



AGENDA

INFRASTRUCTURE AND PLANNING COMMITTEE

November 6, 2024, 9:30 AM
IN THE COUNCIL CHAMBER

Members

Councillor S. Sharp, Chair
Councillor J. Mian, Vice-Chair
Councillor A. Chabot
Councillor S. Chu
Councillor P. Demong
Councillor E. Spencer
Councillor J. Wyness
Mayor J. Gondek, Ex-Officio

SPECIAL NOTES:

*Public are encouraged to follow Council and Committee meetings using the live stream: calgary.ca/watchlive
Members of the Public who wish to speak at a Standing Policy Committee may request to do so using the form at calgary.ca/publicsubmissions
Members may be participating remotely.*

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
4. CONFIRMATION OF MINUTES
 - 4.1 Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2024 October 16
 - 4.2 Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2024 October 22
5. CONSENT AGENDA
 - 5.1 DEFERRALS AND PROCEDURAL REQUESTS
None

6. POSTPONED REPORTS

(including related/supplemental reports)

- 6.1 Update on Water Use and Water Loss Review as an Input to the Off-site Levies (Verbal), IP2024-1109

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 7.1 Westbrook Communities Local Area Plan Heritage Guidelines Policy Amendment, IP2024-1162

- 7.2 Proposed Amendments to the Online Advertising for Planning Matters Bylaw, IP2024-1169

- 7.3 Update to Municipal Historic Resource Designation for the Walter Hargrave Residence, IP2024-1172

8. ITEMS DIRECTLY TO COMMITTEE

8.1 REFERRED REPORTS

None

8.2 NOTICE(S) OF MOTION

None

9. URGENT BUSINESS

10. CONFIDENTIAL ITEMS

10.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 10.1.1 Proposed Sale (Beltline) – Ward 8 (1700 Stampede TR SE (Portion of)), IP2024-1221

Held confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of the public body) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2034 November 26

- 10.1.2 Joint Use Reserve Fund Expenditure Request, IP2024-1080

Held confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2039 November 26

Time Specific: First Item Following the Lunch Recess

- 10.1.3 Transit Oriented Development Strategy (Multiple Properties), IP2024-1225
Held confidential pursuant to Sections 23 (Local public body confidences), 24
(Advice from officials), and 25 (Disclosure harmful to economic and other
interests of the public body) of the *Freedom of Information and Protection of
Privacy Act*.

Review By: 2039 November 26

Time Specific: First Item at 3:45 p.m.

10.2 URGENT BUSINESS

11. BRIEFINGS

11.1 Local Area Planning Program Annual Lessons Learned 2024, IP2024-1076

12. ADJOURNMENT



MINUTES

INFRASTRUCTURE AND PLANNING COMMITTEE

**October 16, 2024, 9:30 AM
IN THE COUNCIL CHAMBER**

PRESENT: Councillor S. Sharp, Chair
Councillor J. Mian, Vice-Chair
Councillor A. Chabot (Partial Remote Participation)
Councillor S. Chu (Remote Participation)
Councillor P. Demong
Councillor E. Spencer (Partial Remote Participation)
Councillor J. Wyness
Councillor G-C. Carra (Remote Participation)
Councillor D. McLean
Councillor K. Penner (Remote Participation)
Councillor C. Walcott
Councillor T. Wong

ALSO PRESENT: General Manager D. Morgan
General Manager M. Thompson
General Manager D. Hamilton
Senior Legislative Advisor J. Palaschuk
Legislative Advisor C. Doi
Legislative Advisor A. Lennox

1. CALL TO ORDER

Councillor Sharp called the meeting to order at 9:36 a.m.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Mian, Councillor McLean, Councillor Penner, Councillor Wong, Councillor Wyness, and Councillor Sharp

Absent from Roll Call: Councillor Spencer

2. OPENING REMARKS

Councillor Sharp provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Councillor Mian

That the Agenda for the 2024 October 16 Regular Meeting of the Infrastructure and Planning Committee be confirmed.

MOTION CARRIED

Committee then dealt with Confirmation of Minutes.

Committee returned to this Item following hearing from speakers with respect to Item 7.1.

Moved by Councillor Wyness

That Committee reconsider its decision to Confirm the Agenda.

For: (11): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor Carra, Councillor Penner, Councillor Walcott, and Councillor Wong

MOTION CARRIED

Moved by Councillor Wyness

That the Agenda for today's meeting be amended by postponing Item 7.3, Update on Water Use and Water Loss Review as an Input to the Off-site Levies (Verbal), IP2024-1109, to the 2024 November 6 Regular Meeting of the Infrastructure and Planning Committee.

For: (11): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor Carra, Councillor Penner, Councillor Walcott, and Councillor Wong

MOTION CARRIED

Moved by Councillor Wyness

That the Agenda for today's meeting be confirmed, **as amended**.

For: (11): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor Carra, Councillor Penner, Councillor Walcott, and Councillor Wong

MOTION CARRIED

Committee then returned to Item 7.1.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2024 July 29

Moved by Councillor Chabot

That the Minutes of the 2024 July 29 Regular Meeting of the Infrastructure and Planning Committee be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 Riley Communities Local Area Plan, IP2024-0938

Councillor Sharp introduced a group of Grade 6 students from Battalion Park School (Ward 6) along with their teacher Jennifer Robinson.

The following documents were distributed with respect to Report IP2024-0938:

- A Public Submission;
- A presentation entitled "Riley Communities Local Area Plan";
- A presentation entitled "Riley Local Area Plan Infrastructure and Planning Committee Oct. 16, 2024";
- A letter from the Hounsfeld Heights - Briar Hill Community Association;
- A presentation entitled "Riley Plan Feedback"; and
- A presentation entitled "Key considerations when creating a local area plan".

The following speakers addressed Committee with respect to Report IP2024-0938:

1. Helen Henderson, Residents of Westmount/Broadview Rd NW
2. Frank Johnston
3. Radovan Urban

Committee recessed at 10:15 a.m. and reconvened at 10:17 a.m. with Councillor Sharp in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Mian, Councillor McLean, Councillor Penner, Councillor Walcott, Councillor Wong, Councillor Wyness, and Councillor Sharp

Absent from Roll Call: Councillor Spencer

4. Denys Robinson
5. Angeles Mendoza Sammet
6. Alison Timmins, Quantum Place

7. Jessica Karpat, Quantum Place
8. Beth Atkinson, Hounsfeld Heights - Briar Hill Community Association

Councillor Carra (Remote Member) left the meeting at 11:28 a.m.

Councillor Carra (Remote Member) joined the meeting at 11:36 a.m.

9. Byron Miller

Councillor Spencer (Remote Member) joined the meeting at 11:48 a.m.

Committee recessed at 11:57 a.m. and reconvened at 1:05 p.m. with Councillor Sharp in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Mian, Councillor Walcott, Councillor Wong, Councillor Wyness, Councillor Spencer, and Councillor Sharp

10. Christie Page
11. Justin Simaluk
12. Calvin French, West Hillhurst Community Association Transportation Committee, Riley Safe Streets Volunteer Group
13. Kathryn Davies
14. Robert Tremblay, Calgary Climate Hub
15. Janice Paskey, West Hillhurst Community Association

Councillor Penner (Remote Member) joined the meeting at 1:48 p.m.

16. Jeff Marsh, Hounsfeld Heights - Briar Hill Community Association

Committee then returned to Confirmation of Agenda.

Committee returned to this Item following Item 5.

Councillor Penner (Remote Member) left the meeting at 2:48 p.m.

By General Consent, pursuant to Section 6(1) of Procedure Bylaw 35M2017, Committee suspended Section 78(2)(b) of the Procedure Bylaw to forego the afternoon recess.

Councillor Carra (Remote Member) left the meeting at 3:25 p.m.

Councillor Carra (Remote Member) joined the meeting at 3:47 p.m.

Councillor Carra (Remote Member) left the meeting at 4:18 p.m.

Moved by Councillor Chabot

That the referral be amended by adding a new Recommendation #3 as follows:

3. Amend Attachment 2 to:

- a. Delete section 2.5.2.2 subsection i;
- b. Delete Figure 13; and
- c. Renumber all subsequent figures accordingly; and

For: (3): Councillor Chabot, Councillor Chu, and Councillor Wyness

Against: (5): Councillor Sharp, Councillor Mian, Councillor Spencer, Councillor Walcott, and Councillor Wong

MOTION DEFEATED

Councillor Chu (Remote Member) left the meeting at 4:33 p.m.

Moved by Councillor Wong

That the referral be amended by adding a new Recommendation #4 as follows:

4. Amend the Riley Communities Local Area Plan with the addition of consistent term references and auxiliary verbs and associated glossary definitions including but not limited to 'should', 'shall', and 'must'.

For: (3): Councillor Sharp, Councillor Wyness, and Councillor Wong

Against: (4): Councillor Mian, Councillor Chabot, Councillor Spencer, and Councillor Walcott

MOTION DEFEATED

Moved by Councillor Wong

That the referral be amended by adding a new Recommendation #5 as follows:

5. Amend the Riley Communities Local Area Plan with the addition of a section under Section 2 – Enabling Growth which describes and articulates desired community, neighbourhood, and street context for and within each Riley communities to assist users of the LAP to aspire development towards community and local context of history, heritage, streetscape, and landscaping; and

For: (1): Councillor Wong

Against: (6): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Spencer, Councillor Wyness, and Councillor Walcott

MOTION DEFEATED

Moved by Councillor Wyness

That with respect to Report IP2024-0938, the following be approved:

That the Infrastructure and Planning Committee recommend that Council refer Report IP2024-0938 back to Administration to:

1. Prioritize greater density around Transit Oriented Development (TOD) sites within the Riley Communities Local Area Plan;
2. Focus on planning for growth and change that integrates multi-modal mobility and improved citizen experience of land use development that

enables walkability, community connections, and integrated commercial and residential uses for all ages and abilities; and

3. Report back to the Infrastructure and Planning Committee by Q2 2025.

For: (4): Councillor Sharp, Councillor Chabot, Councillor Spencer, and Councillor Wyness

Against: (3): Councillor Mian, Councillor Walcott, and Councillor Wong

MOTION CARRIED

Councillor Chabot rose on a Point of Order.

The Chair ruled on the Point of Order.

Pursuant to Section 134(a) of the Procedure Bylaw, Councillor Chabot requested the lost motions be forwarded with the Report to Council.

Committee recessed at 4:45 p.m. and reconvened at 4:55 p.m. with Councillor Sharp in the Chair.

ROLL CALL

Councillor Chabot, Councillor Mian, Councillor Spencer, Councillor Walcott, Councillor Wyness, and Councillor Sharp

Absent from Roll Call: Councillor Chu and Councillor Demong

7.2 City Building Program – Program Update – 2024 October, IP2024-0993

A Public Submission was distributed with respect to Report IP2024-0993.

Moved by Councillor Mian

That with respect to Report IP2024-0993, the following be approved:

That the Infrastructure and Planning Committee forward this Report to the 2024 October 29 Regular Meeting of Council.

For: (7): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Spencer, Councillor Wyness, Councillor Walcott, and Councillor Wong

MOTION CARRIED

Moved by Councillor Mian

That pursuant to Section 6(1) of Procedure Bylaw 35M2017, Committee suspend Section 78(2)(c) of the Procedure Bylaw to forego the dinner recess to complete the remainder of the Agenda.

For: (6): Councillor Sharp, Councillor Mian, Councillor Spencer, Councillor Wyness, Councillor Walcott, and Councillor Wong

Against: (1): Councillor Chabot

MOTION CARRIED

By General Consent, Committee modified the Agenda to bring forward Item 7.5, Pavement Quality Level of Service, IP2024-1043, to be dealt with immediately following Item 7.2, City Building Program - Program Update - 2024 October, IP2024-0993.

Committee then dealt with Item 7.5.

- 7.3 Update on Water Use and Water Loss Review as an Input to the Off-site Levies (Verbal), IP2024-1109

This Item was postponed to the 2024 November 6 Regular Meeting of the Infrastructure and Planning Committee during Confirmation of Agenda.

- 7.4 Biannual Infrastructure Insights Report – Q3 2024, IP2024-0977

This Item was dealt with following Item 7.5.

Moved by Councillor Wong

That with respect to Report IP2024-0977, the following be approved:

That the Infrastructure and Planning Committee recommend that Council:

1. Receive this report for the Corporate Record, and
2. Direct that Confidential Attachment 3 be held confidential pursuant to Section 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2034 October 16.

For: (6): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Spencer, Councillor Wyness, and Councillor Wong

MOTION CARRIED

Committee then dealt with Item 12.

- 7.5 Pavement Quality Level of Service, IP2024-1043

This Item was dealt with following Item 7.2.

David Kowel addressed Committee with respect to Report IP2024-1043.

Moved by Councillor Spencer

That with respect to Report IP2024-1043, the following be approved:

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to establish a pavement quality level of service target for Calgary's road network where arterial, collector and local roads are in good condition at 60 per cent, 54 per cent, and 42 per cent respectively in 10 years; and

For: (5): Councillor Sharp, Councillor Mian, Councillor Spencer, Councillor Wyness, and Councillor Wong

Against: (1): Councillor Chabot

MOTION CARRIED

Moved by Councillor Spencer

That with respect to Report IP2024-1043, the following be approved:

That the Infrastructure and Planning Committee recommend that Council:

2. Review corresponding financial investment requirements, to be considered during budget deliberations in November 2024.

For: (6): Councillor Sharp, Councillor Mian, Councillor Ghabot, Councillor Spencer, Councillor Wyness, and Councillor Wong

MOTION CARRIED

Committee then dealt with Item 7.4.

8. ITEMS DIRECTLY TO COMMITTEE

8.1 REFERRED REPORTS

None

8.2 NOTICE(S) OF MOTION

None

9. URGENT BUSINESS

None

10. CONFIDENTIAL ITEMS

10.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

10.2 URGENT BUSINESS

None

11. BRIEFINGS

11.1 2024 Citywide Growth Strategy Monitoring Report, IP2024-1089

11.2 Symons Valley Centre Program Update, IP2024-1174

12. ADJOURNMENT

This Item was dealt with following Item 7.4.

Moved by Councillor Mian

That this meeting adjourn at 5:49 p.m.

MOTION CARRIED

The following Item has been postponed to the 2024 November 6 Regular Meeting of the Infrastructure and Planning Committee:

ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- Update on Water Use and Water Loss Review as an Input to the Off-site Levies (Verbal), IP2024-1109

The following Items have been forwarded to the 2024 October 29 Regular Meeting of Council:

CONSENT AGENDA

- Riley Communities Local Area Plan, IP2024-0938
- Biannual Infrastructure Insights Report – Q3 2024, IP2024-0977
- Pavement Quality Level of Service, IP2024-1043

ITEMS FROM OFFICERS, COMMITTEES AND ADMINISTRATION
COMMITTEE REPORTS

- City Building Program – Program Update – 2024 October, IP2024-0993

The next Regular Meeting of the Infrastructure and Planning Committee is scheduled to be held on 2024 November 6 at 9:30 a.m.

CONFIRMED BY COMMITTEE ON

CHAIR

CITY CLERK



MINUTES

INFRASTRUCTURE AND PLANNING COMMITTEE

**FOLLOWING THE ADJOURNMENT OF THE 2024 OCTOBER 22 REGULAR MEETING OF
THE COMMUNITY DEVELOPMENT COMMITTEE**

**October 22, 2024, 10:12 AM
IN THE COUNCIL CHAMBER**

PRESENT: Councillor S. Sharp, Chair
Councillor J. Mian, Vice-Chair
Councillor A. Chabot
Councillor S. Chu
Councillor P. Demong
Councillor E. Spencer
Councillor J. Wyness
Mayor J. Gondek, Ex-Officio

ALSO PRESENT: A/Chief Administrative Officer S. Dalglish
A/City Solicitor and General Counsel L. Davies
City Clerk K. Martin
Legislative Coordinator M. A. Cario
Senior Legislative Advisor J. Palaschuk
Legislative Advisor K. Picketts

1. CALL TO ORDER

The City Clerk called the meeting to order at 10:12 a.m.

ROLL CALL

Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Mian, Councillor Sharp, Councillor Spencer, Councillor Wyness, and Mayor Gondek

2. ELECTION OF CHAIR

Following nomination procedures, Councillor Sharp was elected Chair of the Infrastructure and Planning Committee, by acclamation.

3. ELECTION OF VICE-CHAIR

Following nomination procedures, Councillor Mian was elected Vice-Chair of the Infrastructure and Planning Committee, by acclamation.

4. OPENING REMARKS

Councillor Sharp provided opening remarks.

5. CONFIRMATION OF AGENDA

Moved by Councillor Mian

That the Agenda for the 2024 October 22 Regular Meeting of the Infrastructure and Planning Committee be confirmed.

MOTION CARRIED

6. CONFIRMATION OF MINUTES

None

7. CONSENT AGENDA

7.1 DEFERRALS AND PROCEDURAL REQUESTS

None

8. POSTPONED REPORTS

None

9. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

10. ITEMS DIRECTLY TO COMMITTEE

10.1 REFERRED REPORTS

None

10.2 NOTICE(S) OF MOTION

None

11. URGENT BUSINESS

None

12. CONFIDENTIAL ITEMS

12.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

12.2 URGENT BUSINESS

None

13. BRIEFINGS

None

14. ADJOURNMENT

Moved by Councillor Mian

That this meeting adjourn at 10:14 a.m.

MOTION CARRIED

The next Regular Meeting of the Infrastructure and Planning Committee is scheduled to be held on 2024 November 6 at 9:30 a.m.

CONFIRMED BY COMMITTEE ON

CHAIR

CITY CLERK

UNCONFIRMED

POSTPONED REPORT

Excerpt from the Minutes of the Regular Meeting of the Infrastructure and Planning Committee, held 2024 October 16:

“3. CONFIRMATION OF AGENDA

Moved by Councillor Mian

That the Agenda for the 2024 October 16 Regular Meeting of the Infrastructure and Planning Committee be confirmed.

MOTION CARRIED

Committee then dealt with Confirmation of Minutes.

Committee returned to this Item following hearing from speakers with respect to Item 7.1.

Moved by Councillor Wyness

That Committee reconsider its decision to Confirm the Agenda.

For: Councillor Carra, Councillor Chu, Councillor Demong, Councillor Sharp,
(11) Councillor Spencer, Councillor Walcott, Councillor Wyness, Councillor Mian,
Councillor Penner, Councillor Chabot, and Councillor Wong

MOTION CARRIED

Moved by Councillor Wyness

That the Agenda for today’s meeting be amended by postponing Item 7.3, Update on Water Use and Water Loss Review as an Input to the Off-site Levies (Verbal), IP2024-1109, to the 2024 November 6 Regular Meeting of the Infrastructure and Planning Committee.

