

**Planning & Development Services Report to  
Infrastructure and Planning Committee  
2025 January 08**

**ISC: UNRESTRICTED  
IP2025-0007**

**Local Area Plan Reconnect**

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**PURPOSE**

This report seeks approval of amendments to the North Hill Communities Local Area Plan, Westbrook Communities Local Area Plan and Heritage Communities Local Area Plan (Plans), reflecting changes directed through the Rezoning for Housing decision and Home is Here – The City of Calgary’s Housing Strategy.

**PREVIOUS COUNCIL DIRECTION**

As part of the Rezoning for Housing initiative ([CPC2024-0213](#)), City Council directed Administration to re-engage with communities within the three approved local area plans to assess whether additional community improvements are necessary to support the increased density. Administration was directed to report back with an interim update by Q1 2025.

In September 2023, Council approved Home is Here – The City of Calgary’s Housing Strategy ([CD2023-0749](#)). As part of this approval, Council directed Administration to immediately remove the Single-Detached Special Policy Area from the Guide for Local Area Planning (Guide), as well as from any relevant statutory plans, with the North Hill Communities Local Area Plan being the only applicable plan at the time of approval. Updates to the Guide were completed in 2023.

**RECOMMENDATION:**

1. Forward this Report to the 2025 February 04 Public Hearing of Council; and

That Infrastructure and Planning Committee recommend that Council:

2. Give three readings to the amended North Hill Communities Local Area Plan (Attachment 2);
3. Give three readings to the amended Westbrook Communities Local Area Plan (Attachment 3);
4. Give three readings to the amended Heritage Communities Local Area Plan (Attachment 4); and
5. REPEAL by resolution, the Fairview Land Use Study.

## Local Area Plan Reconnect

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### RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2025 JANUARY 8:

That with respect to Report IP2025-0007, the following be approved:

That Council:

1. Give three readings to **Proposed Bylaw 20P2025 to amend** the North Hill Communities Local Area Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 21P2025 to amend** the Westbrook Communities Local Area Plan (Attachment 3);
3. Give three readings to **Proposed Bylaw 22P2025 to amend** the Heritage Communities Local Area Plan (Attachment 4); and
4. Repeal by resolution, the Fairview Land Use Study.

Excerpt from the Minutes of the Regular Meeting of the Infrastructure and Planning Committee,  
2025 January 8:

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“The following documents were distributed with respect to Report IP2025-0007:

- Revised Attachment 2;
- Revised Attachment 7; and
- A package of Public Submissions.

...

**Moved by** Councillor Walcott

That with respect to Report IP2025-0007, the following be approved, after amendment:

That the Infrastructure and Planning Committee:

1. Forward this Report to the 2025 February 4 Public Hearing of Council; and

That the Infrastructure and Planning Committee recommend that Council:

2. Give three readings to the amended North Hill Communities Local Area Plan (Revised Attachment 2);
3. Give three readings to the amended Westbrook Communities Local Area Plan (Attachment 3);
4. Give three readings to the amended Heritage Communities Local Area Plan (Attachment 4); and
5. REPEAL by resolution, the Fairview Land Use Study.

## **Local Area Plan Reconnect**

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For: (6) Councillor Mian, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor Penner, and Councillor Walcott

Against: (3) Councillor Chabot, Councillor Chu, and Councillor Wong

**MOTION CARRIED”**

### **CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS**

General Manager Debra Hamilton concurs with this report. The amendments to the North Hill Communities Local Area Plan, Westbrook Communities Local Area Plan and Heritage Communities Local Area Plan (Plans), will reflect changes directed through the Rezoning for Housing decision and Home is Here – The City of Calgary’s Housing Strategy.

### **HIGHLIGHTS**

- The Local Area Plan Reconnect project “LAP Reconnect,” Administration reconnected with communities within the three approved local area plans: the North Hill Communities Local Area Plan, Westbrook Communities Local Area Plan and Heritage Communities Local Area Plan.
- The LAP Reconnect aligns approved local area plans with Council’s Rezoning for Housing decision while incorporating new community improvements into Chapter 3 and Appendix A of each plan, providing Calgarians with greater certainty about small-scale growth and change in their communities.
- The vast majority of public feedback collected during the LAP Reconnect included ideas that built on those already found in the Plans. This is a good indication that approved local area plans continue to be reflective of communities’ ideas around community improvements and investment opportunities.
- A housekeeping amendment to repeal the Fairview Land Use Study is included in this recommendation to ensure all non-statutory plans are removed from the Heritage Communities Local Area Plan area. This plan was not included in the original repeal package.

