

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 April 02**

**ISC: UNRESTRICTED
IP2025-0281**

West Elbow Communities Local Area Plan

PURPOSE

This report seeks approval of the proposed West Elbow Communities Local Area Plan (the Plan).

PREVIOUS COUNCIL DIRECTION

At the 2021 February 08 Combined Meeting of Council, Council approved the City Planning and Policy Priorities and Workplan Report 2021 ([PUD2021-0046](#)). Within this report, the West Elbow Communities Local Area Plan was identified as “West Elbow – Areas 2 and 3 Multi-Community Plan” and was provided a start date of 2020 Q1 and an end date of 2022 Q4. The project initially launched in 2019 however, the COVID-19 pandemic resulted in the project being put on hold. The project was re-launched in Spring 2023.

RECOMMENDATION(S):

That Infrastructure and Planning Committee:

1. Forward this Report to the 2025 May 06 **Public Hearing Meeting of Council**; and

That Infrastructure and Planning Committee recommend that Council:

2. Give three readings to the proposed bylaw, the proposed West Elbow Communities Local Area Plan and repeal the Bylaw 13P81 Bankview Area Redevelopment Plan, Bylaw 2P93 Cliff Bungalow Area Redevelopment Plan, Bylaw 15P84 Erlton Area Redevelopment Plan, Bylaw 20P82 Lower Mount Royal Area Redevelopment Plan, Bylaw 3P2014 Marda Loop Area Redevelopment Plan, Bylaw 12P2004 Mission Area Redevelopment Plan, Bylaw 17P85 Richmond Area Redevelopment Plan, Bylaw 13P86 South Calgary/Altadore Area Redevelopment Plan, Bylaw 13P82 Sunalta Area Redevelopment Plan, and Bylaw 7P96 Upper Mount Royal Area Redevelopment Plan (Attachment 2);
3. Give three readings to the proposed bylaw for amendments to the 1P2007 Land Use Bylaw to implement Heritage Guideline Areas (Attachment 7);
4. RESCIND by resolution the CFB East Community Plan.

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**RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE,
2025 APRIL 2:**

That Council:

1. Give three readings to **Proposed Bylaw 42P2025**, the proposed West Elbow Communities Local Area Plan and repeal the Bylaw 13P81 Bankview Area Redevelopment Plan, Bylaw 2P93 Cliff Bungalow Area Redevelopment Plan, Bylaw 15P84 Erlton Area Redevelopment Plan, Bylaw 20P82 Lower Mount Royal Area Redevelopment Plan, Bylaw 3P2014 Marda Loop Area Redevelopment Plan, Bylaw 12P2004 Mission Area Redevelopment Plan, Bylaw 17P85 Richmond Area Redevelopment Plan, Bylaw 13P86 South Calgary/Altadore Area Redevelopment Plan, Bylaw 13P82 Sunalta Area Redevelopment Plan, and Bylaw 7P96 Upper Mount Royal Area Redevelopment Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 43P2025** for amendments to the 1P2007 Land Use Bylaw to implement Heritage Guideline Areas (Attachment 7); and
3. RESCIND by resolution the CFB East Community Plan

Excerpt from the Minutes of the Regular Meeting of the Infrastructure and Planning Committee,
2025 April 2:

"The following documents were distributed with respect to Report IP2025-0281:

- Revised Attachment 7;
- A Package of Public Submissions;
- A document entitled "WELAP IPC Meeting April 2, 2025 - Feedback from Cam Kernahan";
- A document entitled "WEST ELBOW LAP";
- A presentation entitled "Request to change the proposed Urban Form and Building Scale for the area on 10th Avenue which is West of the Crowchild Trail (10WofC) in the West Elbow Local Area Plan (WELAP);
- Revised Map 3: "Urban Form"; and
- Revised Map 4: "Building Scale".

....

Moved by Councillor Walcott

That with respect to Report IP2025-0281, Attachment 2 be amended, as follows:

1. Amend Map 3 entitled 'Urban Form' and replace it with the revised Map 3 entitled 'Urban Form' as shown in Schedule A to change those areas identified as 'Industrial General' on 10 Avenue SW west of 19 Street SW, to 'Neighbourhood Flex' with the 'Industrial Transition' modifier and by deleting the 'Industrial General' category from the legend;

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2. Amend Map 4 entitled 'Building Scale' and replace it with the revised Map 4 entitled 'Building Scale' as shown in Schedule B to change those areas identified as 'No Scale Modifier' on 10 Avenue SW west of 19 Street SW, to 'Low-modified (up to 4 Storeys)' west of Crowchild Trail SW and 'Low (up to 6 Storeys)' east of Crowchild Trail SW;
3. In Section 2.2 Urban Form Categories, amend the “Urban Form Categories” graphic to remove the “Industrial” category, including the “Industrial General” portion;
4. Delete Figure 5 and renumber figures and figure references accordingly; and
5. Delete Section 2.2.3 Industrial in its entirety, and renumber subsequent sections accordingly.