For: Councillor Carra, Councillor Chu, Councillor Demong, Councillor Sharp,
(11) Councillor Spencer, Councillor Walcott, Councillor Wyness, Councillor Mian,
Councillor Penner, Councillor Chabot, and Councillor Wong

MOTION CARRIED

Moved by Councillor Wyness

That the Agenda for today’s meeting be confirmed, **as amended**.

For:
(11) Councillor Carra, Councillor Chu, Councillor Demong, Councillor Sharp,
Councillor Spencer, Councillor Walcott, Councillor Wyness, Councillor Mian,
Councillor Penner, Councillor Chabot, and Councillor Wong

MOTION CARRIED”

Calgary



Update on Water Use and Water Loss Review as an Input to the Off-site Levies (Verbal)

IP2024-1109 | 2024 October 16

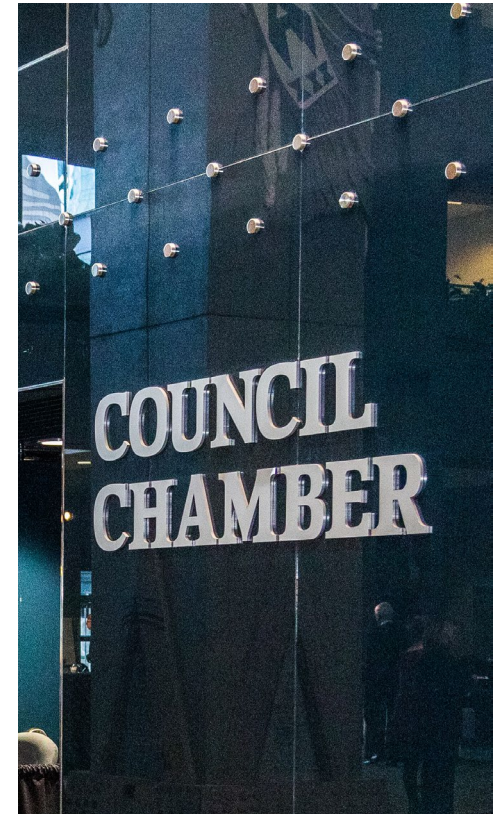
Recommendation

That the Infrastructure and Planning Committee recommends that Council receive this update for the Corporate Record.

Previous Council Direction

On 2024 July 30, Council directed Administration to:

1. Engage a third-party engineering resource to:
 - a. Complete a review on water use trends and water loss (locally and in comparative jurisdictions).
 - b. Complete an analysis of established areas, new communities and municipal customer water infrastructure design metrics for the purpose of calculating greenfield and established area development levies.
2. Report back to Council through the 2024 October 16 Infrastructure and Planning Committee with a progress update.





Sequential Three-Part Approach

Water Use and
Water Loss Review



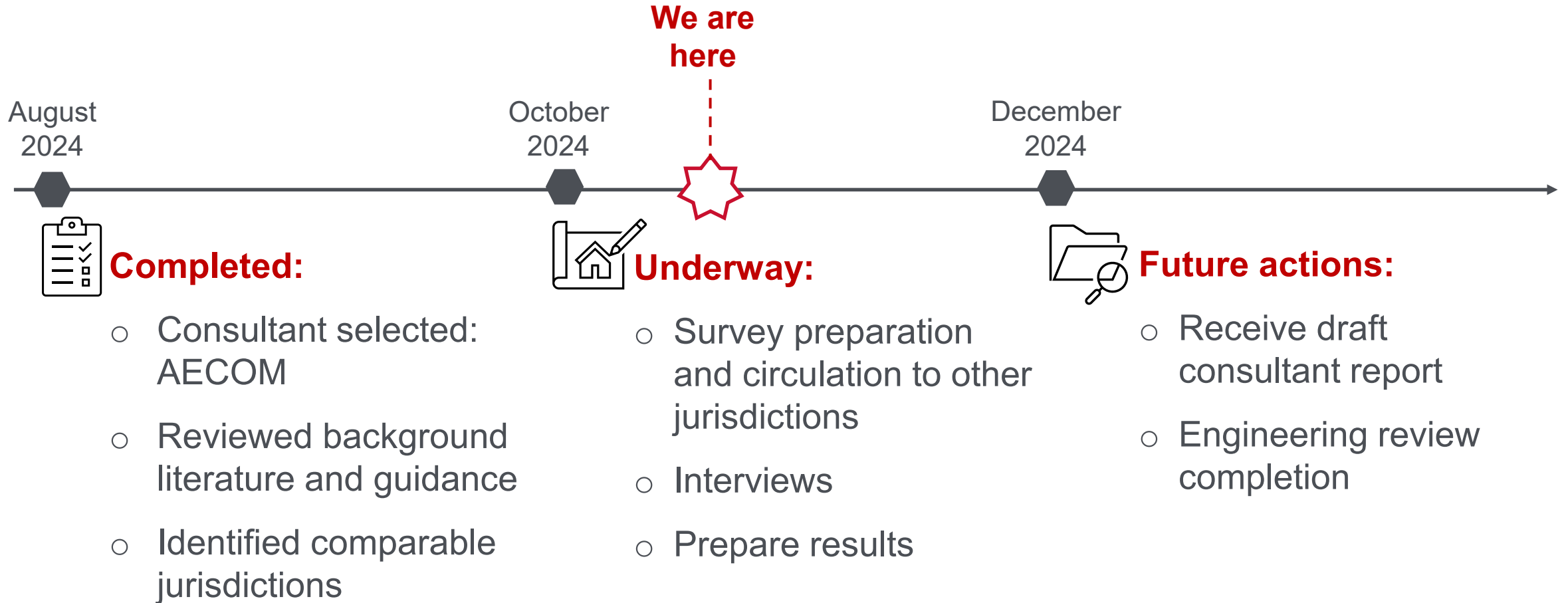
Benefit Allocation
for Growth and
Calculating Off-site
Levies



Recommendations
and Implementation

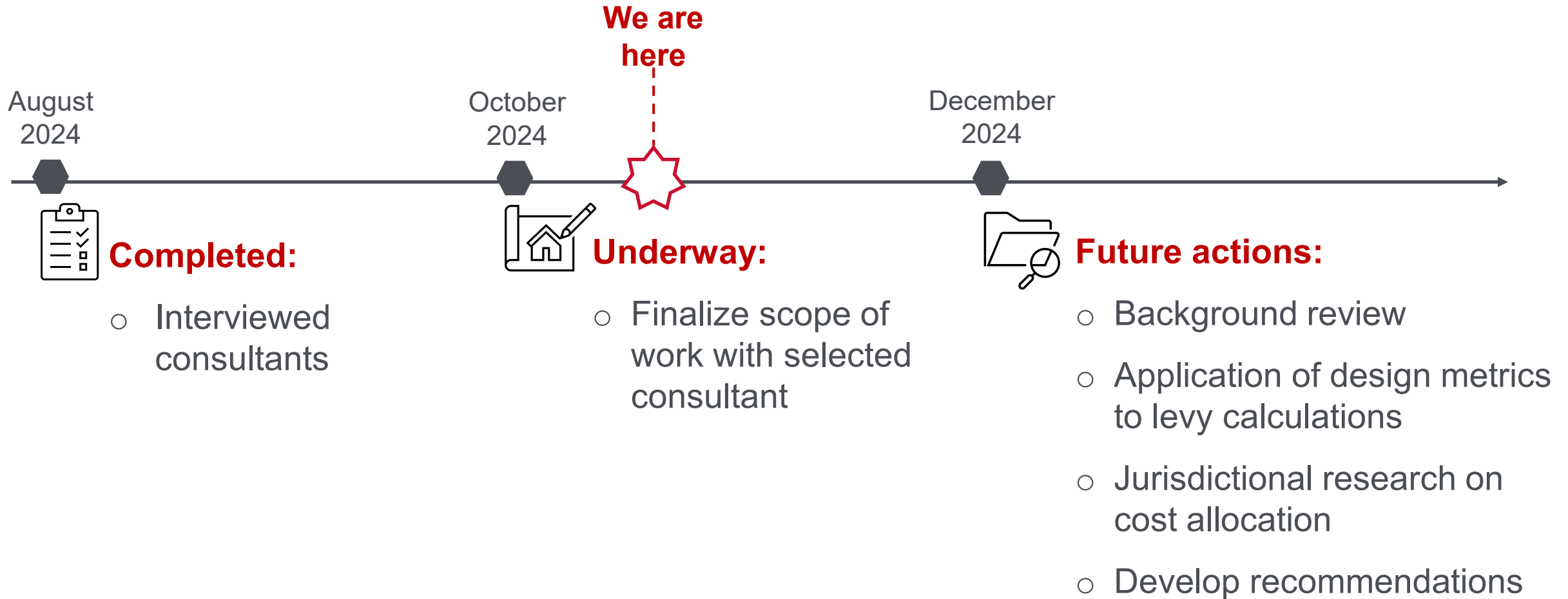


Part 1: Water Use and Water Loss Review





Part 2: Benefit Allocation for Growth and Calculating Off-site Levies



Part 3: Recommendations and Implementation

Post Q3 2025



Future actions:

- Develop implementation plan
- Present findings and recommendations to IPC and Council
- Consider results in next Off-site Levies bylaw update

Development Industry Engagement



Workplan shared
2024 August 26



Inputs to Part 1 meeting scheduled for
2024 October 24



Inputs to Part 2 meeting to be
scheduled once consultant selected



Recommendations and changes
from Part 3 shared with industry

Recommendation

That the Infrastructure and Planning Committee recommends that Council receive this update for the Corporate Record.

Planning & Development Services Report to
Infrastructure and Planning Committee
2024 November 06

ISC: UNRESTRICTED
IP2024-1162

Westbrook Communities Local Area Plan Heritage Guidelines Policy Amendment

Purpose

The purpose of this report is to seek approval to replace the Heritage Guidelines placeholder policy in the Westbrook Communities Local Area Plan with specific Heritage Guidelines.

PREVIOUS COUNCIL DIRECTION

The Westbrook Communities Local Area Plan (IP2022-1145) was presented at the 2023 January 17 Public Hearing Meeting of Council and the Westbrook Communities Local Area Plan was approved on 2023 April 25. Administration committed to amend the Heritage Guidelines placeholder policy acknowledged through the placeholder text approved in the Westbrook Communities Local Area Plan. Background and Previous Council Direction is included as Attachment 1.

RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommends that Council:

1. Give three readings to the proposed bylaw for amendments to the Westbrook Communities Local Area Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for amendments to the Land Use Maps in the Land Use Bylaw to include the Heritage Guideline Area (Attachment 3).

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The proposed Heritage Guidelines will help guide the design of new developments, ensuring compatibility with the existing homes in these heritage-rich areas of the Westbrook Communities Local Area Plan.

HIGHLIGHTS

- Specific Heritage Guidelines in the Westbrook Communities Local Area Plan will ensure that new development in heritage rich areas is contextually sensitive, honours existing heritage assets and is consistent with policies in other Local Area Plans. The amendment does not prevent redevelopment. It sets clear development policies for redevelopment in the Heritage Guideline Area, providing direction on key architectural elements, including roof style, front-yard setbacks, window and door patterns, façade projections, and building massing.
- Both Calgarians and residents living in the Heritage Guideline Area will benefit from knowing that new development will be contextual to the history of this unique part of the city.
- The Westbrook Communities Local Area Plan establishes a vision for growth and change; celebrating and honouring the area's heritage is one of the Westbrook Communities Local Area Plan's core ideas. The amendments respond to feedback heard through engagement sessions.
- Amendments to the Land Use Maps of the Land Use Bylaw are included so that the Heritage Guidelines can be applied to new development through the discretionary development permit process.

Westbrook Communities Local Area Plan Heritage Guidelines Policy Amendment

DISCUSSION

Heritage Conservation Incentives and Programs

Heritage Guidelines are one of three policy tools comprising the City's [Heritage Conservation Incentives and Programs](#). The Heritage Conservation Incentives and Programs provide policy tools and financial incentives to support heritage conservation by making it more desirable to retain heritage assets. Heritage conservation incentives and programs do not prohibit new development or the demolition of buildings. Instead, they are designed to incentivize the retention of heritage assets and ensure new development in heritage rich areas better fit the historic character of these areas.

Westbrook Communities Local Area Plan - Heritage Guideline Area

Late in the development of the Westbrook Communities Local Area Plan, after the final phase of engagement, six heritage rich blocks were identified in the community of Shaganappi as warranting inclusion as a Heritage Guideline Area. This resulted in Administration creating placeholder language in the Westbrook Communities Local Area Plan (C2023-0465), including a map identifying those blocks.

Section 2.6.2 of the Westbrook Communities Local Area Plan states “through future updates, the Westbrook Communities Local Area Plan will apply locally specific Heritage Guidelines to the identified Heritage Guideline Area”. The proposed Heritage Guidelines will replace this section (Section 2.6.2) to realize the Westbrook Communities Local Area Plan’s vision and core ideas.

Heritage Guidelines

The Heritage Guidelines encourage new development to draw design references from nearby heritage buildings in ways that complement the unique and historic qualities of the Heritage Guideline Area while still allowing for modern designs.

The Heritage Guidelines address general characteristics of buildings rather than enforcing strict architectural rules and are divided into four general sections: Site and Landscape Design, Roofs and Massing, Front Facades, and Windows, Materials and Details. The Heritage Guidelines reference key building elements common among heritage assets in the community of Shaganappi while not prescribing designs or architectural styles for new development. The Heritage Guidelines do not limit the specific number of dwelling units or housing type nor prevent the development of a variety of housing types in the Heritage Guideline Area.

A Heritage Guidelines Implementation Guide (Attachment 4) has been developed to guide applicants and file managers with implementing the Heritage Guidelines.

Land Use Bylaw Amendments

Amendments to the Land Use Maps in Land Use Bylaw 1P2007 are necessary to ensure that the Heritage Guidelines policy can be applied to new development in the Heritage Guideline Area.

Westbrook Communities Local Area Plan Heritage Guidelines Policy Amendment

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|---|---|
| <input checked="" type="checkbox"/> Public engagement was undertaken | <input checked="" type="checkbox"/> Dialogue with interested parties was undertaken |
| <input checked="" type="checkbox"/> Public/interested parties were informed | <input type="checkbox"/> Public communication or engagement was not required |

The project employed a variety of engagement and communication tactics to raise awareness and gather input to develop the Heritage Guidelines (Attachment 5). This included engagement with a working group, in-person and online public engagement, and mail-outs.

In 2024 May, an 11-member working group comprised of area residents, community association members, Heritage Calgary and the development industry was formed. The working group met three times and provided feedback that was used to develop the Heritage Guidelines.

In 2024 September, the final draft Heritage Guidelines were shared with the public to inform residents in the Heritage Guideline Area. This included both an in-person information session and an Engage Portal where Administration could gather feedback to finalize the Heritage Guidelines.

Letters of Response (Attachment 6) supporting the proposed Heritage Guidelines were provided by Heritage Calgary and the Shaganappi Community Association.

IMPLICATIONS

Social

Communities have expressed a desire to have locally specific development guidelines in heritage rich areas of the city. This policy amendment responds to this by providing Heritage Guidelines for one of Calgary's oldest neighbourhoods in the Westbrook communities. The Guidelines will help ensure that new development is more contextually sensitive to the historic context of this area while still allowing for modest intensification in the Heritage Guideline Area as set out in the Westbrook Communities Local Area Plan.

The preservation of heritage assets serves as physical reminders of a community's history and help a community maintain a sense of identify and continuity.

Environmental

The Heritage Guidelines supplement the overall vision and policies of the Westbrook Communities Local Area Plan which allows for more compact growth near varied mobility options. This will help reduce greenhouse gas emissions and advance the City's climate objectives as well as balance growth between greenfield and established areas.

Preservation and adaptive reuse of heritage buildings reduces the environmental impact of new construction and contributes to the sustainability within a community.

Economic

The Heritage Guidelines allow for the contextual redevelopment of heritage properties and the creation of additional dwelling units in inner-city communities ([The City of Calgary's Housing Strategy](#)). Having more people living near existing amenities and services will help support businesses in the Westbrook communities.

Planning & Development Services Report to
Infrastructure and Planning Committee
2024 November 06

ISC: UNRESTRICTED
IP2024-1162

Westbrook Communities Local Area Plan Heritage Guidelines Policy Amendment

Service and Financial Implications

No anticipated financial impact

RISK

If the amendments to the Westbrook Communities Local Area Plan and Land Use Bylaw are not approved, there is risk of eroding community trust in the local area planning process and undermining the vision and core ideas of the Westbrook Communities Local Area Plan. Without the proposed Heritage Guidelines, redevelopment could be more likely to have a negative impact on the historic character of this area. Failure to approve the Heritage Guidelines would create inconsistency with heritage polices in approved local area plans.

ATTACHMENT(S)

1. Background and Previous Council Direction – IP2024-1162
2. Proposed Amendment to the Westbrook Communities Local Area Plan – IP2024-1162
3. Proposed Amendments to Land Use Bylaw 1P2007 – IP2024-1162
4. Westbrook Communities Heritage Guidelines Implementation Guide – IP2024-1162
5. Engagement Summary – IP2024-1162
6. Letters of Response – IP2024-1162
7. Presentation – IP2024-1162

Department Circulation

| General Manager/Director | Department | Approve/Consult/Inform |
|--------------------------|---------------------------------|------------------------|
| Debra Hamilton | Planning & Development Services | Approve |

Author: Michele Bussiere, City and Regional Planning

Background and Previous Council Direction

Background

Late in the development of the Westbrook Communities Local Area Plan (Plan), six heritage rich blocks were identified in the community of Shaganappi as warranting inclusion as a Heritage Guideline Area. As approved by Council in 2023, the Plan includes Section 2.6.2 Heritage Guideline Area, which identifies one Heritage Guideline Area in the community of Shaganappi. Administration committed to the Shaganappi community to amend the placeholder policy in the Plan, as acknowledged by Council through the placeholder text.

Previous Council Direction

The table below provides details of Council direction since 2023 that have guided Administration's work on amendments to the Westbrook Communities Local Area Plan proposed in this report.

| DATE | REPORT NUMBER | DIRECTION/DESCRIPTION |
|-----------------|---------------|--|
| 2023 April 25 | C2023-0465 | Regular Meeting of Council Council voted on second and third readings, approving the Westbrook Communities Local Area Plan (LAP). Administration committed to the Shaganappi community to amend the placeholder policy in the Plan, as acknowledged by Council through the placeholder text. |
| 2024 January 17 | IP2022-1146 | Public Hearing Meeting of Council Council approved first reading and directed Administration to return for second and third readings after circulation to Calgary Metropolitan Region Board. |

Proposed Amendments to the Westbrook Communities Local Area Plan

1. The Westbrook Communities Local Area Plan attached to and forming part of Bylaw 5P2023 is hereby amended as follows:
 - (a) In Section 2.6.2, delete the text in its entirety and replace with the following:

To recognize and celebrate the unique history and resulting built form that is seen in part of the Westbrook Communities, A **Heritage Guideline Area** that has concentrated groupings of residential **heritage assets** has been identified in the community of Shaganappi. These residential **heritage assets** are privately owned buildings, typically constructed prior to 1945, that significantly retain their original form, scale, massing, window/door pattern, and architectural details or materials. Concentrations of residential **heritage assets** that help define the **Heritage Guideline Area** are identified on Map 5. These guidelines apply to block faces where more than 25% of the buildings have been identified as residential **heritage assets**. Buildings that qualify as residential **heritage assets** may be listed on the Inventory of Evaluated Historic Resources, but it is not a requirement.

