

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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]	Shirine
Last name [required]	Lund
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	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)

Please refer to the proposed report, Land Use, section 2.2.4.3 c indicating " No new cemeteries or expansion of existing cemeteries should be supported". Erlton community hosts many cemeteries. Currently it has vacant land delineated and zoned S-CRI permitting cemetery expansion. The council should consider changing the S-CRI to the blanket R-CG1 allowing affordable housing to be built. This change will be in support of the fundamental pillars of LAP for Erlton being blessed by Erlton LRT station, 39A LRT station, bus 10 access, walking distance to downtown, access to amenities on 4th street SW, MNP, etc. This change will allow Erlton to remain for living people while acknowledging the presense of the existing cemeteries..



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First name [required]	Shirine
Last name [required]	Lund

How do you wish to attend?

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What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
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Date of meeting [required]	Apr 2, 2025
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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
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Are you in favour or opposition of the issue? [required]	In favour
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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Please refer to the report page 46, section 2.2.4.3, Policy, Land Use, item c indicating: " No new cemeteries or expansion of existing cemeteries should be supported" Erlton community is hosting several cemeteries. Currently in Erlton there are parcels of vacant lots that are delineated and have the S-CRI zoning permitting cemetery expansion. The city can consider replacing S-CRI with the blanket zoning of R-CG1 allowing construction of affordable housing or other non- cemetery enhancements. Erlton is blessed with Erlton/Stampede and 39A LRT stations, bus route no.10, walking access to 4th Street S.W. and its amenities, easy access to MNP, etc. As such it offers all the basic fundamentals that LAP is promoting. The irony is that in front of my house LAP is allowing four story building and behind my house the current zoning allows cemetery expansion. Why not, once and for all put a firm stop on cemetery expansion and keep Erlton for the living people. The Urban Form map in the report identifies the cemeteries in Erlton with colour light blue. The legend description is " Private Institutional and Recreation , Indoor and outdoor recreation facilities on private land" The cemeteries in Erlton do not fit this description and require unique independent colour coding for cemetery to eliminate confusion.



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First name [required] Michelle

Last name [required] Veitch

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 Proposed 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)

I am writing to object to WELAP and specifically the proposed changes to building height allowances up to 16 story buildings on 34 Ave SW from Crowchild Trail to 20th Street SW. As a resident in one of the neighboring condos, I object to the noise, pollution, congestion and strain this would cause and the downsides of such high density development including the potential displacement of existing residents leading to housing uncertainty.

The proposed changes deviates from the existing Marda Loop Area Development Plan (MLADP) (2014) which has successfully resulted in a steady growth of housing, low density mixed residential/commercial buildings, and small-scale shops and boutiques. To date there has been no clear justification or vision for the proposed changes along 34th Avenue although the following goals have been identified: 1. convert 34th Ave to a main street; 2. address housing affordability; 3 develop a transportation hub; 4. and procure investments to address municipal budget shortfalls.

My response to these points are as follows: 1. 34 Ave is not suitable as a main street due to its high proportion of residential complexes; 2. With the ongoing residential developments in Marda Loop, the neighborhood is doing more than its fair share to address housing affordability; 3. The current population in the area is more than sufficient to support a public transportation hub; 4. There are currently plenty of investments in mixed commercial/residential properties in Marda Loop.

Many of the goals identified in the WELAP plan are also tied to larger system issues i.e. rent gouging/rigging, regulations regarding investment properties, mortgage qualifications, federal/provincial transportation funding, car lifestyles etc. It is not feasible for the Marda Loop neighborhood and community to resolve these larger systemic issues, and neither should it be expected for them to do so.

For these reasons I object to WELAP's proposals for high density buildings in Marda Loop and especially changes to building height allowances up to 16 story buildings on 34 Ave SW from Crowchild Trail to 20th Street SW. Changes to the area needs to be reasoned and incremental to avoid too much building too soon with negative long-term consequences for residents. I recommend a more sustainable approach to urban planning to maintain low density buildings that enrich the heritage, character and longevity of the Marda Loop neighborhood and community.



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First name [required]	Cam
Last name [required]	Kernahan
How do you wish to attend?	Remotely
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
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	West Elbow Communities Local Area Plan
Are you in favour or opposition of the issue? [required]	Neither

ATTACHMENT_01_FILENAME

WELAP IPC Feedback April 2 2025.docx

ATTACHMENT_02_FILENAME

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

I would appreciate if the attached document could be made available to the Councillors for my presentation. Alternatively, I will just need to refer to the subsection of Map 4 and the photo provided in the attached Word document on a screen in the Chambers. As mentioned I will be calling in remotely to make my presentation. I was unable to indicate above that I support the Heritage Guidelines in the WELAP but have concerns about other specific aspects of the WELAP and am not in support of those aspects.

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

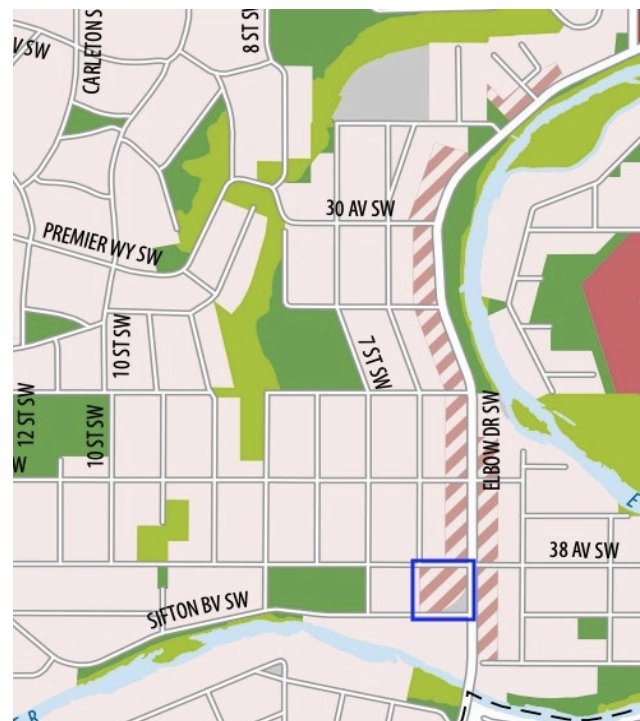
I appreciate the opportunity to provide feedback on the proposed West Elbow Local Area Plan, or WELAP, and do so as a concerned citizen and long-term resident of Elbow Park for over 35 years.

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.

