



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk’s Legislative Coordinator at 403-268-5861, or City Clerk’s Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station ‘M’ 8007, Calgary, Alberta, T2P 2M5.

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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] Joseph

Last name [required] Roach

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] Council

Date of meeting [required] May 6, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Neighbourhood Flex - area change

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)

i live at 2012 Tecumseh road SW, this was previously proposed as a flex area. i have been developing plans according to the flex proposal for a 12 unit 4 story condo building with mixed use ground floor (coffee shot etc.) I believe the property directly meets 6/8 of the upzoning criteria and tentatively meets the other two. I feel it would be fair that this area should be zoned as flex to allow for H-GO



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First name [required]	Mark
Last name [required]	Gilchrist

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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	May 6, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters	Heritage Guideline Areas Map Amendments
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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)

As an owner and resident living within a Heritage Guideline Area I fully support the proposed amendment. The amendment will help preserve Calgary's shrinking inner city historical character, which in turn will make for a more diverse, attractive, and livable community. Similar initiatives in other cities such as Toronto, Halifax, Winnipeg and Quebec City, have proved to be very successful...



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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]

Council

Date of meeting [required]

May 6, 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



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ATTACHMENT_01_FILENAME WELAP IPC Feedback April 2 2025 - Feedback from Cam Kernahan.docx

ATTACHMENT_02_FILENAME Map 4 Amendments Proposed.docx

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

I will provide the comments I intend to make at the May 6 Public Hearing as a document emailed separately to publicsubmissions@calgary.ca. I will also separately email a copy of my comments, my original IPC presentation, and the proposed amendments to all of the Councillors and Mayor in advance of the Council Meeting so they have adequate time to review my input. I do look forward to feedback from the Councillors and Mayor at the May 6 meeting.

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

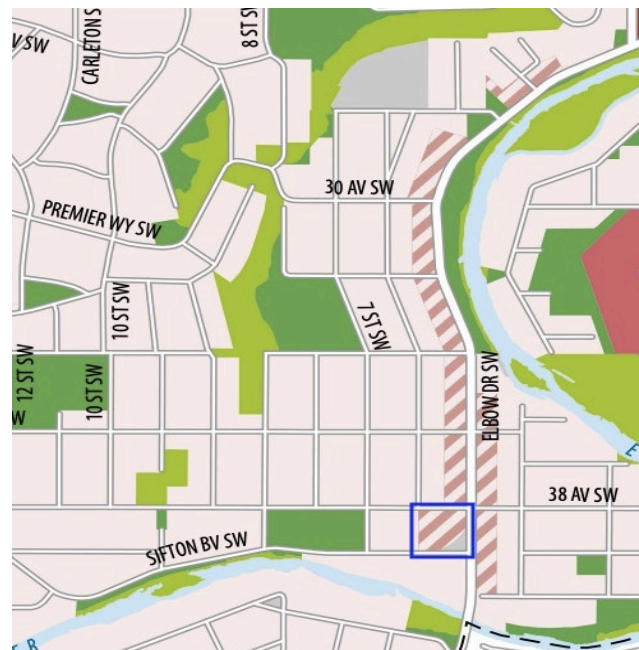
Good morning. My name is Cam Kernahan, and I appreciate the opportunity to provide feedback on the proposed West Elbow Local Area Plan, or WELAP, and I do so as a concerned citizen and long-term resident of Elbow Park for over 35 years.

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 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 of the WELAP. I have provided an excerpt of that page, in my written submission, and ask the City Clerk to display that now, 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, and 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 west block face between 38th Ave and Sifton Boulevard. This is also the only area that proposes Low Modified Building Scale halfway down the block face 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 west block face on Elbow Drive outlined is a very nice green space with a lot of mature trees that should be preserved.



The photo, that follows in my written submission, and that I would ask the City Clerk to display now, is a screen shot of the specific area referenced above from a recent Google Maps photo that shows the green space and mature trees.



After submitting my presentation, it came to my attention that the house on the corner of Sifton Boulevard and Elbow Drive, within the area proposed for Low Modified Buildings, is listed on the City of Calgary's Heritage Sites Inventory of Evaluated Historic resources. According to the site "the house is a rare example in Calgary of the Pueblo Revival architectural style". As such, it would be a travesty if the house was not preserved as an important part of Calgary's heritage.

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 west side of Elbow Drive between 38th Ave and Sifton Boulevard be shown as "green space".

I would also like to mention that I have other concerns with the WELAP as they relate to proposed Low Modified Building Scale areas.

Specifically, there is an area on Council Way east of 14th Street that unnecessarily impinges on what is a residential Limited Building Scale area. In addition, I believe the Low Modified Building Scale proposed along Elbow Drive from just north of Garden Crescent down to Sifton Boulevard on the west side, and from just south of 34th Ave to 40th Ave on the east side of the street, would raise major objections from the neighbours due to privacy, shading and what would be extremely congested, if not impossible, access from narrow lanes behind these proposed areas. There is no apparent need for the proposed increased density in these areas which would have a significant negative impact on the neighbouring residential areas. As such I cannot support the WELAP as written.

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

Map 4 Building Scale Amendments Proposed

1. Amend Map 4 entitled 'Building Scale' to change the area identified as 'Low Modified (up to 4 Storeys)' on Elbow Drive SW between 38th Ave SW and Sifton Boulevard SW, to 'Parks and Open Space'; and to change the area identified as 'Low Modified (up to 4 Storeys)' one block west of Elbow Drive SW on both 38th Ave SW and on Sifton Boulevard SW, to 'Limited (up to 3 Storeys)';
2. Amend Map 4 entitled 'Building Scale' to change the area identified as 'Low Modified (up to 4 Storeys)' on the west side of Elbow Drive SW from Garden Crescent SW to 38th Ave SW and on the east side of Elbow Drive SW from 34th Ave SW to 40th Ave SW, to 'Limited (up to 3 Storeys)';
3. Amend Map 4 entitled 'Building Scale' to change the area identified as 'Low Modified (up to 4 Storeys)' on the both the north and south side of Council Way SW from 14th Street SW to 12th Street SW, to 'Limited (up to 3 Storeys)';

Good morning and thank you for the opportunity to again present to Council as a follow up to my presentation at the Infrastructure Planning Committee on April 2.

To avoid duplication, since I have already presented my original IPC submission to 10 Councillors and have included it as a submission to this full Council meeting, I will rely on you having the submission in front of you and will trust that those Councillors, and the Mayor, that were not part of the IPC meeting have already had a chance to review that submission.

As I have mentioned at previous Public Hearings I, along with many other citizens, do not feel we have been listened to by Council. Personally, I received no feedback on my previous presentations or any of the proposals that I suggested in those presentations

As such, I have changed my approach this time to request that specific amendments be considered and hopefully voted on by Council. I believe this would demonstrate not only that you have listened to what I have proposed but you have considered it and decided to accept it or reject it.

