

**FOREST LAWN NORTH**

**COMMUNITY SPACE**

**PLAN 630 - (WINTER 2022) - ADVANCED PROFESSIONAL PLANNING STUDIO**  
**ARI GOLDSTEIN + BERNADINE GRACE MONTERO**

We would like to take this opportunity to acknowledge the traditional territories of the people of the Treaty 7 region in Southern Alberta, which includes the Blackfoot Confederacy (comprising the Siksika, Piikani, and Kainai First Nations), as well as the Tsuut'ina First Nation, and the Stoney Nakoda (including the Chiniki, Bearspaw, and Wesley First Nations). The City of Calgary is also home to Métis Nation of Alberta, Region 3.

# TREATY ACKNOWLEDGMENT

# TABLE OF CONTENTS

## + OVERVIEW

Introduction  
Situationist Maps

## + CONTEXT

History  
Distinct Character

## + PLANNING DOCUMENTS

Municipal Development Plan  
Forest Lawn - Forest Heights / Hubalta Area Redevelopment Plan  
International Avenue Area Redevelopment Plan  
Greater Forest Lawn Local Area Plan (Proposed)  
Forest Lawn Multi-Service Centre Master Plan (Proposed)

## + SITE ANALYSIS

Demographics  
Current Built Form  
Current Circulation Patterns  
Stakeholders

## + THE FUTURE OF FOREST LAWN

Challenges & Opportunities  
Key Elements  
Precedent Studies  
Vision  
Design Process & Decision Making  
Masterplan  
Phasing  
Scales  
Programming

## + POLICIES

Park Policy  
Density Policy  
Housing Policy  
Roads Policy

## + ONLINE PLATFORM + ENGAGEMENT

## + TACTICAL URBANISM INTERVENTIONS

Tactical Urbanism Part I  
Tactical Urbanism Part II

## + CONCLUSION

## + BIBLIOGRAPHY

# OVERVIEW

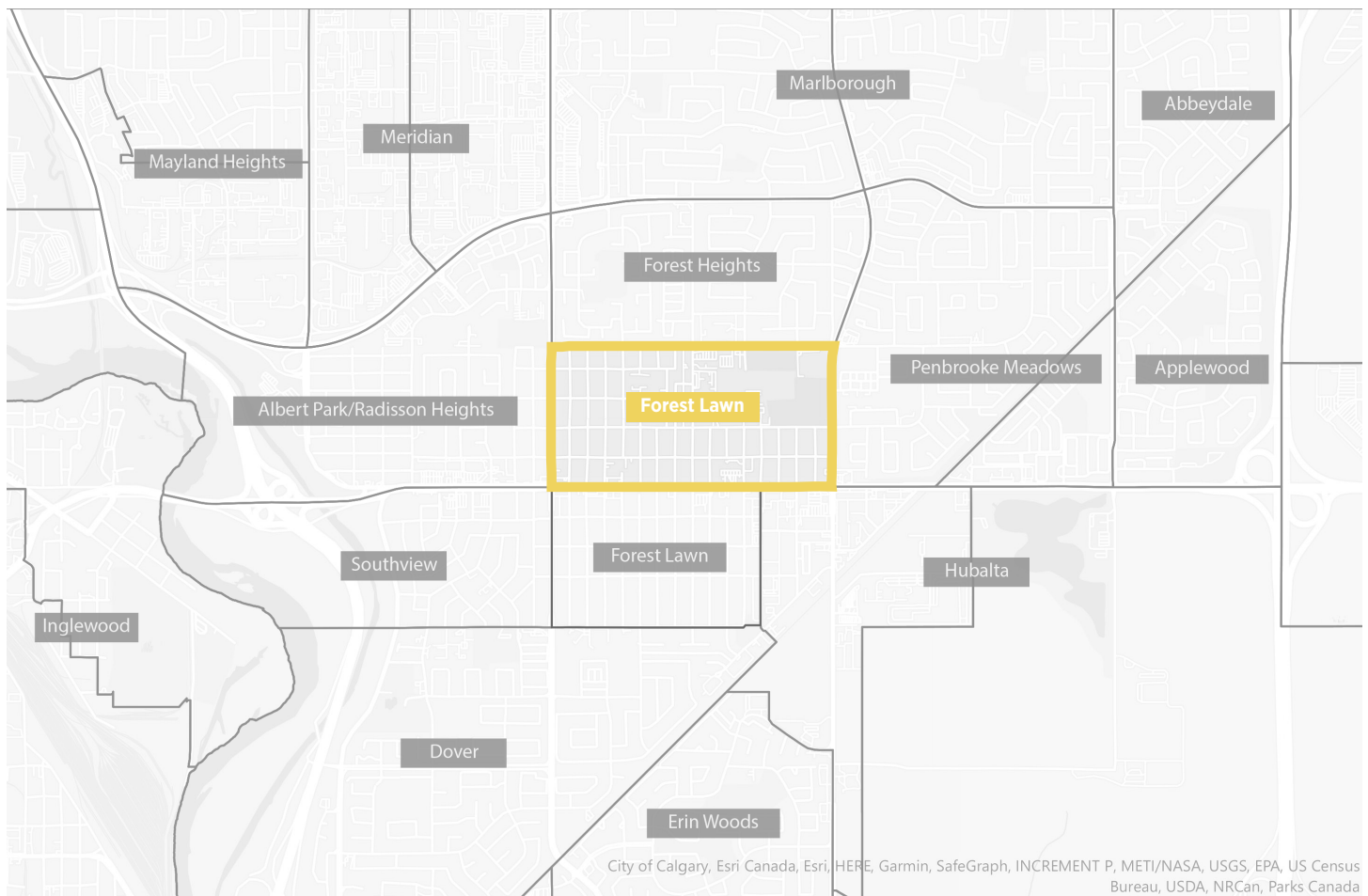




# Introduction

Forest Lawn is an inner-city neighbourhood in South East Calgary. The neighbourhood is bounded by 8th Avenue SE to the north, 36th Street SE to the west, 26th Avenue SE to the South, and 52nd Street SE to the east. For the purposes of our exploration, we are focusing on the northern portion of the neighbourhood, which is bounded by International Avenue to the south. For the purposes of our project, we are referring to the northern portion of Forest Lawn as Forest Lawn North, seen in Figure 1.

Forest Lawn North is surrounded by the neighbourhoods of Forest Heights to the north, Albert Park/Radisson Heights to the east, Forest Lawn South and Hubalta to the south and Penbrooke Meadows to the east.



**Figure 1.** Location of Forest Lawn North and surrounding communities

We were tasked with creating a grand vision for Forest Lawn North in the year 2069. This started with developing a subjective and objective understanding of the neighbourhood, then parsing out the important elements of our understanding to create a vision, and finally developing a master plan with supporting policy for the community in 2069.

Our goal is to ***bring out*** and ***enhance what makes Forest Lawn great*** and ***celebrate its history, culture, vibrancy, and resiliency.***

***Situationist mapping is based on our subjective perception of the neighbourhood. Using the Dérive technique developed by social theorist Guy Debord — in which people explore an urban environment without worry for the usual ways of wayfinding — we explored the neighbourhood through our own unique lens to gain a personal understanding.***

## SITUATIONIST MAPS

**DIVERSE [CITY]**  
 \_ FOREST LAWN NORTH  
 Bernadine Grace Montero | PLAN 630 | January 21, 2022

**Figure 2. DIVERSE[CITY] Situationist Map**

Bernadine grew up in the greater Forest Lawn area and watched the neighbourhood grow. She explored the community through its many restaurants and cultural institutions that speak to the neighbourhood's cultural and ethnic diversity and its feeling of being a town within a city. She emphasized the importance of immigrant communities, such as her own, to Forest Lawn and their impact on the neighbourhood.