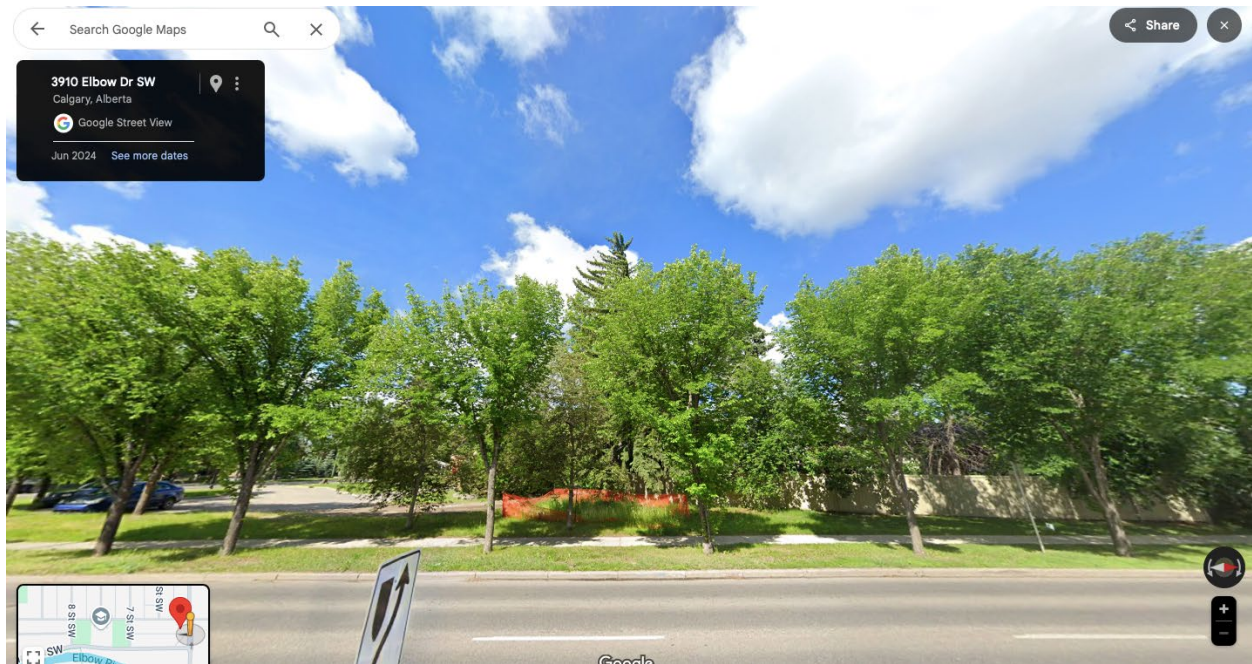
Despite my support for the Heritage Guidelines in the WELAP, I feel compelled to provide feedback on some aspects of the WELAP that I believe will be detrimental to our community. As they say “the devil is in the details” so I would like to get into some details now.

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.



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First name [required] Patti

Last name [required] DeDominicis

How do you wish to attend?

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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 9:30 am Infrastructure & Planning Committee - West Elbow Park Local Area PI

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)

The plan strives for continuous improvement in the area by increasing the interest and enjoyment to live in these communities. Some of the most interesting and walkable communities have population, commercial interaction, parks, and opportunity for artistic and engaging spaces. This adds character, life, and excitement to a community. The plan will attract interest to people to come and live in a community that has been well thought out and provides human connection. The plan will provide engagement by many Calgary parties to provide liveable areas with innovative ideas that will enhance opportunity of employment and quality living spaces. Arousing the Calgary communities curiosity in the new LAP increases the excitement and possibility of positive change. Attending the last 4 community engagements I have seen the hard work of the City Planners in wanting to improve this area and I was extremely impressed how they have planned for transportation. I am excited to see the plan come to fruition.

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First name [required]

Lisa

Last name [required]

Poole

How do you wish to attend?

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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

West Elbow Local Area Plan

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

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME 2025Mar24_WELAP_Joint Letter_Final.pdf

ATTACHMENT_02_FILENAME

We respectfully request for the West Elbow Local Area Plan to be referred back to administration at the Infrastructure and Planning Committee (IPC) meeting on Wednesday, April 2, 2025.

Lisa Poole,
President, Elbow Park Residents Association
On behalf of:

- Bob Lang - Cliff Bungalow Mission Community Association
- Zaak Karim - Cliff Bungalow Mission Community Association
- Martina Walsh - Elbow Park Residents Association
- Ruth Parent - Erlton Community Association
- Heesung Kim - Erlton Community Association
- Lucas Duffield - Mount Royal Community Association
- Roy Wright - Mount Royal Community Association
- Chris Davis - North Glenmore Community Association
- Patrick Gobran - North Glenmore Community Association
- Kevin Widenmaier - Richmond Knob Hill Community Association
- Phil Harding - Richmond Knob Hill Community Association
- Paul Storwick - Rideau Roxboro Community Association
- Carl Brown - Rideau Roxboro Community Association
- David Gates - Scarboro Community Association
- Peter Dennis - Scarboro Community Association

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

Via email

March 25, 2025

Re: Request To Refer West Elbow Lap Back to City Administration

Dear Mayor & City Councillors,

We, the undersigned communities, are writing to raise our shared concerns related to the West Elbow Local Area Plan (WELAP). This letter is primarily focused on procedural concerns, notably a deeply flawed consultation process and a lack of alignment with both the current Municipal Development Plan (MDP) and the proposed Calgary Plan. The concerns of individual community associations related to the substantive content of the plan and its negative impact on their community will be sent separately.

Generally, our communities are in favour of following the planning principles outlined in the MDP which encourage “moderate intensification in a form and nature that respects the scale and character of the neighbourhood” (pg. 102). The MDP focuses increased density on nodes and corridors rather than spreading density across the neighbourhood in a “free range” style of planning. Regrettably, we do not believe that the final version of the West Elbow Local Area Plan reflects these principles.

Working with City planners, community association volunteers were selected for a “Working Group” and dedicated considerable time and energy to achieve a successful planning process that would help guide our communities into the future. However, the WELAP process did not promote genuine community engagement, rather it gave the illusion of consultation without fostering meaningful participation. The Working Group was never convened in its entirety, missing vital opportunities to understand differing perspectives and collaborate on shared outcomes. The sessions lacked opportunities for authentic dialogue and did not sufficiently consider local community expertise.