Obviously, I would be happier if you approved the amendments, but I am realistic that not all amendments will be accepted. I do implore you to support my proposed approach although it may not be what you have considered in the past. If procedure does not allow a citizen to propose amendments, I respectfully request one of the Councillors to propose the amendments that I have suggested.

Specifically, I would like to suggest the following amendments, and would ask the City Clerk to display each amendment as it is presented below:

Amendment 1 proposes a change to an area of Map 4 highlighted in blue in my original IPC submission. As noted in my original submission this area consists of a City Right of Way, with significant green space and mature trees, along with lots that have been proposed for higher density that do not face Elbow Drive SW, but rather impinge on the adjacent lower density residential areas, resulting in significant shadowing, privacy, and congestion issues. Specifically, the proposed amendment reads;

1. Amend Map 4 entitled 'Building Scale' to change the area identified as 'Low Modified (up to 4 Storeys)' on Elbow Drive SW between 38th Ave SW and Sifton Boulevard SW, to 'Parks and Open Space'; and to change the area identified as 'Low Modified (up to 4 Storeys)' one block west of Elbow Drive SW on both 38th Ave SW and on Sifton Boulevard SW, to 'Limited (up to 3 Storeys)';

Amendment 2 proposes the higher density areas along Elbow Drive SW revert to the current density. Increased density beyond what current exists would result in unacceptable shadowing and privacy issues to neighbouring properties along with extremely limited

access via narrow lane ways. This would also result in serious pedestrian safety issues, both in the lane way and along Elbow Drive pedestrian crossings, including at the very busy Elbow Drive crossing at 38th Ave for the local elementary school and at the 34th Ave SW pedestrian crossing (which already has sight limitations). Specifically, the amendment reads:

2. Amend Map 4 entitled 'Building Scale' to change the area identified as 'Low Modified (up to 4 Storeys)' on the west side of Elbow Drive SW from just north of Garden Crescent SW to 38th Ave SW and on the east side of Elbow Drive SW from just south of 34th Ave SW to 40th Ave SW, to 'Limited (up to 3 Storeys)';

Finally, Amendment 3 proposes the higher density areas along Council Way SW east of 14th Street be maintained at the currently zoned density. Further density would impinge on the surrounding residential areas resulting in unacceptable shadowing and privacy issue for neighbouring properties. Specifically, the amendment reads:

3. Amend Map 4 entitled 'Building Scale' to change the area identified as 'Low Modified (up to 4 Storeys)' on the both the north and south side of Council Way SW from 14th Street SW to 12th Street SW, to 'Limited (up to 3 Storeys)

I look forward to your consideration and response on the above amendments. Although all amendments propose a reduction in density, I would contend that the net reduction is minimal and that the City's targets for density in these areas is more than met by the current land use zoning density in place. I would also suggest that this may be in the best interest of Council to avoid significant negative public feedback if these proposed density plans remain in place when the required rezoning to support future proposed developments for these areas is reviewed at a future Public Hearing.

Thank you.



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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] Council

Date of meeting [required] May 6, 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 to Public Hearing of Council May 6th.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 favor of industry 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 Design 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.

I would like to see a moratorium on Construction in Residential Areas that have already been subject to intense construction.

City Planners land use bylaw requirements, that conveniently justify additional condo unit counts that bypass area impact consideration, need to be amended before further construction in already residential areas continues any further.

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 10 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 yet 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 existing residents having to walk a few yards to their vehicles – as some Councillors have 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 sufficient (on lot) garages simply to boost Unit Count 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 also Drive a Car for reasons I should not have to justify. They are not going away. Accommodate them into your Planning or risk creating more difficult places to live, as has already occurred.

Added to which – due to the deliberately planned Parking Shortfall – we now see an epidemic of vehicles ‘Stopping’ in the Bike Lane – flashers on, for between 2 to 15 minutes, sometimes longer – if anyone cares about that!

Moving trucks sometimes Block the Bike Lane for hours, as the new renters are mostly a transient population (due to High Rent?), they ‘Move In’ and ‘Move Out’ fairly regularly.

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 SW that now has newly fronting condos.

3) Governance in Local Residential Areas:

Before this LAP signs off and constant local construction in an already residential area ramps up further – 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 Existing 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 Secondary 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.

=>

I would also like to see a BAN on the industry practice of uninitiated communication to ask 'if I want to sell my house' when it is clearly Not For Sale – a cold calling practice that will be fuelled by this LAP – **I want to be left alone to enjoy my own property in peace.**

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.

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 agenda items that were not fully disclosed during the last Councillor elections, such as, Blanket Rezoning, of which this LAP is an extension.

The City has massively exceeded it's Federal (?) or self set 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.

I would like to see a moratorium on Construction for communities such as Altadore and Marda Loop whom have already massively contributed to the density agenda. The residents now in situ deserve a break from living within a perpetual construction zone (I am NOT referring to the Main Streets project, that being a separate Business Impacting debacle).

Martin Hore



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First name [required] Nathan

Last name [required] Robb

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Date of meeting [required] May 6, 2025

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[required] - max 75 characters West Elbow Communities Local Area Plan (IP2025-0281)

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



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CC 968 (R2024-05)

ATTACHMENT_01_FILENAME WECLAP Letter of Support (Oldstreet).pdf

ATTACHMENT_02_FILENAME

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



April 23, 2025

ATTN: Calgary City Council
RE: Proposed West Elbow Communities Local Area Plan (IP2025-0281)

Dear Mayor Gondek and Members of City Council,

On behalf of Oldstreet Developments, I'm writing to express our support for the proposed West Elbow Communities Local Area Plan, scheduled for consideration at the May 6, 2025, Public Hearing.

Oldstreet is a Calgary-based residential development firm focused on building thoughtful, design-led housing. We believe this plan is an important step forward for the West Elbow communities—supporting housing choice, local amenities, walkability, and the preservation of green space and heritage where appropriate.

We are consistently working toward collaborative outcomes through open dialogue with community associations, neighbours, and other stakeholders. This modern, well-considered plan provides clear guidance that supports context-sensitive growth and reduces uncertainty. With a shared framework in place, we can invest in these communities with greater confidence—leading to more collaboration, less confrontation, and ultimately, better outcomes for everyone involved.

We thank the City's local area planning team for their work throughout this process. The structure, engagement, and clarity of the plan reflect a high standard and a genuine effort to balance interests.

We support the plan's vision and respectfully urge Council to approve it.

Sincerely,

Nathan Robb
Principal
Oldstreet Developments



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First name [required]

Roy

Last name [required]

Wright

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]

Council

Date of meeting [required]

May 6, 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

MRCA - WELAP Letter to Council.pdf

ATTACHMENT_02_FILENAME

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



April 22, 2025

Re: West Elbow Local Area Plan (WELAP)

Your Worship, Members of Council,

I am writing on behalf of the Mount Royal Community Association (MRCA) to express our concerns regarding the proposed West Elbow LAP. We are also signatories to the multi-community letter submitted to Council requesting a pause to this process.