The Plan applies specific guidelines to the **Heritage Guideline Area** to ensure new development fits into the area's historic fabric and context. They aren't intended to directly recreate historical architectural styles or limit new development, but to incorporate design elements that allow them to contribute to and enhance the historic character of the **Heritage Guideline Area**. The guidelines will be applied through the development permit review process to ensure new development responds to and contextually fits with existing residential **heritage assets**.

Policy

General

- a. Land use redesignations that would allow for development with permitted use dwelling units should not be supported in the **Heritage Guideline Area**.
- b. Development should draw design references from nearby **heritage assets** within the applicable **Heritage Guideline Area**, without directly mimicking historic styles.

Site and Landscape Design

- c. Notwithstanding the minimum Land Use Bylaw setback,
 - I. front yard setbacks should be informed by the existing **heritage assets** on the block; and
 - II. where existing front yard setbacks on the block face are generally consistent (meaning a variance in setbacks of 2.0 meters or less for all parcels), the front setback for new development should not be less than the shortest existing front setback on the block face.
- d. Development should provide well-defined and direct pathway connections from front doors to the sidewalk and public space.
- e. Where a public boulevard with canopy trees is not present, landscaping should include at least one deciduous tree in the front setback area or within the boulevard, that will contribute to a mature tree canopy.

- f. Relaxation of **Land Use Bylaw** landscaping requirements may be considered in the front setback where two mature trees are retained in the front yard or boulevard.
- g. Front setbacks should be soft landscaped.

Roofs and Massing

- h. Roof styles should be informed by and complement the **heritage assets** in the area. The design should:
 - I. incorporate a roof profile informed by the existing **heritage assets** on the block with a strong emphasis on visual continuity along the street;
 - II. have a minimum primary roof pitch of 6:12;
 - III. have a minimum primary roof pitch of 4:12 when **heritage assets** in the **Heritage Guideline Area** have a similar roof form;
 - IV. not include a flat roof or **contemporary asymmetrical roof pitches** where visible from the street.
- i. Decks above the main floor are encouraged to be incorporated into the roofline or recessed into the facade to diminish their visual impact.
- j. Foundation height is encouraged to conform to the foundation height of existing **heritage assets** on the block.
- k. Where new development is larger than nearby **heritage assets**, the visual impact of upper storeys of buildings should be reduced by employing design measures such as:
 - I. the use of **compound roofs** (e.g., cross-gabled or combination roof pitches) to hide the upper storey;
 - II. shifting massing away from smaller-scale buildings; or
 - III. reduced building massing on upper storeys.
- L. Developments with more than one unit should have distinct rooflines that accentuate individual units.
- m. Buildings with a front facade width exceeding 12.0 metres or a height exceeding two storeys are encouraged to mitigate their visual impact through variations in:
 - I. massing;
 - II. rooflines; or
 - III. materials.

Front Facades

- n. Development should provide a front projection on the main floor that may be covered or enclosed, and that comprises at least a third of the width of the front main floor facade for each unit visible from the street. This front projection could include elements such as:
 - I. porches;

- II. patios;
 - III. verandas;
 - IV. sunrooms; or
 - V. bay windows.
- o. Front facades should reference the vertical and horizontal pattern of the streetscape, maintaining the proportions and depth of existing **heritage assets** on the block.
 - p. Front projections beyond the main facade of the building should include a roof that is informed by the existing **heritage assets** on the block and integrated into the overall building design.
 - q. A full-width front veranda or porch should be informed by and complement the horizontal lines and roof pitches of existing **heritage assets** on the block by integrating it within the primary roof; where this is not possible, the veranda or porch should be integrated into the front facade under an integrated secondary roof.
 - r. Where a roof is supported by columns, the style of those columns should be informed by the existing **heritage assets** on the block.

Windows, Materials and Details

- s. Window patterns should be informed by and complement the existing **heritage assets** in the area and:
 - I. large uninterrupted floor-to-ceiling windows are discouraged;
 - II. horizontal window openings are encouraged to be divided into groupings of smaller vertically oriented windows; and,
 - III. windows are encouraged to include wide casings or frames.
 - t. The use of natural or natural-looking building materials, such as masonry, wood or wood-pattern cement board, is encouraged.
 - u. Where multiple building materials are used, heavier-looking materials (e.g., masonry or masonry veneer) should be used on the base of the building.”
- (b) In Section 4.4, between **Built Form** and **Core Zone** add:

Compound Roof – includes hip and valley, cross-hipped, dormer, intersecting or combination roofs and pitches.

Contemporary Asymmetrical Roof Pitch – includes single slope roofs such as butterfly, shed, sawtooth, lean-to, saltbox, flat and **skillion**.

- (c) In section 4.4, between **Transportation Demand Management (TDM)** and **Work-Live Units** add:

Skillion Roof – A skillion roof design consists of only one single flat slope or mono pitch roof.

- (d) Insert the images shown in Schedule “A” into Section 2.6.2 Heritage Guideline Area.

TEXT FOR DISCUSSION

SCHEDULE A



Image: Example of front setback, tree planting and front facades



Image: Example of roofs and massing.



Vertical style windows



Natural materials



Heavier materials at base of building

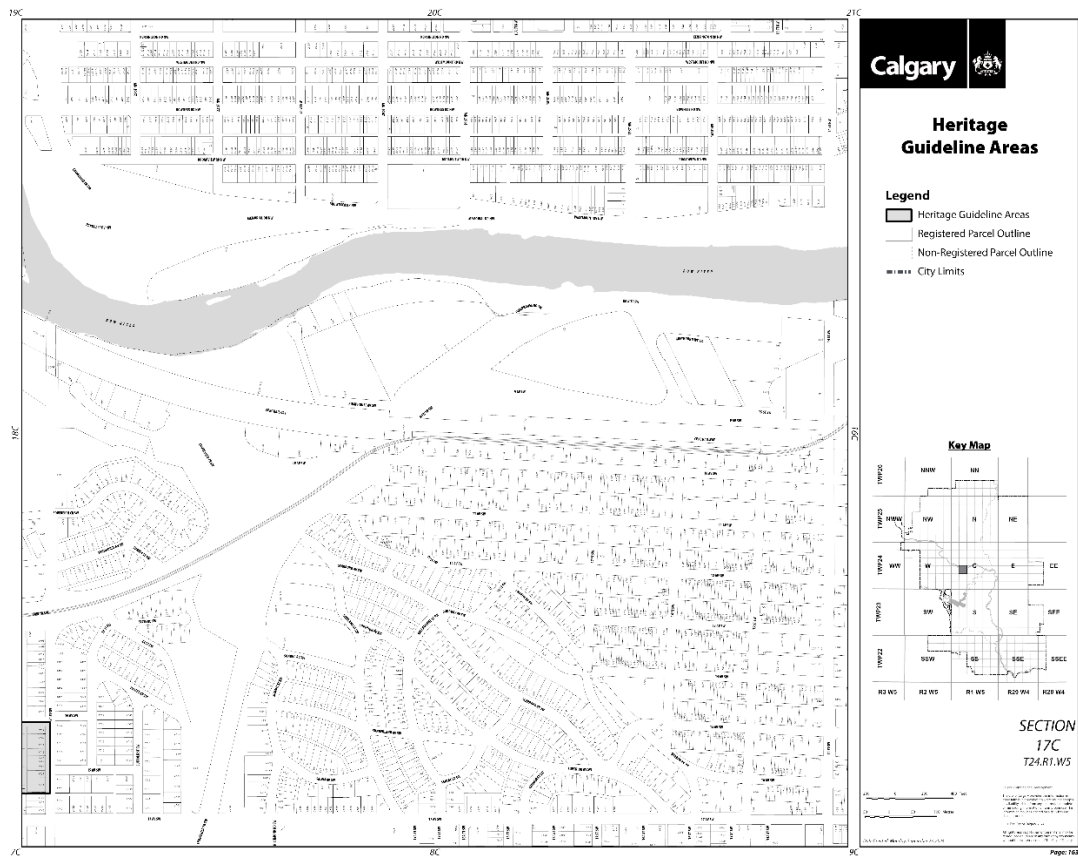
Image: Example of windows, materials and details.

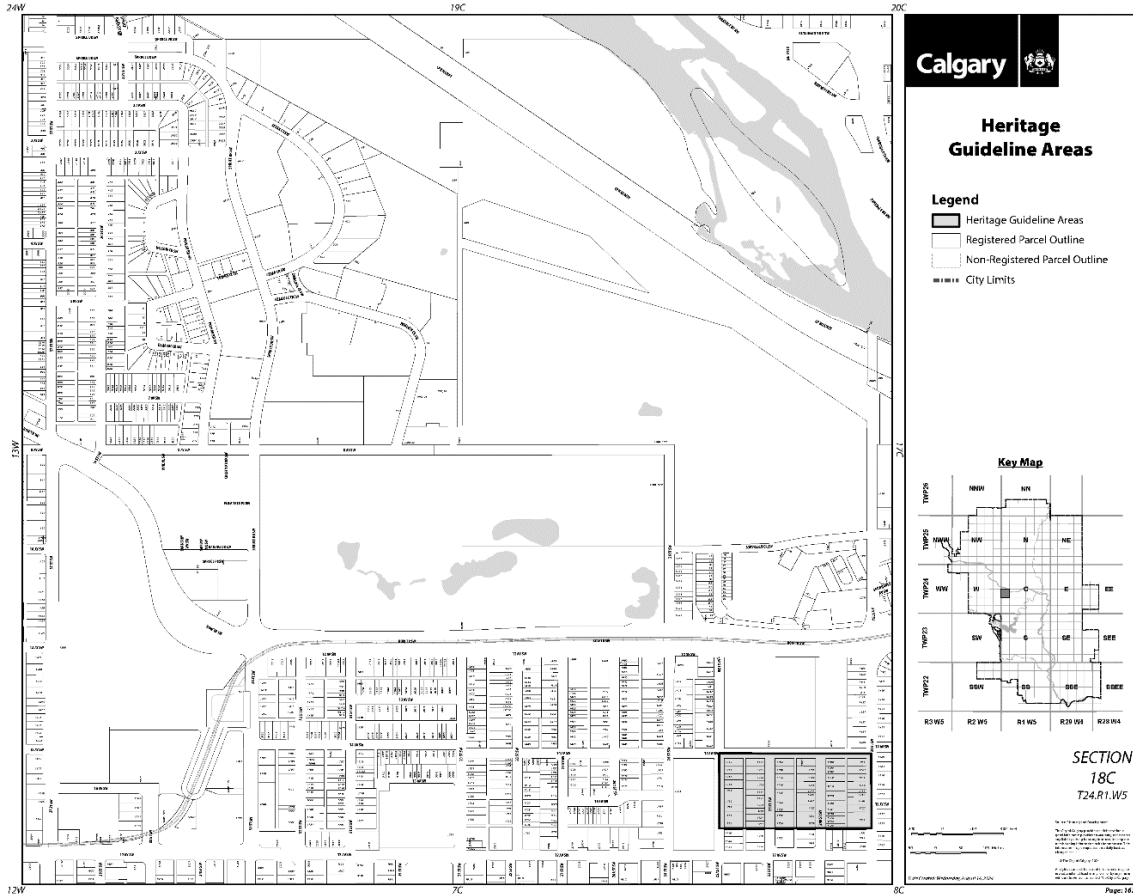
TEXT FOR DI

Proposed Amendments to Land Use Bylaw 1P2007

1. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:
 - a) add the maps attached as Schedule "A" to the Heritage Guideline Areas Maps, to be deposited with the City Clerk.

SCHEDULE A





TEXT FOR

Westbrook Communities Heritage Guidelines Implementation Guide



Westbrook Communities Heritage Guidelines **Implementation Guide**



ISC

Table of Contents

| | |
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| Guidelines Overview | 4 |
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| Windows, Materials and Details..... | 9 |

Heritage Guideline Area

What is a Heritage Guideline Area?

Heritage Guideline Areas are identified in a local area plan and indicate where there are concentrations of **heritage assets**, sometimes referred to as “character homes.” In these areas, both new developments and major exterior renovations to existing buildings are made subject to a discretionary review and approval process by The City. The application design guidelines also promote the integration of historic design characteristics found in local **heritage assets**.

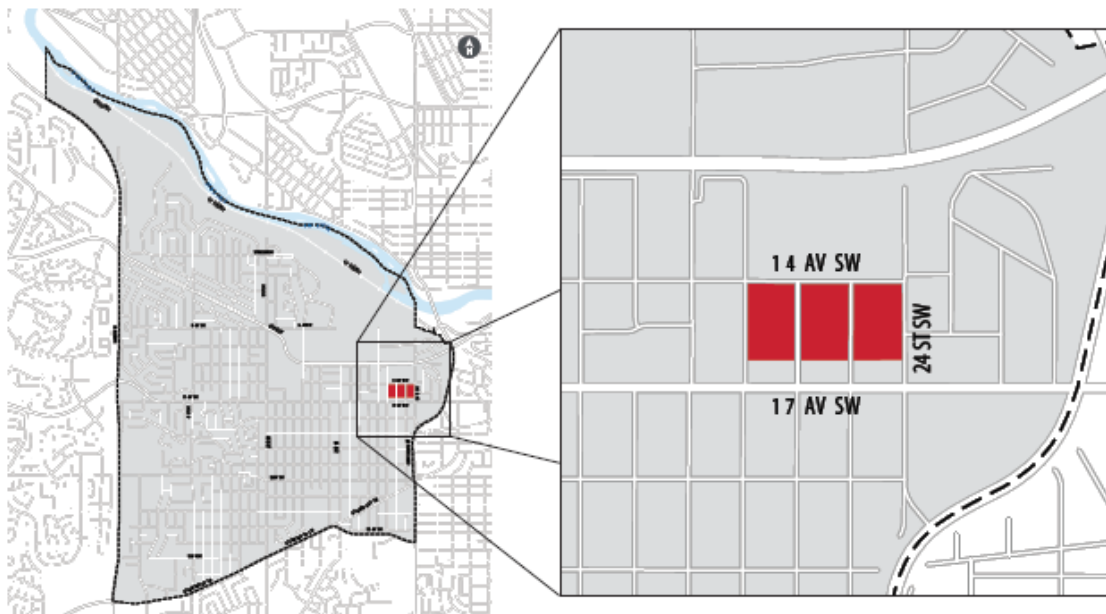
The Heritage Guidelines address general characteristics of buildings rather than enforcing strict architectural rules. Although the design of new development needs

to be sensitive to and respect the existing **heritage assets**, the intent of the guidelines is not to require new development to have a fake historic appearance. Instead, the guidelines are written to encourage modern development that is highly-contextual and echoes the past context established by **heritage assets**.

What are heritage assets?

Heritage assets are privately-owned buildings, typically constructed before 1945, that retain most of their original style, design, details and construction materials as determined through a visual assessment.

Westbrook Communities Heritage Guidelines Area



Guidelines Overview

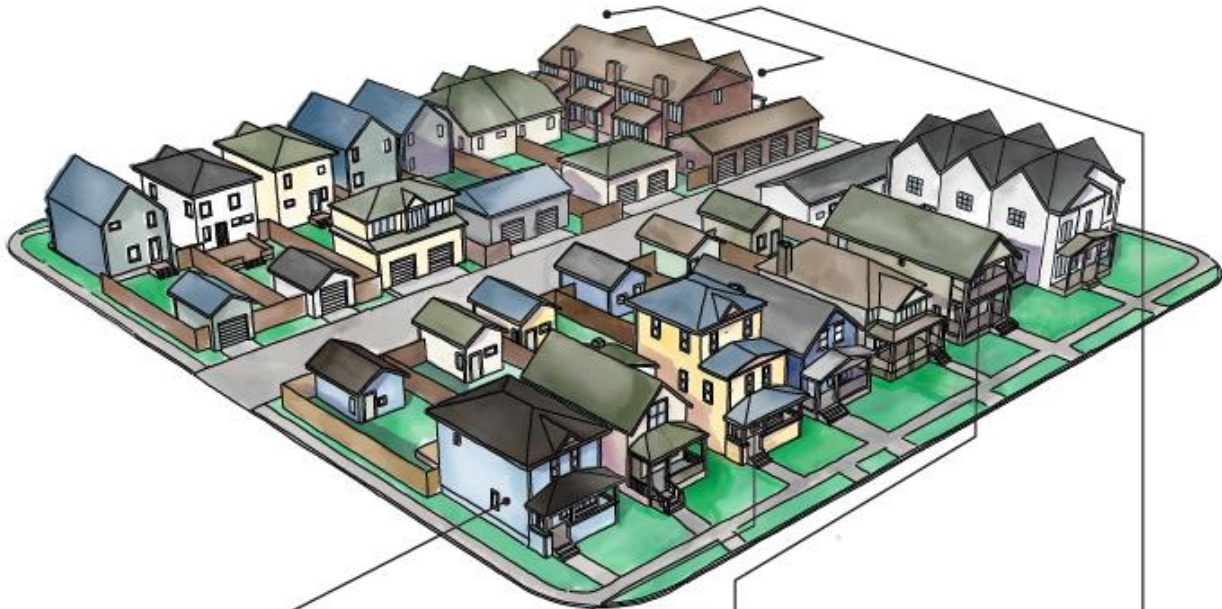
The Heritage Guidelines apply to new development and significant exterior renovations in the **Heritage Guideline Area**. They ensure that new development responds to and supports the historic character in this area. The Heritage Guidelines address four overarching design categories:

- Site and Landscape Design
- Roofs and Massing
- Front Façades
- Windows, Materials and Details

Overall, the Heritage Guidelines encourage new development to take design inspiration from nearby **heritage assets** in ways that complement the unique and historic qualities of **heritage assets** while allowing for modern interpretations.

The images shown throughout this implementation guide show various ways that new development can respond to existing **heritage assets**. For example, various scales of development may occur in the **Heritage Guideline Area** and the images included show how these varying scales can incorporate the design guidelines.

Example block within the Heritage Guideline Area



Site and Landscape Design



Windows, Materials and Details



Front Façade



Roofs and Massing

Site and Landscape Design

Site and landscape design are important factors in how a building fits in with the surrounding area. Proper building setbacks from the street and trees in the front yard or boulevard help a building fit in with existing homes.

Applicable Heritage Guidelines:

- Front setbacks for new development should be generally aligned with **heritage assets** on the block.
- If a public boulevard with canopy trees is not present, at least one canopy tree should be planted in the front setback area or within the boulevard, where possible.
- Where existing front yard setbacks on the block face are generally consistent (meaning a variance in setbacks of 2.0 meters or less for all parcels), the front setback for new development should not be less than the shortest existing front setback on the block face.