Throughout the process, committee members were assigned peripheral tasks that advanced what appeared to be predetermined City objectives and conclusions. Any attempt to challenge the basic assumptions underlying the City’s approach was quickly curtailed. This letter is intended to convey our strong sense that, overall, this process was more about The City *claiming* it engaged with West Elbow residents—citing numerous meetings and countless hours of discussion—than actually valuing meaningful input. We believe that our concerns have not been acknowledged, let alone taken into account. Our voices have not been heard. This one-size-fits-all approach to urban planning fails to acknowledge and respect the distinctive characteristics of each community. We feel obliged to share with you our collective sense of disconnection and disappointment with the outcome.

We believe The City needs to take corrective action by entering into genuine community level consultations. Such an addition to the LAP process would provide The City planners with the latitude to more fully understand and acknowledge the nuances of our diverse communities. This in turn provides The City with the opportunity to better harness the expertise of community level specialists in the formulation of the WELAP.

The West Elbow Local Area Plan does not appear to align with the present MDP and also does not appear to align with the now postponed Calgary Plan. We believe the deferral of The Calgary Plan to 2026, and Council's recent decision to turn down the LAP Updates, reflects a growing awareness of possible gaps in the planning process, specifically as it relates to insufficiently fusing the local expertise (and lived experience) of community residents with the planning expertise within the City of Calgary's Planning & Development Services Department. The proper integration of community knowledge and experience with the City's planning expertise offers the greatest promise of achieving a shared long-range vision for our city.

Respectfully, we ask you to refer the West Elbow Local Area Plan back to administration to do proper community engagement that is two-way, where real issues are discussed and solutions sought. We also ask that you acknowledge and direct administration that engagement can only be done with approved visionary statutory documents, currently the MDP. If we are to use The Calgary Plan as the goal post, then it needs to be approved before engagement, so everyone is on the same page. Without commitment to one plan or the other, how can anyone, including city employees, be expected to understand the full vision and impact the LAP process. Community associations and residents want to come to the table to share our knowledge and work together for a better Calgary. If we can adopt an approach of working together, where our voices matter, we are confident we can improve the WELAP to a point where it has consensus among the majority of WELAP communities and their residents.

Sincerely,

Cliff Bungalow Mission Community Association (2)
Elbow Park Residents Association
Erlton Community Association
Mount Royal Community Association (2)
North Glenmore Community Association
Richmond Knob Hill Community Association
Rideau Roxboro Community Association (2)
Scarboro Community Association



Public Submission

CC 968 (R2024-05)

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First name [required] Heesung

Last name [required] Kim

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? no

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 West Elbow Communities Local Area Plan

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ECA Comments Phase 4 WELAP.pdf

ATTACHMENT_02_FILENAME

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



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.

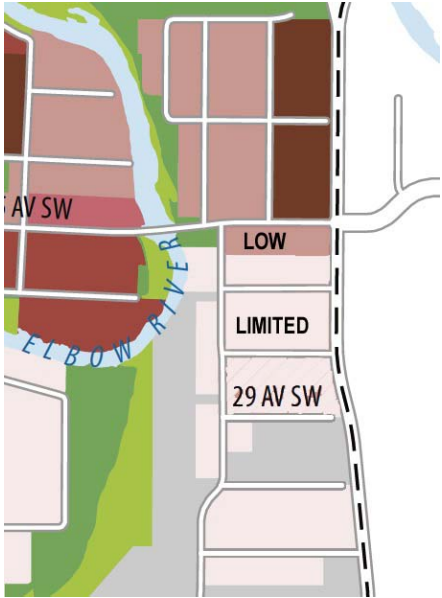
If the WELAP is adopted, we urge City Council to amend Map 4: Building Scale as attached.

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

The Erlton Community Association

A handwritten signature in blue ink, appearing to read 'Heesung Kim', is written over the typed name.

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



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Zaakir

Last name [required] Karim

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 West Elbow Communities Local Area Plan

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

CBMCA WELAP Comment - Final.pdf

ATTACHMENT_02_FILENAME

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

This is a comment of concern rather than outright opposition.

CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

Planning and Development Committee

462, 1811 4 Street SW, Calgary Alberta, T2S 1W2
Community hall and office, 2201 Cliff Street SW
www.cliffbungalowmission.com
cbmca.development@gmail.com



March 25, 2025

City of Calgary
Planning and Development
Third floor, Municipal Building
800 Macleod Trail SE
Calgary, Alberta

Re: **West Elbow Local Area Plan**
Decision: **Letter of Concern**

The Cliff Bungalow-Mission Community Association (“CBMCA”) has reviewed the West Elbow Local Area Plan (“WELAP”). Based on its review, the CBMCA offers three discussion points in outlining its [Letter of Concern](#).

1. **The WELAP is on the right track.** Peter Schryvers and his team should be commended in their management of the WELAP process. In broad strokes, the current draft of the WELAP sets a reasonable balance between heritage preservation and densification through redevelopment. It is also setting a reasonable balance between top-down planning prescriptions and allowing free-market discretion in deciding where future development should go based on evolving consumer/citizen preferences. The WELAP is on its way to being a real success.
2. **The WELAP would benefit from further engagement with focus groups that have deep expertise on their specific communities.** The WELAP engagement process – while well intentioned – diluted the deep expertise residents have within their own community in favor of engagement breadth. In engagement sessions, all participants were encouraged to provide anonymous comments on their own community, in addition to other communities within the West Elbow Local Area. Given the anonymity of comments, all feedback would have been given near equal weight in the engagement process and “What We Heard Reports” that formed the basis of sharing citizen feedback. While such a process has substantial value in obtaining a diversity of opinions, it also has a significant drawback. Specifically, giving equal weighting to all opinions drowns out local subject matter experts in each community.

Given the above, we believe the draft WELAP would benefit from community level consultations. Such an addition to the LAP process would provide the WELAP planners

with the latitude to more fully understand and acknowledge the nuances of our diverse communities. This in turn provides City Administration with the opportunity to better harness the expertise of community level specialists as they refine the WELAP.

Specific to this concern, the CBMCA made 10 suggestions for improvement to the LAP draft maps, providing in-depth commentary and analysis for each of its suggestions. Only two suggestions were fully implemented by the WELAP team. One suggestion was partially implemented. And seven suggestions were not implemented at all.

No formal feedback or engagement sessions took place with the CBMCA explaining why the WELAP team only incorporated 2-3 of the 10 suggestions for improvement. While full engagement doesn't require the implementation of all (or even most) of a stakeholder's suggestions, it does require a back-and-forth dialogue to take place. As such, the CBMCA believes further consultation and engagement is required on the eight suggestions that were not fully implemented. In the Appendix to this note, we have attached our comment to the WELAP team outlining the CBMCA's 10 suggestions for improvement to the WELAP.