Our comments are broken into two groupings; ones that are applicable to WELAP and secondly, outline policies and directives that have a significant impact on our community of Mount Royal.

The Plan in General

1. Relationship with the 2020 Municipal Development Plan- The MGA requires that all ASP's and ARP's must be consistent with the MDP. Our MDP is a principles-based document that outlines intent, aspirations, and broad policy direction. The present MDP talks about directing growth to nodes and corridors, and in particular, "...directing growth in established areas to neighbourhood activity centres." It also frequently directs the City to "...respect the character, quality and stability of neighbourhoods," while also allowing for "...moderate intensification in a form and nature that respects the scale and nature of the neighbourhood." The present LAP does not respect those tenants of the MDP either in principle or substance when it allows for density in inappropriate locations, density far in excess of context and ignores the character, quality, and stability of our neighbourhoods.

2. Guidebook for Great Communities- The Guidebook was not adopted by the previous Council but sent back as a "best practices" model. The WELAP contains complete sections of the Guidebook, in fact it constitutes the majority of the pages. However, there is no indication that these "best practices" are appropriate for these specific communities. In fact, the WELAP applies a cookie cutter approach. The specific policies it sets out in many of the headings could be just as easily applied to any community beyond our twelve communities. While the Plan talks about topography and its escarpments, there are no policies to address or even acknowledge the specific topography and escarpments in our twelve communities. The same applies for the Elbow River and the floodplain This plan could be replicated for the expected 42 LAP's to be produced with only the maps being re-



drawn. It would also reduce the need for 2-3 years of “community engagement” and in fact reduce staffing needed to produce identical plans.

3. Engagement- The multi-community letter has expressed our combined concerns over the nature of engagement. One related issue also needs to be raised in this regard. The City appointed community and developer reps, along with CA reps but refused to share any information about these members, either at group meetings or online. If these members were “representing” various communities, the ability to interact with them would have built trust. As mentioned, earlier those maps were the key to understanding all the written policy and were not included in the Phase 4 community mailout with the “summary” of the plan; the engagement process became meaningless.

4. Capacity Analysis- We have repeatedly asked the City to provide estimates as to current and anticipated capacity of basic infrastructure for our West Elbow communities. We were first told “It is coming,” at the beginning of the process more than two years ago. Finally the City responded in writing on December 18, 2024. It indicated that “Utility infrastructure is reviewed at the Outline Plan stage of development and is further confirmed through more detailed subdivision and development permit applications...” The City also failed to respond to the other half of the questions posed; that of projected and potential population numbers based on the Plan (and meeting MDP goals). However, all of this was contradicted on P. 5 of the LAP where it states that “...identifies amenities and infrastructure required to support growth...”, but that rings hollow when how much growth is not identified. Many of our deep infrastructure utilities are more than 60 years old, and in some instances are more than 100 years old. Reports of unstable pressure in water lines, burst pipes and water trucks appearing are common. In the interests of full disclosure this information should be made available to the communities and the development industry when the City is making promises regarding density increases. Obviously, the City must be able to service density increases well in advance of evaluating individual projects. Remember the West Memorial Trunk issue that shut down development in north-west Calgary last decade.



5. Use of the term “Community”- The Plan identifies sixteen “communities” plus portions of two other communities (p. 5 LAP). However, the City appears to mix up statistical boundaries with community boundaries, which is very disappointing as Calgary is in fact a city of neighbourhoods. We relate to and identify with our neighborhoods in terms of association, in terms of directional wayfinding and in terms of our subtle differences in character and personality. The LAP is marketed as “our plan” and is a “community plan” and should not be viewed as some form of data base unrelated to neighbourhoods. Frankly, the City approach appears dismissive and only pays lip service to the notion of community.

6. Avoidance of Community Questions- When questions on why certain moves were made, the City staff repeatedly noted that the maps reflected the direction and desires of Council. If Council is directing this process, why go through the charade of a public engagement process in the first place?

LAP Impacts on Mount Royal

1. Lower Mount Royal- The Plan proposes two types of residential densities for the majority for our northern portion of our community, also referred to as Lower Mount Royal. It calls for twelve storeys or up to 26 storeys, which ignores common design principles, ignores the value that part of the community provides to Calgarians and is signing the death warrant for about one half of our community. Presently, there is a mix of low-rise apartments, many built in the 1940-1960’s along with newer town housing and newer apartments. It is considered one of the most affordable districts in Calgary in terms of rent. However, this “encouragement” by the City will encourage speculators and unscrupulous wanna-be developers to purchase existing buildings, let them fall into disrepair so they can be demolished and the land sold for land value. Remember history; East Village, Eau Claire, and East Victoria Park! Furthermore, guidelines stated to be “maximums” often become the minimums developers will accept as evidenced by the January 2025 public hearing of Council where all the residential upzoning applications occurred primarily on parcels of recently upzoned RCG zoned land.



2. Mainstreet- 14th St from 17th Ave South. - Both sides of the street have been identified as Main Street, but it was recognized by the group, and we thought, the staff too, that the east side does not lend itself to commercial or mixed-use development. Map 3 and Map 4 show otherwise and indicated that up to six stories would be allowed, while once again there was an agreement with the City of four stories. This intrusion and creep, as evidenced on other main street re-zonings will de-stabilize up to 3 blocks further east into the community, which the community vehemently opposes. This was shown in the first iteration of the plan and our repeated attempts to have this removed were ignored, iteration after iteration.

3. Penetrations-The Plan calls for extension of density and commercial uses to penetrate the community on Premier and Council Way. Once again, we understood there was an agreement to eliminate the Council Way extension completely, and the City would consider removal of the other penetration. This was also ignored.

4. Heritage-The heritage policies are weak cookie cutter policies that are not community specific. Map 6 leaves considerable portions of Mount Royal off the heritage map, with no explanation as to why. Why has Premier Way been removed? Once again, no explanation was given. The Plan identifies a few blocks of “heritage boulevards” but does not talk about districts, which is especially disconcerting. Mount Royal and Scarboro were designed with the principles of the City Beautiful movement and guided by the Olmstead brothers, however these principles have been ignored.

5. 17th Ave Commercial District The LAP only acknowledges two block faces of 17th Ave. as active frontages. The whole street should be included and should incorporate the urban design strategy that has been used to activate that street for many years.

6. Some Numbers

- Mount Royal was annexed to the City in 1907, and the CA formed in 1934.
- In 1970, MR had 6,205 residents in 2,463 units.
- In 2021, MR had 5,725 residents in 3,165 units.



- 70% of LMR residents are renters as compared to the City average of 31%.
- 37% of LMR is spending more than 30% of their income on rent as compared to the City which is 23%.
- 71% of LMR apartments are 5 stories or less vs City average of 26%.
- LMR has double the Indigenous population compared to the City.
- MR in total has more than 70% of its adults with post-secondary education compared to city average of 36%.
- MR has 31% of its houses single detached as compared to City with 56% single detached units.

