recycling Plant has been decommissioned and site rehabilitation is ongoing to eliminate piles of slag and topsoil remaining on site. The site is to be redesignated for light industrial development.

All development on the site shall include the addition of landscaped buffers along the northwest border of the site to improve compatibility with surrounding neighbourhoods. The landscaped buffers along the northwest border of the site should be a soft surfaced landscaped area including, but not limited to, trees and shrubs.

Development along the northwest border of the site should take into consideration the potential for future pedestrian linkages to surrounding residential areas.

#### 3.3.3.4 Implementation

To implement the policy outlined in 3.3.3.3., the Outline Plan/Land Use Redesignation process should be undertaken to permit a change of land use from heavy industrial to light industrial.

## 3.4 Open Space, Recreation, and Community Facilities

### 3.4.1 Context

A liveable residential community requires the provision of adequate open space and recreation facilities to maintain healthy lifestyles. Forest Lawn has open space and school sites which provide a wide range of recreational and educational facilities for the community.

Community residents enjoy access to both an indoor and outdoor pool, an indoor skating rink, a teen club, a library, and five schools within their community boundaries.

In accordance with the policies of the General Municipal Plan, Forest Lawn has an adequate amount of open space given the demographics of the community.

The majority of the open space, however, is located on the north side of 17 Avenue S.E. and on a site in the north-east part of the study area. While the study area on the south side of 17 Avenue S.E. has less open space, it is in close proximity to a large site on the south side of 26 Avenue S.E. between 36 and 41 Streets (see Map 3).

Specific concerns addressed by the ARP include:

- a. vandalism and safety concerns in the parks;
- b. if Patrick Airlie elementary school were to be declared surplus and disposed of for non-open space purposes, then the distribution of open space in the centre of the community could be adversely affected.

### 3.4.2 Objectives

- a. To maintain and enhance the quality of the community open space and recreation facilities, and encourage the greater utilization of and accessibility to the facilities by area residents.
- b. To ensure that an appropriate level of open space, recreational, and community facilities are maintained to meet the needs of the residents of the study area.



- c. To encourage the monitoring of the local parks by residents under the adopt-a-park program.

### 3.4.3 Policy

- a. In accordance with policies in the General Municipal Plan and the Joint Use Agreement, the acquisition of the Patrick Airlie, Forest Lawn High or Ernest Morrow school sites should be considered, should any of these school sites be declared surplus for school purposes in order to maintain the adequate distribution of open space in the central part of the study area.

Should any school be declared surplus in the future, the City and the respective school board should consult one another to examine opportunities to retain the site for community related activities.

The ARP reaffirms the City's position to exercise a first right to consider the purchase of surplus school sites.

Should the City decline to purchase a school site in the study area deemed surplus by either School Board, an ARP amendment shall be required in order to re-evaluate the open space, community facilities and recreational needs of the community.

- b. Working with surrounding residents under such initiatives as the adopt-a-park program, Calgary Parks should consider additional tree planting or other soft landscaping treatments for community parks.