- 3. The Heritage Guidelines Implementation Guide needs further refinement and engagement as it relates to Precinct Policies.** Ensuring sufficient heritage protections within the WELAP is of high importance for the CBMCA and residents of Cliff Bungalow-Mission. At this time, the Precinct Policies of the Heritage Guidelines Implementation Guide are lacking. There is only a single precinct policy for Cliff Bungalow-Mission as it relates to second and third level balconies. There are no precinct policies with regards to materiality, roof pitch, window/door details, or architectural form. There are no precinct policies on front yard setback or height, which are two extremely important guardrails for heritage guidelines within Cliff Bungalow. Of note, the existing Cliff Bungalow ARP currently provides direction on these precinct level details. This suggests that the Heritage Guidelines Implementation Guide – as it reads today - may actually be watering down some of the prescriptive policies that protect Cliff Bungalow's heritage areas.

The CBMCA recently opposed an LOC Application within its Heritage Guidelines Areas based on height. The CBMCA is also engaged in two SDAB appeals with regards to non-conforming architectural forms and front setbacks within its Heritage Guideline Area. These SDAB appeals add substantial cost to the development process and are driven by a lack of clarity with regards to the degree to which developers need to respect heritage guidelines requirements. This underscores the importance of ensuring the precinct policies of the Heritage Guidelines Implementation Guide are complete. Failure to do so could lead to an outcome where the CBMCA would need to become substantially more litigious as it relates to SDAB Appeals, which results in a more acrimonious relationship between residents, City Administration and the developer community.

Respectfully, we request that you refer this version of the West Elbow Local Area Plan back to City Administration for further consultation with respect to (1) ensuring it better incorporates the input of local community experts and (2) creating a more fulsome set of precinct policies within the Heritage Guidelines Implementation Guide.

Zaakir Karim

Director, Planning and Development Committee
Cliff Bungalow-Mission Community Association
cbmca.development@gmail.com

Appendix 1 – CBMCA’s 10 suggestions to WELAP Maps

CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

Planning and Development Committee

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June 26, 2024

City of Calgary
Planning and Development
Third floor, Municipal Building
800 Macleod Trail SE
Calgary, Alberta

Re: **Feedback on West Elbow Communities Local Area Plan Draft Chapter 2**

The Cliff Bungalow-Mission Community Association (“CBMCA”) is submitting the comment below with regards to the West Elbow Communities Local Area Plan Draft Map in Chapter 2. The CBMCA has identified 10 areas within the Cliff Bungalow-Mission community that should be considered for adjustments. The CBMCA’s proposed changes are outlined in the map below with accompanying commentary.

Cliff Bungalow Mission Community Association

Feedback on West Elbow Communities Local Area Plan Draft Chapter 2

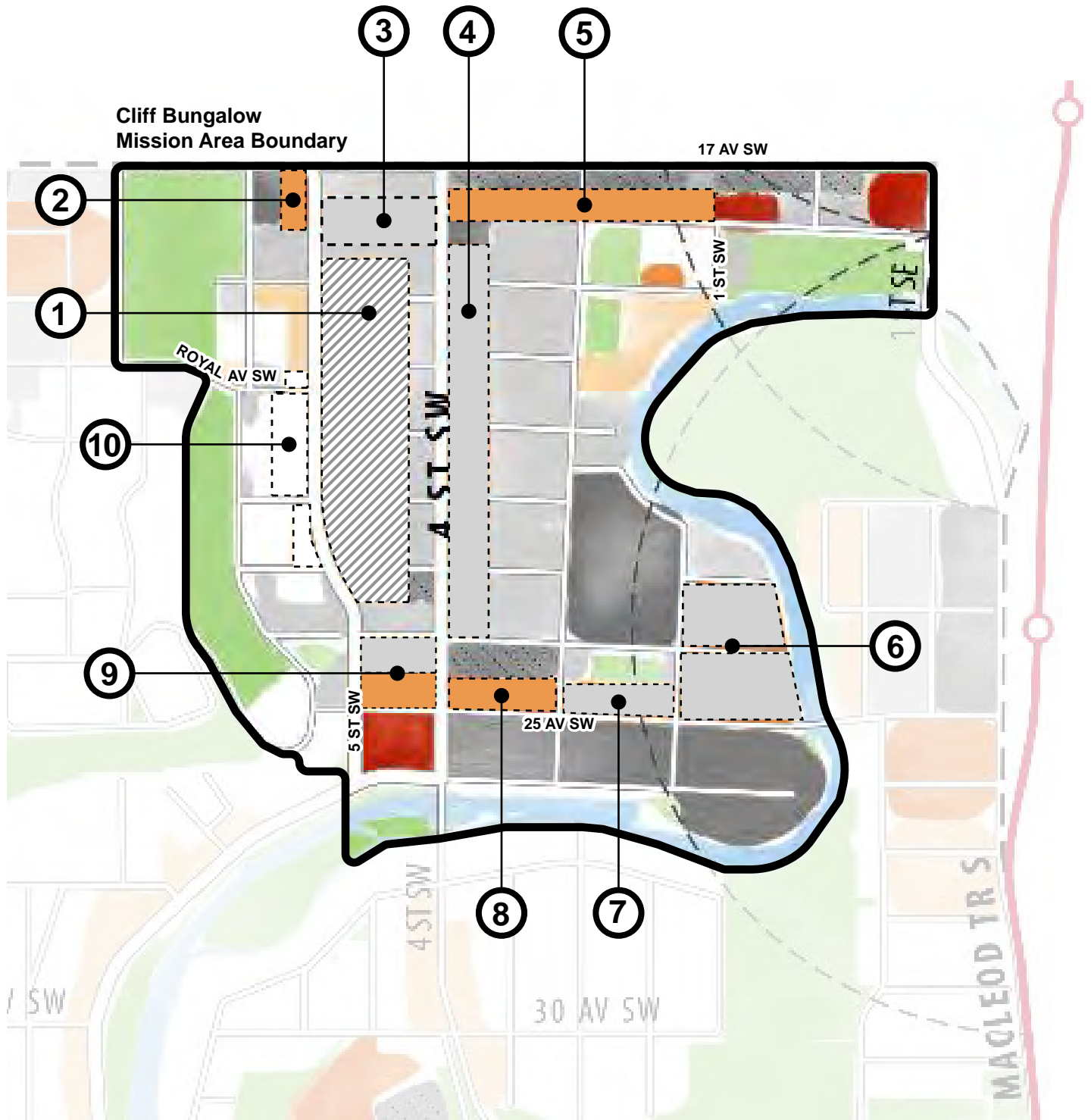
Figure 3: Existing & Potential Areas for Growth Map

Legend

- Existing Growth Area 4-6 Storeys
- Existing Growth Area 7-12 Storeys
- Existing Growth Area 12+ Storeys
- Potential Growth Area 4-6 Storeys
- Potential Growth Area 7-12 Storeys
- Potential Growth Area 12+ Storeys
- Plan Area Boundary

IP2025-0281
Attachment 9

- Blue Line LRT
- Red Line LRT
- Multi Line LRT
- Future Green Line LRT
- MAX Purple
- MAX Teal
- MAX Yellow
- MAX Multi
- Distance from Station



Item 1. Disagree with proposed change. CBMCA suggests leaving this area as a mix of white and grey.