Aligned front setback



Aligned front setback



Canopy tree in front setback

Example of front setback and tree planting within a Heritage Guideline Area



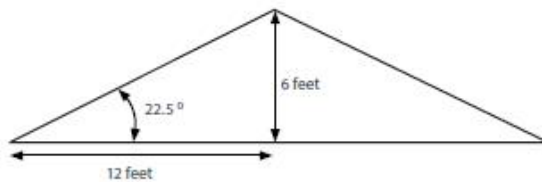
Roofs and Massing

The roof style and design of a building influence how well it fits in with surrounding **heritage assets**. The intent of policies in this section are to reduce the visual impact of new development by considering roof design and building massing (e.g., size and shape), particularly in how they relate to **heritage assets**.

Applicable heritage guidelines:

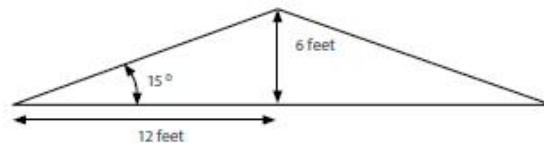
- Roof styles should be informed by and complement the **heritage assets** in the area. The design should:
 - incorporate a roof profile informed by the existing heritage assets on the block with a strong emphasis on visual continuity along the street;
 - have a minimum primary roof pitch of 6:12;
 - have a minimum primary roof pitch of 4:12 when **heritage assets** in the **Heritage Guideline Area** have a similar roof form;
 - not include a flat roof or **contemporary asymmetrical roof pitches** where visible from the street.
- Foundation height is encouraged to conform to existing **heritage assets** on the block.
- Where new development is larger than nearby **heritage assets**, the visual impact of upper storeys of buildings should be reduced by using design measures such as:
 - Using **compound roofs** (e.g., cross-gabled or combination roof pitches) to hide the upper storey;
 - Shifting massing away from smaller-scale buildings.
 - Reducing building massing on upper storeys.

6:12 Pitched roof example



Compound roof form

4:12 Pitched roof example



Compound roof form

- Developments with more than one unit should have distinct rooflines that accentuate individual units.
- Buildings with a front facade width exceeding 12 metres or a height exceeding two storeys are encouraged to mitigate their visual impact through variations in:
 - massing;
 - rooflines; or
 - materials.
- Decks above the second floor are encouraged to be incorporated into the roofline or recessed into the facade to diminish their visual impact.



Contemporary asymmetrical roof



Contemporary asymmetrical butterfly roof



Upper deck incorporated into roofline



Recessed upper deck



Front Façades

The front façade of a building provides an important relationship between a building and the street. This is how the building is most often viewed and therefore it is important that the front façade take cues from surrounding **heritage assets**.

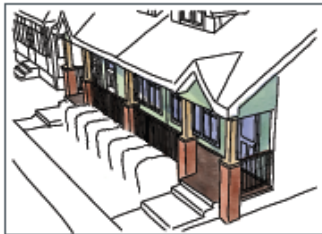
Applicable Heritage Guidelines:

- Development should provide a front projection on the main floor, which may be covered or enclosed (with significant glazing), that makes up at least a third of the width of the front main floor façade for each unit visible from the street. This front projection could be in forms such as porches, patios, verandas or sunrooms.
- Front façades should reference the vertical and horizontal pattern of the streetscape, specifically existing **heritage assets** on the block.

Front projections beyond the main facade of the building should include a roof that is informed by the existing **heritage assets** on the block and integrated into the overall building design.

- A full-width front veranda or porch should be informed by and complement the horizontal lines and roof pitches of existing heritage assets on the block by integrating it within the primary roof; where this is not possible, the veranda or porch should be integrated into the front facade under an integrated secondary roof.
- Where a roof is supported by columns, the style of those columns should be informed by the existing **heritage assets** on the block.

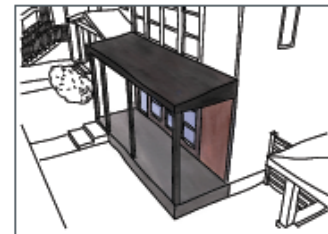
Examples of front projections



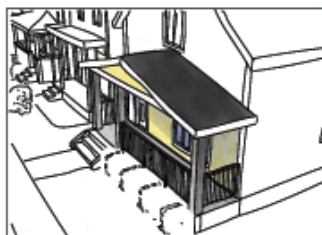
Full width verandah



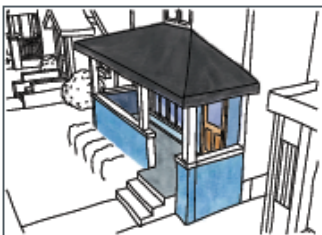
Enclosed entryway



Shed verandah



Gable verandah



Hipped verandah

Windows, Materials and Details

Throughout the **Heritage Guideline Area** certain defining historical details exist, visible in the **heritage assets**. The Heritage Guidelines ensure new developments include some of these details, while also allowing for modern interpretation and design.

Applicable Heritage Guidelines:

- The use of natural or natural-looking building materials, such as masonry, wood or wood-pattern cement board, is encouraged.
- Where multiple building materials are used, heavier-looking materials (e.g., masonry or masonry veneer) should be used on the base of the building.
- Large uninterrupted floor-to-ceiling windows are discouraged.
- Horizontal window openings are encouraged to be divided into groupings of smaller vertically oriented windows.
- Windows are encouraged to include wide casings or frames.
- The use of natural or natural-looking building materials is encouraged.



Smaller vertically oriented windows

Example of windows, materials and details within a Heritage Guideline Area



Vertical style windows



Natural materials



Heavier materials at base of building

Engagement Summary

Overview

Since 2024 May, community association members, area residents, and heritage advocates have been involved in the development of the Westbrook Communities Heritage Guidelines. The engagement for the project consisted of two approaches:

Working Group engagement

- From 2024 May to 2024 August, the Working Group helped to define and refine a list of heritage character elements within the community of Shaganappi, and to refine the draft Heritage Guidelines. The Working Group consisted of community association members, area residents and Heritage Calgary.

Public engagement

- From 2024 August 29 – through 2024 September 21, Administration hosted both in-person and online engagement for property owners living in the Heritage Guideline Area. Property owners were encouraged to provide feedback through The City's Engage Portal. Administration used this feedback to help further inform the Guidelines.
- In 2024 September, Administration shared the final Guidelines publicly on the project website, supported by a notification campaign using a community letter drop.
- Letters were hand-delivered to the identified property owners within the Westbrook Communities Heritage Guideline area (specifically the community of Shaganappi) to inform them about the opportunity to attend an in-person information session and/or contribute to the online portal.
- The in-person session was well attended and feedback received was positive with attendees in favour of the Guidelines.

Engagement summary

- **11 Working Group members**
- **3 Working Group sessions**
- **200+ total views of the project website**
- **152 unique visitors to the project website**
- **25 people engaged:** number of people who got involved online and through the working group

Summary of Feedback

Feedback was very positive with respect to the Heritage Guideline Policy. Two main concerns were identified, those being respect for the historic front yard setbacks and whether the policy was prescriptive enough to respect the historical character of the Heritage Guideline Area.

Letters of Response

Shaganappi Community Association



Oct 8, 2024

Atten: Michele Bussiere, BA, AT

Planner, City Planning Policy City
and Regional Planning
4th Floor, Municipal Building, 800 Macleod Trail SE Calgary, AB
T2G 2M5

RE: Westbrook HGA policy guidelines

To whom it may concern:

The ~~Shaganappi~~ Community Association is in full support of the proposed Heritage designation for the three blocks between 14th Avenue SW and the 17th Avenue Lane, and between 24th Street and 25-A Street SW.

Our Street Representatives were actively engaged in the development of the Guidelines.

The Street Representatives started in April 2024, recruiting additional representatives on each block to attend 3 sessions with City Planners. This allowed for an understanding of the proposal and the development of the guidelines. Walking the neighbourhood and utilizing pictures of all the homes to identify key characteristics that make our 3 blocks unique was completed.

Once the foundations of the Heritage Guidelines were consolidated, the street representatives involved all the affected homes through door to door communications, sharing the proposed designation with the homeowners. Attendance at the scheduled open house was also encouraged.

There was strong attendance at the open houses and the residents were encouraged to ask questions, share concerns, and gain clarity. We believe the result is that the residents are in strong support of the designation. We trust that the proposed Guidelines will pass Council expeditiously.

Sincerely,

The ~~Shaganappi~~ Community Association

Michael Wilhelm Mike Grovue
President

Heritage Area Representative, Development Committee

Rob McManus
Area Resident, Member of Area Heritage Committee

Cc: Courtney Walcott, Alicia Ta, Ward 8 Office, City of Calgary
Development Committee, ~~Shaganappi~~ CA

~~Shaganappi~~ Community Association
2516 – 14 Avenue SW
Calgary AB T3C 3V

Heritage Calgary



October 15, 2024

Michele Bussiere
Planner | City Planning Policy
The City of Calgary
Floor 5, Municipal Building, 800 Macleod Tr. S.E.
P.O. Box 2100, Station M
Calgary, AB T2P 2M5 | Mail Code: 8075

Dear Michele:

**Re: Westbrook Communities Local Area Plan –
Heritage Guideline Policy Amendments**

I am writing on behalf of Heritage Calgary in support of the Heritage Guideline amendments to the Westbrook Communities Local Area Plan (LAP). Heritage Calgary is a charitable Civic Partner of The City of Calgary focused on the research, education, and preservation of our shared heritage. We believe heritage is a dynamic process by which identity is experienced, interpreted, and represented and take pride in working with Calgarians to honour the fabric that we are all a part of.

The Heritage Guideline Area has been identified in the community of Shaganappi, and was crafted with input from the community. It sets out policies to ensure that new development fits into the area's historic fabric and context, incorporating design elements that contribute to and enhance the historic character of the area.

Heritage Calgary is pleased to support these Guidelines and look forward to assisting with their implementation for the Westbrook Community of Shaganappi.

Sincerely,

A handwritten signature in blue ink that reads 'Josh Traptow'.

Josh Traptow
Chief Executive Officer
Heritage Calgary



Westbrook Communities Local Area Plan Heritage Guidelines Policy Amendment

IP2024-1162

November 6, 2024



Recommendation(s)

That the Infrastructure and Planning Committee recommends that Council:

1. Give three readings to the proposed bylaw for amendments to the Westbrook Communities Local Area Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for amendments to the land-use maps in the Land Use Bylaw to include the Heritage Guideline Area (Attachment 3).

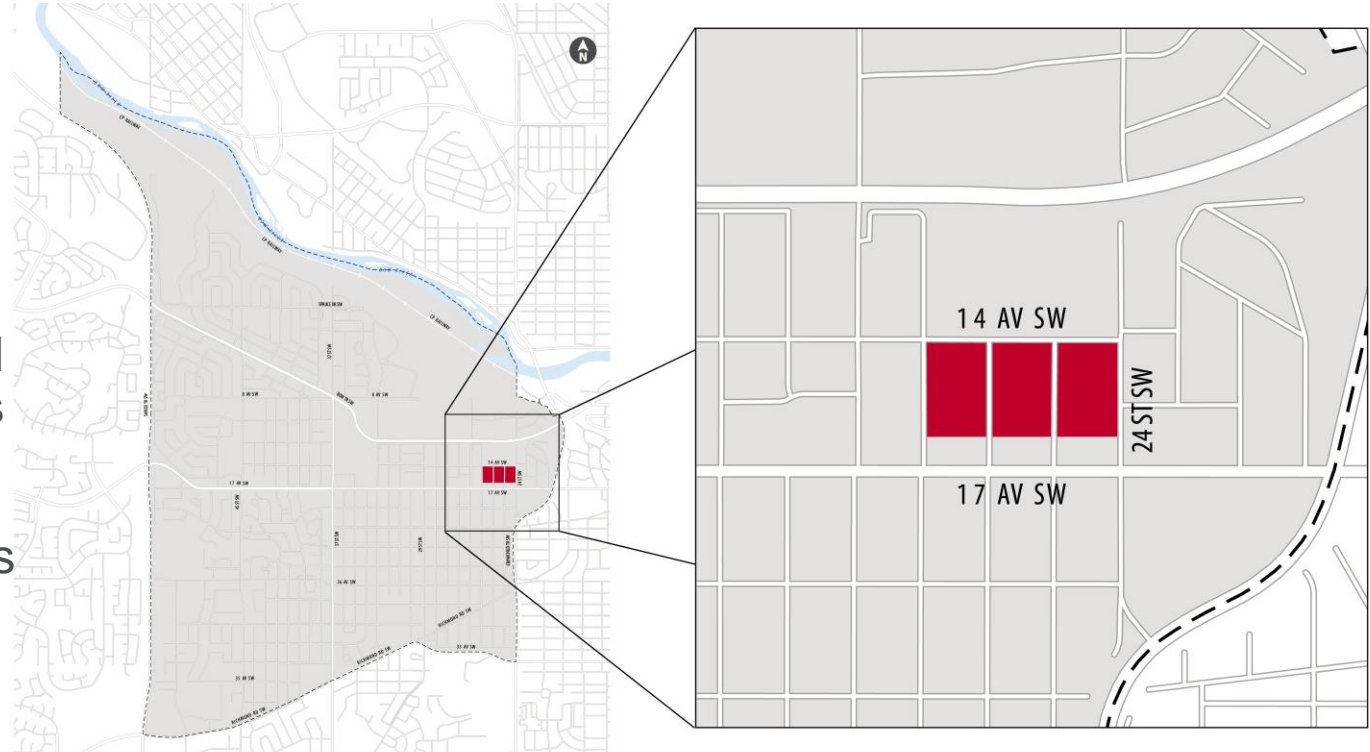


Westbrook Communities Local Area Plan

The Westbrook Communities Local Area Plan was approved April 25, 2023

Amendments will:

- Replace Heritage Guideline placeholder policy in the Westbrook Communities Local Area Plan with specific Heritage Guidelines
- Include amendments to the Land Use maps in the Land Use Bylaw to facilitate implementation in the Heritage Guideline Area



Westbrook Communities Engagement and Communications

Highlights

- A working group that met several times
- In person and online community engagement
- Mail-outs to residents living in the Heritage Guideline Area



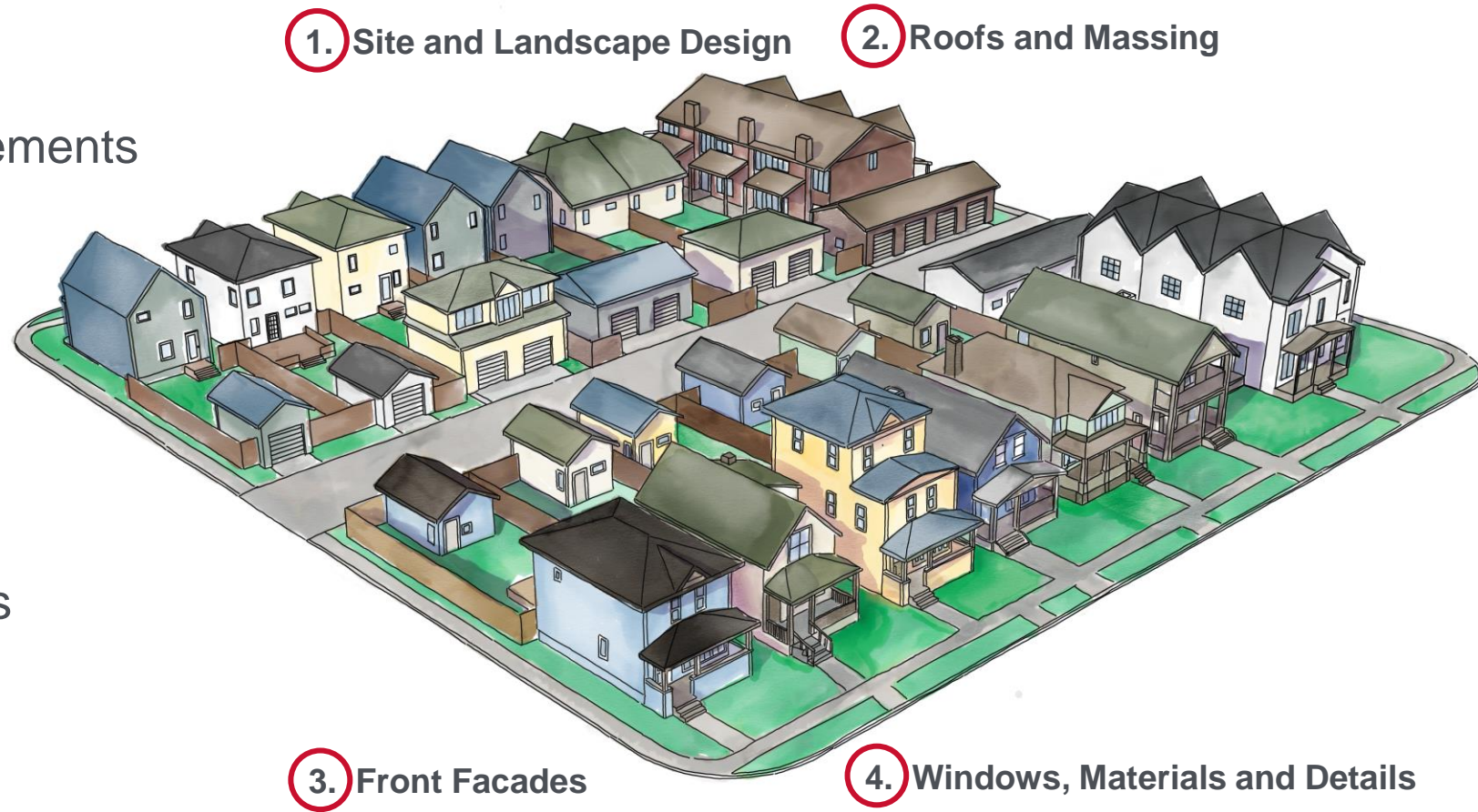
Westbrook Communities Heritage Guidelines

The guidelines DO:

- Address general characteristics
- Reference key historic design elements

The guidelines DO NOT:

- Mimic historical designs
- Limit the number of dwelling units





Recommendation(s)

That the Infrastructure and Planning Committee recommend that Council:

1. Give three readings to the proposed bylaw amending the Westbrook Communities Local Area Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for amendments to the land-use maps in the Land Use Bylaw to include the Heritage Guideline Area (Attachment 3).

Planning & Development Services Report to
Infrastructure and Planning Committee
2024 November 06

ISC: UNRESTRICTED
IP2024-1169

Proposed Amendments to the Online Advertising for Planning Matters Bylaw

PURPOSE

The purpose of this report is to amend the Online Advertising for Planning Matters Bylaw (30M2022) to include road closure applications so that they are no longer required to be advertised in the newspaper.

