



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Christopher

Last name [required] Davis

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Apr 2, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters Item 7.1 - West Elbow Communities LAP

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

March 31 - IPC Item 7.1 - WEC-LAP - N Glenmore PCA submission.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We can not attend the IP Committee on Wednesday. Please find attached our submission and requested amendments.



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 www.ngpca.ca

March 30, 2025

The City of Calgary

Infrastructure and Planning Committee (IPC)
800 Macleod Trail
Calgary, AB T2P 2M5

Attention: Sonya Sharp, Chair

Email: ward1@calgary.ca
caward1@calgary.ca
eaward1@calgary.ca

Dear Councillor Sharp and IPC members,

**Re: West Elbow Communities Local Area Plan (WEC-LAP) Bylaw
Item 7.1 - Infrastructure and Planning Committee (April 2, 2025)**

This matter before the IPC on Wednesday April 2nd. Unfortunately our community representatives are unable to attend. Our submission was not submitted in time for the published agenda, so we are forwarding it now to you as IPC chair as well as the other Council members of this standing policy committee. We understand it is contemplated to go before Council via a public hearing on May 6th.

Our community has endorsed the multi-community request letter for re-engagement on the WEC-LAP.¹

Our North Glenmore Park community first became aware of the proposed LAP on May 10, 2023, when we were contacted by the newly formed West Elbow Communities Local Area Planning project team. We were informed that:

“...the West Elbow Communities Local Area Planning project is a new City project that will be launching in the Fall of 2023 and includes the communities of Altadore, Bankview, Cliff Bungalow, Elbow Park, Erlton, Garrison Woods, Lower Mount Royal, Mission, North Glenmore Park (north of Glenmore Trail SW), Richmond (east of Crowchild Trail SW), Rideau Park, Roxboro, Scarboro (east of Crowchild Trail SW), South Calgary, Sunalta, and Upper Mount Royal.”

We were further advised that the City’s WEC-LAP staff team would:

“... work together with you (and other local community association representatives, residents, local business owners, local developers and builders) to create a local area plan that will help provide direction on the evolution of this area over the next 30 years. Specifically, a local area plan provides direction on where and how new development, infrastructure and investment could fit best within an area, helping guide decisions when new ideas and proposals are brought forward.”
(emphasis added)

¹ Attachment 9 to Item 7.1, IPC 2025 April 2, pp. 13-16.

While we were disappointed that our community was not to be considered in its entirety,² our concerns were dismissed as our community boundary failed to fall neatly within the pre-determined LAP boundaries.³ Unfortunately, this “square peg / round hole” metaphor seems to be a repeated theme in many civic planning community engagements.



Two members of our community Planning Applications & Redevelopment Committee (PARC) volunteered to join the WEC-LAP “Working Group”. A third member was added to ensure we could attend most all the engagements. We understood that the City expected that we would liaise with our CA Board over the course of the LAP engagement.

During the ensuing 16 months - following the initial engagement on September 20, 2023 until the issuance of the “final” draft West Elbow Communities LAP on January 27, 2025 - there were a continued series of engagement opportunities, as the city project staff team worked with representatives from the 16 communities comprising the WEC.⁴ 9 working group sessions were anticipated between 2023 and 2025. A 14 page “Terms of Reference” (TOR) document was distributed in October, 2023.⁵ A general reference tool, “The Guide for Local Area Planning” (May 31, 2021) was also made available as a foundational reference tool.⁶

In February our community association received a planning request for consideration. It was from a planning consulting firm knowledgeable in the LAP engagement process. But it was clearly submitted prematurely and in anticipation of an approved WEC-LAP. The application proposed a new building on a 4 lot (100 foot) frontage of 6 storeys / 24 metres. The current built form on this segment of 50th Avenue (with some recent exceptions) is typically semi-detached one storey buildings under 8.6 metres in elevation.

This request was a reminder that the development community is looking closely at the changes that will come from an approved WEC-LAP. This plan, once approved, will not be a mere “guide”, but will be considered to be the growth and development template for all communities within the LAP (a statutory plan). So, while the market seems to be ready to respond to the draft LAP with new product, it is

² The North Glenmore Park Community Association is bisected by Glenmore Trail SW, with the community hall lying within the node south of Glenmore Trail. The NGPCA has an “oversight” relationship with the Glenmore Green community as well, lying to the west across Crowchild Trail.

³ This community ‘severance’ was applied not only to North Glenmore Park, but to the Richmond-Knobhill community as well. Unfortunately, this meant that our two communities would have to double down on volunteer time if we were to participate in both the current WEC-LAP as well as an unnamed future “Plan 9” LAP. The rationale was that the LAP boundaries are “established using large roads or geographic features as they create more significant physical boundaries between geographic areas of the city ... (and are) more easily identifiable on a map ...”.

