

Planning & Development Services Report to  
Infrastructure and Planning Committee  
2024 July 03

ISC: UNRESTRICTED  
IP2024-0475

## **East Calgary International Avenue Communities Local Area Plan**

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### **PURPOSE**

This report seeks approval of the proposed East Calgary International Avenue Communities Local Area Plan (the Plan).

### **PREVIOUS COUNCIL DIRECTION**

At the 2022 February 15 Combined Meeting of Council, the recommendations of the 2022 City Planning Policy Roadmap ([IP2022-0053](#)) were adopted. The East Calgary International Avenue Communities Local Area Plan (LAP), known formerly as the Greater Forest Lawn Communities LAP, was identified in Attachment 2 of the report under the Local Area Planning Program.

### **RECOMMENDATION:**

That Infrastructure and Planning Committee:

1. Forward this Report to the 2024 September 10 Public Hearing Meeting of Council; and

That Infrastructure and Planning Committee recommend that Council:

2. Give FIRST READING to the proposed bylaw, the proposed East Calgary International Avenue Communities Local Area Plan (Attachment 2);
3. WITHHOLD second and third readings of the proposed bylaw until the East Calgary International Avenue Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board; and
4. Following third reading of the proposed bylaw to adopt the proposed East Calgary International Avenue Communities Local Area Plan, REPEAL by bylaw the Albert Park/Radisson Heights Area Redevelopment Plan, Forest Lawn/Forest Heights/Hubalta Area Redevelopment Plan, International Avenue Area Redevelopment Plan, Applewood Park Area Structure Plan and Eastfield Area Structure Plan.

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### RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2024 JULY 3:

That Council:

1. Give first reading to **Proposed Bylaw 67P2024**, the proposed East Calgary International Avenue Communities Local Area Plan (Attachment 2);
2. Withhold second and third readings of the proposed bylaw until the East Calgary International Avenue Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board; and
3. Following third reading of the proposed bylaw to adopt the proposed East Calgary International Avenue Communities Local Area Plan, repeal by bylaw the Albert Park/Radisson Heights Area Redevelopment Plan, Forest Lawn/Forest Heights/Hubalta Area Redevelopment Plan, International Avenue Area Redevelopment Plan, Applewood Park Area Structure Plan and Eastfield Area Structure Plan.

Excerpt from the Minutes of the Regular Meeting of the Infrastructure and Planning Committee,  
2024 July 3:

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“A presentation entitled "Proposed Urban Form Map" was distributed with respect to Report IP2024-0475.”

### CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The proposed Local Area Plan sets the vision for future growth and supports improved housing, business and public space opportunities for Calgarians living and working in East Calgary. The Plan also supports the implementation of Home is Here: The City of Calgary's Housing Strategy, specifically:

- Outcome 1: Increase the supply of housing to meet demand and increase affordability

### HIGHLIGHTS

- The Plan outlines a comprehensive vision and policies to guide new development and investment in the East Calgary International Avenue Communities.
- Calgarians living and operating businesses in these 12 communities, including nine residential communities and three industrial areas, will benefit from greater certainty for where development happens. The Plan also outlines investment priorities and implementation options such as mobility and public space enhancements to support growth and change.
- The East Calgary International Avenue Communities have seen a population decline of 1,345 people since its peak in 2015, representing a total decline of over two per cent. Population loss has occurred in most communities and ranges from 3.6% to 47.9%. During the same period, Calgary's population grew by nearly five per cent. As the Municipal Development Plan (MDP) seeks to accommodate half of Calgary's growth in developed areas by 2079, planning for growth and change and improving amenities will stabilize community populations by reversing population declines in established areas.

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- The greatest proportion of growth and change within the Plan Area is concentrated along the Blue Line Light Rail Transit (LRT) corridor, adjacent to the 17 Avenue SE Urban Main Street area, at Neighbourhood Activity Centres (NACs) and along community corridors. Incremental growth is supported broadly in existing, primarily residential areas.
- The communities are culturally rich and ethnically diverse, and equity was a key consideration when formulating the Plan. This was realized through Administration's efforts to work closely with local cultural groups and to create cultural connections and reflect the cultural and ethnic diversity within the Plan.

### **DISCUSSION**

The East Calgary International Avenue Communities Local Area Plan includes nine inner-city and established residential communities: Albert Park/Radisson Heights, Applewood Park, Dover, Erin Woods, Forest Heights, Forest Lawn, Penbrooke Meadows, Red Carpet and Southview. Three industrial areas that include Forest Lawn Industrial, 09Q (the East Calgary Landfill site) and a portion of Golden Triangle are also located within the Plan Area. Situated between Memorial Drive E and Peigan Trail SE, the Bow River and Stoney Trail S, these communities are collectively identified as the East Calgary International Avenue Communities.

While each community has its own individual boundaries, the East Calgary International Avenue Communities share common amenities including schools, the 17 Avenue SE Urban Main Street, public and transit infrastructure, natural areas as well as regional and neighbourhood parks. The proposed Plan (see Attachment 2) sets out a long-term vision, development policies and objectives for supporting growth that recognize and build upon these shared assets that connect them.

