

WELAP IPC Meeting April 2, 2025 - Feedback from Cam Kernahan

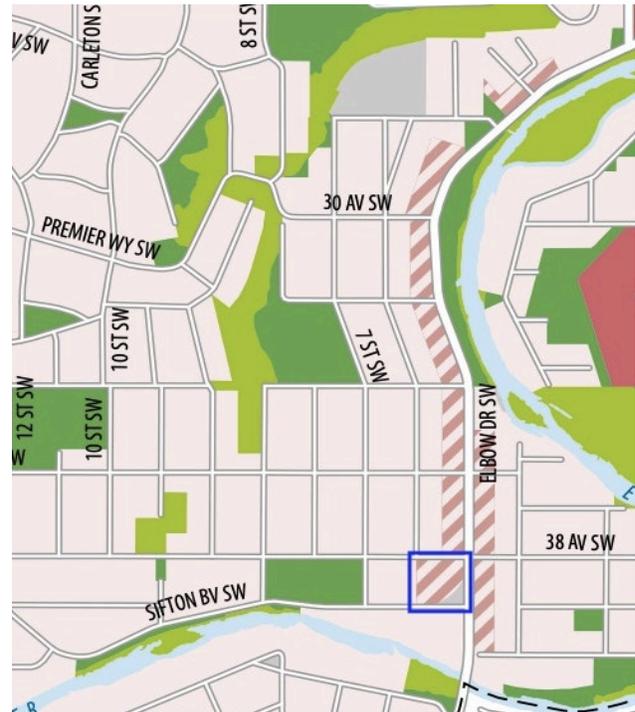
I appreciate the opportunity to provide feedback on the proposed West Elbow Local Area Plan, or WELAP, and do so as a concerned citizen and long-term resident of Elbow Park for over 35 years.

As a community member of the Heritage Working Group associated with the WELAP, I must first of all congratulate the City of Calgary employees who led that working group. Their collaborate approach to engage citizens in the development of the Heritage Guidelines for this area were exemplary. They listened, evaluated feedback and provided considered responses that incorporated some of that feedback into the Heritage Guidelines where appropriate. Where feedback was not incorporated, they ensured we were provided with meaningful rationale for their decision. The City of Calgary Heritage Working Group project team should be commended for their approach and the corresponding outcome of the Heritage Guidelines, and the associated Implementation Guide, for the WELAP.

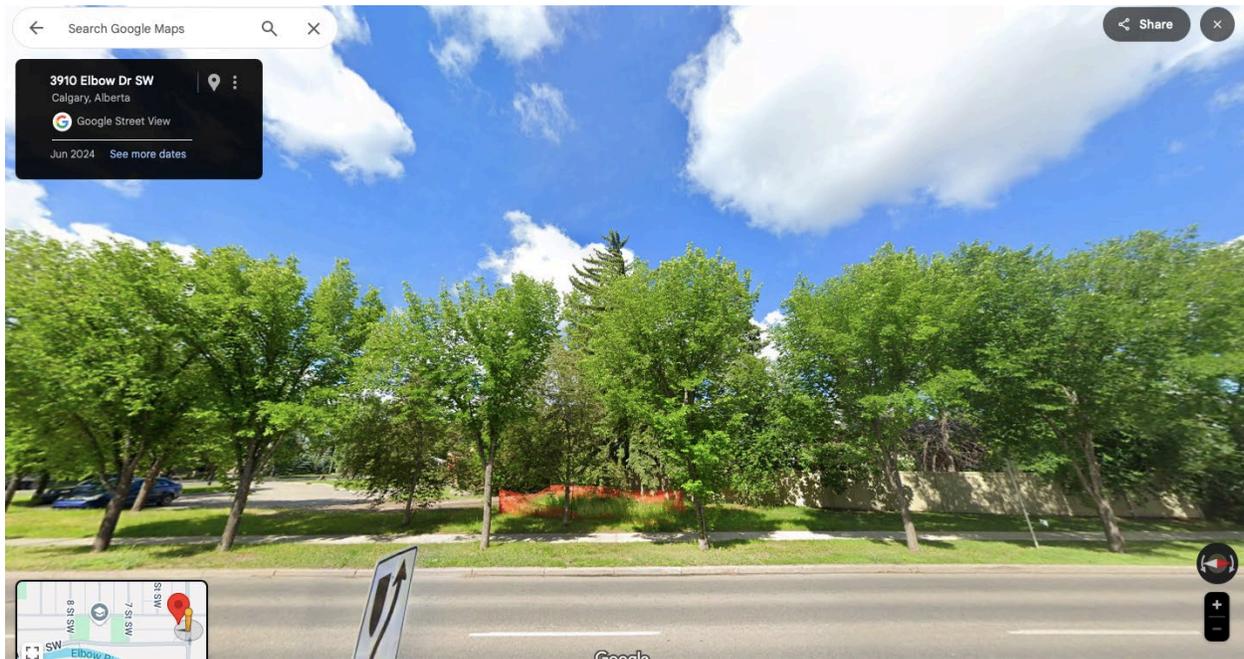
Despite my support for the Heritage Guidelines in the WELAP, I feel compelled to provide feedback on some aspects of the WELAP that I believe will be detrimental to our community. As they say “the devil is in the details” so I would like to get into some details now.

Specifically, I ask you to refer to Map 4: Building Scale on page 26 of the WELAP. I have provided an excerpt of that page below where I have outlined the area in blue that has been proposed as Low Modified (up to 4 stories).

Within the outlined area on the lower right, you can see a small grey triangle that denotes a City Right of Way that I am told reflects a historic streetcar turnaround. It is important to note that unlike the other shaded areas on Elbow Drive there are no lots that face Elbow Drive on the east facing bock between 38th Ave and Sifton Boulevard. This is also the only area that proposes Low Modified Building Scale halfway down the block faces on Sifton Boulevard and on 38th Ave that encroaches on Limited Building Scale areas in the adjacent residential neighbourhood. It should also be noted that the east facing block face on Elbow Drive outlined is a very nice green space with a lot of mature trees that should be preserved.



The photo below is a screen shot of the specific area referenced above from Google Maps that shows the green space and mature trees.



Based on the specific nature of this area, it is respectfully requested that Map 4 of the WELAP be updated to retain this area as Limited Building Scale and that the east facing block on Elbow Drive between 38th Ave and Sifton Boulevard be shown as “green space”.

We appreciate your consideration of the above and look forward to your feedback on the WELAP.