The CBMCA understands the City of Calgary’s rationale with regards to normalizing this area to allow for 4-6 storey multifamily buildings. In alignment with this, the CBMCA has been supportive-on-balance for proposed 4-6 storey multifamily development applications within this area.

However, the CBMCA’s formal vision on this area is as follows: “Outside of the Historical Conservation and Infill Area of Cliff Bungalow, sensitive densification within the residential core of Cliff Bungalow is largely expected to equate to an eclectic mix of new and restored single-family homes, townhouses and 3-5 storey multi-family buildings.” The current mish-mash of zoning within this area encapsulates the CBMCA’s visions for the area and is best captured with a mix of white and grey shading. The mish-mash is a feature rather than a bug.

The CBMCA’s concern is that blanketing this area as a 4-6 storey potential growth-area in turn implies that the city is comfortable with losing the single-family homes and townhouses within this area, which is at odds with the CBMCA’s vision for this area as an “eclectic mix of house, townhouses and apartments.” It would further encourage developers to consolidate lots for development into these higher forms and further disincentivize heritage designations. The CBMCA prefers “strategic ambiguity” for this area.

Item 2. The CBMCA directionally agrees with increasing allowable height for this parcel, but disagrees with proposed scale. CBMCA suggests shading this parcel Orange instead of Red.

The rationale to upzone this parcel is largely informed by Arlington Street’s LOC Application to zone the contiguous parcel to the west. The ASI parcel allows for a five-storey mixed-use podium along 17 Avenue SW (due to adherence to shadowing considerations) and 16-storey, multi-residential building further south.



Exhibit 1. ASI’s Arlington Street Project has a mixed-use component along 17 Avenue SW of ~3.0x and a multifamily component of 8.0x, which the total project exceeding 6.0x FAR. This is too much massing and height for a transitional zone between 5.0x and 3.0x.

The CBMCA position for ASI's LOC Application was that an 8-10 storey tower was more appropriate than a 16-storey tower as it allowed for a transition between the maximum 5-storey buildings within the core of Cliff Bungalow and typical 10-15 storey-developments within the Beltline that are achievable with an FAR of 5.0x-7.0x. The idea of transitioning from a 10-15 storey (FAR 5.0x-7.0x) development in the Beltline to a 16-storey tower in Cliff Bungalow (7.5x-8.5x FAR) and then to 4-6 storey developments (~1.5x-3.0x) within the core of Cliff Bungalow is nonsensical. However, the LOC Application process does not allow for such nuance because City Council is ultimately presented with two choices (existing vs proposed) rather than a discussion of what is optimal. A reasonable "transitional area" between the FAR of 5.0x-7.0x allowed in the Beltline and 1.5x-3x in the core of Cliff Bungalow would be an area of 3.5x-4.5x FAR which would translate to a 7-12 storey development.

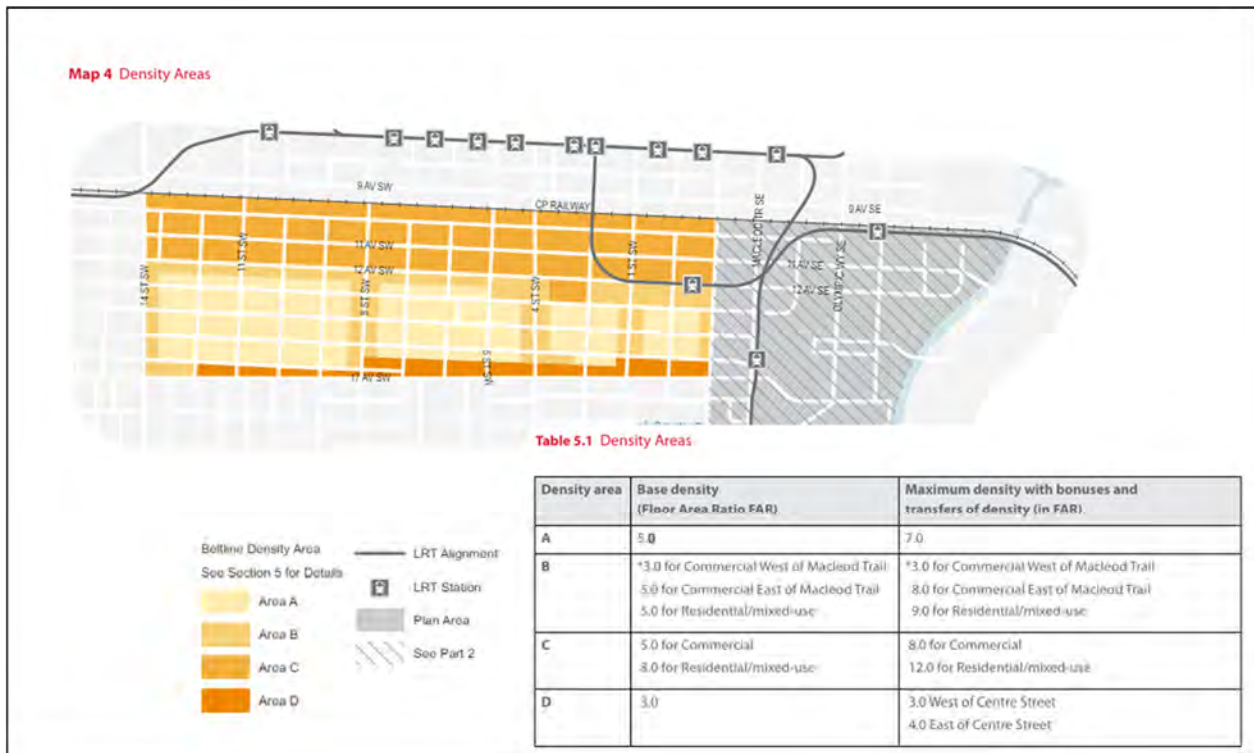


Exhibit 2. The Beltline ARP denotes the south end of the Beltline as allowing developments with an FAR of 5.0x-7.0x (Area A). The core of Cliff Bungalow has seen appropriate developments between FAR of 1.5x-3.0x. As such, the transitional area between Cliff Bungalow and Beltline should fall between 3.0x-5.0x.