Five core values were developed and refined throughout the engagement process. The core values that have shaped the policies of the Plan, including

- i) diverse, accessible and quality housing options;
- ii) safe, efficient and well-connected mobility choices;
- iii) enhancing parks, open spaces, recreation and community facilities;
- iv) building low carbon and climate resilient communities; and
- v) supporting diverse culture, arts and business.

The Plan also identifies implementation options that will inform public space investment decisions and implement the policy.

The Plan refines and implements the strategic goals and objectives of the MDP at the local level.

Demographic trends were a notable consideration in developing the Plan. The population of the East Calgary International Avenue Communities has declined by 1,345 people since its peak in 2015, which represents a total decline of 2.3%. Population declines have impacted the housing stock and the viability of local amenities and businesses in these communities.

The Plan seeks to reverse population decline by supporting additional and more diverse housing options in key locations such as transit station areas, along 17 Avenue SE, community corridors and NACs. Additional small-scale housing options within primarily residential neighbourhoods is also supported. Increased housing options will lead to population renewal that supports local schools, businesses and amenities.

The Plan's future growth concept aligns with MDP direction and identifies strategic growth areas and specific local development policies for the 17 Avenue SE Urban Main Street area, transit station areas around the Barlow/Max Bell and Franklin Blue Line LRT stations, NACs located

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throughout the communities and along community corridors such as 36 Street SE, 52 Street SE, 68 Street SE, 8 Avenue SE and 34 Avenue SE. These areas are envisioned to accommodate the greatest proportion of growth in the Plan Area.

A detailed Background and Planning Evaluation can be referenced as part of Attachment 3.

### **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        |

#### Engagement Overview

The proposed Plan was developed over two years using a phased engagement approach to advance neighbourhood planning in Calgary. Public input gathered through an extensive engagement and communications plan identified opportunities and challenges, as well as solutions to guide growth and change in this area. In addition, a working group consisting of 35 representatives from community associations, residents and industry met a total of nine times to provide detailed feedback through each phase of engagement.

A detailed description of the engagement and communications strategy, tactics and the “What We Heard/We Did Reports” are included as part of Attachment 4.

Throughout engagement for the project, concerns were heard about the previous plan name, being “Greater Forest Lawn Communities Local Area Plan.” Engagement undertaken in Phase 3 facilitated a shortlist of alternate plan names. Taking various factors into consideration, including public input, a new plan name of “East Calgary International Avenue Communities Local Area Plan” was chosen.

#### Creating Cultural Connections

Creating Cultural Connections was an engagement approach developed as part of the local area planning commitment to equity and further interest in planning culturally. A summary that highlights the purpose, process and impacts of making cultural connections through the engagement efforts of this project is provided as part of Attachment 5.

#### Calgary Planning Commission (CPC) Workshop

A closed session workshop with CPC was held on 2023 December 7. The workshop focused on the draft Plan including the Urban Form and Building Scale maps, development policies supporting growth, the cultural diversity of the area, and implementation options captured within Chapter 3 of the Plan. There was general support of the draft Plan and the feedback provided informed subsequent revisions. CPC also supported Administration’s efforts to work with cultural groups, and to emphasize the cultural strength by integrating policies into the draft Plan. Attachment 6 provides a summary of themes from the workshop and Administration’s response.

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### IMPLICATIONS

#### Social

Equity is one of the five key considerations for local area plans. Notably, of the 12 communities that make up the Plan Area comprising nearly 60,000 residents, a high proportion include Indigenous, racialized and immigrant populations. Nearly seven per cent of the population identify as Indigenous, 44 per cent of the population are visible minorities and over 30 per cent are immigrants. The Plan recognizes the rich cultural diversity within the local communities. It contains policies that reflect the values, desires and hopes of people from different backgrounds and with varied lived experiences.

#### Environmental

The Plan supports building low-carbon and climate-resilient communities. It calls for actions that minimize the adverse effects of climate change on people, businesses, homes and the environment. It promotes community and building designs that prioritize using materials that minimize damage to infrastructure and natural ecosystems. It includes policies and implementation options to reduce greenhouse gas emissions and energy costs. The Plan also enables more people to live close to employment and local amenities, which supports walking, wheeling and transit as daily travel options.

#### Economic

The Plan will guide development and investment in the communities over the next 30 years. Policies support the concentration of commercial activity along the 17 Avenue SE Urban Main Street. Policies provide more flexibility in land uses that will allow a greater mix of uses and focus local commercial amenities along community corridors. The Plan also guides the existing industrial area to continue supporting diverse employment and business opportunities, further contributing to Calgary's economy.

#### Service and Financial Implications

No anticipated financial impact. Investments will be reviewed during future service plans and budgets.

### RISK

Over the past two years, there has been a significant investment from The City and members of the public, the working group, community associations, cultural groups and industry towards the formulation of the proposed LAP. If it is not approved, community trust, support and involvement may be negatively impacted. Council's approval of the Plan is necessary to ensure implementation and action planning can commence to realize the vision and policies of the proposed Plan.

### ATTACHMENTS

1. Previous Council Direction
2. **Proposed Bylaw 67P2024**
3. Background and Planning Evaluation
4. **Revised** Engagement Summary
5. Creating Cultural Connections in the East Calgary International Avenue Communities
6. Calgary Planning Commission Review
7. Presentation
8. **Proposed Urban Map**

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Department Circulation

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

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