PREVIOUS COUNCIL DIRECTION

On 2022 November 02, Council gave three readings to Bylaw (30M2022), which enabled The City to advertise Planning Matters on calgary.ca, rather than in the newspaper (Attachment 1).

RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommend that Council give three readings to the proposed amendments to the Online Advertising for Planning Matters Bylaw (Attachment 2).

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. Expanding online advertising to include road closures aligns with advertising requirements for other Planning Matters and improves the accessibility of this information for Calgarians.

HIGHLIGHTS

- Shifting to online advertising for road closures will continue to deliver these notices to a broader audience than The Calgary's Herald's readership, will reinforce Calgary.ca as the information hub for all planning matters and will reduce costs for public notices.
- The recommendation follows Council's recent approvals of Online Advertising for Planning Matters (IP2022-0934), Online Advertising – Public Works Notices, Property Tax Sale and Annual Report (PFC2021-0503) and Public Hearing Process Improvements – Recommended Approaches (EC2022-0328), which transitioned the advertisement of other notices online.
- Planning Matters identified in Part 17 of the *Municipal Government Act* (MGA) are already advertised online. This recommendation would add road closures, which are identified in Part 3 of the MGA, to the list of items advertised on Calgary.ca.

DISCUSSION

The Online Advertising for Planning Matters Bylaw (30M2022) was approved by Council on 2022 November 02 (IP2022-0934). The Bylaw enables Administration to advertise Planning Matters online at Calgary.ca instead of in The Calgary Herald, in accordance with Section 606.1(1) of the MGA. The Bylaw defines Planning Matters as any bylaw, resolution, meeting, public hearing or something else required to be advertised by Part 17 of the MGA.

Road closures are contained in Part 3 of the MGA and are therefore not currently subject to the Bylaw. In order to advertise road closures electronically, an amendment to Bylaw 30M2022 is required to expand the definition of Planning Matters to include Part 3 of the MGA (Attachment 2). Currently road closures are advertised in The Calgary Herald and on Calgary.ca.

Proposed Amendments to the Online Advertising for Planning Matters Bylaw

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|--|---|
| <input type="checkbox"/> Public engagement was undertaken | <input type="checkbox"/> Dialogue with interested parties was undertaken |
| <input type="checkbox"/> Public/interested parties were informed | <input checked="" type="checkbox"/> Public communication or engagement was not required |

Public communication or engagement was not required due to the scope of the proposed amendment to Bylaw 30M2022, which will identify road closures as forming part of the definition of Planning Matters. As part of the work on the Online Advertising for Planning Matters Bylaw, the public was informed of the proposed advertising transition by email and newsletter in 2022 prior to the Bylaw proceeding to the Public Hearing of Council and additional communications were undertaken via organic social media, email and newsletter after the Bylaw was adopted.

IMPLICATIONS

Social

The advertising of Planning Matters online reaches a wider variety of Calgarians than print and paper materials. The proposed amendments will continue supporting The City's ongoing efforts to foster a more equitable, diverse, inclusive and accessible planning process.

Environmental

Discontinuing advertising of road closures in the printed form may assist in reducing paper waste as less space will be needed in the newspaper.

Economic

Adoption of the proposed bylaw amendments promote fiscal responsibility by reducing advertising expenses and streamlining the advertising process.

Service and Financial Implications

Cost savings

Road closure applications make up only a very small percentage of the overall Planning Matter advertisements, however removing the requirement to advertise in the newspaper will result in a minor cost savings.

RISK

It is likely that there may be some Calgarians who do not use digital media who will be frustrated by the proposed change. However, switching to online advertising is likely to engage more Calgarians in Planning Matters, which is consistent with one of Council's guiding principles from Resilient Calgary: Council's Strategic Direction 2023-2026, which is to strengthen relationships with Calgarians. Impacts from this change will be mitigated by the communications plan that accompanied the adoption of the Online Advertising Bylaw.

Planning & Development Services Report to
Infrastructure and Planning Committee
2024 November 06

ISC: UNRESTRICTED
IP2024-1169

Proposed Amendments to the Online Advertising for Planning Matters Bylaw

ATTACHMENT(S)

1. Previous Council Direction
2. Proposed Amendments to the Online Advertising for Planning Matters Bylaw
3. Presentation

Department Circulation

| General Manager/Director | Department | Approve/Consult/Inform |
|--------------------------|-----------------------------------|------------------------|
| Debra Hamilton | Planning and Development Services | Approve |
| Jill Floen | Law | Consult |

Author: Steve Jones, Community Planning

Background and Previous Council Direction

Background

Administration recommended to transition the advertisement of Planning Matters in the newspaper to advertisement online at Calgary.ca, which followed Council's recent approvals of other notices that had been moved online. At that time, advertising of Planning Matters was required in a newspaper as per the Municipal Government Act (MGA). However, the MGA authorizes Council to, by bylaw, provide for electronic means of advertising Planning Matters where Council is satisfied that the method provided in the proposed bylaw is likely to bring things required to be advertised to the attention of affected residents. The City of Calgary's website, Calgary.ca, has become the primary source of information related to municipal affairs, including planning and development and therefore has become the most effective medium for delivering public notices at a reduced cost while reaching a more diverse audience than that of the newspaper.

Previous Council Direction

| DATE | REPORT NUMBER | DIRECTION/DESCRIPTION |
|------------------|---------------|--|
| 2022 November 02 | IPC2022-0934 | Council approved the Bylaw (30M2022) to Authorize Online Advertising for Planning Matters which enabled The City to advertise Planning Matters on Calgary.ca rather than in the newspaper. |

Proposed Amendments to the Online Advertising for Planning Matters Bylaw

1. The Online Advertising for Planning Matters Bylaw attached to and forming part of Bylaw 30M2022, is hereby further amended as follows:
 - (a) In the fourth “And Whereas” Statement, delete the text and replace it with the following:

“**AND WHEREAS** there are provisions under Part 3, Division 2, Section 22(2) and Part 17 of the Act that require advertising;”
 - (b) In the fifth “And Whereas” Statement, delete the text and replace it with the following:

“**AND WHEREAS** Council is satisfied that the method provided in this bylaw is likely to bring proposed bylaws, resolutions, meetings, public hearings and other things required to be advertised under Part 3, Division 2, Section 22(2) and Part 17 of the Act to the attention of substantially all residents in the area to which those proposed bylaws, resolutions, meetings, public hearings and other things required to be advertised under Part 3 and Part 17 relate;”
 - (c) In subsection 2(c) Definitions, delete the text and replace it with the following:

““Planning Matters” means any bylaw, resolution, meeting, public hearing or something else required to be advertised by Part 3, Division 2, Section 22(2) or Part 17 of the Act; and”



Amendments to the Online Advertising for Planning Matters Bylaw IP2024-1169

November 6, 2024



RECOMMENDATION

The Infrastructure and Planning Committee recommend that Council give three readings to the proposed amendments to the Online Advertising for Planning Matters Bylaw (Attachment 2).

Public Notices that have moved online:

SDAB Appeal Notices - 2018

Development Permit Public Notices - 2019

Public Works & Property Tax Notices - 2021

Planning Matters Notices - 2022






Current Advertising for Road Closures – Current Methods



The Calgary Herald



Public Hearing on Planning Matters

Next Public Hearing

Date: November 1, 2022
Time: 9:30 a.m.
Location: Council Chambers, Calgary Municipal Building
Comment Submission deadline: 12:00 p.m., October 25, 2022
Meeting: Combined Meeting of Council

Agenda and schedule
Agenda for the Combined Meeting of Council will be available on October 22
[Calgary Planning Commission and Public hearing dates](#)

Watch (live)
Watch the Committee meeting live stream



Submit
Submit a written comment to the committee through the public submission form

Speak
Register to speak to the committee through the public submission form

Information | Changes to public hearing advertising
We're introducing a new bylaw that modernizes how we advertise public hearings of Council. In mid-2023, we are proposing to stop advertising public hearings in The Calgary Herald newspapers in favor of having more information available through our website. Please refer to this webpage for updates on public hearing dates and agenda items.

Public Hearing Planning Matters for November 1, 2022

Calgary.ca

PROPERTY OF CITY OF CALGARY
PROPOSED LAND USE CHANGE
Tell Us What You Think
A change is proposed at 6112 17626 LINDA ST SW in Calgary
Reference Number: LOC2022-0014
Phone: 403-268-6111

calgary.ca/development

Notice Posting Signs




Development Map

Application Summary

Land Use Redesignation

Summary About Status Contact Us

Application Submitted Under Review Planning Commission Public Hearing Decision

Hearing Scheduled A Council public hearing is scheduled for March 22, 2023. Public submissions to City Council must be received by the City Clerk between March 04, 2021 and before noon on March 15, 2021. Comments received after this deadline may be excluded from the Council agenda.

[Click here to share your comments](#)

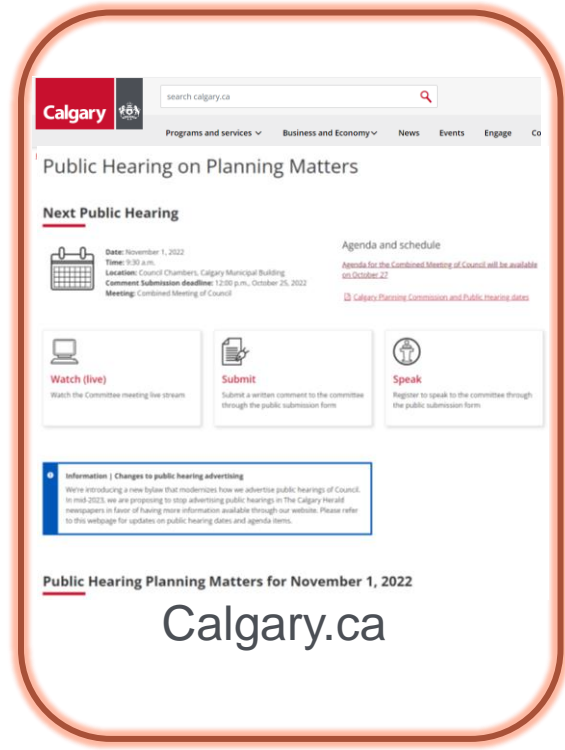
[Learn More](#) [on how to respond](#)

Development Map on Calgary.ca

Required per the MGA



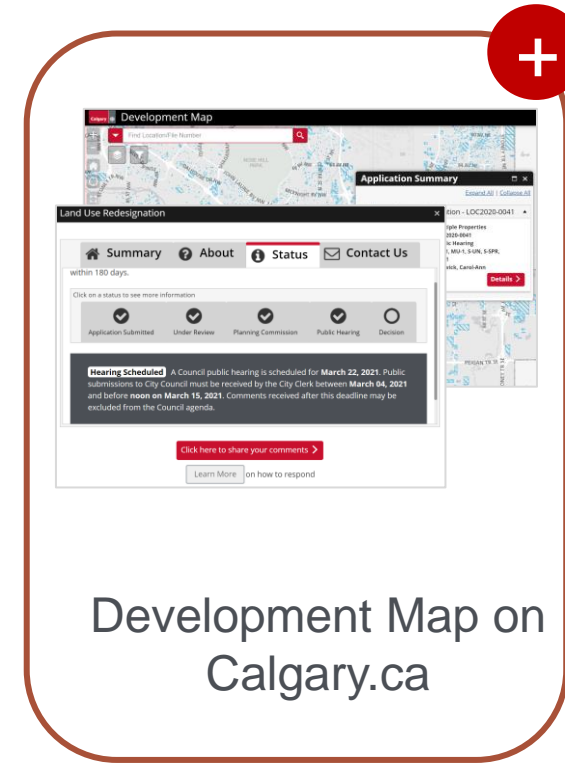
Proposed Advertising for Road Closures



Calgary.ca



Notice Posting Signs



Development Map on
Calgary.ca

Required per the MGA

Benefits of Transitioning to Online Advertising



- Streamline advertising process
- Reduce reliance on paper
- Reinforce Calgary.ca as the information hub for municipal matters
- Reduce costs (approx. \$70,000 in 2024)



RECOMMENDATION

The Infrastructure and Planning Committee recommend that Council give three readings to the proposed Amendments to the Online Advertising for Planning Matters (Attachment 2).

Planning & Development Services Report to
Infrastructure and Planning Committee
2024 November 06

ISC: UNRESTRICTED
IP2024-1172

Update to Municipal Historic Resource Designation for the Walter Hargrave Residence

PURPOSE

The purpose of this report is to propose the repeal and replacement of the Municipal Historic Resource designation for the Walter Hargrave Residence. The residence was originally designated in 2021 under Bylaw 16M2021. However, a subdivision in 2023 created two lots: one containing the Walter Hargrave Residence and an undeveloped lot to the west with no regulated heritage elements. This report addresses these changes and provides an updated replacement designation for the lot containing the Walter Hargrave Residence.

PREVIOUS COUNCIL DIRECTION

At the 2021 March 22 Combined Meeting of Council, Bylaw 16M2021 was approved, designating the Walter Hargrave Residence as a Municipal Historic Resource. Additional Background and Previous Council Directions are included in Attachment 1.

RECOMMENDATION(S):

That Infrastructure and Planning Committee:

- a) Forward this report to the 2024 December 17 Regular Meeting of Council;

That Infrastructure and Planning Committee recommend Council give three readings to each of the following:

- b) Proposed Wording for a Bylaw to Repeal Bylaw 16M2021 Which Designates the Walter Hargrave Residence as a Municipal Historic Resource (Attachment 2); and
- c) Proposed Wording for a Bylaw to Designate the Walter Hargrave Residence as a Municipal Historic Resource (Attachment 3).

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The proposed changes update the designation bylaw to reflect a 2023 subdivision, while maintaining legal protections for the Walter Hargrave Residence itself.

HIGHLIGHTS

- The property owners have formally requested the repeal of the existing designation bylaw and for its replacement with a new designation bylaw to reflect the updated parcel boundary and legal description following a subdivision in 2023.
- The proposed recommendations ensure the ongoing legal protection of the Walter Hargrave Residence as a Municipal Historic Resource, which is important to Calgary's culture, history and identity.
- Designation as Municipal Historic Resources ensures buildings are conserved for all Calgarians, protecting against demolition or unapproved alterations to regulated heritage elements.

Update to Municipal Historic Resource Designation for the Walter Hargrave Residence

- Designation allows each owner to retain all rights to the individual enjoyment of their property and does not prevent a property from being sold. The proposed recommendations are in keeping with the spirit of this principle.

DISCUSSION

In 2021, through PUD2021-0100 (Bylaw 16M2021), the Walter Hargrave Residence was designated as a Municipal Historic Resource (Attachment 1). Upon designation, Bylaw 16M2021 was registered on the property's land title.

In 2023, following its designation, the property containing the Walter Hargrave Residence was subdivided into two lots. The eastern lot (1732 13 AV NW) contains the historic Walter Hargrave Residence, while the western lot (1736 13 AV NW) has no regulated portions or features and holds no heritage significance. Currently, Bylaw 16M2021 applies to both lots.

As the undeveloped western lot holds no heritage significance, the property owners have requested that the heritage designation only be applied to the eastern lot containing the Walter Hargrave Residence.

To remove Bylaw 16M2021, the Alberta Land Titles Office requires a repealing bylaw. Since this repealing bylaw removes the designation for both lots, the second recommendation proposes a replacement Municipal Historic Resource designation bylaw for the Walter Hargrave Residence, which the Alberta Land Titles Office can register onto the eastern lot's land title.

The replacement designation bylaw updates the parcel boundaries and legal description and does not propose any new regulated heritage elements.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|--|---|
| <input type="checkbox"/> Public engagement was undertaken | <input type="checkbox"/> Dialogue with interested parties was undertaken |
| <input type="checkbox"/> Public/interested parties were informed | <input checked="" type="checkbox"/> Public communication or engagement was not required |

Public communication or engagement was not required for the recommendations.

The property owners of the Walter Hargrave Residence were circulated and agree with the proposed repealing bylaw and proposed replacement designation bylaw.

In accordance with the Alberta Historical Resources Act, the property owners received a 'Notice of Intention' on October 11, 2024, informing them that The City of Calgary intends to repeal and replace the existing bylaw designating the Walter Hargrave Residence as a Municipal Historic Resource. A 60-day notice period must be completed before the replacement bylaw can be approved. The 60-day notice requirement will be fulfilled by the time Council considers the bylaws at the 17 December 2024 Regular Meeting of Council.

IMPLICATIONS

Social

Update to Municipal Historic Resource Designation for the Walter Hargrave Residence

Not Applicable.

Environmental

Not Applicable.

Economic

Not Applicable.

Service and Financial Implications

No anticipated financial impact

There are no anticipated financial impacts associated with this report. Designation as a Municipal Historic Resource ensures that the Walter Hargrave Residence will remain eligible for grants under The City of Calgary's Municipal Heritage Conservation Program, as it is today.

RISK

No risks have been identified for repealing and replacing the designation of the Walter Hargrave Residence.

ATTACHMENT(S)

1. Previous Council Direction, Background - IP2024-1172
2. Proposed Wording for a Bylaw to Repeal Bylaw 16M2021 Which Designates the Walter Hargrave Residence as a Municipal Historic Resource - IP2024-1172
3. Proposed Wording for a Bylaw to Designate the Walter Hargrave Residence as a Municipal Historic Resource - IP2024-1172
4. Presentation - IP2024-1172

Department Circulation

| | | |
|--------------------------|---------------------------------|------------------------|
| General Manager/Director | Department | Approve/Consult/Inform |
| Debra Hamilton | Planning & Development Services | Approve |

Author: Simon Cheng, Planning & Development Services

Background

Context

Protecting heritage sites through legal designation is an internationally recognized best practice in planning and is supported by City of Calgary policy. The Walter Hargrave Residence was designated a Municipal Historic Resource in 2021 under Bylaw 16M2021 (PUD2021-0100). In 2023, the property was subdivided into two lots (SB2023-0087). Repealing Bylaw 16M2021 and introducing a replacement designation bylaw with updated parcel boundaries is in keeping with best practices and Calgary Heritage Strategy mandate to 'Identify', 'Protect' and 'Manage' sites of heritage significance. This process was initiated at the request of the property owners.

Previous Council Direction

| DATE | REPORT NUMBER | DIRECTION/DESCRIPTION |
|------------|---------------|---|
| 03/12/2021 | PUD2021-0100 | Municipal Historic Resource Designation Council gave three readings to designate the Walter Hargrave Residence as a Municipal Historic Resource under Bylaw 16M2021. Designation of historic buildings legally protects them from demolition or unapproved alteration to heritage elements on a permanent basis. |
| 11/30/2018 | C2018-1158 | One Calgary 2019-2022 Service Plans and Budgets The City Planning and Policy Service actions proposed to "continue to legally protect heritage assets and directly support landowners" which are measured through a target set through the Services Plans and Budgets of seven designations per year. |
| 11/7/2016 | CPS2016-0867 | Culture Plan for Calgary Heritage Conservation is identified as one of the 5 Strategic Priorities of the Plan. |
| 2/4/2008 | LPT2007-0064 | Calgary Heritage Strategy (2008) The Strategy states that significant historic resources "can and should be protected through designation bylaws". |

**Proposed Wording for a Bylaw to Repeal Bylaw 16M2021 Which Designates
the Walter Hargrave Residence as a Municipal Historic Resource**

WHEREAS the Council of The City of Calgary had enacted Bylaw 16M2021 on 2021 March 22 to designate the Walter Hargrave Residence as a Municipal Historic Resource;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS
FOLLOWS:**

1. Bylaw 16M2021, City of Calgary Bylaw to Designate the Walter Hargrave Residence as a Municipal Historic Resource, is hereby repealed.