⁴ Please refer to Attachment 1 to this letter.

⁵ <https://engage.calgary.ca/WestElbowPlan>

⁶ “The Guide for Local Area Planning” (2021, updated Sept. 2023).
<https://www.calgary.ca/planning/publications.html>

significantly out of sync with existing community housing and, as proposed, does not appear to be the “gentle density” often cited by many urban planners during densification discussions. Our comments are our attempt to ensure that the new WEC-LAP is a plan that has considered the input from the affected communities. In its current form it is NOT supported by our Community Association.

So, with respect to Map 3 (“Urban Form”) of the proposed WEC-LAP, while 50th Avenue SW at this location is shown as “Neighbourhood Connector”, so too is 20th Street south of 50th Avenue. This use is not appropriate on either roadway. Within North Glenmore, “Neighbourhood Flex” is our recommended urban form typology for both 20th Street and 50th Avenue.

NGPCA is concerned that the current description of “Neighbourhood Connector” includes having “options for small-scale commercial uses”. Such areas are described as “primarily residential uses”, “more residentially-oriented” and having some “work-live units or home-based businesses”. We are concerned that this Urban Form may be interpreted as “commercial”. There is no commercial space currently on 50th Avenue. With the high school to the west and the current redevelopment of the Glenmore Athletic field just to the east, we don’t see a demand for commercial use on this corridor. In our community, this function is found at an existing corner CRU / strip mall at 20th Street and 54th Avenue and in the commercial plaza on Crowchild Trail and 54th Avenue.

Map 4 (building scale) of the WEC-LAP suggests “Low” (up to 6 storeys) on 50th Avenue, with “low-modified” (up to 4 storeys) on 20th Street and along 54th Avenue (east of 20th Street). Our request to City Council is to apply the “low-modified” not only on 20th Street, but along 50th Avenue SW as well.

NGPCA does not support the “low-modified” typology along the 50th Avenue SW corridor. NGPCA notes in the draft LAP “*(w)hen adjacent parcels have different scale modifiers, development in these areas should be designed to respect their neighbourhood context. This includes considering existing site context, parcel layout, building massing, and landscaping in the design of the development, while still achieving the future vision for where growth is accommodated in the community.*”

The mapping found within Map 3 (Urban Form) and Map 4 (Building Scale) is a somewhat blunt instrument, bringing to mind an exercise involving a highlighter and a ruler. The LAP should clearly state that all typologies within these two maps are subject to recognition of existing built form, much of which has been newly introduced in the community and which likely has decades of remaining viability.

While the population data found in Attachment 3 to the Administration’s Report suggest a significant population decline in North Glenmore Park since the “peak year” (1970), City data suggests that community population is on the rise.⁷ This is supportable intuitively by the significant number of corner lot “rowhouse” developments constructed over the last decade within our community.⁸ We believe that it is highly probable to increase density within North Glenmore Park even after incorporating our suggested amendments to the current provisions found in Maps 3 and 4 of the LAP.

The following are the specific amendments the NGPCA requests to the proposed Map 3 (Urban Form) and Map 4 (Building Scale) in the WEC-LAP:

⁷ 2021 count – 2435. <https://www.calgary.ca/communities/profiles/north-glenmore-park.html>

⁸ In 2024, North Glenmore Park was one of the City of Calgary’s suggested community walking tours for examples of R-CG infill redevelopment.

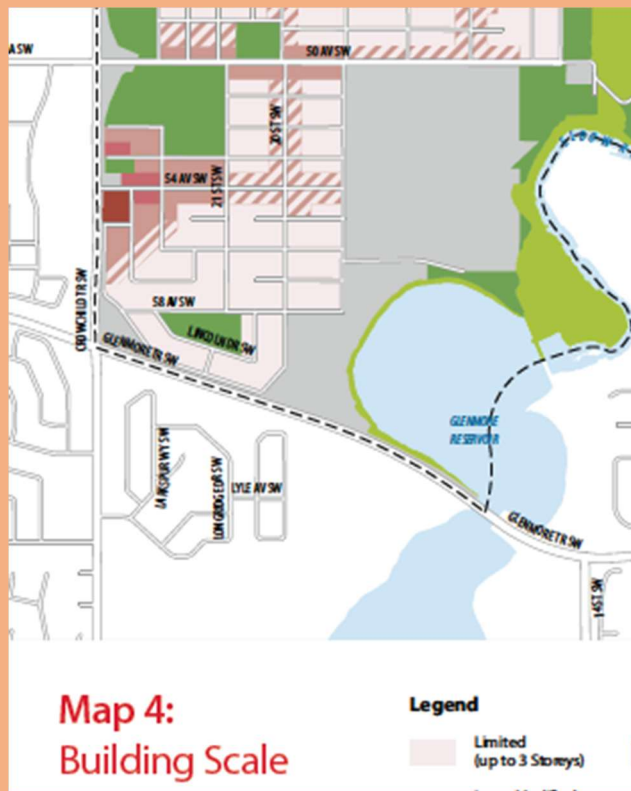
Map	Description	Current	Proposed	Comment
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URBAN FORM