Ari had primarily experienced Forest Lawn through International Avenue and the BRT and was pleasantly surprised to find how strong yet understated Forest Lawn's art scene is. He emphasized how the art was both public and private, often touching on difficult topics or celebrating Forest Lawn's diversity, and many of the pieces required leaving International Avenue to find.



**Figure 3.** The Hidden Art of Forest Lawn Situationist Map

# ARI'S MAP

# CONTEXT



Figure 4. International Avenue



# History

Located at the confluence of the Bow and the Elbow Rivers, Forest Lawn North has a long history as a place for Peigan, Tsuut’ina, and Metis people to gather, perform ceremonies, and trade (FLCA, 2021). This area continues to hold great importance to First Nations and Metis peoples.

In 1883, the area that would become International Avenue was surveyed and sections of land surrounding it were bought up by homesteaders or by the Canadian Pacific Railway (FLCA, 2021). By the early 1900s, the area was home to a small but lively community of homesteaders as the Hamlet of Forest Lawn under the administration of the Municipal District of Shepard No. 220. In 1934, the hamlet became the Villages of Albert Park and Forest Lawn (FLCA, 2021).

In 1953, Forest Lawn became the incorporated Town of Forest Lawn, establishing the current neighbourhood boundaries. However, it was annexed into the City of Calgary in 1961 (FLCA, 2021).

## Distinct Character

Forest Lawn North prides itself on having a distinct character that traces back to its position as a town. This character is seen prominently in the small bungalows and low apartment buildings in residential areas, its extensive art that celebrates its diversity and history, and the abundance of ethnic restaurants along International Avenue. As such, Forest Lawn North takes on the appearance of a town within a city, seen in Figures 4-6.



Figure 5. Distinct Housing Types



Figure 6. Displays of Art

# PLANNING DOCUMENTS



## Relevant Documents

Forest Lawn North is governed by a variety of planning documents. Some of these documents are currently in place, while others, such as the Greater Forest Lawn Local Area Plan and Forest Lawn Multi-Service Centre Master Plan, are future plans that will affect the neighbourhood.

### *Municipal Development Plan*

The Municipal Development Plan is Calgary's highest municipal plan and puts forth a vision for the city over the next 60 years. It encompasses the Municipal Development Plan, the Community Guidebooks, and the Calgary Transportation Plan and is broad in its scope (City of Calgary, 2021). Its goal is for the City of Calgary is for the city to be financially sustainable, offers protection to the natural world, and supports a prosperous economy (City of Calgary, 2021). It also seeks to densify built up neighbourhoods such as Forest Lawn (City of Calgary, 2021).

All other plans, such as Area Redevelopment Plans, Local Area Plans, or smaller master plans must be in conformity with the Municipal Development Plan.

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

Released in 1995, the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan puts forth a vision and policy specifically for the neighbourhood. It envisions a cleaner, safer Forest Lawn with little graffiti, well-kept yards, and an abundance of social services for everyone in the neighbourhood. It wishes to "stabilize and revitalize" Forest Lawn (City of Calgary, 1995, p.15-16), as well as improve Forest Lawn's image in the rest of the City of Calgary.

This plan is most likely going to be replaced soon, most likely by the proposed Greater Forest Lawn Local Area Plan.

### *International Avenue Area Redevelopment Plan*

Published in 2018, the International Avenue Area Redevelopment Plan deals entirely with the area on or adjacent to International Avenue, explaining the role International Avenue has for the neighbourhood. The plan is transit-focused and aims to develop the areas around the BRT stations in the hopes of making International Avenue a safe and vibrant main street (City of Calgary, 2018).

It envisions International Avenue as a mixed-use area with an abundance of retail that can be safely accessed by foot or by public transit (City of Calgary, 2018). Additionally, it put forth policies for improving pedestrian circulation through streets and pathways, while implementing a parking framework that makes for a safe pedestrian experience (City of Calgary, 2018).

### *Greater Forest Lawn Local Area Plan (Proposed)*

The Greater Forest Lawn Local Area Plan is a newly proposed plan that combines the communities of Albert Park/Radisson Heights, Applewood Park, Dover, Erin Woods, Forest Heights, Forest Lawn, Forest Lawn Industrial, Penbrooke Meadows, Red Carpet, Dover, Southview, 09Q, and some of the Golden Triangle (City of Calgary, 2022). It will give policies and a framework for growth for these communities, recognizing that neighbourhoods are not independent of one another and that they have similar issues and goals (City of Calgary, 2022).

It is currently in its first phase, where the City of Calgary is assembling a working group of residents to work on the plan and asking residents what they like about their neighbourhood and where they see it going (City of Calgary, 2022).

### *Forest Lawn Multi-Service Centre Master Plan (Proposed)*

The proposed Forest Lawn Multi-Service Centre Master Plan is a plan for the main green space and community centres in Forest Lawn North. It will expand the Forest Lawn Library, Bob Bahan Aquatic Park and Fitness Centre, Ernie Starr Arena, Forest Lawn Outdoor Pool, Forest Lawn Athletic Park, and Calgary Fire Department Station 12 in hopes of making that space the focal point of Forest Lawn North (City of Calgary, 2022). It will also bring additional programming to the green space in that area (City of Calgary, 2022).

The plan is currently in its second phase, where the City of Calgary is refining its design with input from the public (City of Calgary, 2022).



# **SITE ANALYSIS**



## Demographics

In 2016, when Statistics Canada conducted its most recent census, Forest Lawn North had a population of 4,237 people not in institutions living in 1,615 dwellings (Statistics Canada, 2017). That year, Forest Lawn North was 47% white, 9% Indigenous, and 44% visible minority (Statistics Canada, 2017), reflecting the demographics of Calgary as a whole. This is a reflection of Forest Lawn's importance as a gathering place for First Nations and Metis people, as well Calgary's history of immigrants settling east of the Deerfoot.

Forest Lawn North had a lower household income than Calgary as a whole, with the most common household income bracket being between \$80,000-\$124,000 (Statistics Canada, 2017). Consequently, many Forest Lawn residents are spending more than 30% of their household income on housing (Statistics Canada, 2017). Roughly 70% of all Forest Lawn residents are renters (Statistics Canada, 2017).

## Current Built Form

Housing in Forest Lawn is most commonly single-detached bungalows, row homes, apartment in duplexes, or apartment buildings under five storeys, with a smaller portion of the housing stock being semi-detached dwellings (Statistics Canada, 2017).

The neighbourhood has a strong grid pattern with large amounts of green space breaking up the grid. Most of the residential neighbourhood can be accessed by back lanes.

## Current Circulation Patterns

Circulation patterns are closely linked to bus routes and large streets. International Avenue has the most bus, car, and pedestrian traffic it acts as a major transportation route for cars and busses and as a main street for pedestrians. 52nd Avenue SE attracts considerable car and bus traffic, as does 36th Avenue SE.

8th Avenue SE, 14th Avenue SE, and 44th Street SE also attracts some bus and pedestrian traffic, particularly around institutions such as Lucky's Supermarket, schools, and Bob Bahan Aquatic and Fitness Centre.