TEXT FOR DISCUSSION ONLY

Proposed Wording for a Bylaw to Designate the Walter Hargrave Residence as a Municipal Historic Resource

WHEREAS the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the “Act”) permits The City of Calgary Council (“City Council”) to designate any historic resource within the municipality whose preservation City Council considers to be in the public interest together with any specified land in or on which it is located, as a Municipal Historic Resource;

AND WHEREAS the owners of the Walter Hargrave Residence have been given sixty (60) days written notice of the intention to pass this Bylaw in accordance with the Act,

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

SHORT TITLE

1. This Bylaw may be cited as “City of Calgary Bylaw to Designate the Walter Hargrave Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Walter Hargrave Residence, located at 1732 13 AV N.W., and the land on which the building is located being legally described as PLAN 2410633 BLOCK 20 LOT 20 EXCEPTING THEREOUT ALL MINES AND MINERALS (the “Historic Resource”), as shown in the attached Schedule “A”, are hereby designated as a Municipal Historic Resource.
3. The specific elements of the Historic Resource possessing heritage value are hereafter referred to as the Regulated Portions (the “Regulated Portions”). The Regulated Portions are identified in the attached Schedule “B”.

PERMITTED REPAIRS AND REHABILITATION

4. a) The Regulated Portions of the Historic Resource as described or identified in Schedule “B” shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than for routine preservation and maintenance work, without prior written approval from City Council, or the person appointed by City Council as the Approving Authority for the purposes of administration of Section 26 of the Act. Any alteration, rehabilitation, repair or change to the Regulated Portions must be in accordance with the terms of the Parks Canada 2010 publication Standards and Guidelines for the Conservation of Historic Places in Canada, (the “Standards and Guidelines”), as referenced and summarized in the attached Schedule “C”.
- b) All portions of the Historic Resource which are not described or identified as a Regulated Portion in Schedule “B” are hereby known as the Non-regulated Portions (the “Non-regulated Portions”). The Non-regulated Portions are not subject to the *Standards and Guidelines* and may be rehabilitated, altered or repaired, provided that such rehabilitation, alteration, and repair does not negatively impact the Regulated Portions or adversely affect the historical, contextual or landmark character of the property, and that all other permits required to do such work have been obtained.

COMPENSATION

5. No compensation pursuant to Section 28 of the *Act* is owing.

EXECUTION OF DOCUMENTS

6. Any employees of The City of Calgary who exercise land use and heritage planning powers and duties are hereby authorized to execute such documents as may be necessary to give effect to this Bylaw.

SCHEDULES

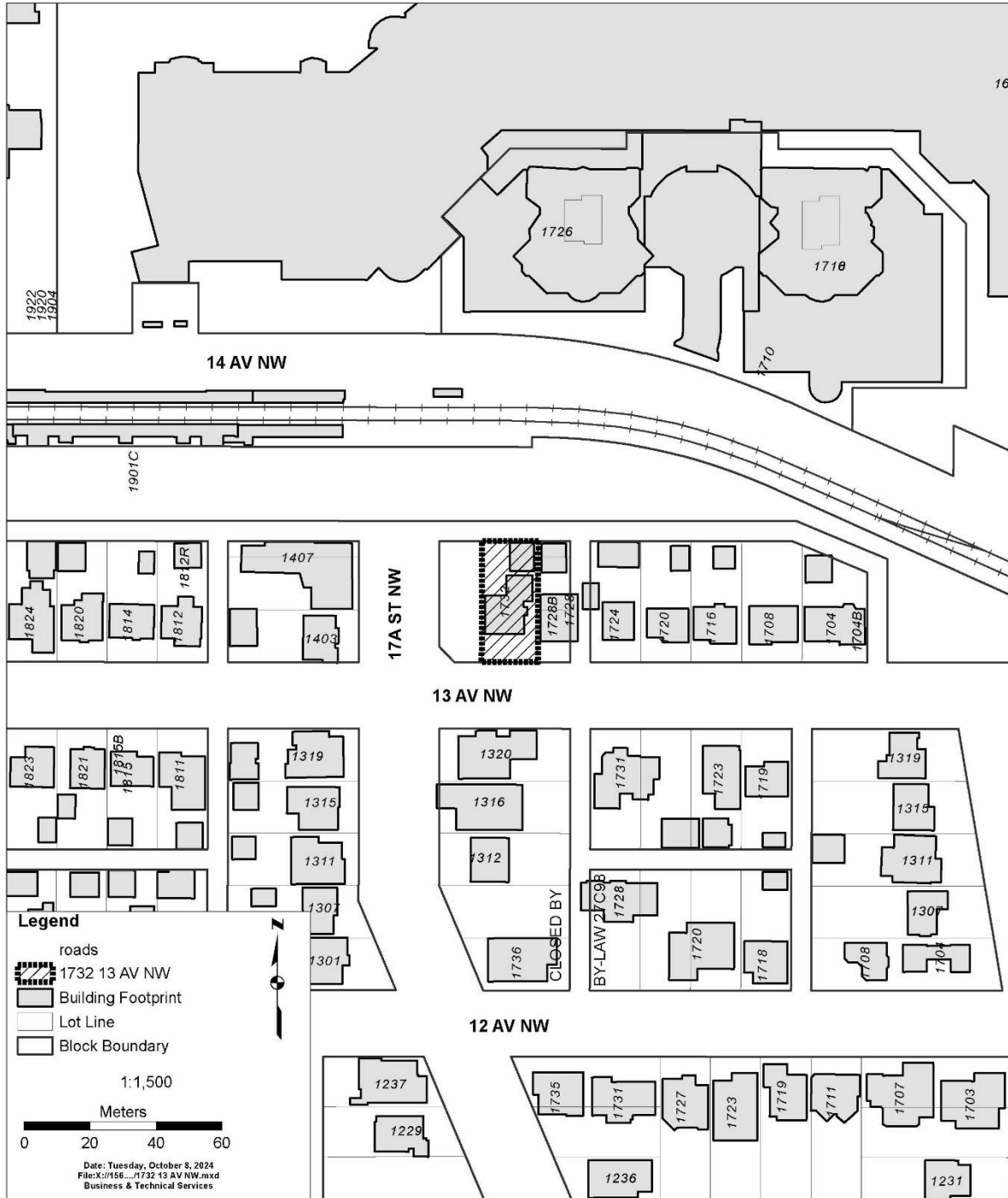
7. The schedules to this Bylaw form a part of it.

TEXT FOR DISCUSSION ONLY

SCHEDULE "A"



1732 13 AV NW



SCHEDULE “B”

Description

The Walter Hargrave Residence, built in 1913, is a one and one-half storey Arts & Crafts style house, clad mainly in cast-stone blocks and concrete-bricks, with low-pitched side gable roof, full-width partially enclosed front veranda, and central second-storey extension with front-facing gable roof. It sits on a large corner lot within a residential block and neighbourhood.

Heritage Value

The Walter Hargrave Residence, built in 1913, is one of the earliest buildings in Hounsfield Heights.

The communities of Hillhurst, West Hillhurst, and Hounsfield Heights were created on land acquired by homesteader Thomas E. Riley and added to by his sons. He and his wife, born Georgina Hounsfield, raised 10 children in a house they built in what would become Hounsfield Heights, called Hounsfield Lodge Farm. Construction of the CPR mainline through Calgary in 1883 brought an influx of pioneer and immigrant settlers. To make land available to house them, the Riley family began subdividing and selling portions of their land, starting in 1904 with Hillhurst.

Edmunde J. Riley and Thomas C. W. Riley, sons of Thomas E., filed plan 5625AC for “Hounsfield Heights” in 11 July 1910. Most of Calgary’s pre-WWI subdivisions used a grid pattern with 25 ft. lots, meant to be affordable to middle- and working-class residents. Hounsfield Heights, by contrast, had 50 ft. lots, and minimum building cost and set-back requirements, to create an upscale suburb. The plan included some curving streets that follow the topography, in the manner of the “picturesque suburb” popularized throughout N. America by landscape designer Frederick Law Olmsted, whose firm helped plan part of Upper Mount Royal. Newspaper ads for Hounsfield Heights compared it to Mount Royal, and touted the large lots and river and mountain views. City utilities were provided in 1911. But development languished, probably due to the neighbourhood’s higher costs and isolation. Streetcars went up 10 ST to 16 AV by 1912, but bypassed Hounsfield Heights, whose eastern boundary is 14 ST. There were just 4 houses there at the end of 1911, 7 at the end of 1912, 10 including this one at the end of 1913. WWI ended Calgary’s building boom.

Hounsfield Heights did not thrive until the 1950s, driven by the city’s resource boom, government housing support for returning WWII servicemen, and the access provided by the 14 Street Mewata Bridge that opened in 1954. This house was the only one on its block until 1952 when 3 were added, heralding a new wave of building in the neighbourhood, accompanied by road improvements and sidewalks.

This house was probably built as a speculative venture, by Wilfred C. Chambers, employee of Toole Peet & Co, real estate brokers involved in much development in early Calgary. Its size and fine features indicate it was intended for an affluent buyer. Instead, it was rented to Walter Hargrave, a commercial traveller for the printing firm J. D. McAra, in 1915; sat vacant for 3 years; then had another short-term tenant. The Royal Trust Co. bought it in a foreclosure sale in 1916. George W. Buchan Jr., shoe company manager, lived there in 1920–21 and 1925–28, with his wife, Annie, who owned it part of that time and after. Oil company president William A. Murphy rented it in 1929–38, followed by vacancy then another renter. From 1945 through to today, the house has mainly had long-time owner-occupants.

This house is unique in Calgary for its early use of concrete. The first levels are constructed of poured concrete, concrete bricks, and “cast stone” blocks moulded from concrete to resemble stone. Before WWI, cast stone was used in a few houses and larger buildings in Calgary (more commonly elsewhere in N. America), but there are no documented instances of a poured concrete house or the use of concrete bricks. The owners heard that the builders of the concrete Centre Street Bridge (1915) also produced the materials for this house.

This is a fine example of an Arts & Crafts dwelling, typified by its horizontal emphasis; low, sheltering roof with deep eaves and exposed rafters; open porches (later enclosed here); and variety of surface materials—all meant to create an unpretentious building in harmony with nature. Interior highlights are its Douglas fir door and window frames, panelled doors, and ceiling beams. The separate WC is an upscale feature, unusual in Calgary.

Character-Defining Elements

Character-defining elements include, but are not limited to:

- One and one-half storey rectangular form; wraparound front veranda; second-storey central porch extension; side-hall plan with off-centre entrance; full basement;
- double-pitched side-gable roof; front-facing lower cross gable over second-storey porch extension; rear extended shed dormer; deep open eaves with exposed rafters, wood-plank soffits; tongue-and-groove veranda ceiling;
- basement and main storey constructed of double wall of poured concrete with space between, hollow rock-faced concrete blocks (on outer wall) and concrete bricks (on both walls, per owner) laid in stretcher bond and incorporating flat window heads; inside gables: wood-frame construction clad in stucco and wood mock half-timbering; painted-wood window and door surrounds; concrete sills;
- single-hung sash windows with multi-pane upper portions; multi-pane fixed windows; awning window (basement); hopper windows (bathroom and WC); wood storm windows;
- exterior doors of Douglas fir with 15-panes (front) and with panels topped by clear or pebble-glass panes (some now interior due to additions); short cellar opening with plain wood door;
- exterior front staircase walls of hollow rock-faced concrete blocks and concrete bricks laid in stretcher bond, concrete cap with pebble aggregate;
- concrete-brick chimney with plain cap;
- interior features including original layout with foyer and separate WC; quarter-turn closed staircases to second storey and to basement; Douglas fir baseboards, door and window frames, panelled doors including a pocket door, crown moulding and ceiling beams (living and dining rooms), stair rails, newels, and balustrades including some ceiling-height bannisters; built-in wood medicine cabinets; lathe-and-plaster walls; tongue-and-groove wainscot (basement stairs); original door and handrail hardware; push-button light switches; original or early light fixtures; cast-iron heating vents in grid pattern;
- deep set-back on a very large corner lot planted with grass, bushes, and trees; concrete-brick walkways; raised lot surrounded by a concrete retaining wall; on a residential street of detached houses.

REGULATED PORTIONS

1.0 South Façade

The following elements are regulated:

- a) Stretcher bond concrete brick cladding; continuous hollow rock-faced concrete block band (three rows) (Images 1.1 – 1.3);
- b) Wraparound verandah with hollow rock-faced concrete block support pillars terminating under painted wooden frieze board; wooden tongue-and-groove ceiling; arched drainage openings with keystone decoration (Images 1.4 – 1.5);
- c) Second storey porch extension; stretcher bond concrete brick cladding with hollow rock-faced concrete block corner columns; stucco and wood mock half-timbering (Image 1.6);
- d) Original fenestration (window patterns and openings); a triple assembly consisting of a 12-over-1 flanked by 6-over-1 wood windows with sill and flat gauge lintel in concrete brick; doorway with flat gauge lintel in concrete brick (Images 1.5 and 1.7); and
- e) Exterior front staircase walls of hollow rock-faced concrete block cladding and concrete bricks laid in stretcher bond (Images 1.8);

Note: The concrete entrance stairs and concrete cap with pebble aggregate while replaced in kind, is not regulated.



(Image 1.1: South façade)



(Image 1.2: ca. 1996 photo showing south façade with original window assembly on second storey)



(Image 1.3 Stretcher bond concrete brick cladding; continuous hollow rock-faced concrete block band (three rows in south-facing façade, transitioning to two rows))



(Image 1.4 Enclosed portion of verandah: tongue-and-groove ceiling, hollow rock-faced concrete block clad support pillars, wood header)



(Image 1.5: triple assembly consisting of a 12-over-1 flanked by 6-over-1 wood windows with sill and flat gauge lintel in concrete brick)



(Image 1.6: detail of second storey porch extension, stretcher bond concrete brick cladding with hollow rock-faced concrete block corner columns; stucco and wood mock half-timbering)



(Image 1.7: doorway with flat gauge lintel in concrete brick)



(Image 1.8: Detail showing exterior front stairs: walls of concrete bricks laid in stretcher bond and hollow rock-faced concrete blocks)

2.0 East Façade

- a) Stretcher bond concrete brick cladding; stucco and wood mock half-timbering; continuous hollow rock-faced concrete block band (two rows); continuous wood band with decorative trim (Images 1.3 and 2.1 – 2.3); and
- b) Original fenestration (window patterns and openings); two 15-pane wood windows with concrete sills (main storey); three 6-over-1 wood hung windows with flat window heads and painted wood trim (Images 2.2 – 2.5).

Note: The east side single-storey projecting vestibule built between 1959 and 1986, while sympathetically designed, is not regulated and a return to original configuration/appearance would not be precluded where documentation of original configuration exists (Image 2.2).



(Image 2.1: View of house from southeast)



(Image 2.2: Historic photo ca.1959, view of house from southeast)



(Image 2.3: photo ca.1996, view of house from southeast)



(Image 2.4: example of one of two 15-pane wood windows with concrete sills; continuous wood band with decorative trim)



(Image 2.5: example of one of three 6-over-1 wood hung windows with flat heads and painted wood trim)

3.0 West Façade

The following elements are regulated:

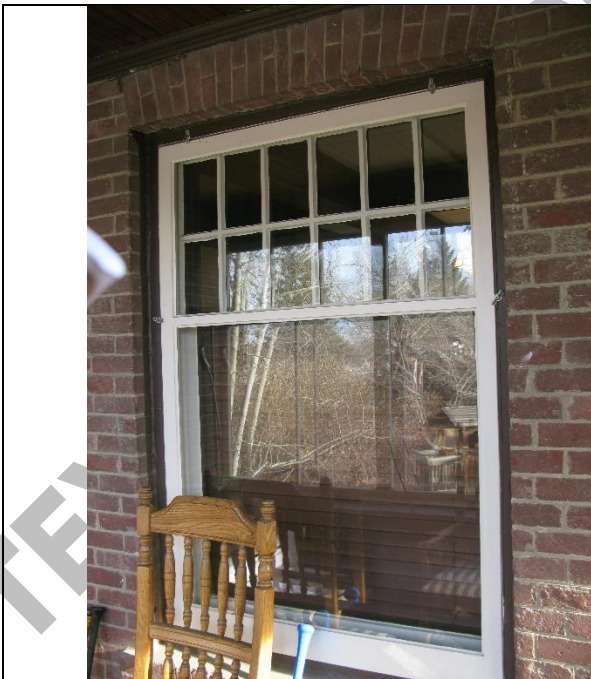
- a) Stretcher bond concrete brick cladding; stucco and wood mock half-timbering; continuous hollow rock-faced concrete block band (two rows); continuous wood band with decorative trim (Images 1.3 and 3.1);
- b) Wraparound front verandah with hollow rock-faced concrete block support pillars terminating under painted wooden frieze board; wooden tongue-and-groove ceiling (Images 1.4 and 3.1); and
- c) Original fenestration (window patterns and openings); a triple assembly consisting of a 12-over-1 flanked by 6-over-1 wood windows, with concrete sill; a 12-over-1 wood window with sill and flat gauge lintel in concrete brick; two double assemblies of 6-over-1 wood windows with flat heads and painted wood trim (Images 3.2 – 3.4).