Item 3. Disagree with proposed change. CBMCA suggests leaving this grey.

One rationale of upzoning the parcels along 17 Avenue SW between 5 Street SW and 5A Street SW is that the lack of a laneway allowed for a five-storey mixed-use podium along 17 Avenue SW with taller tower component at the south end of the podium. Allowing for a taller tower provided the developer with a higher budget to pursue higher quality architectural designs and façade materials.

However, between 4th Street SW and 5th Street SW, a laneway runs between 17th Avenue and 18th Avenue. This makes the same strategy unviable for this block. As such, the appropriate zoning would be to keep building heights at 4-6 storey along the north side of 18 Avenue for this block (uniform with the buildings further south). The CBMCA would be open to supporting a 7-12 storey building if a developer was able to consolidate buildings on both sides of the block (similar to Hines One Park Central in the Beltline).



Exhibit 3. A laneway between the 17th Avenue and 18th Avenue makes projects such as ASI's Arlington project unviable for this block. There is also agreement that the west side of 4th Street should remain within 4-6 storey guardrails to minimize shadowing.

Item 4. Disagree with proposed changes. CBMCA suggests leaving this grey.

The vision for Cliff Bungalow-Mission is to allow for taller buildings around the periphery of the community, allow for 2-5 storey buildings through the core of the historic community and allow for 1-3 storey buildings within the Heritage Conservation and Infill Policy Area. The CBMCA believes 4th Street SW should be treated the same, with higher building forms allowed closer to 17 Avenue SW and 26 Avenue SW and lower building forms allowed through the core.

Allowing increased building heights along the east side of fourth street through the core of the neighborhood would have three adverse impacts. First, it adversely impacts the pedestrian experience along 4th Street SW which is negative for everyone who lives in the local area. Second, it would increase the incentive to redevelop the unprotected, historically significant commercial buildings on fourth street including Young Block, Wright Block, Bannerman Block and Inglis-McNeill block. This would largely gut the eclectic nature and historic importance of 4th Street. Third, it would break up the rhythm of 4-6 storey buildings through the core of the neighborhood, which runs counter to the vision for Mission-Cliff Bungalow.

Maxwell Bates Block, a recently developed four-storey building provides a good example of what 1-6 storey developments along fourth street should look like.



Exhibit 4. Maxwell Bates Block

Item 5. Directionally agree with increasing allowable height, but disagree with proposed scale to some extent. CBMCA suggests partially changing this to Orange and partially keeping this as red. Similar to Item 2, the lack of a laneway between 17 Avenue SW and 18 Avenue SW between 4th Street SW and 1st Street SW allows for a higher building form. A higher building form has the advantages. First, a higher building form allows for a larger developer budget for architectural design and exterior cladding material, which enhances the pedestrian experience along 17 Avenue SW. Second, it allows for a height transition between the 5 storeys allowed through the core of Mission and the 12+ storeys allowed in the Beltline. Third, the pedestrian experience is still important along 17th Avenue this area, which suggests there should be some consideration given to restrain building height on the southside of 17 Avenue SW (to limit shadowing on the north side of 17 Avenue SW). As such, the CBMCA proposes that this area be shaded in orange rather than in red.

To the east of first street, proximity to the Victoria Park C-Train Station suggests that higher building forms are more appropriate (TOD). Additionally, the proximity to Macleod Trail implies the ending of the pedestrian experience along 17 Avenue SW, which in-turn allows for larger building forms that cast larger shadows. And finally, allowing higher building forms at 1st Street SW aligns symmetrically with the Beltline, which allows higher building forms, both along 1st Street SW and Macleod Trail.

6. Disagree – CBMCA suggests leaving this grey.

The CBMCA believes one-way laneways (due to the river), narrow avenues with cul-de-sacs (due to the river), context with building heights in Erlton across the river (3-4 storey), and shadowing concerns around the Elbow River (environmental concerns), suggest it is appropriate to leave this area (shown in red below) as allowing for 4-6 storey development, up from 4-5 storeys currently.



Exhibit 5. Mission on the river

Furthermore, the CBMCA notes that there is a large TOD site in Erlton three blocks away that allows for substantial densification of the local TOD area already. This Erlton site - controlled by Anthem Developments - will provide substantial new (expensive) housing once developed, but the walkable area around the transit station requires more affordable housing options as well, which is exactly what current developments within these blocks provide. It is important to the CBMCA that some of residential developments within the TOD area of Cliff-Bungalow Mission remains affordable and these market-oriented, affordable rentals are popular with students (due to

accessibility of transit), young families with children (due to quietness and proximity to William Aberhart Park and Lindsey Park) and for new immigrants (due to accessibility of transit).

7. Disagree – Adverse impact of shadowing on greenspace. CBMCA suggests leaving this grey.

The shadowing of a larger building form in this block would adversely impact shadowing on Mission's only public greenspace of any real size (William Aberhart Park). The only other park in Mission – Rouleauville Square – is not greenspace. The integrity of this greenspace needs to be protected, which requires limiting building heights in this block.



Exhibit 6. Area around William Aberhart Park

8. Directionally agree with increasing allowable height, but disagree with proposed scale to some extent. CBMCA suggest changing this to Orange instead of Red.

The buildings along 26 Avenue SW and the south side of 25 Avenue SW allow for a maximum 15-storey height. It is the CBMCA's understanding that the City of Calgary is strongly advocating to keep this height limit in place for the newest proposed development within this area.

As such, a transitional area between the 15-storey buildings to the south of 25 Avenue and 5-storey buildings to the north would allow for 7-12 storeys, which is Orange. Additionally, note that parcels to the north of this area are incorrectly shaded. The correct shading is light grey, corresponding to 4-6 storey developments.



Exhibit 7. Transitional area between 15-storey buildings and 5 storey buildings

9. Directionally agree with increasing allowable height, but disagree with proposed scale to some extent. CBMCA suggest changing this to Orange instead of Red.

The buildings along 26 Avenue SW and along the south side of 25 Avenue SW have a maximum height of 15-storeys. As such, a transition area between the 15 storey buildings to the south and 4-6 storey buildings to the north would allow for 7-12 storeys. As such, the CBMCA suggests this area should be shaded orange instead of red on the south side of the laneway and grey instead of red to the north side of the laneway. Of note, the newly built Riverwalk development is 12 storeys.