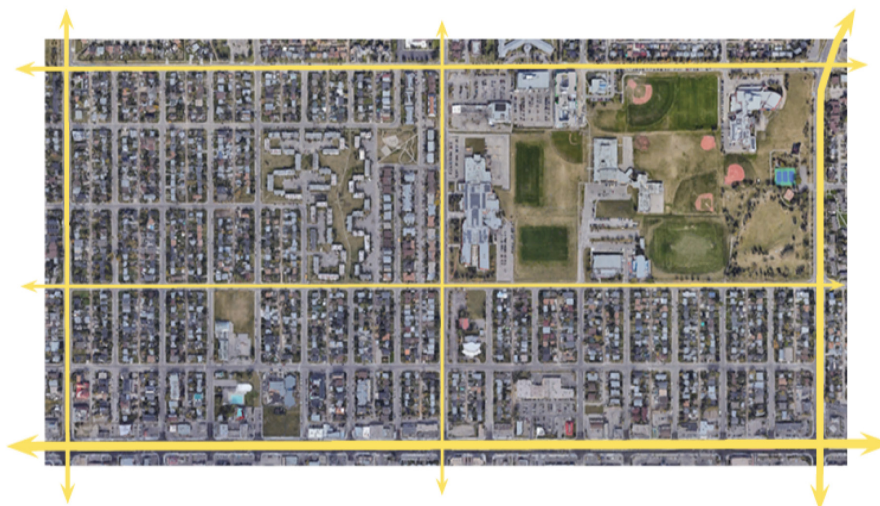


Figure 7. Circulation Patterns in the community

# Stakeholders

During our exploration, we talked to a number of stakeholders in the community:

Forest Lawn Community Association	12 Community Safety Initiative	Greater Forest Lawn 65+ Society	Councillor Gian Carlo Carra
Forest Lawn has a small town feel residents value and International Avenue is its main street	International Avenue is a barrier	Many seniors do not have access to technology	Forest Lawn residents feel like those in the rest of Calgary do not want to live east of the Deerfoot
There is a lot of stigma surrounding Forest Lawn so Forest Lawn residents do not feel like they are included in Calgary	International Avenue has a small town feel that residents value	Many long time residents have only lived in Forest Lawn and feel a deep connection to it	Residents who come from generational families feel that the City of Calgary destroyed Forest Lawn's identity when it annexed it
There are lots of concerns around housing affordability and infilling	Residents value the walkability of the neighbourhood	Seniors do not feel safe going outside	Generational Forest Lawn residents felt that those in affordable housing are outsiders forced to live there
Calgary planners treat Forest Lawn as a place for experimentation and not like another neighbourhood in Calgary	Immigrant communities stick to their own community organizations because they do not feel comfortable in the main community associations	Seniors often walk from Forest Lawn to Dover and Southview, where there are lots of resources for seniors	Immigrant communities are separate from other communities in Forest Lawn
There's a lot of concern over gentrification and Forest Lawn losing its identity	Lots of immigrants from all over Calgary come to Forest Lawn so it acts like a hub for other communities	Many seniors find the sidewalks hard to navigate because of their poor quality	There are lots of concerns about homelessness and drug use

# THE FUTURE OF FOREST LAWN

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## Challenges & Opportunities

From our analysis, we found some a number of challenges (in grey) and opportunities (in yellow). Challenges and opportunities could be physical, such as poor sidewalks or a strong grid structure, both physical and cultural, such as a perception of high crime rates or the abundance of amenities and shops, or just cultural, such as stigma towards the community or its diversity.

<b>- Lack of connections between green spaces</b>	<b>- International Avenue is a barrier</b>	<b>- Poor sidewalks</b>	<b>- Perception of high crime rate</b>
<b>- Stigma towards community</b>	<b>- Front-facing parking lots on 17 Avenue</b>	<b>- Too much focus on 17 Avenue</b>	<b>- Lack of lighting</b>
<b>- Lack of active transportation</b>	<b>- Few housing options</b>	<b>- Racism in the community</b>	<b>- History of poor planning decisions</b>
<b>+ Strong sense of community</b>	<b>+ Lots of green space</b>	<b>+ Lots of community institutions</b>	<b>+ Strong community identity</b>
<b>+ Diverse population</b>	<b>+ Good connection to public transit</b>	<b>+ Strong grid structure</b>	<b>+ Relatively cheap housing options</b>
<b>+ Long neighbourhood history</b>	<b>+ Local amenities and shops</b>	<b>+ Important Indigenous history</b>	<b>+ Thriving arts and food scene</b>

From these, we chose five that became drivers of our vision: *a lack of connection between green spaces, International Avenue working as a barrier, a strong sense of community, the abundance of green spaces, and lots of community institutions.*

## Key Elements

With these five drivers in mind, we further developed our vision that drew on prior stakeholder and community engagement, our own experiences in the neighbourhood, and our experiences coming from immigrant families from non-Western countries. We wish to create a neighbourhood that is accessible to everyone, both physically and socially, which shifts focus away from International Avenue towards where people live, and which celebrates the neighbourhood's diversity and Indigenous history.

We challenged ourselves to shift our planning focus towards a non-Western audience in hopes that we can capture what makes Forest Lawn great.

## Precedent Studies

*+ Taichung Gateway Park, Taichung, Taiwan by Stan Allen Architecture*



Figure 8. Taichung Gateway Park Aerial View

The first precedent study we referred to was the Taichung Gateway Park in Taichung, Taiwan. This long, linear park connects a number of abutting neighbourhoods and celebrates Taiwan's culture through a central, dragon-shaped pathway that runs the length of the park.



*+ Dur ul-Aman and Massoud Corridor Districts, Kabul, Afghanistan, by Sasaki*



Figure 9. Corridor District Programming

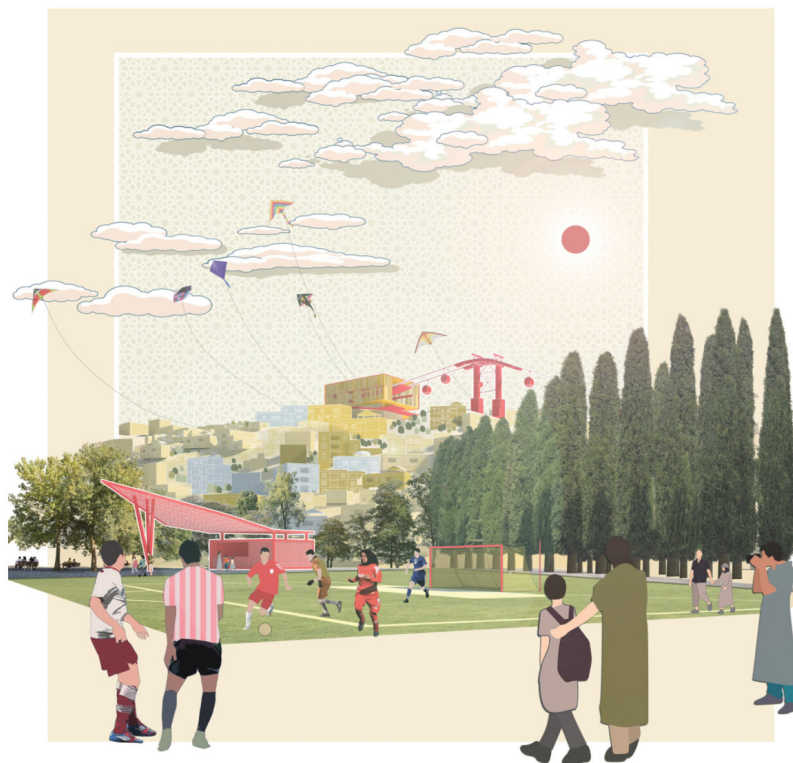


Figure 10. Corridor District Conceptual Render

The second precedent study we referred to was the scrapped proposal for the Dur ul-Aman and Massoud Corridor Districts in Kabul, Afghanistan. This proposal was for a linear park and streetscapes that connects a variety of cultural institutions in the heart of Kabul and celebrates the Afghanistan's cultural diversity.