(Image 3.1: West façade)



(Image 3.2: triple assembly consisting of a 12-over-1 flanked by 6-over-1 wood windows, with concrete sill; continuous wood band with decorative trim)



(Image 3.3: a 12-over-1 wood window with sill and flat gauge lintel in concrete brick, located within wraparound verandah)



(Image 3.4: example of one of two double assemblies of 6-over-1 pane hung wood windows, with flat head and painted wood trim)

4.0 North Façade

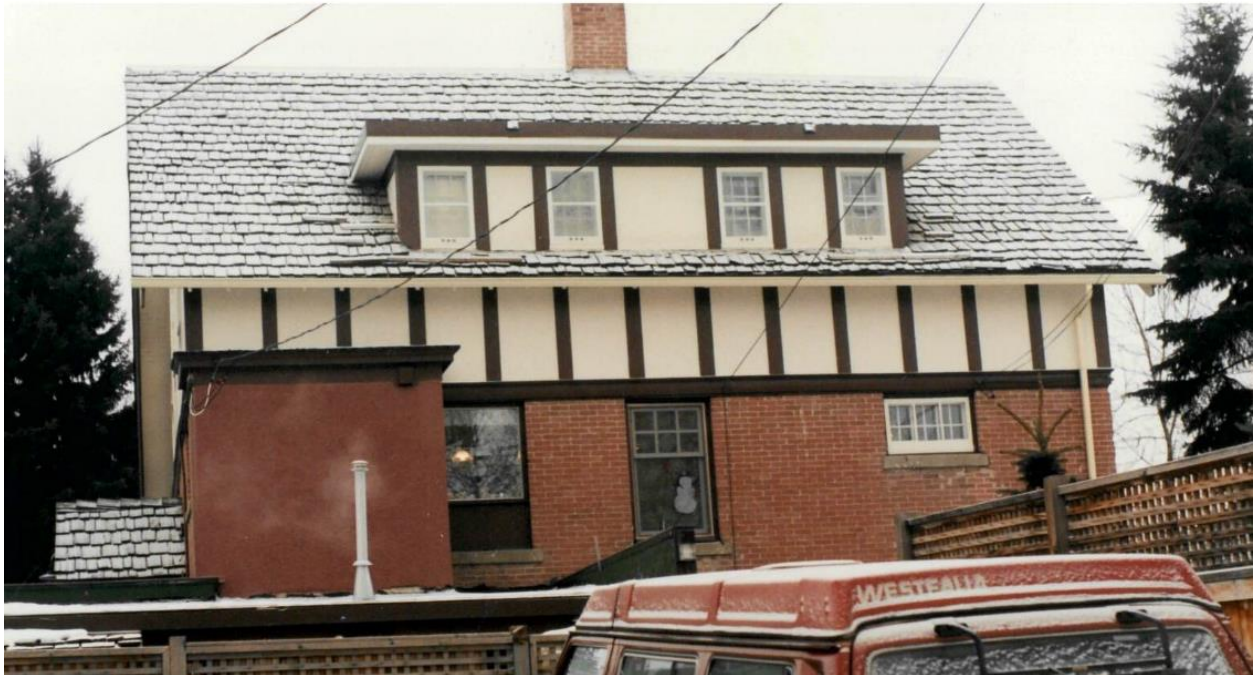
The following elements are regulated:

- a) Stretcher bond concrete brick cladding; stucco and wood mock half-timbering; continuous hollow rock-faced concrete block band (two rows); continuous wood band with decorative trim (Images 1.3 and 4.1 – 4.2);and
- b) Original fenestration (window patterns and openings); a 6-over-1 wood window and a 12-pane wood window, both with concrete sills; four multi-pane wood windows (shed dormer) (Images 4.1 – 4.4).

Note: The north extension, while sympathetically designed, is not regulated and a return to original configuration/appearance would not be precluded where documentation of original configuration exists (Image 4.2)



(Image 4.1: North façade)



(Image 4.2: Photo ca. 1996 of rear façade)



(Image 4.3: 12-pane wood window with concrete sill)



(Image 4.4: examples of the multi-pane wood windows (shed dormer))

5.0 Form, Scale, Massing and Roof

The following elements are regulated:

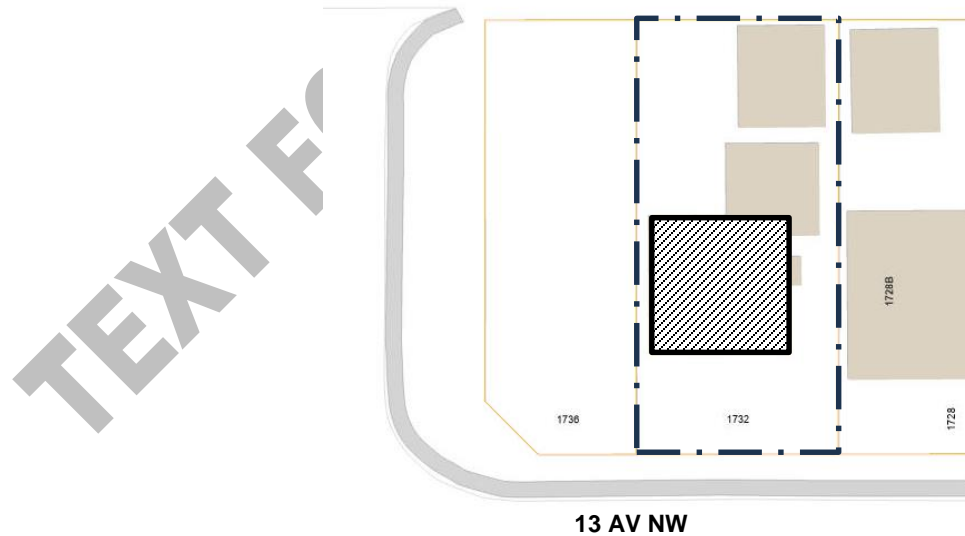
- a) One and one-half storey massing with double-pitched side-gable roof; front-facing lower cross gable with rear extended shed dormer; linear profile, rectangular plan (Images 1.1, 1.2, 2.1, 2.2, 2.3, 3.1, 4.1, and 4.2);
- b) Open eaves with exposed rafters, projecting painted plain-wood bargeboard, painted wood-plank soffits, painted plain wooden frieze (Images 5.1 and 5.2).



6.0 Land

The Land is regulated as follows:

- a) The original building's existing location and placement on the property (Image 6.1).



(Image 6.1: Building orientation and placement on parcel)

7.0 Interior

The following elements are regulated:

- a) Original Douglas fir main door assembly with panels topped by 15 glass panes and plain wooden trim (Image 7.1);
- b) Original Douglas fir second storey porch exterior wood door with panels topped by 12 glass panes and plain wooden trim (Image 7.2);
- c) Extant original main floor Douglas Fir woodwork including baseboards, window and door casings, pocket door, crown moulding and ceiling beams (living and dining rooms) (Images 7.3 – 7.7);
- d) Quarter-turn closed staircase to second storey with Douglas fir stair rail, newel, and ballustrade (Image 7.7)

Note: While the back extension (ca. 1996) reused original materials, these are not regulated.

| | |
|---|--|
|  |  |
| (Image 7.1 Main entry 15-pane Douglas fir door) | (Image 7.2 Second storey veranda 12-pane Douglas fir exterior door) |
|  |  |
| (Image 7.3 Example of baseboard) | (Image 7.4 Example of window casing) |



(Image 7.5 Pocket door and example of typical door casing)



(Image 7.6 Example of extant original Douglas Fir crown moulding and ceiling beams in living and dining rooms)



(Image 7.7: Quarter-turn closed staircase to second storey with Douglas fir stair rail, newel, and balustrade; example of a window casing)

SCHEDULE “C”

The primary purpose of the *Standards and Guidelines* is to provide guidance to achieve sound conservation practice. They are used to assess proposed changes to designated Municipal Historical Resources and form the basis for review and assessment for the approved rehabilitation program.

The *Standards and Guidelines* were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features of a historic place, which should be maintained and cannot be altered.

The *Standards* listed below and the referenced *Guidelines* shall apply to the Regulated Portions and any rehabilitation or maintenance work undertaken with respect to them at any time.

The Standards

Definitions of the terms in italics below are set forth in the Introduction of the *Standards and Guidelines*. In the event of a conflict between the italicized terms below and those in the *Standards and Guidelines*, the latter shall take precedence. The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All Standards for any given type of treatment must therefore be applied simultaneously to a project.

General Standards (all projects)

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Respect *heritage value* when undertaking an *intervention*.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any

extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.

9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible and identifiable upon close inspection and document any *intervention* for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the *historic place*.
12. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Guidelines

The full text of the *Standards and Guidelines* is available online through www.historicplaces.ca, or from:

Parks Canada National Office
25 Eddy Street
Gatineau, Quebec K1A 0M5

Calgary



Update to Municipal Historic Resource Designation for the Walter Hargrave Residence

IP2024-1172

November 06, 2024

Previous Council Direction

At the 2021 March 22 Combined Meeting of Council, Bylaw 16M2021 was approved, designating the Walter Hargrave Residence as a Municipal Historic Resource



Recommendations

ADMINISTRATION RECOMMENDATION(S)

That Infrastructure and Planning Committee:

- a) Forward this report to the 2024 December 17 Regular Meeting of Council;

That Infrastructure and Planning Committee recommend Council give three readings to each of the following:

- b) Proposed wording for a bylaw to repeal Bylaw 16M2021 which designates the Walter Hargrave Residence as a Municipal Historic Resource (Attachment 2); and
- c) Proposed wording for a bylaw to designate the Walter Hargrave Residence as a Municipal Historic Resource (Attachment 3).

Highlights

Administrative Housekeeping

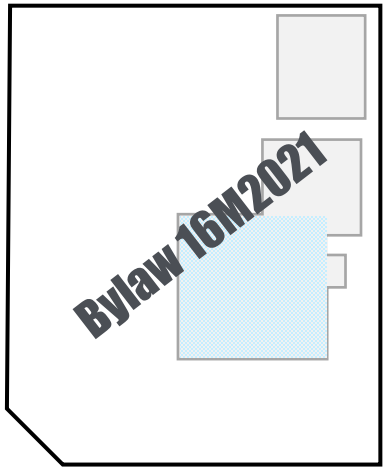
- Repeal and replacement process aims to update the parcel boundaries and legal description
- Requested by property owners
- Ongoing legal protection of Walter Hargrave Residence as a Municipal Historic Resource ensures that it is conserved for all Calgarians
- Affirms retention of property owners' rights to the individual enjoyment of their property





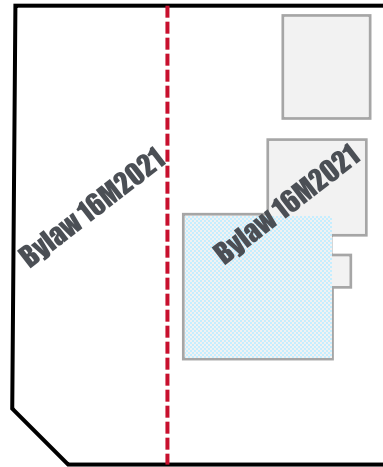
Discussion

2021



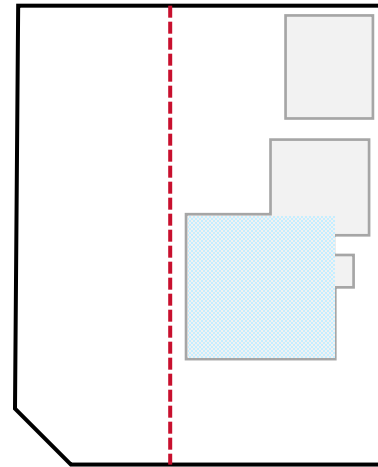
Bylaw 16M2021 was registered on the property's land title.

2023



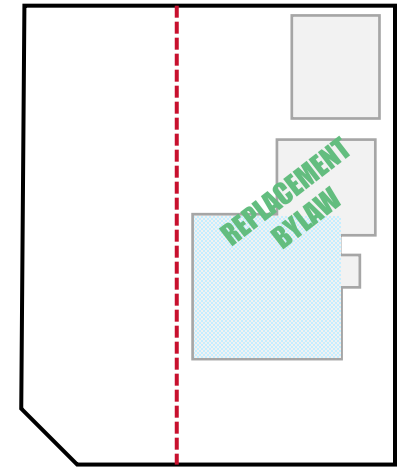
Subsequent to subdivision, Bylaw 16M2021 continued to apply to both lots, including the undeveloped western lot.

REPEAL



Repealing Bylaw 16M2021 removes the designation bylaw from both lots.

REPLACE



Replacement bylaw for only the eastern lot ensures ongoing protection of Walter Hargrave Residence.

Replacement designation bylaw updates parcel boundaries and legal description and does not introduce new regulated heritage elements.

Recommendations

ADMINISTRATION RECOMMENDATION(S)

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Planning and Development Services Briefing to

Infrastructure and Planning Committee
2024 November 06

ISC: UNRESTRICTED
IP2024-1076

Local Area Planning Program Annual Lessons Learned 2024

PURPOSE OF BRIEFING

The purpose of this briefing is to provide a high-level annual summary of lessons learned for the Local Area Planning Program (Program), as directed by Council. These lessons learned are informed by the ongoing development of local area plans.

SUPPORTING INFORMATION

The Program works with communities to develop local area plans that provide guidance and direction on future growth and investment for communities across the city.

In 2024, lessons learned continue to inform the Program. The Program's approach is foundationally one that explores, pilots, tests and tries new processes and engagement methods, which has resulted in favourable outcomes to date. Lessons learned implemented in 2024 include:

- **Student and Youth Engagement:** based on what we heard through targeted youth workshops, we tried new methods for connecting with students and youth in 2024 which included multiple on-campus and in-class engagement sessions, more interactive ways to participate, providing food as an incentive, stop-and-talk sessions and tailoring workshops to specific youth and young adult audiences.
- **Education and Accessibility:** we made enhancements to increase understanding of local area planning, including the creation of a comic-book style communication series to help simplify planning topics, educational videos to help build understanding around what local area planning is and why it is happening, new colour-blind accessible versions of the building scale maps and expanded language translation initiatives to reduce barriers to participation in the planning process.
- **Local Area Planning in Greenfield Communities:** In 2024, we began work on four ASP projects in greenfield communities. As an evolving business practice, First Nations Traditional Knowledge Keepers offered their experiences and knowledge through guided walk-throughs of sites pre-development. This led to significant awareness building that will inform place-making policies of the plans.

For a detailed summary of lessons learned from the past year, see Attachment 1.

Next Steps

As plans currently underway are brought forward to Council in 2025, the next local area plans will be sequenced in alignment with Council direction. As the Local Area Planning Program advances, our processes will continue to evolve based on internal and external feedback and our lessons learned.

Other work planned for 2025 includes the development of a Planning Liaison program, continued coordination and alignment with the future Calgary Plan and Zoning Bylaw and planning for an enhanced education session on the Local Area Planning Program for members of Council following the 2025 municipal election.

BRIEFING

Page 2 of 2
Item # 11.1

ATTACHMENT(S)

1. Local Area Planning Program Lessons Learned 2024

Author: Genevieve Knapik, Community Planning

General Manager Debra Hamilton concurs with the information in this Briefing.



Local Area Planning Program **Lessons Learned**



Since the establishment of the Local Area Planning Program, we have worked with thousands of participants to develop local area plans in Calgary.

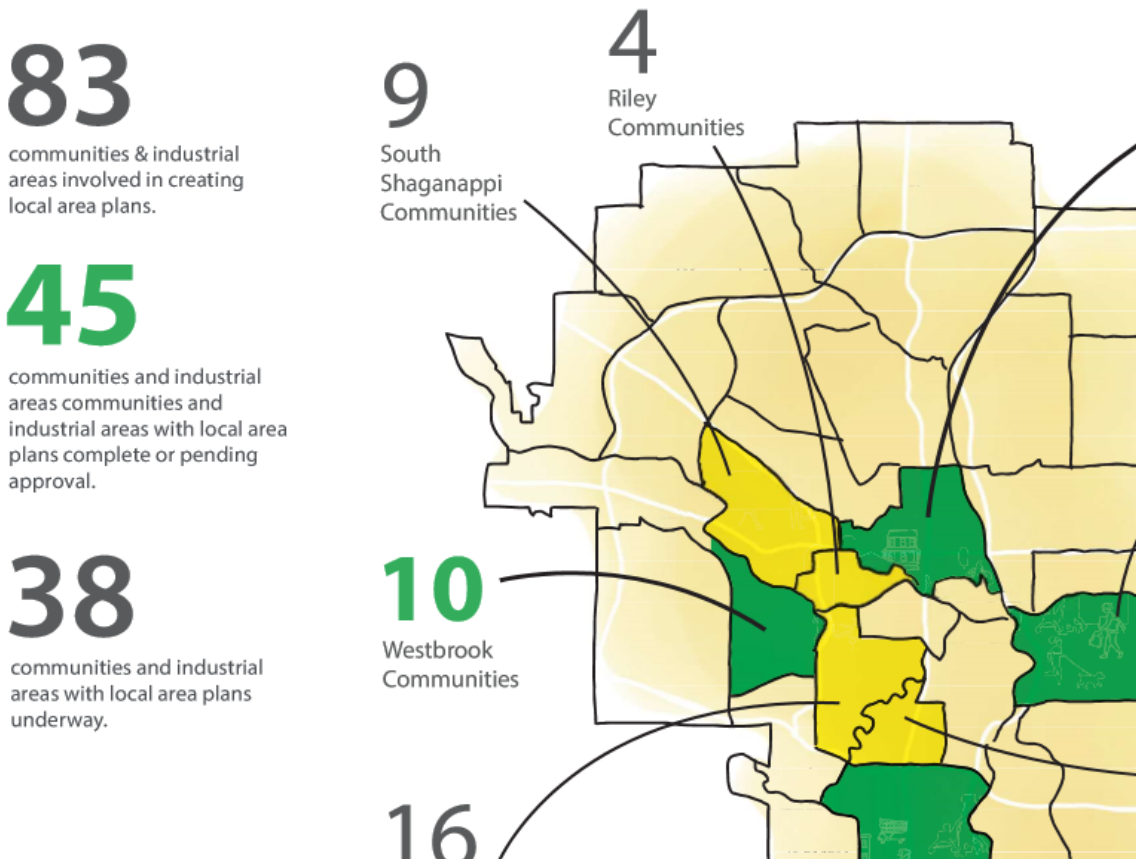
The Local Area Planning Program lessons learned for 2024 high-level strategies and improvements made to the Program, engagement and planning over the past year.



Program History

In 2018, Calgary's first multi-community policy plan, the North Hill Communities Local Area Plan, was a pilot. As of November 2024, four local area plans have been approved or given first reading by Council currently under development. Over the past six years, the Local Area Planning team in Community Planning has taken an iterative approach that continues to improve and enhance how local area plans are developed through the Local Area Planning Program.

The Local Area Planning Program Lessons Learned 2024 document provides an overview of key highlights of these innovative strategies and improvements, focusing on the Program itself, engagement, policy processes. Additional background on history and learning from the first six years of the Program can be found in the first Local Area Planning Program Lessons Learned document, published in 2023.



Supporting Our Growing Popul

Calgary is changing and it's changing rapidly. Every year we we thousands of new Calgarians to this city and it is imperative tha our communities will change over time.