Conclusion

We are concerned the City of Calgary's draft Plan does not align with the principles embodied in the current MDP. The City also provided a flawed engagement process resulting in the breakdown of trust with community associations. The request to pause this plan will give all parties time to reflect and to re-consider how to start rebuilding trust, collaboration, and teamwork in building our city and our neighbourhoods. Such work could resume after the City has resolved the changing of the MDP to the Calgary Plan. We strongly believe that is how we move forward. Finally, we feel that our current ARPs, the Lower Mount Royal ARP, and the Upper Mount Royal ARP are more in line with our goals and aspirations as a community and, in fact, mirror the hopes and aspirations of the current Municipal Development Plan.

Lucas Duffield



President Mount Royal Community Association



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First name [required]	Sheila
Last name [required]	Telford
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 Community Development
Date of meeting [required]	May 6, 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

Elbow Communities Local Area Plan.docx

ATTACHMENT_02_FILENAME

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

I believe that it is important that the Council acknowledge the history and character of long established communities in the city and not destroy them for future generations.

Re: Proposed West Elbow Local Area Plan

I am writing in opposition to the proposed LAP. One area that directly affects me is the increased densities along Council Way in Mount Royal.

I have a number of concerns which I hope you will address. As background, I have lived in a 1950's bungalow at 3211 Carleton Street SW for over 20 happy years and have enjoyed the neighbourhood, the neighbours and the community at large.

Your proposed changes to the policy document that will direct future growth threatens that happiness and community for the following reasons.

- my home is north of and adjacent to a corner property at 1302 Council Way
- I see from your proposal that this property is designated for development "mid rise" up to 4 storeys.
- this elevation is completely at odds with the elevation of all the single homes currently in the area: all the homes currently on Council way are single family homes, some of them bungalows
- any new build at this elevation would restrict vision for vehicles turning right from Carleton Street into Council Way where there is a crosswalk used by children and their parents heading back and forth to William Reid School
- any new build at this density would occasion the destruction of mature trees, part of the canopy of trees which is the nature of the established neighbourhood of Mount Royal
- if there were to be multiple units, maybe including basement suites, it would create significant congestion in the alley serving current Carleton Street and Vercheres Street residents.
- any new build at this elevation would severely restrict light into my own home which has many windows facing south

In conclusion, I oppose any change to the designation of corner properties on Council way for any other purpose than single family housing.

Sheila Telford (formerly Hares)



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First name [required] Mary
Last name [required] Rozsa de Coquet

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] Council
Date of meeting [required] May 6, 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 WELAP Letter.docx

ATTACHMENT_02_FILENAME

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

Dear Mayor Gondek and Members of Council,

I am writing to express my views on the proposed Heritage Policies within the West Elbow Communities Local Area Plan (WELAP).

I currently am a homeowner in both Upper Mount Royal and Elbow Park, maintain an office in South Calgary/Marda Loop, and support the businesses and faith community found adjacent to 17th avenue. Both my daughter and I have attended the local schools. Having lived in Upper Mount Royal almost my whole life. I know its rhythms, transitions, and benefits intimately. Most development to date has complied with the resident-approved ARP and has been sensitive to the existing built environment and protected the urban canopy. Traffic measures have helped maintain safety for pedestrians and the quiet “garden suburb” environment that was the original vision for the neighbourhood. From the construction of the first home, the residents here have formed a strong sense of community and sense of place. We often welcome other Calgarians and tourists on their bikes or afoot, who enjoy meandering through the beauty and history found here. In sum, Upper Mount Royal is a great place to live and serves a distinct role in our city that should be recognized and preserved.

When I read the heritage guidelines, the 2.6.1 policy description is responsive to both the current built form and residents’ concerns. New development should draw design reference from the heritage resources and be compatible with the context of front setbacks, massing, street wall height and landscaping. Retaining/increasing soft landscaping is particularly important in light of the fact that the City’s urban canopy is only 8%, well below stated goal of 16%. I have noted some recent density increase resulting from subdividing lots which has worked well with little impact on privacy, sunlight, trees, parking and congestion. Well done.

However, when assessing the 2.6.2.2 multi-residential policy which *take precedence over the preceding guidelines*, many red flags arise. In fact, one wonders why the first policy was even included since it can be so easily disregarded. Allowing development that may span an entire block with a maximum of three stories will be anything but a compatible street wall. It will also encourage significant street congestion even if sufficient on-site parking is accommodated and undoubtedly destroy many mature trees on each lot to be replaced by a mandatory one new tree in the boulevard corresponding to each entrance. Clearly, the character of the community will be negatively impacted.

Other questions arise. How will our schools and aging pipe infrastructure accommodate such density? The construction of a new home next to mine in Elbow Park required a whole new pipe system be installed along our common road since the existing lots did not directly access the water main but rather were tied into each other. This is not unusual in such old neighbourhoods.

My other concern with the 2.6.2.2 multi-residential policy is from a legal perspective: I believe the policy may conflict with the Municipal Development Plan (MDP). The MDP (section 2.2) requires sensitive, compatible redevelopment that respects stability, but the proposed higher density fails to do this. Forcing additional density is unnecessary since the goal of 33% of new development in established areas by 2039 has largely been met. Apart from the Heritage areas, amendments to WELAP such as relaxing the shadow policy along 33 Avenue SW (which was touted as a pedestrian corridor) only further ignores the MDP.

I urge Council to amend policy 2.6.2.2 to become a discretionary use subject to far more stringent size and lot coverage constraints that require protection of mature trees and sufficient on-site parking.

Sincerely,
Mary Rozsa de Coquet
3107 Vercheres Street SW

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First name [required]

John

Last name [required]

Lamarsh

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]

Council

Date of meeting [required]

May 6, 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 WELAP.docx

ATTACHMENT_02_FILENAME

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

Dear Mayor and Members of Council,

April 26, 2025

We are writing to express our negative views on the proposed West Elbow Communities Local Area Plan (WELAP). We have owned our home in Erlton for over 25 years and are concerned about our community especially decreased pedestrian safety, overall valuations, and neighbourhood appeal.

We bought our home in Erlton because we could live in a single-family home yet still walk to 4th Street and downtown. Our sidewalk is a close connector to the Elbow River pathway system so we can walk or bike ride almost anywhere in the city.

Our home is on the corner of Mission Road and 34 Avenue SW and ever since Mission 34 was constructed in 2017, the increased traffic and parking congestion has been a nightmare. Pedestrian safety has decreased by a large amount.

Now because of WELAP, there is a multi family unit proposed adjacent to our backyard that will have up to 62 units. When this project was originally unveiled, it was proposing 18 units and now it has grown to 62.

We feel that the WELAP will dramatically detract from our quality of life as it will remove all the reasons we own our home in Erlton. Parking is nonexistent now and will be worse with the 62 extra units literally in our backyard. This will lead to decreased pedestrian safety, overall valuations, and neighbourhood appeal.

We are also concerned that the WELAP may conflict with the Municipal Development Plan (MDP). The MDP requires sensitive, compatible redevelopment that respects neighbourhood character, and the WELAP fails to meet that requirement with the proposed higher density impacting the existing neighbourhoods.