For: (10): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Spencer, Councillor Wyness, Councillor McLean, Councillor Penner, Councillor Walcott, and Councillor Wong

MOTION CARRIED

Moved by Councillor Walcott

That with respect to Report IP2025-0281, Attachment 2 be amended, as follows:

1. Delete policy 2.5.2.3(e) and renumber subsequent policies accordingly.

For: (10): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Spencer, Councillor Wyness, Councillor McLean, Councillor Penner, Councillor Walcott, and Councillor Wong

MOTION CARRIED

Moved by Councillor Penner

That with respect to Report IP2025-0281, the following be approved, **as amended**:

That Infrastructure and Planning Committee:

1. Forward this Report to the 2025 May 06 Public Hearing Meeting of Council; and

That Infrastructure and Planning Committee recommend that Council:

2. Give three readings to the proposed bylaw, the proposed West Elbow Communities Local Area Plan and repeal the Bylaw 13P81 Bankview Area Redevelopment Plan, Bylaw 2P93 Cliff Bungalow Area Redevelopment Plan, Bylaw 15P84 Erlton Area Redevelopment Plan, Bylaw 20P82 Lower Mount Royal Area Redevelopment Plan, Bylaw 3P2014 Marda Loop Area Redevelopment Plan, Bylaw 12P2004 Mission Area Redevelopment Plan, Bylaw 17P85 Richmond Area Redevelopment Plan, Bylaw 13P86 South Calgary/Altadore Area Redevelopment Plan, Bylaw 13P82 Sunalta Area Redevelopment Plan, and Bylaw 7P96 Upper Mount Royal Area Redevelopment Plan (**Amended** Attachment 2);

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3. Give three readings to the proposed bylaw for amendments to the 1P2007 Land Use Bylaw to implement Heritage Guideline Areas (Attachment 7); **and**
4. Rescind by resolution the CFB East Community Plan.

For: (8): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Spencer, Councillor Wyness, Councillor McLean, Councillor Penner, and Councillor Walcott

Against: (2): Councillor Chu, and Councillor Wong

MOTION CARRIED”

GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The proposed Local Area Plan provides a clear vision that will guide future growth and change across the West Elbow Communities. The Plan also supports the implementation of Home is Here: The City of Calgary's Housing Strategy.

HIGHLIGHTS

- The Plan sets the vision for the evolution of a group of communities over the next 30 years, providing direction on future development and investments that existing and future residents, landowners, builders / developers, city departments and Council can refer to as a guide for new development.
- The Plan provides guidance and direction on growth and change to 16 communities: Altadore, Bankview, Cliff Bungalow, Elbow Park, Erlton, Garrison Woods, Lower Mount Royal, Mission, Rideau Park, Roxboro, Scarboro, South Calgary, Sunalta, Upper Mount Royal, the portion of North Glenmore Park north of Glenmore Trail SW and the portion of Richmond east of Crowchild Trail SW.
- The Plan includes six main streets: 10 Avenue SW, 17 Avenue SW, 33 Avenue SW, 14 Street SW, 4 Street SW and Macleod Trail S, two LRT stations: Sunalta LRT Station and Erlton LRT Station as well as four MAX BRT stations: 17 Avenue SW, 26 Avenue SW, Marda Loop and 54 Avenue SW, all located on Crowchild Trail SW.
- Major institutions located in the West Elbow Communities include the Richmond Road Diagnostic and Treatment Centre (the former Children's Hospital) and the Military Museums.
- Calgarians will benefit from key moves in the Plan, including supporting and respecting historic places and spaces, enhancing parks, open spaces and natural areas, providing more daily needs and amenities within walking distance, improving mobility in and around the area and increasing housing choices for people.
- The Plan aligns with Council's priority to modernize local area planning by applying consistent policies across multiple communities that share common amenities and infrastructure.

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DISCUSSION

The Plan area includes sixteen communities in the SW quadrant of Calgary. While each community has its own individual boundaries, the West Elbow Communities share common amenities, public and transit infrastructure, natural areas, regional and neighbourhood parks, and schools. The proposed Plan (Attachment 2) supports and enables existing and future residents and businesses, providing development policies and identifying community improvements for future investment.