**With the challenges and opportunities, key elements, and references in mind, we derived a vision of a connected green space that celebrates Forest Lawn’s history and culture, while moving focus away from International Avenue and towards the residential areas.**

**The vision is two-fold. The park, shown in Figure 6, is designed to be inclusive and safe, both physically and culturally, and deals with issues of poor sidewalk conditions and perceptions of danger. This park is essentially a sequel to the current proposed My Forest Lawn Centre, which makes the large green space a neighbourhood hub.**

**The second part of our vision is diversifying the housing types, allowing residents from all cultural backgrounds to live in housing that fits their needs. This diversity will reflect the diversity of the neighbourhood and gives all Forest Lawn residents the ability to make Forest Lawn theirs.**

## VISION





Figure 11. Vision Collage

**The linear structure of the park, in Figure 7, is envisioned to connect the existing green spaces. Here, residents and visitors will be able to move through the community in a park space, bringing people to the amenities that make Forest Lawn so desirable.**

**A main path connects the schools, libraries, churches, arenas, and supermarket, while smaller paths move people to other parts of the neighbourhood and beyond. The park simultaneously moves people and can support a variety of programming and activities, both permanent and temporary, seen in Figure 8.**

**However, the park doesn't just move people and can support a variety of programming and activities, both permanent and temporary.**