Exhibit 8. The Riverwalk, a transitional 12-storey building

10. The heart of the Infill and Conservation Area should be left fully unchanged. Outside of the heart of the Infill and Conservation Area, parcels along the west side of 5th Street SW can support 4-6 storey developments.

The “Conservation and Infill” Policy Area consists primarily of low-density residential structures, and thus allows for the development of single-detached, semi-detached and townhouse dwellings (both row-townhouses and courtyard style townhouses). As shown in the map below, this remains contextually appropriate in part because the “Conservation and Infill” Policy Area of Cliff Bungalow is contiguously bounded by the low-density residential areas of Elbow Park (and Rideau

and Roxboro) to the South and Upper Mount Royal to the West. The CBMCA believes these four blocks of primarily low-density, residential dwellings should thus be viewed as an extension of these low-density neighborhoods. As such, the “Conservation and Infill” Policy Area should be treated in-line with City Administration’s vision for other low-density residential areas within the inner-city, allowing for single-family homes, semi-detached dwellings and townhouses.



Exhibit 9. The “Conservation and Infill” Policy Area of Cliff Bungalow is best understood as a low-density residential neighborhood that is a continuation of Elbow Park and Upper Mount Royal. Everything north of the yellow block on the west side of fifth street is a good candidate for a 4-6 storey potential growth area. The yellow area has lost some of its historical integrity, so upzoning to 4-6 storeys makes sense here too, but development here adhere to strict character requirements around considerations such as set-backs, materiality and architectural design.

The “Conservation and Infill” Policy Area largely consists of heritage homes and heritage apartment buildings, largely built between 1910-1920. Given that the “Conservation and Infill” Policy Area has been in existence for at least 35-years, it should be no surprise that it has attracted civic-minded homeowners and multi-family investors to the area that have used private capital to purchase, restore and steward their heritage homes and heritage apartments, furthering the MDP objective of historical preservation. As a result, the large majority of the block-faces within Cliff Bungalow’s “Conservation and Infill” Policy Area, fully meet the eligibility criteria for inclusion into the City of Calgary’s established “Heritage Area” framework.



Exhibit 10. This west-facing aerial view of the Cliff Bungalow’s “Conservation and Infill” Policy Area illustrates its historical importance, including two municipally designated buildings and numerous heritage homes and small-scale apartments of historical importance. Almost the entirety of the roughly four blocks of Cliff Bungalow’s “Conservation and Infill” Policy Area fully meets the eligibility criteria for inclusion into the City of Calgary’s established “Heritage Area” framework.

Very few such intact blocks of Edwardian era homes still exist within Calgary’s established area. City Council and City Administration should be studying policy ideas to further strengthen this heritage conservation policy area. The CBMCA believes that over time, these blocks could become one the only remaining living example of what Calgary looked like in the early-1900s. The idea that the homes within a heritage conservation area should be sacrificed for further densification as Calgary grows, in turn implies that heritage preservation matters less as Calgary’s population grows, when the opposite is true. The more Calgary ages, the more important heritage preservation of structures and areas becomes. And because of on-going suburban development, the proportion of heritage conservation areas within Calgary falls over time, even without considering that remaining unprotected heritage structures outside of conservation areas are demolished overtime to make way for redevelopment.

Outside of the Infill and Conservation Area, it seems reasonable to allow for 4-6 storey buildings along 5th Street SW. As such, the CBCMA is supportive of upzoning of the parcels along the west side of 5th Street SW, subject to the parcels falling outside of the infill and conservation area.



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First name [required]	Margo
Last name [required]	Coppus

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	West Elbow Communities Local Area Plan
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Are you in favour or opposition of the issue? [required]	In favour
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Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

WELAP IPC submission March 25, 2025.pdf

ATTACHMENT_02_FILENAME

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

In general I am not opposed to the West Elbow Local Area Plan, but as I have outlined in the attachment I would like to suggest a few revisions.

March 25, 2025

Re: West Elbow Communities Local Area Plan

Dear Members of the Infrastructure and Planning Committee:

I would like to bring a couple of concerns to your attention in the hope that you will consider some revisions to the Final Draft of the West Elbow Plan.

1. On map 5 page 93, all of Elbow Drive is clearly identified as a Heritage Guideline Area. While I am not opposed to gentle densification along Elbow Drive, I don't think that the Low-Modified designation of up to 4 storeys is compatible with the existing realm of Elbow Drive, where most homes are 2 or 2.5 storeys at the most.

Densification could be achieved with semi-detached or 2 to 2.5 storey row housing.

I would suggest revising the scale to "limited".

2. Then there is the block between Sifton Blvd and 38 Ave on the west side of Elbow Drive, which is also indicated as Low-Modified. This block has some historical significance as it used to be the Streetcar Turn-around. Beside that it contains the Dr. Messenger House, which is on the Inventory of Historic Resources. There are also quite a few beautiful mature trees on it. See attached photos.

I believe that these are enough reasons to designate this block as Parks and Open Spaces. It would be a great location for a historical plaque.

3. The other area I would like to draw attention to is the east side of 14 St. I realize that the City would like to see commercial along all of 14 St, but the east side borders on Neighbourhood Local. To jump from Neighbourhood Local (up to 3 storeys) to Neighbourhood Flex up to 6 storeys, does not seem right. The homes east of this will lose a lot of afternoon/evening sunlight as well as privacy in their backyards. There really needs to be a transition zone.

Thank you for giving citizens the opportunity to voice our concerns and thoughts.

Sincerely,
Margo Coppus
Elbow Park Resident



View of west side of Elbow Drive at Sifton Blvd
Messenger House in the background.





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First name [required] MARTIN

Last name [required] HORE

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 WEST ELBOW COMMUNITIES LOCAL AREA PLAN

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

ATTACHMENT_01_FILENAME

LAP West Elbow Comments - Submitted.docx

ATTACHMENT_02_FILENAME

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

I am in opposition to aspects of this LAP – namely the replacing of very new and occupied properties, on corridors recently re-constructed, in favour of more lucrative high storey condo buildings.

I also oppose new condos fronting Bike Lane corridors as it is now proven that those new residents DO add motor vehicles to the surrounding infrastructure at the rate of 1 or 2 per unit minimum, vehicles that have not been planned for, or accommodated within Building Permits.

Given that this LAP will be Signed Off – there needs to be a Governance Charter to acknowledge and protect existing residents from bad actors, bad practices, and bad process – given that construction in already Residential Areas will be a mainstay for decades to come due to this LAP.