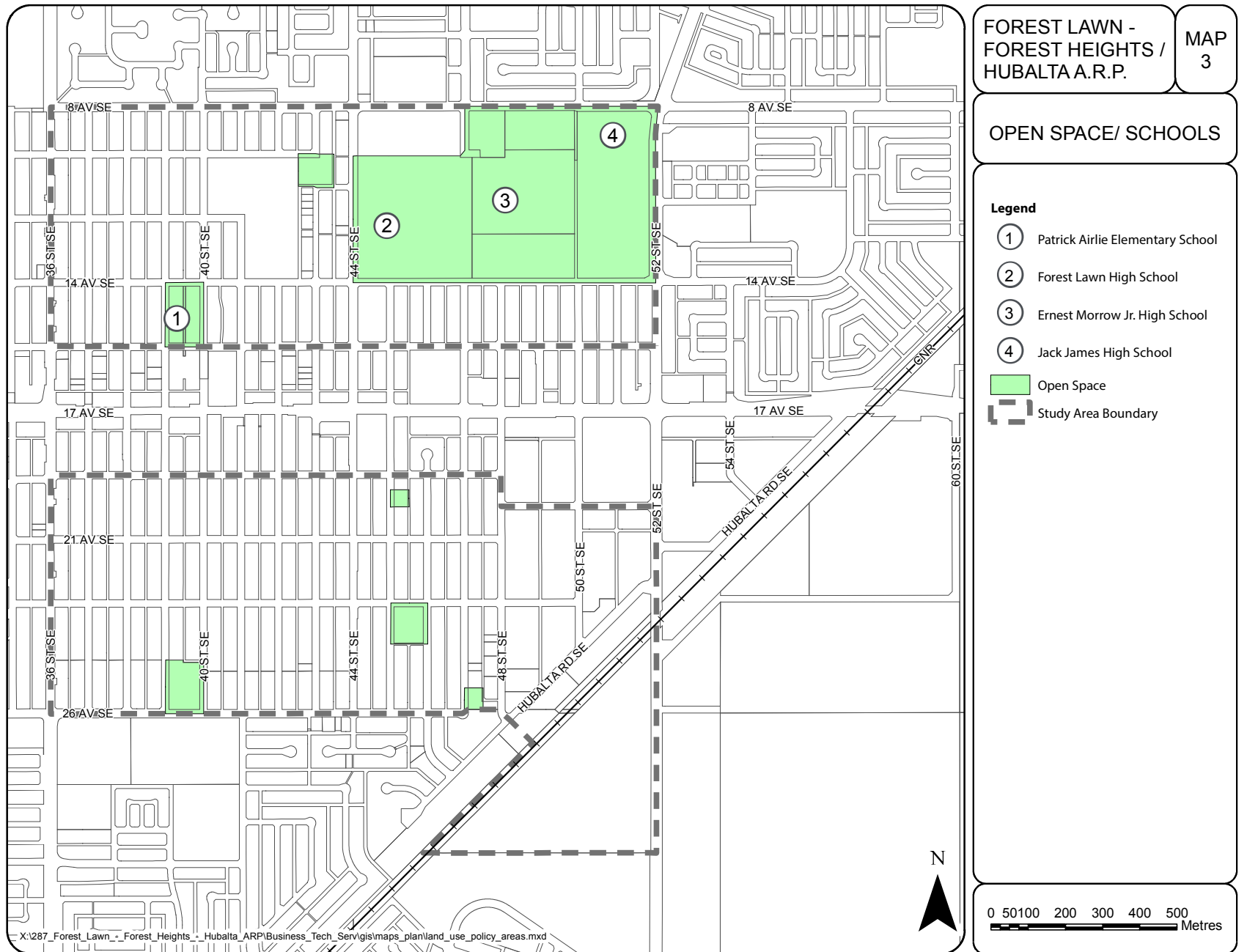
### 3.4.4 Implementation

To implement the policies, the following actions are required:

- a. Calgary Parks staff will continue to monitor playground equipment in the study area on a priority basis to ensure it is in proper working order.



Map 3: Open Space Schools



# 4 Transportation Policies

## 4.1 Context

Forest Lawn is served by a network of roads supporting vehicular traffic including trucks, public transit, and cyclists. The community was planned using a grid design concept.

The main road, 17 Avenue S.E., bisects the community and is a four-lane undivided road with turn bays between 36 and 52 Streets. By comparison, 17 Avenue S.E. to the west, between 26 and 36 Streets, is a four-lane divided road with bays and adjoining service roads.

Urban boulevard 17 Avenue S.E. provides an important transportation link to both the downtown to the west and to the City limits to the east. It also functions as an alternate route for the Trans-Canada Highway and, as such, carries truck traffic.