3	54 th Avenue	Neighbourhood Flex	Neighbourhood Connector	<ul style="list-style-type: none"> • Although serviced by CT route 7, so are 20th St and 50th Avenues • Current housing is primarily single and semi-detached, with some transition to row-housing (w/ suites) • Current commercial uses are limited to corner commercial centre at Crowchild on west and aged corner CRU local commercial at 20th St • False to equate 54th Ave (with limited RI-RO access) to 33rd / 34th Avenues (Marda Loop)
3	54 th Avenue & 20 th Street (commercial corner)	Neighbourhood Flex	Neighbourhood Commercial	<ul style="list-style-type: none"> • Current commercial use is corner CRU local commercial at 20th St • Recognizing the existing use
3	55 th Avenue	Neighbourhood Flex	Neighbourhood Local	<ul style="list-style-type: none"> • Current use is “assembly / parking” (church use) – i.e. a paved surface parking lot • This ancillary existing “grandfathered” use should not support conversion to commercial uses

BUILDING SCALE



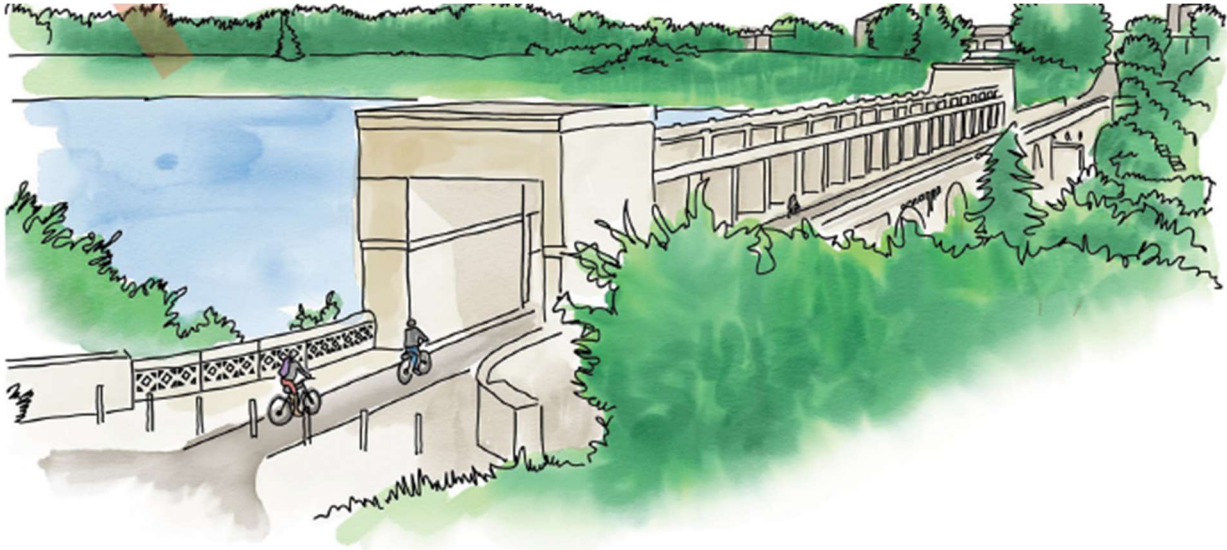
4	50 th Avenue	Low (up to 6 storeys)	Low-Modified (up to 4 storeys)	<ul style="list-style-type: none"> • 50th Avenue adjacent to Glenmore Athletic Park limited to Low-Modified (consistency of application) • Consistent with 20th St and 54th Avenue (east of 21st St)
4	Concentric area surrounding 54 th Avenue bus loop and commercial plaza (at Crowchild)	Low (up to 6 storeys)	Low-Modified (up to 4 storeys) along 54 th Avenue)	<ul style="list-style-type: none"> • The rationale provided in the proposed LAP for this design pattern is that it is within the “54th Avenue SW Transition Zone” (see Figure 25). • The current BRT is an opportunistic transit location that should not be considered in the same fashion as an LRT site (no parking; modest bus shelter; modest ridership at this location). • This approach seems to be a simplistic application of a compass circle around a Transit-Max / BRT bus stop on Crowchild Trail; see Figure 25 and the oblique line at the south of Map 4, as it cuts through multiple properties)