## VISION





Figure 12. Connecting Green Spaces

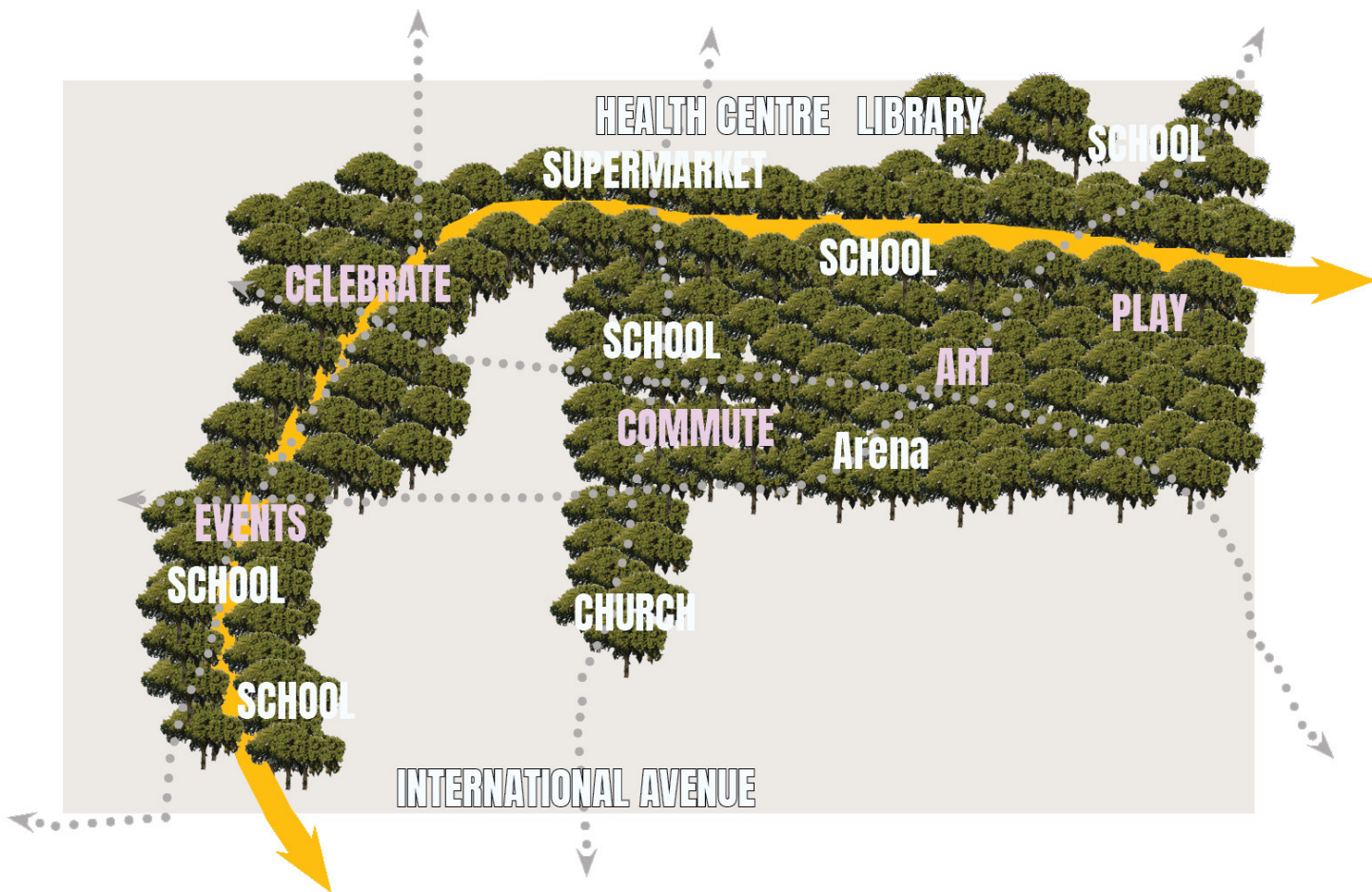


Figure 13. Programming and Activities

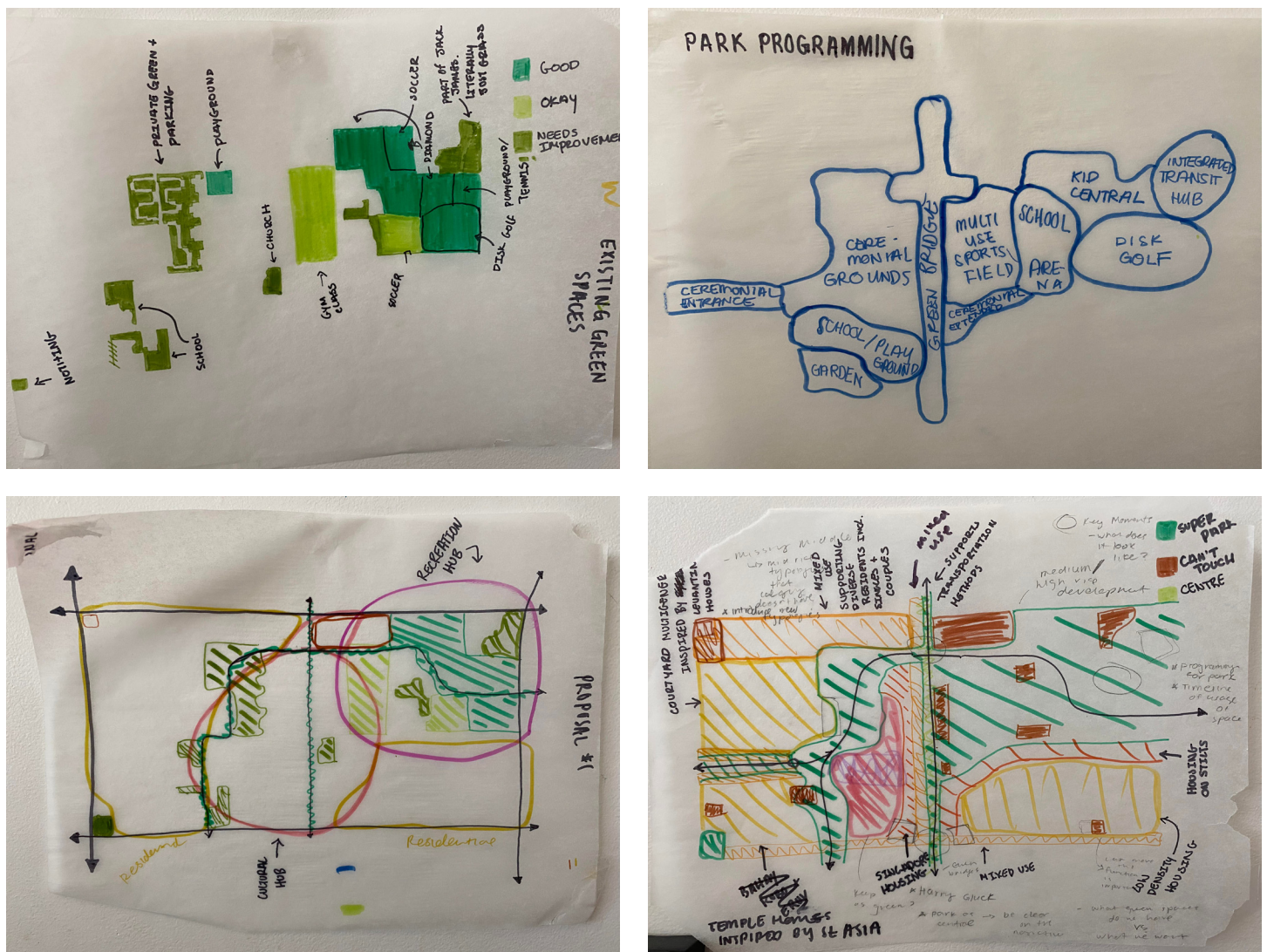


## Design Process & Decision Making

We started our design process by understanding what we already have on the site, including green spaces and important buildings.

Using the existing world as a jumping board, we broke the green spaces down into categories based on their function: spaces that are used throughout the day are categorized as good, spaces that are used only when another institution can activate them, such as a school yard only being used during school hours are categorized as okay, and spaces that are not used are categorized as needs improvement.

We then designed the single park, joining the existing green spaces and their uses. With our park design finalized, we moved on to determining the programming and housing so as to support new and existing park uses, celebrate the neighbourhood's history and cultures, and bringing the heart of the neighbourhood into where people live.



### Figure 14. Tracing Paper Diagramming



## Masterplan Rough Draft

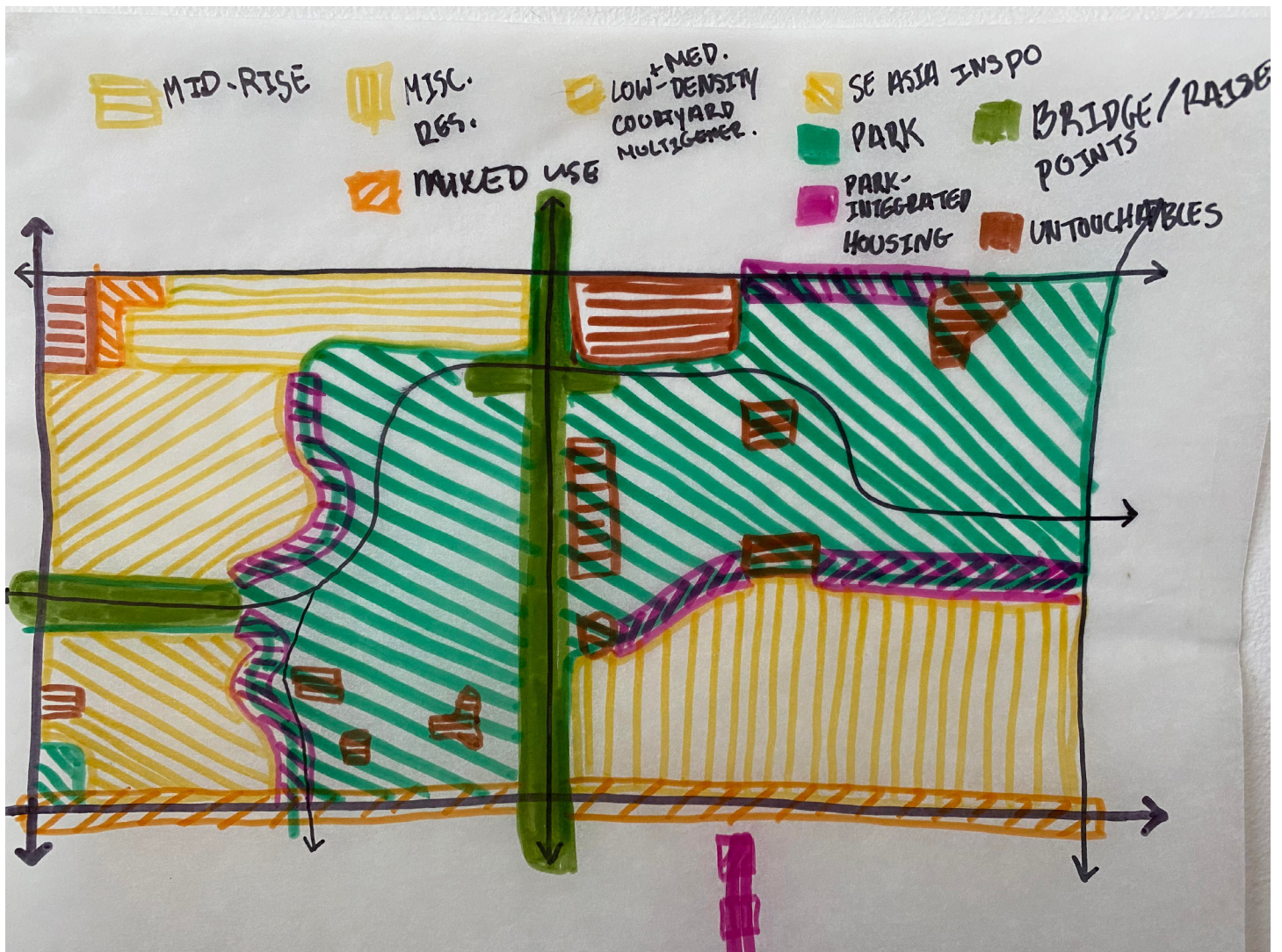
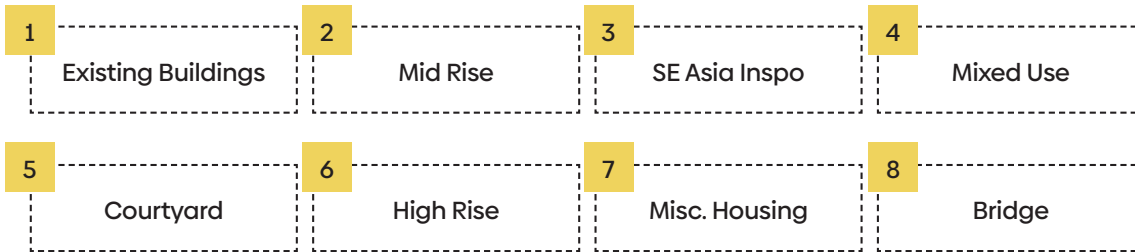