The Forest Lawn community is bounded by arterial roads; 36 Street in the west and 52 Street in the east. Road upgrading plans are planned for both these roadways.

Two arterial roads form the north and south boundaries, 8 Avenue S.E. and 26 Avenue S.E. respectively.

During the preparation of the ARP, residents identified the following traffic related concerns:

- a. The community perceives that driving on 17 Avenue S.E. is unsafe.
- b. Pedestrians feel unsafe crossing 17 Avenue S.E. and walking on sidewalks in many blocks located adjacent to the carriageway.
- c. Trucks pass through the community on 17 Avenue S.E. and add an element of insecurity to pedestrians, particularly children who walk on 17 Avenue S.E. or cross it to attend school.

- d. Residents complain of speeding traffic on local streets, especially near schools, and are concerned about the safety of their children.

City Council has approved the upgrading of 36 Street S.E. to major road standards between 8 and 17 Avenues to improve its level of safety and operation. The setbacks are currently being acquired on an opportunity basis and approximately 50 percent of the setback requirements have been acquired to date. That portion of 36 Street S.E. between 17 and 26 Avenues, however, does not benefit from this upgrading policy.

## 4.2 Objectives

- a. To provide the roads and sidewalks for a safe, efficient, and pleasant pedestrian, bicycle, and vehicular circulation system.
- b. To identify problems and recommend corrective traffic measures aimed at controlling non-local parking and traffic infiltration into the residential areas.
- c. To protect the community from potential adverse impacts associated with planned upgrading of major transportation facilities abutting the community.
- d. To identify the short-term and long-term community and city-wide road requirements in Forest Lawn.
- e. To provide a safe, efficient, and cost-effective transit service to Forest Lawn residents.

## 4.3 Policies

- a. The intent of the roadway/traffic policies is to promote safety and liveable streets and to balance the interests of motorists, pedestrians, and cyclists. Transportation solutions to community concerns should address the protection of local streets from through traffic and spill-over parking.
- b. All road widening plans should include consultation with affected residents, local businesses, property owners, and the community association, and noise attenuation measures should be considered according to existing City policy.
- c. The Community association should be consulted on all traffic studies and other matters which could affect the business community.

# 5 Social Policies

## 5.1 Context

The incidence of special needs in a community is a reflection of its requirements for social programs. Forest Lawn is above the city average in the following special needs areas:

- single parent families,
- low income households,
- unemployed youth and adults,
- new Canadians, and
- those who have not received education beyond grade IX level.

Forest Lawn is also perceived to be above the city average in the following social problems:

- family violence, and
- crimes committed by young people.

## 5.2 Objectives

- a. To promote community vitality and stability through the provision of job creation initiatives, educational upgrading, programs for youth and community development initiatives.
- b. To increase the labour market participation rate to that of the City of Calgary and thereby reduce the rate of those receiving Unemployment Insurance and Supports for Independence (Welfare).
- c. To develop family violence prevention program initiatives.

## 5.3 Policies

To achieve the above noted objectives, the following social programs are recommended:

- a. An employment, training and resource centre should be established in the Greater Forest Lawn area that would integrate and coordinate the current organizations providing these services which can include federal, provincial, municipal, and private sector groups.

This centre should:

- i. provide residents greater accessibility for employment-related services;
  - ii. coordinate local job opportunities with residents seeking employment;
  - iii. facilitate access to educational upgrading and skill training in existing businesses.
  - iv. promote educational upgrading and skill training courses in the Greater Forest Lawn area;
  - v. utilize a community economic development approach, a process which would assist residents, businesses, agencies, and institutions to work together to meet community needs, either the in development of new jobs or in support of locally-owned businesses;
  - vi. assist in developing the necessary supportive services to implement the above items “i” to “v” inclusive, e.g., day care, transportation, or language assistance.
- b. Family Violence Prevention Programs that would break the cycle of inter-generational violence in families by consideration of the following:

---

**Note:** Any references to the Social Services Department will mean the City of Calgary Social Services Department unless otherwise noted.