				<p>Figure 25: 54 Avenue SW Transit Station Area</p> <p>The map shows the 54 Avenue SW Transit Station Area. A dashed circle indicates the transit station area. The Core Zone is shaded in dark purple, and the Transition Zone is shaded in light purple. The map includes labels for Mount Royal University, Crowchild Corner Centre, and various streets including 54 Avenue SW, 53rd Avenue SW, 52nd Avenue SW, 51st Avenue SW, 50th Avenue SW, 49th Avenue SW, 48th Avenue SW, 47th Avenue SW, 46th Avenue SW, 45th Avenue SW, 44th Avenue SW, 43rd Avenue SW, 42nd Avenue SW, 41st Avenue SW, 40th Avenue SW, 39th Avenue SW, 38th Avenue SW, 37th Avenue SW, 36th Avenue SW, 35th Avenue SW, 34th Avenue SW, 33rd Avenue SW, 32nd Avenue SW, 31st Avenue SW, 30th Avenue SW, 29th Avenue SW, 28th Avenue SW, 27th Avenue SW, 26th Avenue SW, 25th Avenue SW, 24th Avenue SW, 23rd Avenue SW, 22nd Avenue SW, 21st Avenue SW, 20th Avenue SW, 19th Avenue SW, 18th Avenue SW, 17th Avenue SW, 16th Avenue SW, 15th Avenue SW, 14th Avenue SW, 13th Avenue SW, 12th Avenue SW, 11th Avenue SW, 10th Avenue SW, 9th Avenue SW, 8th Avenue SW, 7th Avenue SW, 6th Avenue SW, 5th Avenue SW, 4th Avenue SW, 3rd Avenue SW, 2nd Avenue SW, 1st Avenue SW, 0th Avenue SW, -1st Avenue SW, -2nd Avenue SW, -3rd Avenue SW, -4th Avenue SW, -5th Avenue SW, -6th Avenue SW, -7th Avenue SW, -8th Avenue SW, -9th Avenue SW, -10th Avenue SW, -11th Avenue SW, -12th Avenue SW, -13th Avenue SW, -14th Avenue SW, -15th Avenue SW, -16th Avenue SW, -17th Avenue SW, -18th Avenue SW, -19th Avenue SW, -20th Avenue SW, -21st Avenue SW, -22nd Avenue SW, -23rd Avenue SW, -24th Avenue SW, -25th Avenue SW, -26th Avenue SW, -27th Avenue SW, -28th Avenue SW, -29th Avenue SW, -30th Avenue SW, -31st Avenue SW, -32nd Avenue SW, -33rd Avenue SW, -34th Avenue SW, -35th Avenue SW, -36th Avenue SW, -37th Avenue SW, -38th Avenue SW, -39th Avenue SW, -40th Avenue SW, -41st Avenue SW, -42nd Avenue SW, -43rd Avenue SW, -44th Avenue SW, -45th Avenue SW, -46th Avenue SW, -47th Avenue SW, -48th Avenue SW, -49th Avenue SW, -50th Avenue SW, -51st Avenue SW, -52nd Avenue SW, -53rd Avenue SW, -54th Avenue SW, -55th Avenue SW, -56th Avenue SW, -57th Avenue SW, -58th Avenue SW, -59th Avenue SW, -60th Avenue SW, -61st Avenue SW, -62nd Avenue SW, -63rd Avenue SW, -64th Avenue SW, -65th Avenue SW, -66th Avenue SW, -67th Avenue SW, -68th Avenue SW, -69th Avenue SW, -70th Avenue SW, -71st Avenue SW, -72nd Avenue SW, -73rd Avenue SW, -74th Avenue SW, -75th Avenue SW, -76th Avenue SW, -77th Avenue SW, -78th Avenue SW, -79th Avenue SW, -80th Avenue SW, -81st Avenue SW, -82nd Avenue SW, -83rd Avenue SW, -84th Avenue SW, -85th Avenue SW, -86th Avenue SW, -87th Avenue SW, -88th Avenue SW, -89th Avenue SW, -90th Avenue SW, -91st Avenue SW, -92nd Avenue SW, -93rd Avenue SW, -94th Avenue SW, -95th Avenue SW, -96th Avenue SW, -97th Avenue SW, -98th Avenue SW, -99th Avenue SW, -100th Avenue SW.</p> <p>Legend</p> <ul style="list-style-type: none"> 54 Avenue SW Core Zone 54 Avenue SW Transition Zone
4	53 rd Avenue (west of 21 st Street)	Low (up to 6 storeys)	Limited (up to 3 storeys)	<ul style="list-style-type: none"> Proximity to commercial centre (Crowchild Corner Centre) not sufficient to warrant this small pocket (1 block) of non-conforming development
4	2300 block 53 rd and 54 th Avenues	Mid (up to 12 Storeys)	Low—modified (up to 4 storeys)	<ul style="list-style-type: none"> Proximity to commercial centre (Crowchild Corner Centre) not sufficient to create this small pocket (1 block) of out of scale non-conforming development Modify to confirm to amended 54th Avenue corridor
4	54 th Avenue / Crowchild commercial	High (up to 26 Storeys)	Low (up to 6 Storeys)	<ul style="list-style-type: none"> The existing single storey commercial shopping centre (Crowchild Corner Centre) has been renovated by the current owner Existing uses unlikely to change in immediate future Limited accessibility to Crowchild access should be reflected in potential site scale and density Up to 6 storeys would be a 6-fold site increase While a potential transit-oriented site, the ultimate scale should be contextually respectful