We urge Council to amend the plan to not allow 5-6 stories in WELAP. Thank you.

Sincerely,

Joanne Hruska and John Lamarsh

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First name [required]	Peter
Last name [required]	Huang
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]	Council
Date of meeting [required]	May 6, 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)

As part of the business community , the Holy Cross Center supports the LAP to increase density and flex zoning of the Holy Cross site. Our site can and will be part of the solution to provide much needed housing and commercial vitality to the Mission Area. Centralizing the density into this site is sensible and supports the rapid population growth in Calgary. Given it's inner city location, the center's densification will promote living/workstyle for downtown workers. It will help reduce vehicular traffic and reduce pollution by promoting foot and bike traffic . The flex zoning will support much needed variety of commercial, medical and retail services in the inner city. The site will vitalize the Mission area as a dynamic living and working community. Once zoning is completed the City should streamline approval processes and allow direct application to building permit processes without development delays.



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First name [required] Margo

Last name [required] Coppus

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 6, 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

ATTACHMENT_02_FILENAME

WELAP Council submission April 28, 2025.pdf

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

April 28, 2025

Re: West Elbow Communities Local Area Plan

Dear Mayor Gondek and Members of City Council:

I would like to bring a couple of concerns to your attention for you to consider prior to voting for 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.

This conflicts with the MDP, which states that redevelopment should minimize impact on and respect the character of existing neighbourhoods.

There really needs to be a transition zone.

Thank you for giving citizens the opportunity to voice concerns and I hope you will reconsider this plan and send it back to Administration for revisions as outlined above.

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] Christopher

Last name [required] Davis

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] Council

Date of meeting [required] May 6, 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 Comm.- Local Area Plan (WEC-LAP) submission from NGP community.

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME	2025 April 28 - NGPCA_PARC let re WEC-LAP public hearing - final.pdf
ATTACHMENT_02_FILENAME	March 31 - IPC Item 7.1 - WEC-LAP - N Glenmore PCA submission.pdf
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Submission from the North Glenmore Park Community Association / PARC committee requesting limited changes to Maps 3 & 4 of the WEC-LAP. We ask that Council please consider these modest amendments following the conclusion of the public hearing.



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 www.ngpca.ca

March 30, 2025

The City of Calgary

Infrastructure and Planning Committee (IPC)
800 Macleod Trail
Calgary, AB T2P 2M5

Attention: Sonya Sharp, Chair

Email: ward1@calgary.ca
caward1@calgary.ca
eaward1@calgary.ca

Dear Councillor Sharp and IPC members,

**Re: West Elbow Communities Local Area Plan (WEC-LAP) Bylaw
Item 7.1 - Infrastructure and Planning Committee (April 2, 2025)**

This matter before the IPC on Wednesday April 2nd. Unfortunately our community representatives are unable to attend. Our submission was not submitted in time for the published agenda, so we are forwarding it now to you as IPC chair as well as the other Council members of this standing policy committee. We understand it is contemplated to go before Council via a public hearing on May 6th.

Our community has endorsed the multi-community request letter for re-engagement on the WEC-LAP.¹

Our North Glenmore Park community first became aware of the proposed LAP on May 10, 2023, when we were contacted by the newly formed West Elbow Communities Local Area Planning project team. We were informed that:

“...the West Elbow Communities Local Area Planning project is a new City project that will be launching in the Fall of 2023 and includes the communities of Altadore, Bankview, Cliff Bungalow, Elbow Park, Erlton, Garrison Woods, Lower Mount Royal, Mission, North Glenmore Park (north of Glenmore Trail SW), Richmond (east of Crowchild Trail SW), Rideau Park, Roxboro, Scarboro (east of Crowchild Trail SW), South Calgary, Sunalta, and Upper Mount Royal.”

We were further advised that the City’s WEC-LAP staff team would:

“... work together with you (and other local community association representatives, residents, local business owners, local developers and builders) to create a local area plan that will help provide direction on the evolution of this area over the next 30 years. Specifically, a local area plan provides direction on where and how new development, infrastructure and investment could fit best within an area, helping guide decisions when new ideas and proposals are brought forward.”
(emphasis added)

¹ Attachment 9 to Item 7.1, IPC 2025 April 2, pp. 13-16.

While we were disappointed that our community was not to be considered in its entirety,² our concerns were dismissed as our community boundary failed to fall neatly within the pre-determined LAP boundaries.³ Unfortunately, this “square peg / round hole” metaphor seems to be a repeated theme in many civic planning community engagements.



Two members of our community Planning Applications & Redevelopment Committee (PARC) volunteered to join the WEC-LAP “Working Group”. A third member was added to ensure we could attend most all the engagements. We understood that the City expected that we would liaise with our CA Board over the course of the LAP engagement.

During the ensuing 16 months - following the initial engagement on September 20, 2023 until the issuance of the “final” draft West

Elbow Communities LAP on January 27, 2025 - there were a continued series of engagement opportunities, as the city project staff team worked with representatives from the 16 communities comprising the WEC.⁴ 9 working group sessions were anticipated between 2023 and 2025. A 14 page “Terms of Reference” (TOR) document was distributed in October, 2023.⁵ A general reference tool, “The Guide for Local Area Planning” (May 31, 2021) was also made available as a foundational reference tool.⁶

In February our community association received a planning request for consideration. It was from a planning consulting firm knowledgeable in the LAP engagement process. But it was clearly submitted prematurely and in anticipation of an approved WEC-LAP. The application proposed a new building on a 4 lot (100 foot) frontage of 6 storeys / 24 metres. The current built form on this segment of 50th Avenue (with some recent exceptions) is typically semi-detached one storey buildings under 8.6 metres in elevation.

This request was a reminder that the development community is looking closely at the changes that will come from an approved WEC-LAP. This plan, once approved, will not be a mere “guide”, but will be considered to be the growth and development template for all communities within the LAP (a statutory plan). So, while the market seems to be ready to respond to the draft LAP with new product, it is

² The North Glenmore Park Community Association is bisected by Glenmore Trail SW, with the community hall lying within the node south of Glenmore Trail. The NGPCA has an “oversight” relationship with the Glenmore Green community as well, lying to the west across Crowchild Trail.

³ This community ‘severance’ was applied not only to North Glenmore Park, but to the Richmond-Knobhill community as well. Unfortunately, this meant that our two communities would have to double down on volunteer time if we were to participate in both the current WEC-LAP as well as an unnamed future “Plan 9” LAP. The rationale was that the LAP boundaries are “established using large roads or geographic features as they create more significant physical boundaries between geographic areas of the city ... (and are) more easily identifiable on a map ...”.

⁴ Please refer to Attachment 1 to this letter.

⁵ <https://engage.calgary.ca/WestElbowPlan>

⁶ “The Guide for Local Area Planning” (2021, updated Sept. 2023).