- i. establishing a women’s shelter on a City-owned site (1714 - 41 Street S.E.) which would provide second stage housing and supportive programs or other types of non-profit housing;
  - ii. assigning a family violence prevention worker who would provide a multi-dimensional approach to the community and survivors of family violence which could include outreach services, support groups, educational services, coordinated with other service providers, as well as follow-up services to family violence complaints received by the Calgary Police Service.
  - iii. establishing programs in local schools to address conflict resolution for students.
  - iv. addressing the special needs of new Canadians in a culturally appropriate manner.
- c. Social agencies in Forest Lawn should work with the community to establish youth centres, associated with local area schools, where the youth in the study area could receive the following services:
- i. educational support which could include tutoring after school, mentoring programs, part-time work experience as part of the curriculum, joint initiatives between businesses, students, and representatives of the schools in organizing stay-in-school initiatives (e.g., Oasis - Ogden Area Stay-In-School program), or extended curricula where full-time work experiences of 1 or 2 years duration could be an integral part;
  - ii. life-skill opportunities that could include recreational opportunities in exchange for work, volunteer opportunities, mentor or tutoring options, conflict resolution and anger management courses, nutrition, personal health care, and fitness.
- d. Every effort should be made to ensure community access to existing schools, especially during out-of-school hours in view of the difficulties in obtaining land or facilities in established communities for community recreational, cultural, educational, and social activities.

## 5.4 Implementation

To implement the social programs identified in Section 5.3, the following actions are required:

The Social Services Department should support the continued operation of the Social Issues Committee which is organized to provide professionals working in the community with information, advice, and a more coordinated approach to addressing community problems, provided it is deemed a reasonable resource and provided it does not result in a duplication of an existing resource.

- a. The Social Services Department Administration should work with representatives from other levels of government and non-government groups to facilitate the opening of the employment, training and resource centre. It should allocate the services of a community development worker to carry out the community economic development action plan.
- b. The Social Services Department and the Calgary Police Service, in conjunction with public and private agencies, should develop a Family Violence Prevention Program.
- c. The Social Services Department should assist representatives from local area schools and organizations working with youth in the development of the youth centres concept.
- d. The Social Services Department should facilitate the evaluation of the progress of the above social programs at the end of a three-year period and report to City Council.

# 6 Police Services

## 6.1 Context

Policing is very important in Forest Lawn. Personal safety and security of private property was the second highest issue identified in the household survey. Forest Lawn has experienced a level of criminal activity in 1992 higher than Calgary's rate in the following categories:

- a. personal assaults, and
- b. youth related crime.

During the preparation of the ARP, residents identified the following as predominant issues to be addressed:

- a. increased police patrols and/or improved response time;
- b. crimes resulting in property damage which include vandalism, thefts, and vandalism in parks;
- c. impaired drivers; and
- d. speeding traffic.

## 6.2 Objectives

- a. To ensure that Forest Lawn is a safe place to live.
- b. To reduce the rate of crime in Forest Lawn to the City of Calgary's rate.

## 6.3 Policy

- a. The Calgary Police Service should continue to monitor and supervise "high crime sites" on 17 Avenue S.E.
- b. The Calgary Police Service should continue to emphasize community relations, crime prevention, proactive endeavours, and problem-solving initiatives while carrying out other police duties.

- c. The Calgary Police Service should assign the Check Stop Program to Forest Lawn on a priority basis.
- d. The Calgary Police Service should, after consultation with community groups, prepare crime prevention programs to address vandalism and safety in parks in the community.