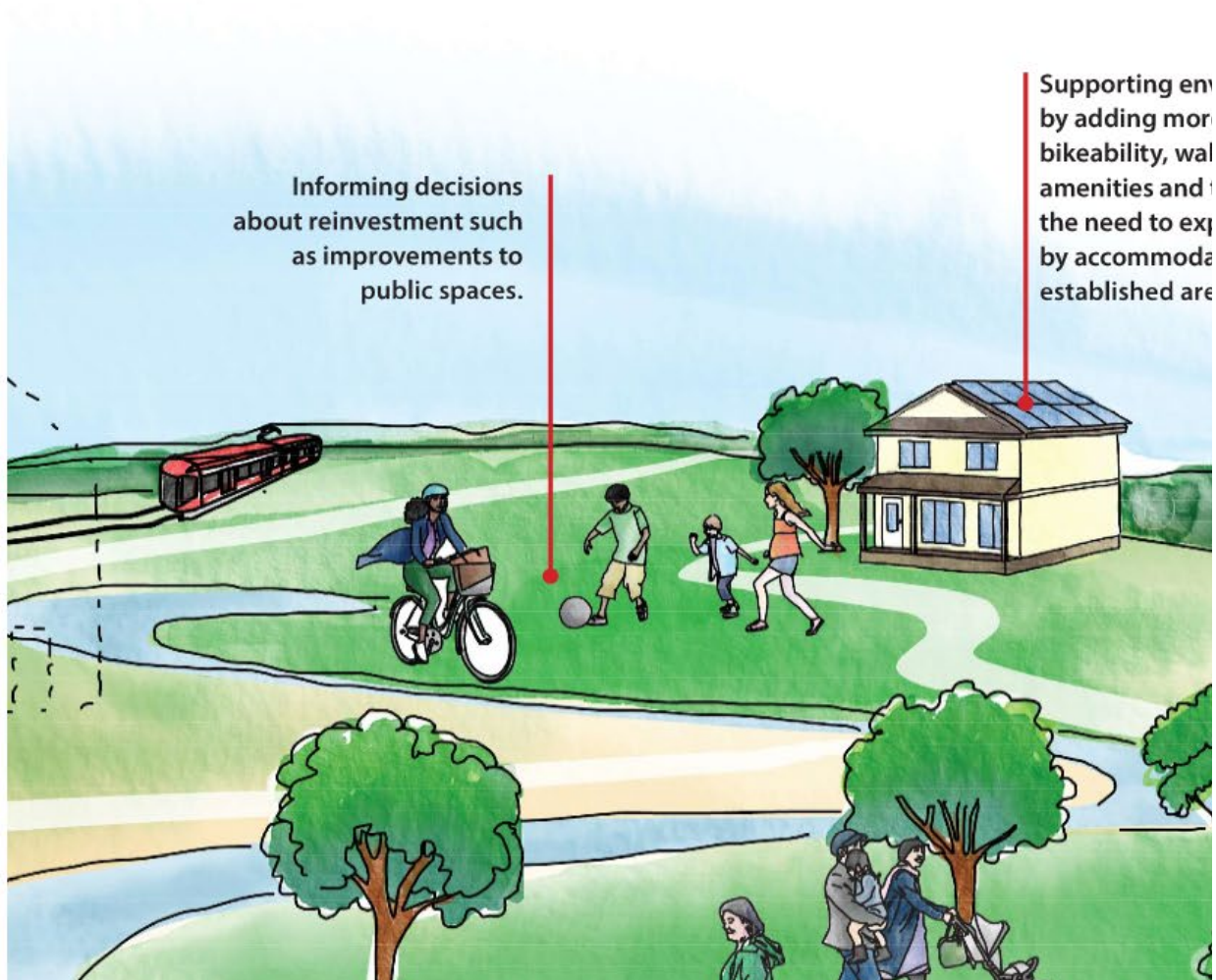
Local area plans support communities as they change by:



Conversations about where, why and how revitalization and redevelopment should happen are essential to ensure there's a plan in place to help guide changes within our communities.

Local area plans provide direction on future development, investment and community improvement. Residents, landowners, builders/developers, City Planners and Councilors can commonly refer to what development and investment ideas are proposed. Since the Program's inception, over 300 events (including open houses, public sessions, working group sessions, community association sessions, industry sessions and community walks) have been held with thousands of participants to discuss growth and change in our communities.

As our Program advances, we continue to develop new and innovative strategies and focus on continuous process improvements to support the creation of local area plans.



Program Approach

Foundationally, the Local Area Planning Program's approach is to pilot, test and try new processes and methods of engagement. As we are always looking for ways to evolve and improve, there are some fundamental aspects of the Program that have proven to be successful and have become part of our standard practice.

Iterative Approach

- We share local area plans in a format that better tells the story of the local area plan from policy to implementation.
- We release draft plans chapter by chapter, instead of releasing one draft near the end of the process. Our participants can provide feedback for each chapter as the local area plan is developed and see how the draft plan is updated based on their feedback throughout each phase of engagement.

Storytelling and Meaningful Graphics

- The Local Area Planning Program develops engagement and education materials focused on storytelling; we've created graphics that better tell the story of local area planning as a plan is developed.
- Illustrative maps are developed to highlight what's special about where residents live in each plan area.
- Our materials reflect the diversity of Calgarians so people can see themselves in our document.
- We've incorporated more storytelling including why local area plans are beneficial for communities, how



Engagement Booklets

- One of our most successful strategies for education and engagement are our Engagement Booklet booklets are 16-20 page magazine-style booklets that are mailed to all addresses during each phase process. Over half of all feedback we receive from public participants now comes from our Engagement booklets, which have a pre-paid postage feedback component.
- We know planning for the future is crucial and our Youth Engagement Booklet allows The City to know what is important to youth; how they move around their communities, what they love about their communities (and the city), and what they wish they had more of in their community.
- Working internally with social programming, Youth Engagement Booklets are distributed in all of LAP areas through the engagement stations. We are also distributing these to kids across the city through programming park and play events, and summer camps that focus on community building.
- Engagement booklets are unique to the Local Area Planning Program at The City.

Inclusive Process

- As local area plans are developed, the needs of participants are considered throughout the process. Planning teams work to remove as many barriers to participation as possible. Effort is made to ensure public participation is accessible to all, despite potential limitations that might prevent them from being included in the process. A key objective is to ensure that at the very least, people within the area are aware of the opportunity to participate and understand that we are interested in hearing from them. Accessibility accommodations are available for engagement by request via 311 and local area planning project pages on the Engagement Station. Materials are available in ten languages.



Engagement Highlights

A robust engagement process is at the heart of the Local Area Plan Program. Continuous process improvements through lessons learned will continue to enhance our Program as new plans are developed across Calgary.



1. Innovative Strategies

Student and Youth Engagement

- We heard from university students that we need to engage more on campus. In response, as part of the South Shaganappi Communities LAP process, we hosted five student engagement events at the University of Calgary and its satellite campus from late 2023 to early 2024, with more sessions planned for the rest of 2024. We are also building connections with other post-secondary institutions.
- Over the summer, we held two workshops for youth and young adults aged 12-30 to gather feedback on effective engagement strategies. Key suggestions

included hosting events where youth time, offering participation incentives events fun, ensuring easy access for n and using social media. This feedback future engagement activities.

- Using our Youth Engagement Booklet aged 5-12, we began attending City H to discuss community planning with l sessions allow the Local Area Planning explain planning in a personal way ar children’s hopes for their communitie



Age-Friendly Conversations

- We attended several events to engage specifically with seniors about their lived experiences within their communities. Their feedback highlighted concerns about mobility and safety, helping the team validate the plan's core values and identify community improvements. The local area planning team will continue to seek opportunities to engage seniors as a specific target audience.

Cultural Connections Engagement

- As part of the East Calgary International Avenue Communities Local Area Plan process, we launched *Creating Cultural Connections*, targeted engagement to support cultural planning and equity. Through this process, we co-hosted sessions with cultural leaders and organizations, reviewing content and gathering advice to ensure cultural relevance and participation from their communities. These efforts aimed to build trust between the Local Area Planning Team and cultural communities.
- Through this initiative, we engaged over 700 community members and co-hosted sessions with seven different cultural groups, including Vietnamese, Filipino, South Sudanese and Indigenous communities, Ethiopian and Eritrean business owners, Alex Community Food Centre and Eastview Basketball Association.

Educational Materials Development

- The calgary.ca/LAP webpage now features educational videos, an interactive map and additional educational information at the Area Planning Program.
- We created six educational videos to support the Program, participation opportunities, the importance of housing choice and the phases of engagement. These videos are available on calgary.ca/LAP.
- A comic-book style piece was also developed to illustrate the need for local area planning. This engaging visual tool has been translated into Calgary's top ten languages.

Professional Knowledge Transfer

- Members of the Local Area Planning Team presented at the Canadian Institute of Urban Affairs national conference in July 2024. This was an excellent opportunity to promote the City of Calgary, showcase the Local Area Planning Program's successes and share lessons learned with other municipalities. It also allowed the team to learn from other municipalities and identify best practices from across the country.
- We continued to build relationships with other municipalities at the City of Edmonton by sharing our experiences in developing local area planning policies.
- The team also presented to students at the University of Alberta and the University of Saskatchewan as well as planning staff at the City of



2. Improvements

Engagement Booklets Refined

- Key takeaways from 2023 focus groups were incorporated into our Engagement Booklets. Participants emphasized the need for clearer calls to action on the cover and first few pages, immediate clarity on what is being asked and upfront details of engagement opportunities, including dates, times and locations. They also suggested adding a QR code linking to the online engagement page.
- Participants appreciated the overall design of the Booklets, especially the diverse visuals, detailed maps and illustrations. Moving forward, a continued focus will be to make information more visual, and less text based wherever possible.

Language Translation Enhanced

- For the East Calgary International Avenue Communities Local Area Plan specifically, the project team undertook a number of language translation initiatives to remove barriers to participation throughout the planning process. This included print advertising in multiple languages, advertising on local ethnic radios, specific outreach to cultural groups with local language interpreters on-site and interpretation services available to community members at the City Council public hearing.

LAP Reconnect

- In 2024, we returned to approved local area plan areas for the first time to reconnect with people about their local area plan and to update the plans to align with direction from *Rezoning for Housing* and *Home is Here – The City of Calgary’s Housing Strategy*, as directed by Council. Through these initial LAP Reconnect sessions, the Local Area Planning team has gained insight into additional



Phase 3



Policy Highlights

Policies in local area plans guide future growth and change. As Planning Program continues to evolve, additional policy considerations are being introduced into local area plans.



1. Innovative Strategies

Accessibility and Clarity

- We launched legacy webpages for approved local area plans to provide a summary of the local area plan by chapter, information on projects being implemented from Chapter 3/Appendix A and a summary of engagement that was undertaken as the local area plan was developed. These pages will be maintained over time and could be expanded to provide additional information on how the local area plan is being implemented.
- Based on feedback from community members, in the Riley Communities Local Area Plan, we tested the creation of a colour-blind accessible version of the Building Scale map.
- We created a one-page summary of the Urban Form and Building Scale categories to provide an easy-to-read overview for participants.

New Area Specific Policies

- In the South Shaganappi Communities Local Area Plan, the first local area plan to have a significant area of existing curvilinear street patterns, we developed a new cul-de-sac policy which requires redevelopment to occur comprehensively in cul-de-sacs. This policy will also be used in the Chinook Communities Local Area Plan.
- In the Chinook Communities Local Area Plan, we heard through public engagement that there was a desire for portions of the Manchester Industrial area to continue to evolve and welcome additional uses beyond industrial uses. In response, we developed the Manchester Special Policy Area, to provide additional policy guidance to encourage complementary non-industrial uses that will serve a new residential population in close proximity to existing and potential future LRT stations.

2. Improvements

Policy Consistency

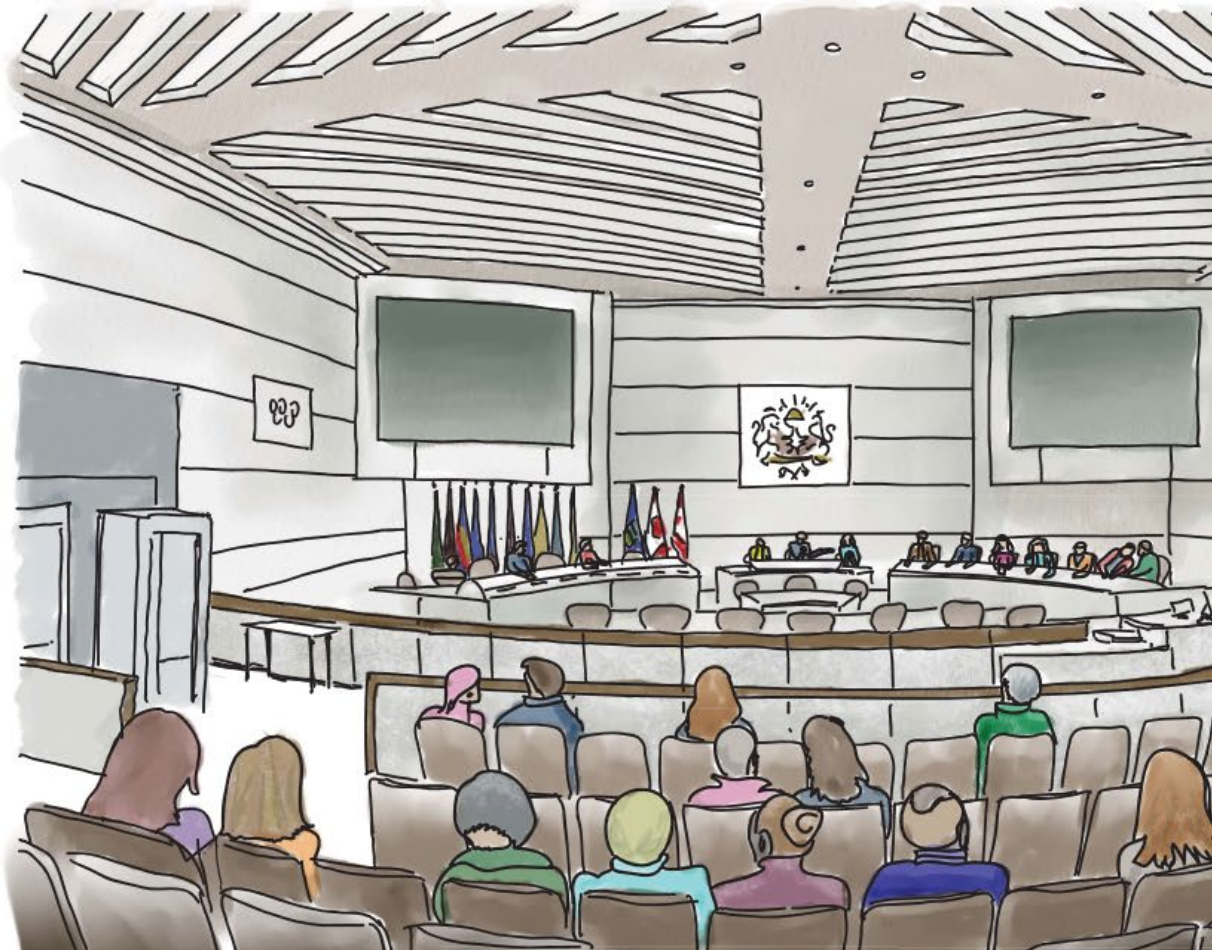
- The Local Area Planning team continue to improve consistency and alignment in plans through regularly scheduled, collaborative 'Consistency Meetings', in which plan each team review, compare and update the most up-to-date language and best options. Consistency across plans matters for planners, industry and the public to interpret LAP policies when dealing with different areas throughout the city.
- The Local Area Planning team also started where policies in approved local area plans need to be updated in future to align with best practice.

Heritage Guidelines and Workin

- In previous LAPs, heritage guidelines developed after the plan was approved. In the West Elbow Communities Local Area Plan was the development of heritage guidelines concurrent with the plan was developed. This process has been followed in the West Elbow Communities, which covers approximately 80 percent of Calgary's heritage guideline areas.
- In the Riley Communities, heritage guidelines include the creation of a heritage designation transfer policy.

Internal Process Highlights

Continuous process improvements are integral to the Local Area Planning Program. We consistently seek opportunities to enhance methods, workflows and ways we work together to create and local area plans.



1. Innovative Strategies

Sustainment and Monitoring Capacity

- In 2024, resources were hired to support monitoring, sustainment, implementation and continuous improvement of the Local Area Planning Program. This is a notable advancement in the Local Area Planning team's capacity.
- Work will focus on systematically monitoring and reporting on key local area planning metrics and indicators with the goal of improving local area plan implementation, policy development and informing updates to approved local area plans.
- Sustainment and monitoring will ensure continuous improvement to the Local Area Planning Program by evaluating the success of policies, implementation options and community improvements identified in local area plans, as well as providing education and support to communities.

Local Area Planning in Greenfield Communities

- In 2024, we began work on four area structure plan (ASP) projects in greenfield communities, adapting the phased approach and processes developed for local area plans in the established areas.
- The West Macleod Area Structure Plan, Nose Creek Area Structure Plan and Aurora Business Park Area Structure Plan are currently underway, and the Prairie Economic Gateway Initiative is pending approval. These new and amended plans will provide planning guidance and direction to approximately 1,869 ha (4,600 acres) of lands that are either within the city limits or identified within Calgary's Intermunicipal Development Plan.
- As an evolving business practice, First Nations Traditional Knowledge Keepers have offered their experiences and knowledge through guided walk-

2. Improvements

Internal Coordination and Efficiency

- We established a cross-corporate team developed program governance for the Investment Fund. In 2024, the first seven receive funding were selected.
- The Local Area Planning team continued approach of "sister" LAPs that follow a timeline, finding it to be a highly efficient and collaborative way to develop local plans concurrently.
- In the Riley Communities Local Area Plan established a monthly project coordination meeting that brought together groups across the corporation on projects within plan area, from planned maintenance community improvement projects. Through our coordination of public engagement collaboration on the development of investment opportunities.
- We continued to innovate our coordination our Creative team, using weekly meeting Teams channels to provide quicker and proactive coordination between area planning project teams.

Calgary Planning Commission

- Calgary Planning Commission now has closed session meeting for reviewing plans, instead of scheduling them at the regular agenda. This reduces staff and provides efficiency for Calgary Planning Commission members.
- Local area plans now go to Calgary Planning Commission earlier in the process for session workshop, to ensure that fees Calgary Planning Commission can be into the draft plan prior to Phase 3: RE

What's Next?

As the Local Area Planning Program advances, we will continue gather feedback and lessons learned from the next generation local area plans under development. Processes within the Program will continuously improve and evolve over time as more plans are developed.

In 2025, we expect to bring the Riley Communities Local Area Plan, South Shaganappi Communities Plan, Chinook Communities Local Area Plan and West Elbow Communities Local Area Plan forward for Updates to the North Hill Communities Local Area Plan, Westbrook Communities Local Area Plan and Communities Local Area Plan will also be brought forward to align with *Rezoning for Housing* and *How The City of Calgary's Housing Strategy*.

Over the next year the Program will continue to build out sustainment and monitoring efforts to ensure success of the Program and identify continuous improvements. Started in 2023, internal engagement of Calgary staff who use and implement local area plans, will be expanded. Other work planned for 2024 includes the development of a Planning Liaison program, continued coordination and alignment with the future Plan and Zoning Bylaw and planning for an enhanced education session on the Local Area Planning Program for members of Council following the 2025 municipal election.