Please see attachment for detailed comments.

WEST ELBOW COMMUNITIES LOCAL AREA PLAN

Please add to written record

Councillors

Having voted through previous LAPs already, you may have already heard and disregarded similar observations. Please allow mine for the record.

1) Existing Properties and Residents

The West Elbow plan has many streets, intended for 4 and 6 Storeys, that already have New Houses in situ – Altadore is already 80% rebuilt and most of that over the last 15 years. Garrison Woods properties at 23 years old are among the oldest buildings on 20th St. The rest is even newer, same for 16th St, 42nd Ave, 50th Ave.

Yet the plan advocates to tear down these properties in favour of larger and more lucrative buildings – this seems un-ethical / gratuitous to me. The optic being that this is more related to industry profits, being that these areas are so lucrative.

Current residents have endured many years of living next to construction and this plan merely lays out additional decades of the same impositions. We have done enough and have had enough.

I would also be interested to understand how the (many) current residents of these properties will be removed in order to enable this plan. We are quite happily enjoying our properties and many of us have no intention of moving, ever. If we did sell up, it would be to buyers who appreciate and wish to own a Family Home.

In the lucrative West Elbow communities at least, the removal of Single Family housing stock in favour of corporately owned Condo Buildings is simply pushing house prices further through the roof, in reaction to there being less (houses).

While at the same time Condo ownership groups charge very High Levels of Rent. In effect a Rent Trap for some.

No social issues are being solved with this approach, in fact quite the opposite.

2) **Bike Lane & Transit corridors**

Regards 20th St SW specifically – the building out of density on a corridor with a Bike Lane and Transit with a view to limiting and/or deterring the influx of motor vehicles – as espoused by City Planners and some Councillors - is now proven as flawed.

Condos newly fronting the East side of 20th St without adequate (or any) garages on lot have seen an influx of motor vehicles at **1 or 2 per unit** with ZERO street parking on the East side (Bike Lane). This is NOT conjecture on my part – the numbers quoted are current and real. Proof of the outcome of this approach is already in view.

Bike Lane and Transit usage may indeed increase by a small percentage given high density influx, however, NOT to replace vehicles as a Primary. This simply is not happening.

NO-ONE IS MOVING INTO A 20TH ST CONDO WITH A BICYCLE OR TRANSIT PASS TO BE USED AS A PRIMARY MODE OF TRANSPORT OVER THE VEHICLES THEY BRING WITH THEM, NO-ONE. IT IS PROVEN ALREADY.

This assumption and (Planners) Blind Spot is already causing multiple local issues that cannot be solved with Permit Schemes – if you introduce more density (and therefore more vehicles) than existing street parking spaces via this LAP – then a Permit Scheme solves nothing – because EVERYONE is a resident and eligible for such a permit.

When Bike Lanes were installed a few years back – the main argument for 20th St viability was that relatively few houses fronted the East side (corner lots fronted side streets), therefore adverse impact on Parking could be minimal.

If that logic was true THEN – it is doubly TRUE now - yet your LAP advocates for many, many more properties FRONTING 20th St SW

To be clear – this is not about residents having to walk a few yards to their vehicles – as some Councillors have strongly maintained – this is about providing responsible infrastructure for **all outcomes**, as opposed to pretending vehicles will not arrive with new condo residents.

Allowing condo buildings without (on lot) garages on a Bike Lane corridor (with restricted parking already built in) is simply irresponsible planning.

FYI - I am fairly typical in this community, in that - I Walk - I Cycle - I Transit - I Drive a Car – the car is for reasons I do not need to explain. They are not going away. Accommodate them into your Planning or risk creating horrible places to live.

Added to which – due to the deliberately planned Parking Shortfall – we now see an epidemic of vehicles ‘Stopping’ in Bike Lanes – flashers on, for between 2 to 10 minutes – if anyone cares about that!

Given that you have narrowed the street to facilitate the Bike Lane in the first place – anyone Stopping (and therefore Blocking) that through road creates a dangerous situation as other vehicles attempt to pass.

Summertime is now ‘angry cyclist’ time on the stretch of 20th St that now has newly fronting condos.

3) **Governance in Local Residential Areas:**

When this LAP signs off and constant local construction in an already residential area ramps up – I would like Council to consider a Governance Charter to acknowledge that residents already exist and are living their lives in surrounding **homes**.

Sites only working Evenings, Weekends, Stat Hols INSTEAD of 9-5 Monday to Friday should not be allowed. Crews should not be disturbing residents to this degree, just because they are split across sites.

Multiple and differing In Flight building applications that elongate the time of build need to be stopped, my neighbours and I have been enduring construction noise from one such site for 2 years now – that is not reasonable.

Bait and switch of plans should not be allowed – 5 townhouses (with zero garages) should not turn into 10 condo units (with zero garages) mid build.

When building plans fundamentally change In Flight of a project without Local Residents being informed, we are not given the chance to comment or add local knowledge as we might have done during the initial engagement phase.

Start being honest and start counting Basement Suites as ‘Units’ – instead of pretending that they are just the basement of a townhouse – that ‘might not’ get rented out separately.

This misleads existing residents per expectation of the final build – as they ALWAYS seem to end up as separately rented units owned by corporate ownership / rental groups.

4) To Conclude

This LAP's focus of replacing houses with condo buildings does not solve a social issue, it merely perpetuates Rent Trap Syndrome and pushes actual House Prices up further, dragging the condo unit values (and associated rental rates) with them.

In Altadore for example, the relativity of any Housing Cost drops forecasted to occur in say.. 40 years time.. will not even come close to offsetting the outlandish rise in those prices that have occurred in just the past 3 years.

Operating in 'Lucrative' areas such as West Elbow benefits no-one apart from the Development Industry and the Ownership Groups that are very deliberately being passed these new buildings on completion. No-one ever gets a chance to buy / own anything.

If you believe my observations and conclusions are out of kilter with popular opinion, believe me, you are very wrong. Many Calgarians have woken up to the indiscriminate and punitive agenda that is our Density Implementation process, devoid of responsible planning and uncaring regards negative outcomes.

These are the Calgarians you are meant to be representing, yet many feel conned regards the platform that some Pro Density Councillors ran with last election.

The City has massively exceeded it's Federal Building Quotas at this point – yet the madness continues unabated.

Construction in already heavily Populated Residential Areas needs a Governance Playbook that actually acknowledges and protects the people already living there, for all our Sanities.

Bet you thought I was going to talk about 'Towers' in Marda Loop.

Regards, Martin Hore