<https://www.calgary.ca/planning/publications.html>

significantly out of sync with existing community housing and, as proposed, does not appear to be the “gentle density” often cited by many urban planners during densification discussions. Our comments are our attempt to ensure that the new WEC-LAP is a plan that has considered the input from the affected communities. In its current form it is NOT supported by our Community Association.

So, with respect to Map 3 (“Urban Form”) of the proposed WEC-LAP, while 50th Avenue SW at this location is shown as “Neighbourhood Connector”, so too is 20th Street south of 50th Avenue. This use is not appropriate on either roadway. Within North Glenmore, “Neighbourhood Flex” is our recommended urban form typology for both 20th Street and 50th Avenue.

NGPCA is concerned that the current description of “Neighbourhood Connector” includes having “options for small-scale commercial uses”. Such areas are described as “primarily residential uses”, “more residentially-oriented” and having some “work-live units or home-based businesses”. We are concerned that this Urban Form may be interpreted as “commercial”. There is no commercial space currently on 50th Avenue. With the high school to the west and the current redevelopment of the Glenmore Athletic field just to the east, we don't see a demand for commercial use on this corridor. In our community, this function is found at an existing corner CRU / strip mall at 20th Street and 54th Avenue and in the commercial plaza on Crowchild Trail and 54th Avenue.

Map 4 (building scale) of the WEC-LAP suggests “Low” (up to 6 storeys) on 50th Avenue, with “low-modified” (up to 4 storeys) on 20th Street and along 54th Avenue (east of 20th Street). Our request to City Council is to apply the “low-modified” not only on 20th Street, but along 50th Avenue SW as well.

NGPCA does not support the “low-modified” typology along the 50th Avenue SW corridor. NGPCA notes in the draft LAP “*(w)hen adjacent parcels have different scale modifiers, development in these areas should be designed to respect their neighbourhood context. This includes considering existing site context, parcel layout, building massing, and landscaping in the design of the development, while still achieving the future vision for where growth is accommodated in the community.*”


The mapping found within Map 3 (Urban Form) and Map 4 (Building Scale) is a somewhat blunt instrument, bringing to mind an exercise involving a highlighter and a ruler. The LAP should clearly state that all typologies within these two maps are subject to recognition of existing built form, much of which has been newly introduced in the community and which likely has decades of remaining viability.

While the population data found in Attachment 3 to the Administration’s Report suggest a significant population decline in North Glenmore Park since the “peak year” (1970), City data suggests that community population is on the rise.⁷ This is supportable intuitively by the significant number of corner lot “rowhouse” developments constructed over the last decade within our community.⁸ We believe that it is highly probable to increase density within North Glenmore Park even after incorporating our suggested amendments to the current provisions found in Maps 3 and 4 of the LAP.

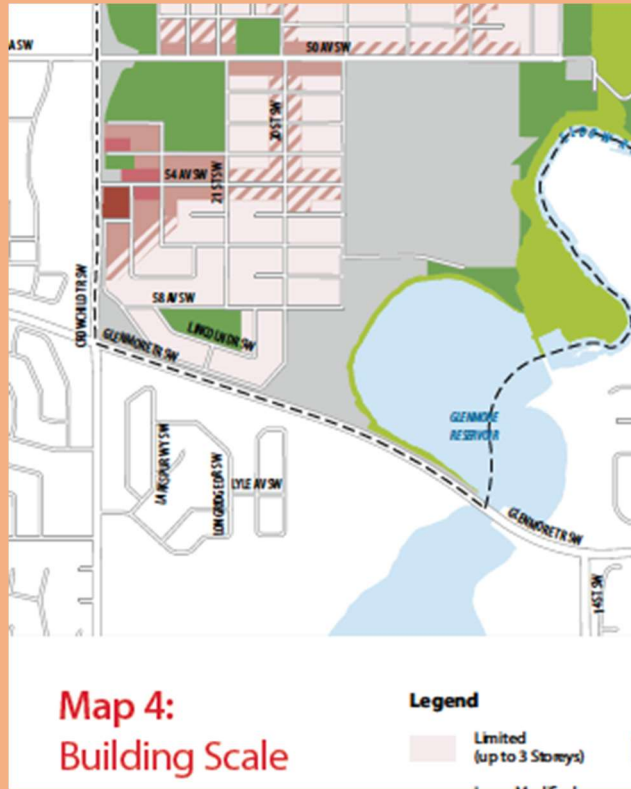
The following are the specific amendments the NGPCA requests to the proposed Map 3 (Urban Form) and Map 4 (Building Scale) in the WEC-LAP:

⁷ 2021 count – 2435. <https://www.calgary.ca/communities/profiles/north-glenmore-park.html>

⁸ In 2024, North Glenmore Park was one of the City of Calgary’s suggested community walking tours for examples of R-CG infill redevelopment.

Map	Description	Current	Proposed	Comment
<p>URBAN FORM</p>  <p>Map 3: Urban Form</p> <p>Legend Urban Form</p>				
3	54 th Avenue	Neighbourhood Flex	Neighbourhood Connector	<ul style="list-style-type: none"> • Although serviced by CT route 7, so are 20th St and 50th Avenues • Current housing is primarily single and semi-detached, with some transition to row-housing (w/ suites) • Current commercial uses are limited to corner commercial centre at Crowchild on west and aged corner CRU local commercial at 20th St • False to equate 54th Ave (with limited RI-RO access) to 33rd / 34th Avenues (Marda Loop)
3	54 th Avenue & 20 th Street (commercial corner)	Neighbourhood Flex	Neighbourhood Commercial	<ul style="list-style-type: none"> • Current commercial use is corner CRU local commercial at 20th St • Recognizing the existing use
3	55 th Avenue	Neighbourhood Flex	Neighbourhood Local	<ul style="list-style-type: none"> • Current use is “assembly / parking” (church use) – i.e. a paved surface parking lot • This ancillary existing “grandfathered” use should not support conversion to commercial uses