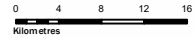
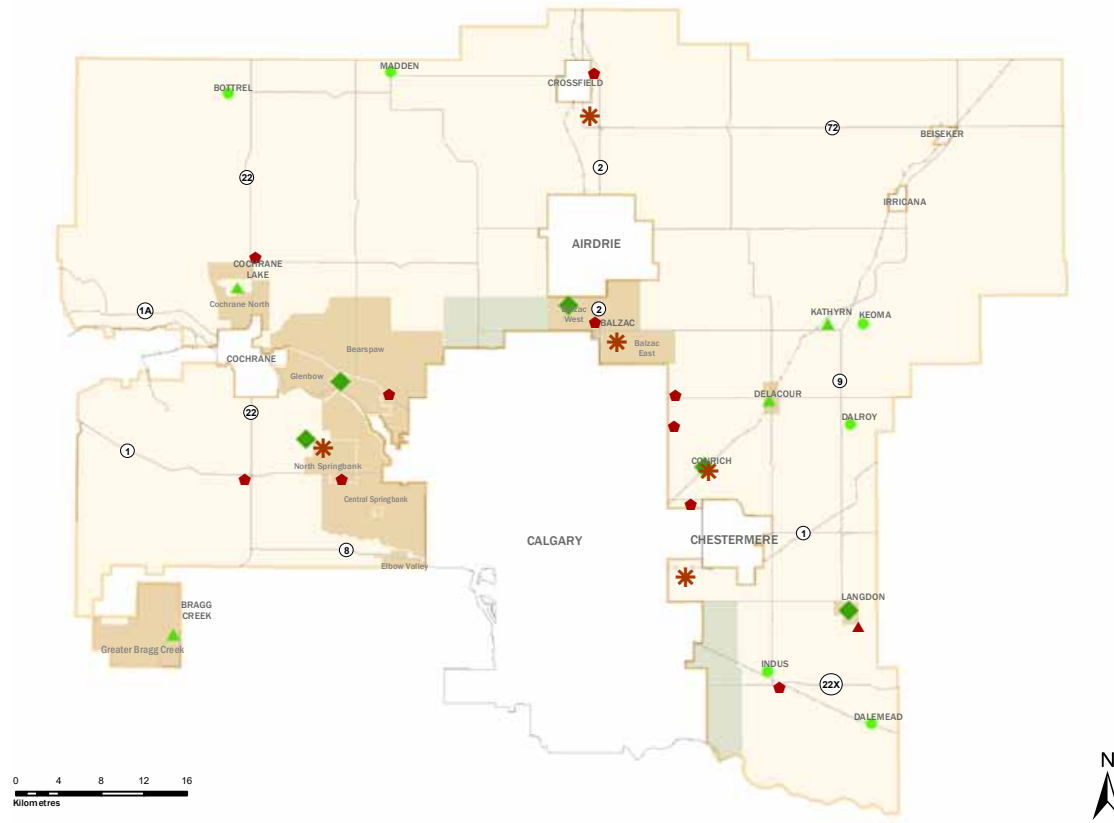
## 6.4 Implementation

The following actions are required by the Calgary Police Service:

- a. It should assign police officers to schools and youth facilities to both be a role model for youth and improve community relations with youth in the study area.
- b. It should utilize the Check Stop Program in the study area on a priority basis.
- c. It should provide information monthly to the community identifying the current high crime locations in the community and provide updates on criminal activity of concern to residents and businesses.
- d. It should assist area residents to address the concern about vandalism and safety in local parks.
- e. It should evaluate the effectiveness of its crime-prevention programs and other police work programs by utilizing household surveys with a report to Council within three years.



**Figure 1 | Rocky View County Managing Growth Map**



**Residential Communities**

- ◆ Hamlet-Full Service
- ▲ Hamlet-Growth as per the adopted plan
- Small Hamlet
- Country Residential (Area Structure Plan)

**Business Areas**

- ✱ Regional Business Centers
- ⬠ Highway Business Area
- ▲ Hamlet Business Area

**Future Urban Growth Areas**

- Calgary Growth Areas  
(Rocky View County/Calgary Intermunicipal Development Plan)

**General Legend**

- Rocky View Boundary
- City/Town/Village
- Highway