Community Heritage

Although North Glenmore Park is not within any of the heritage “precincts” identified in Section 2.6.2 of the LAP, it is worth noting that our community does have its own share of heritage assets! While our historic community hall (1963) lies south of the LAP area, North Glenmore Park within the LAP is not without heritage assets. Included amongst them are the Glenmore Dam / Reservoir and the historic portions of the Glenmore Water Treatment facility. The Expressionist-style St. James Catholic Church (at 54th Avenue & 20th Street SW) was an early work from the same architects who later designed the Calgary International Airport, Mount Royal University and the Centre for the Performing Arts. Glenmore Athletic Park represents almost half of the land mass of the community (north of Glenmore Trail) and its redevelopment will have a significant impact on traffic through the community. And the Lakeview 9 golf

course is a vestigial remnant of the Earl Grey Golf course as it existed prior to the development of the Glenmore causeway in 1963.



Sincerely,

North Glenmore Park Community Association

Chris Davis

Chris Davis
Co-Chair PARC

Patrick Gobran

Patrick Gobran
Co-chair PARC

Enc / Copied to:

City of Calgary Planning & Development Dept. / WEC-LAP Team (Attention: Peter Schryvers)
North Glenmore Park Community Association (Attention: Lisa Burton, President)
North Glenmore Park CA - Planning and Area Redevelopment Committee (PARC)
Ward 11 Councillor Kourtney Penner eaward11@calgary.ca / WARD11@calgary.ca
Lisa Poole (President, Elbow Park Residents' Association)

(Acknowledgement: images used in this letter have been copied from the proposed draft WEC-LAP.)



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 www.ngpca.ca

ATTACHMENT 1: WEC-LAP “Working Group” Engagement Sessions and Milestones⁹

Date	Subject	Location	Content	CA attendee
SPRING, 2023	PHASE 0 – DISCOVER			
Sept 20, 2023	VIRTUAL Community Association Session #1	ONLINE – Microsoft Teams Meeting	Phase 1, Envision, topics including: PAST: what is important for people to know about the area’s history. PRESENT: opportunities and challenges within the area as it exists today. FUTURE: what’s important to you and for future generations when thinking about how the area could evolve.	
Sept 25, 2023	IN-PERSON Community Association Session #2	Marda Loop Communities Association (3130 16 St. S.W.)	Phase 1, Envision	
FALL, 2023	PHASE 1 – ENVISION			
Wed Oct 11 (6 – 8 pm)	IN-PERSON	Scarboro Community Association (1737 14 Ave SW, Calgary)	Open House / Drop-in ENGAGEMENT BOOK #1 DISTRIBUTED	
Mon Oct 23, 2023 (7:30 – 9 pm)	VIRTUAL open house			

⁹ In addition to the WEC-LAP “working group”, a WEC “Heritage Guidelines Working Group” was established in October, 2023. There were also Community Association / BIA sessions that commenced on May 7, 2024.

Saturday October 28, 2023 (10 am to Noon)	NGP community walking tour	North Glenmore Park CA office (2231 Longridge Drive SW)	City LAP team staff met with community members to conduct a “walk-about” highlighting current community features	
December 12, 2023	IN-PERSON Working Group Session #1	Marda Loop Communities Association (3130 16 St SW)	<ul style="list-style-type: none"> · Understanding the community assets that the Working Group values the most and the least today. · Understanding the community assets that the Working Group hopes can be improved and added in the future. 	PG
Tuesday January 23, 2024 (7 – 8:30 pm)	VIRTUAL Working Group Session #2		<p>Session 2: Validate Vision & Core Ideas</p> <p>Draft Vision: Defined by their proximity to downtown and the Elbow River, attractive amenities, walkable neighbourhoods and unique history, the West Elbow Communities will continue to flourish as highly desirable communities that provide an increased offering of housing, a diversity of neighbourhoods, businesses and recreational opportunities. The Plan supports a future that builds upon the eclectic mix of heritage and new homes and buildings, range of development types, diverse incomes and demographics, and variety of amenities throughout the West Elbow Communities.</p> <p>Core values 1 – 5:</p> <ul style="list-style-type: none"> 1 – Housing for All 2 – Parks, Open Space, and Natural Areas 3 – Safe and Convenient Mobility 4 – Climate Adaption and Resiliency 5 – Daily Needs and Amenities 	CD (partial)
Tuesday March 5, 2024	IN-PERSON Session #3	Military Museums - Education Center - 4520 Crowchild Trail SW, Calgary, AB T2T 5J4	<p>Key Growth Areas</p> <ul style="list-style-type: none"> -areas that could accommodate the development of four storeys or more. -The team has identified and mapped three categories (4-6 storey, 7-12 storey and 12+ storey) of existing areas that allow for this type of growth based on the following criteria: <ul style="list-style-type: none"> • Existing Zoning • Existing Policy • Existing Built Form - buildings that are 4 storeys or more but may be zoned for lower scale 	JP
May 28 – June 24	PHASE 2 – EXPLORE			