BUILDING SCALE



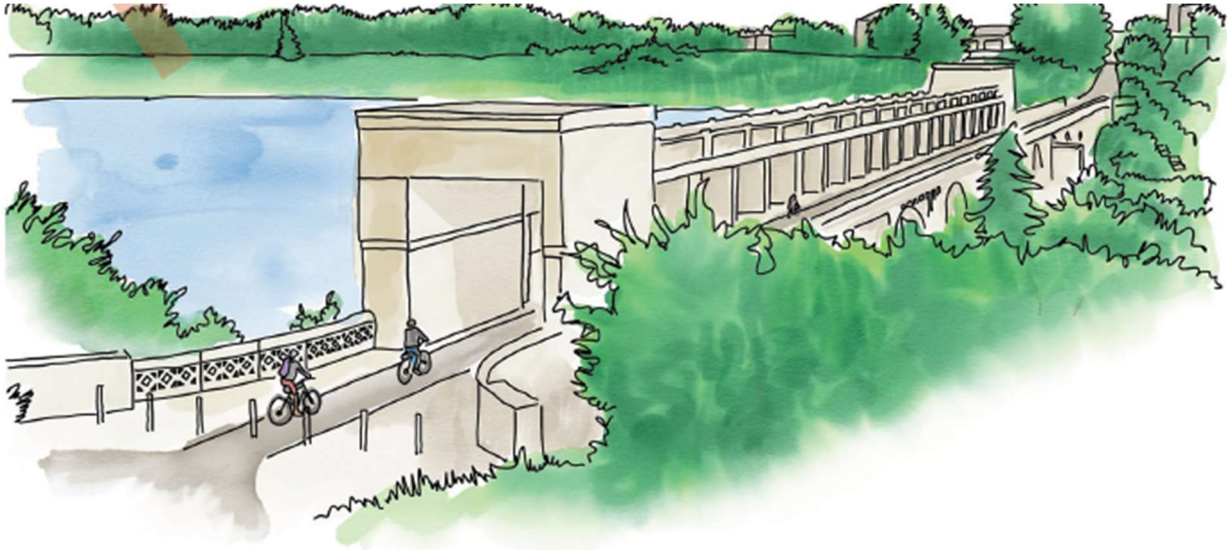
4	50 th Avenue	Low (up to 6 storeys)	Low-Modified (up to 4 storeys)	<ul style="list-style-type: none"> 50th Avenue adjacent to Glenmore Athletic Park limited to Low-Modified (consistency of application) Consistent with 20th St and 54th Avenue (east of 21st St)
4	Concentric area surrounding 54 th Avenue bus loop and commercial plaza (at Crowchild)	Low (up to 6 storeys)	Low-Modified (up to 4 storeys) along 54 th Avenue)	<ul style="list-style-type: none"> The rationale provided in the proposed LAP for this design pattern is that it is within the “54th Avenue SW Transition Zone” (see Figure 25). The current BRT is an opportunistic transit location that should not be considered in the same fashion as an LRT site (no parking; modest bus shelter; modest ridership at this location). This approach seems to be a simplistic application of a compass circle around a Transit-Max / BRT bus stop on Crowchild Trail; see Figure 25 and the oblique line at the south of Map 4, as it cuts through multiple properties)

				<p>Figure 25: 54 Avenue SW Transit Station Area</p> <p>The map shows the 54 Avenue SW Transit Station Area. The Core Zone is highlighted in dark purple and the Transition Zone in light purple. The map includes labels for Mount Royal University, 54 Avenue SW, 21st Street SW, 20th Street SW, 19th Street SW, 18th Street SW, 17th Street SW, 16th Street SW, 15th Street SW, 14th Street SW, 13th Street SW, 12th Street SW, 11th Street SW, 10th Street SW, 9th Street SW, 8th Street SW, 7th Street SW, 6th Street SW, 5th Street SW, 4th Street SW, 3rd Street SW, 2nd Street SW, 1st Street SW, and London SW. A legend indicates the 54 Avenue SW Core Zone and 54 Avenue SW Transition Zone.</p>
4	53 rd Avenue (west of 21 st Street)	Low (up to 6 storeys)	Limited (up to 3 storeys)	<ul style="list-style-type: none"> Proximity to commercial centre (Crowchild Corner Centre) not sufficient to warrant this small pocket (1 block) of non-conforming development
4	2300 block 53 rd and 54 th Avenues	Mid (up to 12 Storeys)	Low—modified (up to 4 storeys)	<ul style="list-style-type: none"> Proximity to commercial centre (Crowchild Corner Centre) not sufficient to create this small pocket (1 block) of out of scale non-conforming development Modify to confirm to amended 54th Avenue corridor
4	54 th Avenue / Crowchild commercial	High (up to 26 Storeys)	Low (up to 6 Storeys)	<ul style="list-style-type: none"> The existing single storey commercial shopping centre (Crowchild Corner Centre) has been renovated by the current owner Existing uses unlikely to change in immediate future Limited accessibility to Crowchild access should be reflected in potential site scale and density Up to 6 storeys would be a 6-fold site increase While a potential transit-oriented site, the ultimate scale should be contextually respectful

Community Heritage

Although North Glenmore Park is not within any of the heritage “precincts” identified in Section 2.6.2 of the LAP, it is worth noting that our community does have its own share of heritage assets! While our historic community hall (1963) lies south of the LAP area, North Glenmore Park within the LAP is not without heritage assets. Included amongst them are the Glenmore Dam / Reservoir and the historic portions of the Glenmore Water Treatment facility. The Expressionist-style St. James Catholic Church (at 54th Avenue & 20th Street SW) was an early work from the same architects who later designed the Calgary International Airport, Mount Royal University and the Centre for the Performing Arts. Glenmore Athletic Park represents almost half of the land mass of the community (north of Glenmore Trail) and its redevelopment will have a significant impact on traffic through the community. And the Lakeview 9 golf

course is a vestigial remnant of the Earl Grey Golf course as it existed prior to the development of the Glenmore causeway in 1963.



Sincerely,

North Glenmore Park Community Association

Chris Davis

Chris Davis
Co-Chair PARC

Patrick Gobran

Patrick Gobran
Co-chair PARC

Enc / Copied to:

City of Calgary Planning & Development Dept. / WEC-LAP Team (Attention: Peter Schryvers)
North Glenmore Park Community Association (Attention: Lisa Burton, President)
North Glenmore Park CA - Planning and Area Redevelopment Committee (PARC)
Ward 11 Councillor Kourtney Penner eaward11@calgary.ca / WARD11@calgary.ca
Lisa Poole (President, Elbow Park Residents' Association)

(Acknowledgement: images used in this letter have been copied from the proposed draft WEC-LAP.)



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 www.ngpca.ca

ATTACHMENT 1: WEC-LAP “Working Group” Engagement Sessions and Milestones⁹

Date	Subject	Location	Content	CA attendee
SPRING, 2023	PHASE 0 – DISCOVER			
Sept 20, 2023	VIRTUAL Community Association Session #1	ONLINE – Microsoft Teams Meeting	Phase 1, Envision, topics including: PAST: what is important for people to know about the area’s history. PRESENT: opportunities and challenges within the area as it exists today. FUTURE: what’s important to you and for future generations when thinking about how the area could evolve.	
Sept 25, 2023	IN-PERSON Community Association Session #2	Marda Loop Communities Association (3130 16 St. S.W.)	Phase 1, Envision	
FALL, 2023	PHASE 1 – ENVISION			
Wed Oct 11 (6 – 8 pm)	IN-PERSON	Scarboro Community Association (1737 14 Ave SW, Calgary)	Open House / Drop-in ENGAGEMENT BOOK #1 DISTRIBUTED	
Mon Oct 23, 2023 (7:30 – 9 pm)	VIRTUAL open house			

⁹ In addition to the WEC-LAP “working group”, a WEC “Heritage Guidelines Working Group” was established in October, 2023. There were also Community Association / BIA sessions that commenced on May 7, 2024.