Figure 15. Initial Land Use for Masterplan

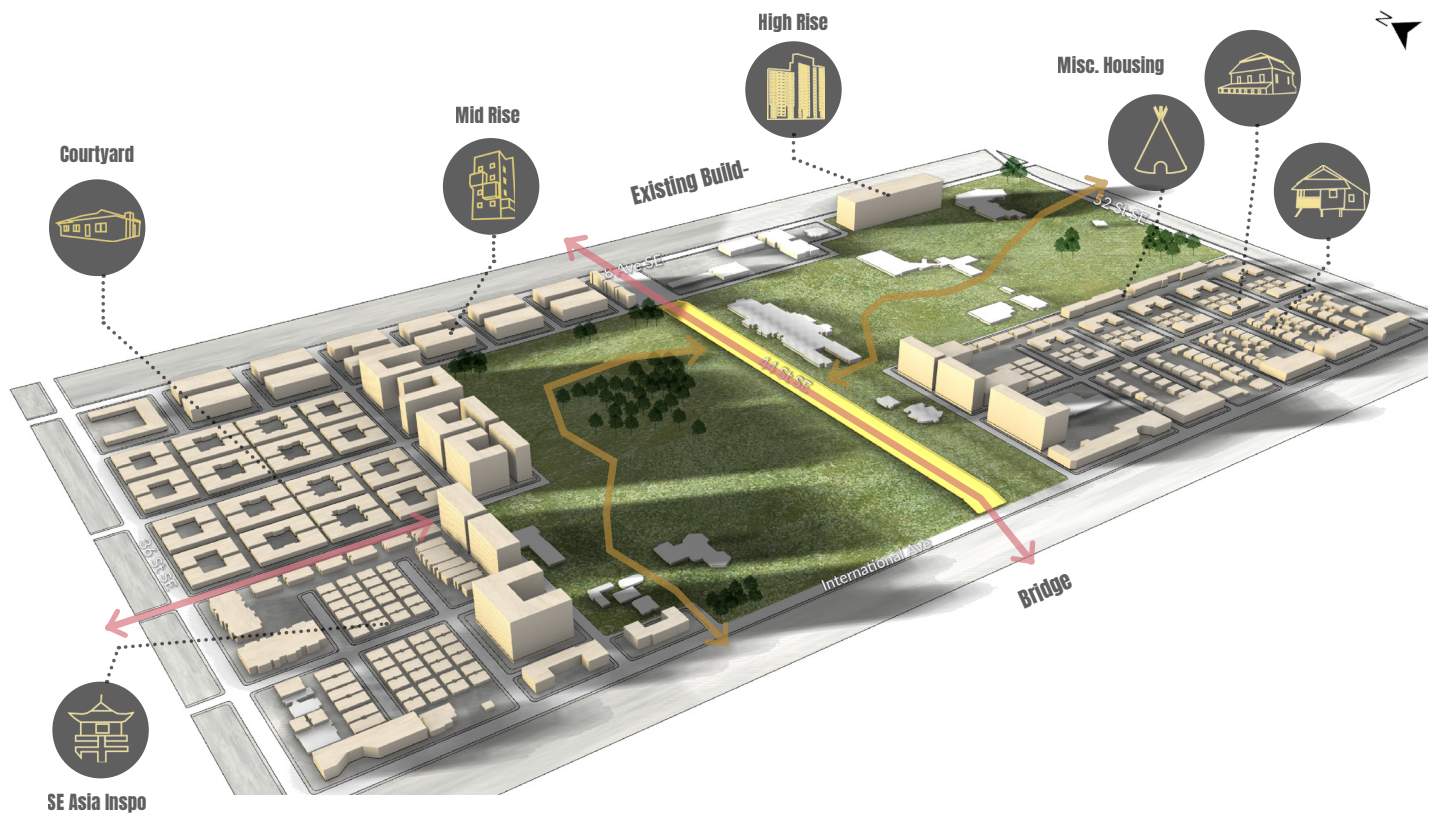
# Masterplan



## Phasing







The Masterplan aims to incorporate the safely connected green spaces where Forest Lawn's history and culture can be celebrated. The green space acts as a pedestrian friendly corridor, with an overpass down the middle that allows for vehicles and transit to pass through the park without interrupting pedestrian and recreational activity.

The Masterplan integrates expanded housing types, placing them based on density around the park, allowing those who would otherwise not have access to outdoor spaces to use the park as their backyard. Housing types are not set in stone and any housing type from anywhere in the world can become part of Forest Lawn.

## Programming

The park is programmed to allow for flexible use during all seasons. Here, we see some of the permanent programming but it can also support seasonally-appropriate temporary programming, making the park a dynamic and ever changing hub of the community.