Wed June 5, 2024 (7-8:30 pm)	VIRTUAL Session #4		Introducing urban form and building scale categories for the project. The purpose of this session is to share information with the Working Group members on the various urban form categories and building scale modifiers, and how they could be applied in a development scenario.	CD
Wednesday June 12 (6-8 pm)	In-Person engagement	Elbow Park Residents Association - 800 34 Ave SW.	OPEN HOUSE. Learn more about the project, chat with our project team, ask questions and share your ideas	
Tuesday June 18 (7-8:30 pm)	VIRTUAL		VIRTUAL OPEN HOUSE.	CD
Tuesday June 25, 2024 (6:30 – 8:30 pm)	IN-PERSON Session #5	cSPACE at Marda Loop, RGO Treehouse - 4th Floor, 1721 29 Ave SW	Key Areas for Urban Form and Building Scale Maps. This session will focus on reviewing and discussing key areas to inform the Urban Form and Building Scale in the Plan Area.	
Tuesday July 23, 2024 (6:30 – 8:30 pm)	IN-PERSON Session #6	Marda Loop Communities Association - 3130 - 16th Street SW	Reviewing and discussing the DRAFT Urban Form and Building Scale Maps in the Plan Area, as well as discuss Investment Priorities.	JP
Monday Sept 9 / Monday Sept 16	IN-PERSON	Military Museums - 4520 Crowchild Trail SW	Connect with the West Elbow Communities Local Area Planning team to discuss Phase 2 of the plan, including Heritage Guidelines, and have your questions answered by the team.	
Sept 17 – Oct 15	PHASE 3 – REFINE			
Thurs Sept 26 (7-8:30 pm)	VIRTUAL		General community feedback	
October 2 (6-8 pm)	IN-PERSON	Marda Loop Communities Association (3130 16 St SW	General community feedback	

Wed Oct 9 (7-8:30 pm)	VIRTUAL		General community feedback	
Thurs Nov 21 (7 – 8:30 pm)	VIRTUAL Session #7		Focus on refining the plan. The project team will present the next draft Urban Form and Building Scale maps for the West Elbow Communities, building on the discussion from Session 6 and the feedback received from Phase 3 public engagement. These maps are draft only, and we are looking for feedback as part of this session.	
Monday Dec 9 / Thurs Dec 12	IN-PERSON	Calgary Water Centre, 625 25 Ave SE	Open discussion re PHASE 3	
January 16, 2025	IN-PERSON Session #8	Elbow Park Residents Association - 800 34 Ave SW	This session will focus on wrapping up as a working group: -Sitting down for dinner together. - Discuss the final draft Plan and explore its use as a tool to evaluate future ideas and proposals. - Chat about the next steps of Committee and Council, including opportunities for working group members to share their thoughts on the process and proposed draft Plan.	JP
January 14 – Feb 4, 2025	PHASE 4 – REALIZE / LAUNCH – review final draft plan			
Tuesday January 21 (7-9 pm)	VIRTUAL		Community members can learn more about the West Elbow Communities Local Area Plan and ask questions at an upcoming in-person or online Information Session	
January 28 (6-8 pm)	IN-PERSON	cSPACE Marda Loop, Studio Theatre - 1721 29 Ave SW	Community members can learn more about the West Elbow Communities Local Area Plan and ask questions at an upcoming in-person or online Information Session	
Monday Feb 3 (5:30 – 7 pm)	VIRTUAL		Community members can learn more about the West Elbow Communities Local Area Plan and ask questions at an upcoming in-person or online Information Session	
Tuesday Feb 25 / Monday March 3	IN-PERSON	MNP Community & Sport Centre - 2225 Macleod Trail SE	“Conversation series” – public invited to speak with the West Elbow Communities Local Area Plan project team about Phase 4 and next steps.	

Wed April 2, 2024	Infrastructure & Planning Committee (IPC)		City staff present "final draft" WEC-LAP to Council committee	
Tuesday May 6, 2025	Calgary City Council		PUBLIC HEARING.	