The Plan seeks to create opportunities to address the changing needs of people of different age groups, abilities, and lifestyles by supporting additional and more diverse housing options in key locations such as transit station areas, Main Streets, community corridors, and along the Primary Transit Network. Increased housing options will allow people to age in place and can help attract new residents with various lifestyles, ultimately supporting local schools, businesses, and amenities.

The Plan's future growth concept identifies strategic growth areas and specific development policies for main streets and transit station areas, which are envisioned to accommodate the greatest intensities of growth in the Plan area.

Heritage Guideline Areas were identified using Council-approved criteria that are applied consistently across Calgary. Heritage Guidelines will direct that new development within identified Heritage Guideline Areas is contextually sensitive and consistent with existing heritage assets. Amendments to Land Use Bylaw 1P2007 are necessary to enable implementation of the Heritage Guidelines (Attachment 7) by making all applications for new development in Heritage Guideline Areas discretionary development permit applications. These amendments to the Land Use Bylaw maps attached as Schedule "A" as the Heritage Guidelines, which outline the location of Heritage Guideline Areas.

A detailed Background and Planning Evaluation can be referenced in 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 local area planning in these communities. Public input gathered through an extensive engagement and communications plan identified opportunities, challenges, and solutions to guide growth and change in this area. A working group that consisted of representatives from community associations, residents, and industry met a total of eight times and provided detailed feedback through each phase of engagement. A separate heritage working group met a total of five times and provided feedback on the Heritage Guideline Areas policy. In addition, engagement sessions were held with community associations and targeted groups including Mount Royal University and University of Calgary students. A detailed description of the project's Engagement Summary is found in Attachment 4.

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Calgary Planning Commission (CPC) Workshop

A closed session workshop with CPC was held on 2024 July 25. The workshop focused on the draft Plan including the Urban Form and Building Scale maps, development policies supporting growth, and community improvements. There was general support of the draft Plan and the feedback provided informed subsequent revisions. Attachment 6 provides a summary of themes from the workshop and Administration's response.

IMPLICATIONS

Social

The Plan includes policies and community improvements that provide direction to the West Elbow Communities to further develop into a well-connected area that supports recreation, economic activity, and livability. These improvements foster inclusive and vibrant mixed-use spaces that focus on the area's six Main Streets and six transit stations. The Plan supports housing choices centered around these areas to ensure existing and future residents can find housing in the Plan area that meets their changing needs.

Environmental

The Plan includes direction for greenhouse gas reductions and climate resiliency. It provides development policies for net zero or net zero ready buildings, natural infrastructure, and water, encouraging more efficient buildings, renewable energy generation, and improved physical and natural infrastructure. The Plan also includes policies to support expansion of the tree canopy and sets goals to increase the canopy to 21% by 2030, 22% by 2040, and 23% by 2050, through retention of the existing canopy and planting new trees. In addition, the Plan explores opportunities to invest in the preservation, restoration, and enhancements of natural areas while enhancing natural area connectivity within the ecological network. Removing barriers and encouraging redevelopment in established neighbourhoods makes efficient use of existing infrastructure and brings people closer to services and amenities, resulting in reduced greenhouse gas emissions.

Economic

The Plan will enable a more active and vibrant urban environment by promoting a compact urban form and enhancing the efficient use of existing infrastructure, including LRT and MAX BRT lines. It will also support the economic activities of the area's Main Streets. By supporting a range of local and regional commercial opportunities and expanding housing types within the nodes, corridors, transit station areas and Main Streets, the Plan will strengthen the local economy and provide more housing options for visitors, residents, students, and workers in the Plan area.

Service and Financial Implications

No anticipated financial impact

RISK

Over the past two years, there has been significant investment from The City and members of the public, the working group, community associations, interested groups, and industry towards

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creating the proposed Plan. This input has guided decisions about how and where new development and community investment and improvements make sense in the communities. If the proposed Plan is not approved, communities will continue to redevelop under the guidance of no or older Area Redevelopment Plans which have undergone numerous amendments, leading to unpredictability and uncertainty, eroding community trust.

ATTACHMENT(S)

1. Previous Council Direction
- 2. Proposed Bylaw 42P2025**
3. Background and Planning Evaluation
4. Final Engagement Summary
5. Lessons Learned
6. Calgary Planning Commission Review
- 7. Proposed Bylaw 43P2025**
8. Presentation
9. Public Submissions
10. Public Submissions received at Committee
- 11. Public Submissions received after Committee**

Department Circulation

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

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City Clerks: J. Palaschuk / J. Booth