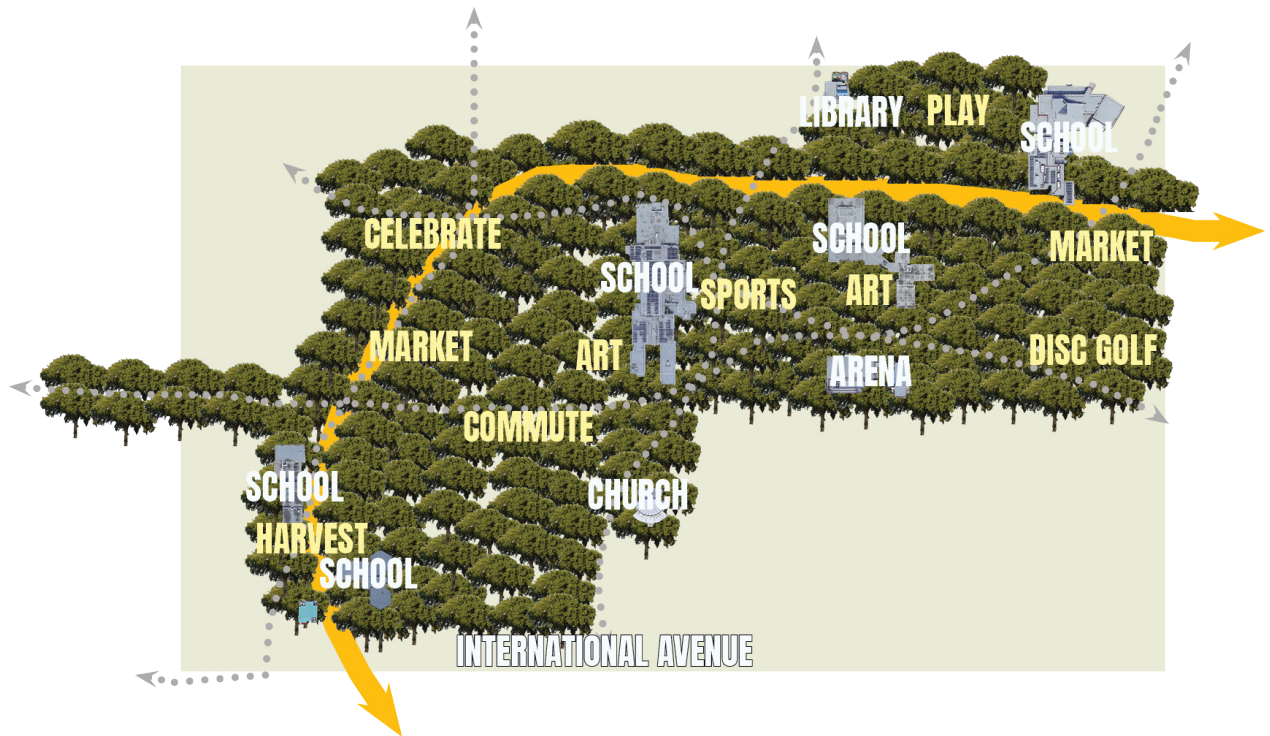


Figure 16. Fall Programming

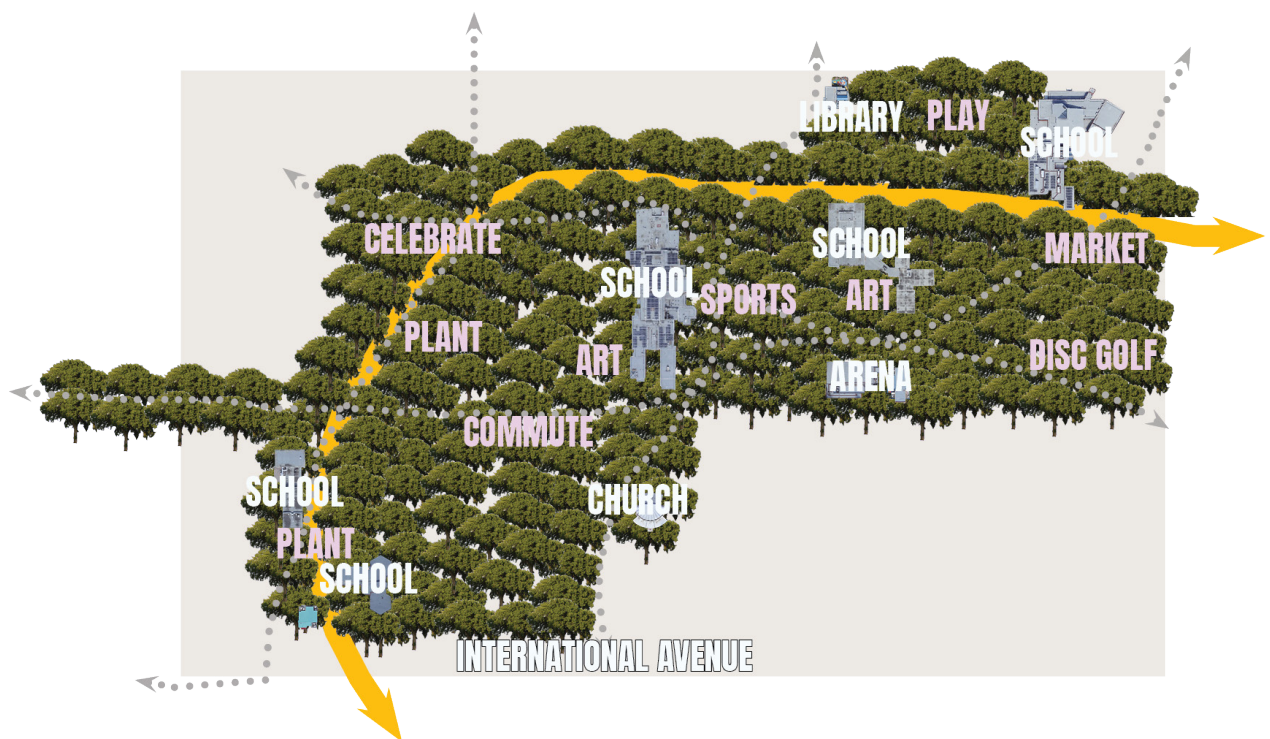


Figure 17. Spring Programming



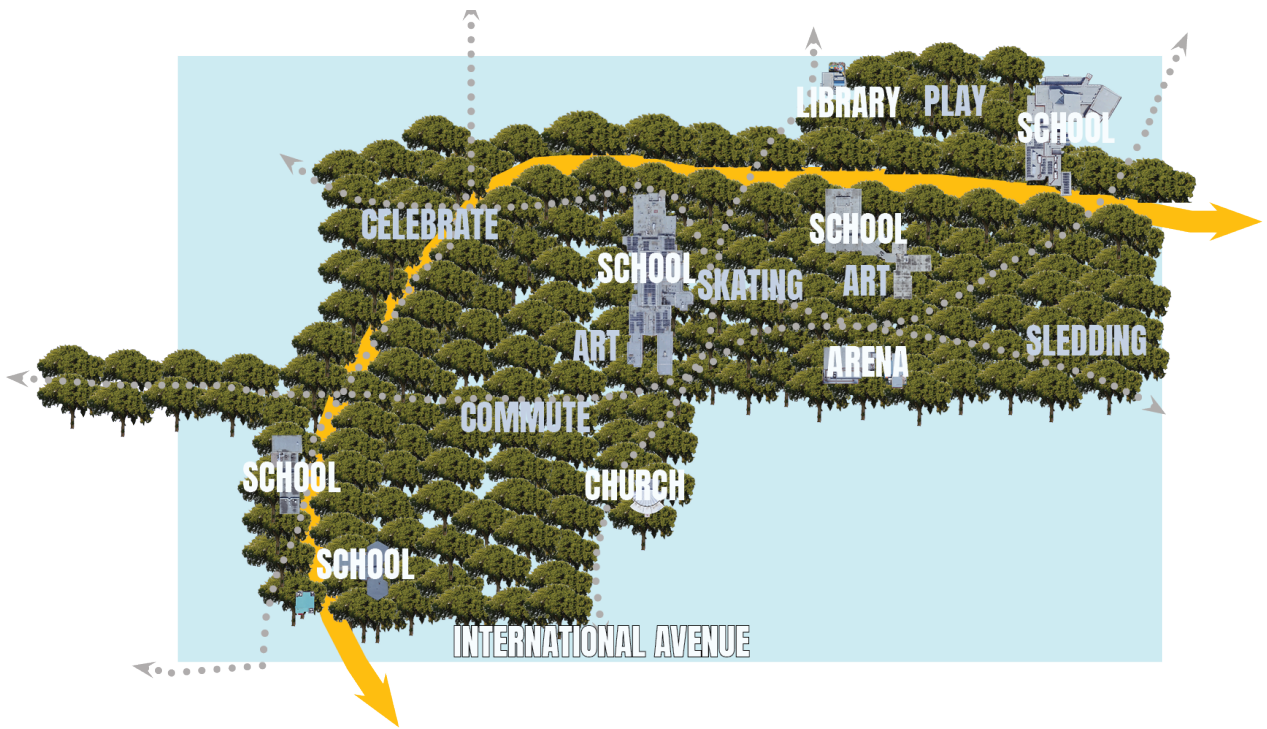


Figure 18. Winter Programming

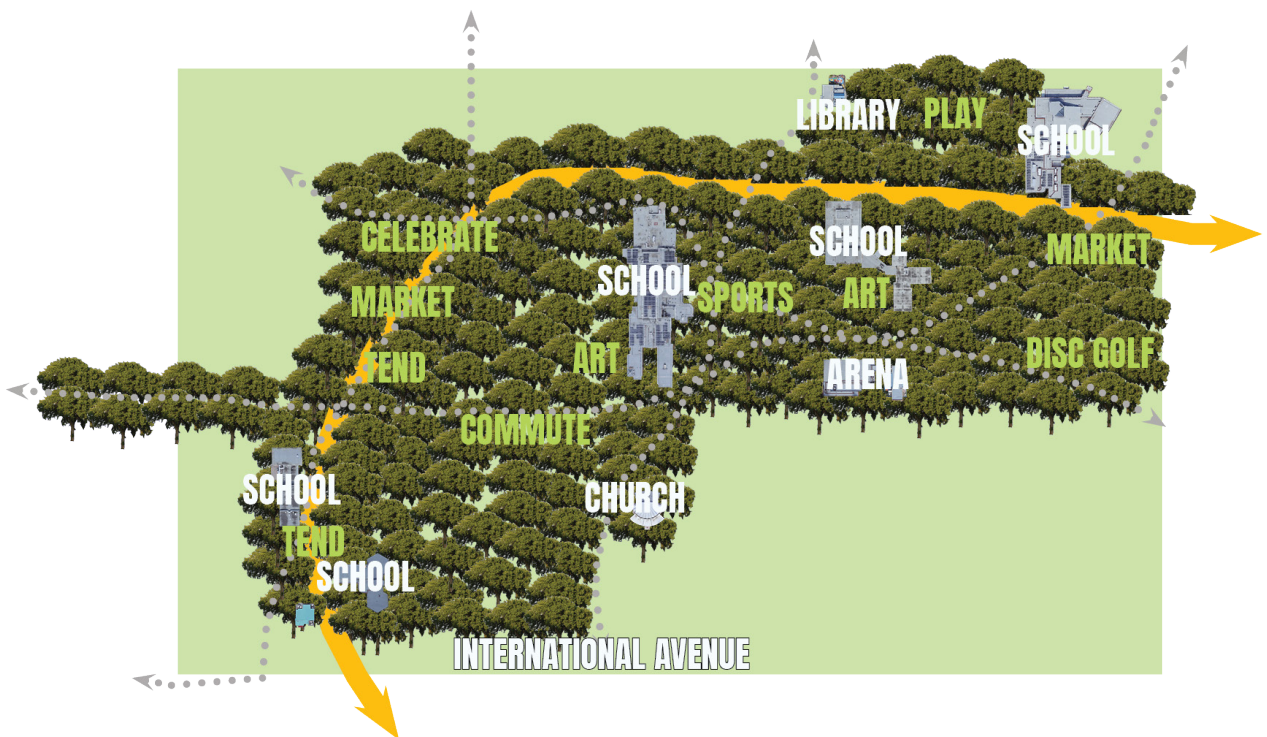


Figure 19. Summer Programming



## Scales



## COMMUNITY PARK



## HOUSING



The street level incorporates active street frontages with residential units on top, and pays homage to non-Western styles of decoration, entertainment, and even forms of transportation.