PG – Patrick Gobran

CD – Chris Davis

JP – John Paikos



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

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ATTACHMENT 2: WALKING TOUR SUMMARY

West Elbow Communities Local Area Plan: Walking Tour with the North Glenmore Park Community Association Summary October 28 2023

General

- Community is made up of 1950-60s bungalows, and new infill developments. Primarily single-detached homes south of 54 Avenue SW and a mix of housing types north of 54 Avenue SW
- Assessing locations for Infill
 - CA notes that along wide, well maintained connector roads, on corner lots – for example along 54 Avenue SW and 19 Street SW – would be good locations for infill
 - Thoughtful design, consider the interface between rowhouses and adjacent properties
- Tree canopy – strong regard to preserve urban tree canopies through redevelopment
- Lanes – service entire community including cul-de-sacs, varying lane sizes, some narrow and some much wider. Wide laneways provide opportunity for backyard suites
- There is a history book, *The Elbow: A River in the Life* of The City that the community has given to the project team. This will be a reference for history of the area

Site Specific

- Glenmore Athletic Park
 - The community would like updates on the timing and phasing of the Glenmore Athletic Park redevelopment, including where access is planned to be located
 - Project team to coordinate with City Recreation for more information on phasing
- City yard at 19 Street SW and 57 Avenue SW
 - Undermaintained, needs upkeep, eyesore for users traveling on 19 Street SW, if something can be done to make it visually appealing
- 54 Avenue SW
 - On 54 Avenue SW is a church, and care facility owned by the church
 - Good example of where the community would support infill developments
 - 54 Avenue SW was recently resurfaced to Crowchild Trail
- Schools
 - 3 schools in the neighborhood, and Mount Royal University just outside community boundary

- Schools all have a big draw, which influences traffic and congestion issues especially during peak times
- 56 Avenue SW
 - Remove private property sign on roadway - There is an access to the Glenmore Water Treatment Centre off 56 Avenue SW, however 56 Avenue SW is a public roadway up to the entrance to the Treatment Centre
- Earl Grey Golf Course
 - Earl Grey City owned golf course split by Glenmore Causeway in the 60s
 - The golf course is on leased City land but operates mainly as a private course

Mobility

- Bike lanes
 - Currently a painted bike lane on 20 Street SW
 - Discussed the idea of moving the bike lane to 19 Street SW, as it is adjacent to Glenmore Park and 20 Street SW sees higher volumes of traffic
 - Compared to Main Streets in Calgary where bike lanes are now being placed adjacent to Main Streets instead of on them
- Road maintenance - Appetite for developer levy for cohesive fix of roads and sidewalks after infill
- Neighbourhood entrances – only two at 50 Avenue SW and 54 Avenue SW
- Speedbumps along 21 Street SW would be helpful
- Intersection at 20 Street SW and 50 Avenue SW
 - Currently a 4 way stop
 - Traffic concerns during peak hours on 50 Avenue SW - when students/families are walking to the school at this intersection, there is a never-ending flow of pedestrians
 - Safety concerns with pedestrian crossings
 - Recommendations from CA to add a protected pedestrian crossing, or crossing guard during peak hours, to meet safety needs and sort congestion
- 19 Street SW - Very busy during peak times, can improve traffic calming, pedestrian access, and way finding
- 50 Avenue SW – transit, CA recommends adding signs and educating the public urging them to park along 50 Avenue SW, to take away street parking from interior roads and/or parking in higher traffic areas (i.e. near schools)

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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Michal

Last name [required] Waissmann

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Apr 2, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters West Elbow Communities Local Area Plan

Are you in favour or opposition of the issue? [required] In favour

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear Members of City Council,

I am writing to express my strong support for the West Elbow Communities Local Area Plan (LAP). As an engaged community member who attended all of the working group sessions, I had the opportunity to participate in thoughtful discussions and provide input throughout the planning process. While no plan is perfect, I firmly believe that this LAP sets a solid foundation for sustainable, balanced and much-needed densification in our communities.

One of the key strengths of the plan is its focus on directing density to appropriate areas, such as key corridors like 17 Ave, 14 Street, 33 Ave, and areas near the Sunalta and Erlton LRT stations. At the same time, it respects the existing character of our neighborhoods by maintaining most low-density areas as "Limited Scale/Neighbourhood Local." This balanced approach ensures that growth happens where it makes the most sense while preserving the unique feel of our communities.

Additionally, I am particularly excited about the increased flexibility for small-scale commercial and home-based businesses. Allowing for more local businesses will further enhance the walkability of our neighborhoods, fostering a stronger sense of community while providing residents with more accessible services.

Throughout the process, I found the working group sessions to be open and collaborative, providing ample opportunities for discussion and input. By working in small groups, we ensured that all voices were heard, and the process was not dominated by the most vocal participants. While I may not agree with every aspect of the final plan, I recognize that it represents a thoughtful and pragmatic approach to future development.