### **DISCUSSION**

The LAP Reconnect aligns the three local area plans with Council’s Rezoning For Housing decision, which allows for single-detached, semi-detached, rowhouse, and townhouse developments in communities across Calgary. As part of the LAP Reconnect, the Single-Detached Special Policy area has been removed from the North Hill Communities Local Area Plan, which brings the plan into alignment with Council’s Home is Here – The City of Calgary’s Housing Strategy. Through the LAP Reconnect, engagement was conducted with communities

## Local Area Plan Reconnect

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within the three local area plans to inform residents of the policy changes introduced in Chapter 2 of each respective plan.

Administration also sought community input on potential new improvements not included in the original approved plans that could support growth and change. Based on feedback received, policies were incorporated into each local area plan to reflect these new ideas and priorities identified by community members. A housekeeping amendment to repeal the Fairview Land Use Study is included in this recommendation to ensure all non-statutory plans are removed from the Heritage Communities Local Area Plan area.

### EXTERNAL ENGAGEMENT AND COMMUNICATION

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

#### Engagement

Administration conducted engagement from 2024 September 19 to 2024 October 06. Three in-person 'Conversation Series' events (one per Plan) were held, where interested parties signed up for one-hour time slots to provide feedback and ask questions of the project team. Additionally, three virtual meetings (one per Plan) were offered to community association board members. Administration used various methods to make people aware of the project including, mailed postcards, placing bold signs throughout impacted communities, emailing project subscribers and community associations and informing ward offices. Participants indicated that the existing policies within Chapter 3 and Appendix A represented the most desirable projects for each local area plan. They emphasized a preference for greater clarity on funding, timelines and construction, as well as expediting the implementation of these projects.

For a full synopsis of how engagement was conducted, see Engagement Summary (Attachment 5).

### IMPLICATIONS

#### Social

Equity is one of the five key considerations when a local area plan is created, alongside trends, participant input, professional expertise and City policies. The Local Area Plan Reconnect engaged with communities to help identify community improvements to address potential gaps or barriers in the Plans, as well as support growth and change in communities, to provide for a more equitable city.

#### Environmental

Proposed amendments as part of the Local Area Plan Reconnect seek to increase tree planting, promote active forms of transportation and make access to transit easier for Calgarians. Buildings and vehicles are the two largest contributors to greenhouse gas (GHG) emissions in

## **Local Area Plan Reconnect**

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Calgary. Adding more homes in already-developed communities makes better use of existing infrastructure and services. Adding more residents to existing communities also provides a stronger customer base for transit, making it a more viable and desirable transportation option.

### **Economic**

Proposed amendments seek to enable a more compact urban form with more efficient use of existing infrastructure and additional community improvements. Increased population in existing communities will increase local customers for businesses, improving their viability and promoting economic growth. Increased housing supply also supports creating more affordable housing options and additional community improvements would help attract new residents to Calgary.

### **Service and Financial Implications**

No anticipated financial impact

### **RISK**

If the proposed amendments are not approved, the Plans will not be aligned with the existing land use in these communities, nor with Calgary's Housing Strategy.

Additionally, there is a potential risk that site-specific amendments to the Plans may be required when development permit applications are submitted to The City as the approved land use would not be in alignment with specific policies of the local area plan.

Not updating Chapter 3 and Appendix A has a lower risk as these LAPs were recently approved in 2021 (North Hill Communities) and 2023 (Westbrook and Heritage Communities). While further community investment opportunities would not be identified, existing investment priorities still provide many opportunities for community improvement.

### **ATTACHMENTS**

1. Previous Council Direction
2. **Proposed Bylaw 20P2025**
3. **Proposed Bylaw 21P2025**
4. **Proposed Bylaw 22P2025**
5. Engagement Summary
6. Presentation
7. Public Submissions
8. **Public Submissions Received at Committee**
9. **Public Submissions Received After Committee**

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Department Circulation

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

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**City Clerks: K. Picketts / C. Doi**