## STREET LEVEL

# POLICIES

## Park Policy

Old Policy	Changes to Policy
<p>11(1) No person shall make or attempt to make a place of residence in a park or recreation area other than persons</p> <ul style="list-style-type: none"> <li>a. Who are employed in the Department administered by the Minister and who are engaged in the development, maintenance or supervision of parks or recreation areas,</li> <li>b. Who have received specific permission from the Minister to do so, or</li> <li>c. Who are specifically allowed to do so by a disposition</li> </ul> <p>RSA 2000 cP-35 s11;2006 c27 s9;2009 c53 s14</p>	<p>11(1.1) A person may make residence in a park or recreation area if</p> <ul style="list-style-type: none"> <li>a. They are employed in the Department administered by the Minister and are engaged in the development, maintenance or supervision of parks or recreation areas,</li> <li>b. Who have received specific permission from the Minister to do so,</li> <li>c. Who are specifically allowed to do so by a disposition</li> <li>d. Are constructing low impact affordable housing dwellings</li> </ul>

### Additional Policy

The Park shall be designated as a regional park

## Density Policy

### Additional Policy (Municipal Development Plan)

Housing types shall be chosen based on locations of appropriate densities

Housing types shall not be limited to housing type diagrams, which are merely illustrations of appropriate densities

The City of Calgary shall adopt a form-based code

## Housing Policy

<b>Additional Policy (Municipal Development Plan)</b>
All residents of dwellings, legal or illegal, that are to be converted to park space or a new housing type shall be given temporary housing <ol style="list-style-type: none"> <li>At the same price as their current rent, or</li> <li>In the case of residents placed in temporary dwellings with a market rent below that of their former dwelling, at the dwelling's market rate</li> </ol>
All residents of dwellings, legal or illegal, that are to be converted to park space or a new housing type shall be given temporary housing as close as possible to their original dwelling, unless the resident specifies otherwise
Landlords of dwellings used to temporarily house displaced residents shall not raise the rent to the resident's former dwelling's rent
All residents of dwellings, legal or illegal, that are to be converted to park space or a new housing type shall be given priority in the newly constructed dwellings <ol style="list-style-type: none"> <li>At the same price as their current rent, or</li> </ol> In the case of newly constructed dwellings having lower market rate rent than the resident's former dwelling, at the market rate of the newly constructed dwelling

## Roads Policy

<b>Additional Policy (City of Calgary Bylaw)</b>
Streets which abut a regional park may be accessed by private vehicle if the vehicle is registered to an address on the street or is registered as a guest to an address on the street
Streets which abut a regional park shall implement pedestrian-centred designs
Streets which abut a regional park shall have a maximum speed limit of 20 km/h

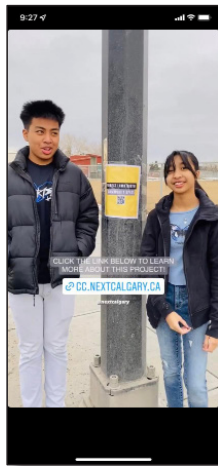
# **ENGAGEMENT + INTERVENTIONS**



# ONLINE PLATFORM

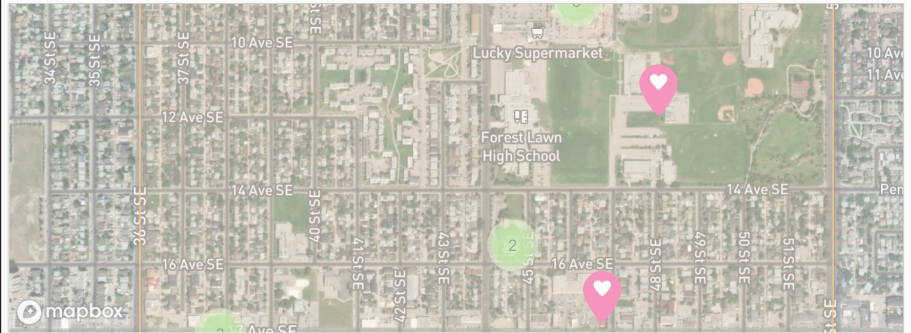
We used Instagram to reach a broader demographic. This supplemental engagement was invaluable, as 75% of all engagements came from Instagram and only 13% came from the posters themselves. While much of our stakeholder meetings had focused on longtime residents and seniors, our engagement primarily targeted a younger, first and second generation Canadian resident.

**USING  
INSTAGRAM AS  
A METHOD OF  
ENGAGEMENT  
WITH THE  
PUBLIC**



## Your Favourite Place in Forest Lawn North

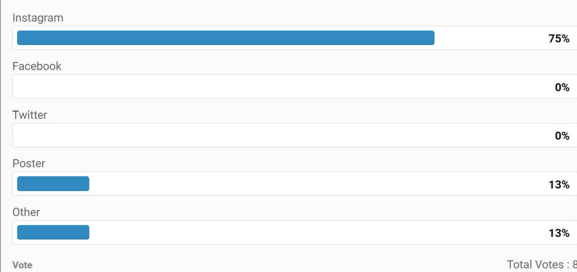
17 days



Let's celebrate what makes Forest Lawn special. Click on the map and place a pin on your favourite place in Forest Lawn North (anywhere in the orange square). You can also add a picture and explain why your favourite place is your favourite place.

[Go to Map](#)

### Where did you hear about this platform?



**USING TOOLS SUCH  
AS THE MAP + POLLS  
TO HEAR BACK FROM  
THE PUBLIC**

Figure 20 Social Media Engagement + NEXTCalgary Online Platform



# TACTICAL URBANISM PART I

We also began engaging with the community and producing tactical urbanism. We printed out posters with a QR code linking to our online engagement platform, inviting residents to pin their favourite places on a map of the community. We taped these posters around the community, with an average of one per block on major streets and in front of areas we expect people to go to regularly, such as to the mailboxes or in front of schools and churches. Bernadine's younger siblings also helped to get the word out and tested our platform.



Figure 21. Posters for Tactical Intervention



# TACTICAL URBANISM PART II

“HOME” celebrates the cultural diversity present in Forest Lawn through distinct and traditional housing types. It reflects the diversity of the neighbourhood and gives everyone the ability to make the community their own.

We put it up on Friday and stayed with our intervention from noon until 4 pm, when the CBE told us we had to remove it from their fence. We garnered lots of questions from curious passersby, who expressed interest and support in our project and our vision.



Figure 22. “HOME” Tactical Intervention

# CONCLUSION



Forest Lawn is a resilient, vibrant, and diverse neighbourhood and our project seeks to celebrate that. We seek to enhance these qualities through our master plan so that Forest Lawn can continue to be a great place to live.

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# THANK YOU!

- Ari Goldstein & Bernadine Grace Montero