Furthermore, as someone involved with the development committee, I have seen first-hand the challenges caused by a lack of clear regulatory frameworks for reviewing proposals. It is frustrating to witness poor-quality projects being approved due to these gaps. I am hopeful that this plan will provide stronger guidance to positively shape the urban and architectural context of our communities, leading to more diverse, high-quality development that benefits everyone.

Thank you for your time and consideration. I encourage City Council to approve the West Elbow Communities Local Area Plan to ensure our neighborhoods can continue to grow in a thoughtful and balanced way.

M.



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First name [required] Kimberly

Last name [required] Warnica

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Apr 2, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters West elbow communities local area plan

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello. I'm a resident of Richmond which will be impacted by the west elbow communities LAP. I reviewed the documents mailed out several months ago, but now realize the information and changes this plan will bring were not made very clear. From the maps offered, I understood that the height limitations on my street would be held at 3 stories. I however did not understand that the lots would be rezoned to allow for higher density structures such as four plexes/town houses. There is now a builder trying to build a high density complex across the street from my home. The street cannot accommodate all of the additional parking and traffic. I feel misled by the plan documents that were shared publicly. As a resident I would have opposed this plan more strongly had I known the intent to rezone for high density. No am very concerned what impact this will have on my property value, which was purchased not knowing this densification and over building of the street was a possibility.

Please reconsider the negative impacts to the existing residents when determining this community plan.

Thank you,

Kim



Erlton Community Association
PO Box 94078
Elbow River RPO
Calgary, AB T2S 0S4

March 25, 2025

The City of Calgary

To Mayor Gondek and members of Calgary City Council

Re: West Elbow Local Area Plan (WELAP) Phase 4 Engagement

The Erlton Community Association (ECA) supports the Request to Refer West Elbow LAP Back to Administration by the group of communities in the WELAP.

Should City Council decide to proceed with its adoption, the ECA wishes to express its profound disappointment that there were no modifications to the maximum potential height shown in Map 2: Draft Building Scale from the Phase 3 engagement.

As stated in our previous letters (attached), the ECA believes a better building scale would be to allow up to 6 storeys (similar to what is currently developed on the north side of 25th Ave) on the south side of 25th instead of the proposed up to 12 storeys, with potentially up to 6 storeys along Macleod Trail, with the balance up to 3 storeys as currently exists. This was proposed in our response to the Phase 3 draft.

In recent years, after decades of spotty redevelopment after the 1982 adoption of the Erlton Area Redevelopment Plan (ARP), the area has been redeveloping with grade-oriented housing. The proposed increased massing will create uncertainty as it will result in an expectation of increased land value, resulting in land banking, lack of maintenance for properties considered to be land value, and the degradation of the community. Further, the ECA would like to make the following points:

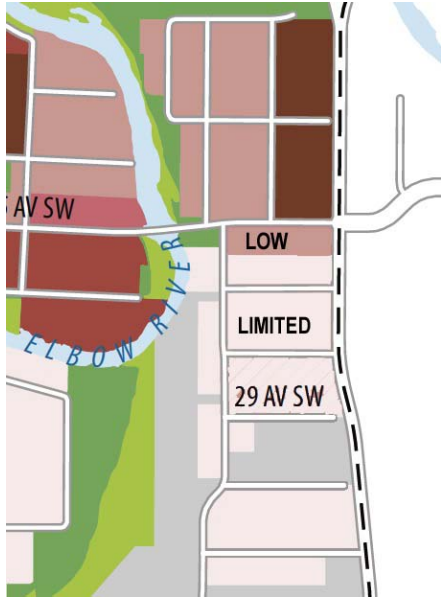
1. Residents have purchased or built their homes on the expectation that the compromise that resulted in the Erlton ARP would be respected.
2. Erlton is a very small, progressive community – for example, we supported the redevelopment of Erlton School for affordable housing with more units within the allowable massing.
3. The grade-oriented requirement allows for a diversity of households, including families with young children. Allowing up to six storeys will inevitably result in apartment-style housing, a building form that was explicitly not allowed in the Erlton ARP.

If the WELAP is adopted, we urge City Council to amend Map 4: Building Scale as attached.

The other portions of the WELAP as it affects Erlton are supportable.








The Erlton Community Association

Per: Heesung Kim, Chair,
Planning and Development Committee



Requested modifications to Map 4: Building Scale are in this area between 25th Ave SW and 29 Ave SW.

Legend

- | | | |
|---|---|--|
|  Limited
(up to 3 Storeys) |  High
(up to 26 Storeys) |  Natural Areas |
|  Low - Modified
(up to 4 Storeys) |  Highest
(over 26 Storeys) |  Parks and Open Space |
|  Low
(up to 6 Storeys) |  Modified Building
Scale Area |  Plan Area Boundary |
|  Mid
(up to 12 Storeys) |  No Scale Modifier | |