Saturday October 28, 2023 (10 am to Noon)	NGP community walking tour	North Glenmore Park CA office (2231 Longridge Drive SW)	City LAP team staff met with community members to conduct a “walk-about” highlighting current community features	
December 12, 2023	IN-PERSON Working Group Session #1	Marda Loop Communities Association (3130 16 St SW)	<ul style="list-style-type: none"> · Understanding the community assets that the Working Group values the most and the least today. · Understanding the community assets that the Working Group hopes can be improved and added in the future. 	PG
Tuesday January 23, 2024 (7 – 8:30 pm)	VIRTUAL Working Group Session #2		<p>Session 2: Validate Vision & Core Ideas</p> <p>Draft Vision: Defined by their proximity to downtown and the Elbow River, attractive amenities, walkable neighbourhoods and unique history, the West Elbow Communities will continue to flourish as highly desirable communities that provide an increased offering of housing, a diversity of neighbourhoods, businesses and recreational opportunities. The Plan supports a future that builds upon the eclectic mix of heritage and new homes and buildings, range of development types, diverse incomes and demographics, and variety of amenities throughout the West Elbow Communities.</p> <p>Core values 1 – 5:</p> <ul style="list-style-type: none"> 1 – Housing for All 2 – Parks, Open Space, and Natural Areas 3 – Safe and Convenient Mobility 4 – Climate Adaption and Resiliency 5 – Daily Needs and Amenities 	CD (partial)
Tuesday March 5, 2024	IN-PERSON Session #3	Military Museums - Education Center - 4520 Crowchild Trail SW, Calgary, AB T2T 5J4	<p>Key Growth Areas</p> <ul style="list-style-type: none"> -areas that could accommodate the development of four storeys or more. -The team has identified and mapped three categories (4-6 storey, 7-12 storey and 12+ storey) of existing areas that allow for this type of growth based on the following criteria: <ul style="list-style-type: none"> • Existing Zoning • Existing Policy • Existing Built Form - buildings that are 4 storeys or more but may be zoned for lower scale 	JP
May 28 – June 24	PHASE 2 – EXPLORE			

Wed June 5, 2024 (7-8:30 pm)	VIRTUAL Session #4		Introducing urban form and building scale categories for the project. The purpose of this session is to share information with the Working Group members on the various urban form categories and building scale modifiers, and how they could be applied in a development scenario.	CD
Wednesday June 12 (6-8 pm)	In-Person engagement	Elbow Park Residents Association - 800 34 Ave SW.	OPEN HOUSE. Learn more about the project, chat with our project team, ask questions and share your ideas	
Tuesday June 18 (7-8:30 pm)	VIRTUAL		VIRTUAL OPEN HOUSE.	CD
Tuesday June 25, 2024 (6:30 – 8:30 pm)	IN-PERSON Session #5	cSPACE at Marda Loop, RGO Treehouse - 4th Floor, 1721 29 Ave SW	Key Areas for Urban Form and Building Scale Maps. This session will focus on reviewing and discussing key areas to inform the Urban Form and Building Scale in the Plan Area.	
Tuesday July 23, 2024 (6:30 – 8:30 pm)	IN-PERSON Session #6	Marda Loop Communities Association - 3130 - 16th Street SW	Reviewing and discussing the DRAFT Urban Form and Building Scale Maps in the Plan Area, as well as discuss Investment Priorities.	JP
Monday Sept 9 / Monday Sept 16	IN-PERSON	Military Museums - 4520 Crowchild Trail SW	Connect with the West Elbow Communities Local Area Planning team to discuss Phase 2 of the plan, including Heritage Guidelines, and have your questions answered by the team.	
Sept 17 – Oct 15	PHASE 3 – REFINE			
Thurs Sept 26 (7-8:30 pm)	VIRTUAL		General community feedback	
October 2 (6-8 pm)	IN-PERSON	Marda Loop Communities Association (3130 16 St SW	General community feedback	

Wed Oct 9 (7-8:30 pm)	VIRTUAL		General community feedback	
Thurs Nov 21 (7 – 8:30 pm)	VIRTUAL Session #7		Focus on refining the plan. The project team will present the next draft Urban Form and Building Scale maps for the West Elbow Communities, building on the discussion from Session 6 and the feedback received from Phase 3 public engagement. These maps are draft only, and we are looking for feedback as part of this session.	
Monday Dec 9 / Thurs Dec 12	IN-PERSON	Calgary Water Centre, 625 25 Ave SE	Open discussion re PHASE 3	
January 16, 2025	IN-PERSON Session #8	Elbow Park Residents Association - 800 34 Ave SW	This session will focus on wrapping up as a working group: -Sitting down for dinner together. - Discuss the final draft Plan and explore its use as a tool to evaluate future ideas and proposals. - Chat about the next steps of Committee and Council, including opportunities for working group members to share their thoughts on the process and proposed draft Plan.	JP
January 14 – Feb 4, 2025	PHASE 4 – REALIZE / LAUNCH – review final draft plan			
Tuesday January 21 (7-9 pm)	VIRTUAL		Community members can learn more about the West Elbow Communities Local Area Plan and ask questions at an upcoming in-person or online Information Session	
January 28 (6-8 pm)	IN-PERSON	cSPACE Marda Loop, Studio Theatre - 1721 29 Ave SW	Community members can learn more about the West Elbow Communities Local Area Plan and ask questions at an upcoming in-person or online Information Session	
Monday Feb 3 (5:30 – 7 pm)	VIRTUAL		Community members can learn more about the West Elbow Communities Local Area Plan and ask questions at an upcoming in-person or online Information Session	
Tuesday Feb 25 / Monday March 3	IN-PERSON	MNP Community & Sport Centre - 2225 Macleod Trail SE	“Conversation series” – public invited to speak with the West Elbow Communities Local Area Plan project team about Phase 4 and next steps.	

Wed April 2, 2024	Infrastructure & Planning Committee (IPC)		City staff present "final draft" WEC-LAP to Council committee	
Tuesday May 6, 2025	Calgary City Council		PUBLIC HEARING.	

PG – Patrick Gobran
CD – Chris Davis
JP – John Paikos



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

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ATTACHMENT 2: WALKING TOUR SUMMARY

West Elbow Communities Local Area Plan: Walking Tour with the North Glenmore Park Community Association Summary October 28 2023

General

- Community is made up of 1950-60s bungalows, and new infill developments. Primarily single-detached homes south of 54 Avenue SW and a mix of housing types north of 54 Avenue SW
- Assessing locations for Infill
 - CA notes that along wide, well maintained connector roads, on corner lots – for example along 54 Avenue SW and 19 Street SW – would be good locations for infill
 - Thoughtful design, consider the interface between rowhouses and adjacent properties
- Tree canopy – strong regard to preserve urban tree canopies through redevelopment
- Lanes – service entire community including cul-de-sacs, varying lane sizes, some narrow and some much wider. Wide laneways provide opportunity for backyard suites
- There is a history book, *The Elbow: A River in the Life* of The City that the community has given to the project team. This will be a reference for history of the area

Site Specific

- Glenmore Athletic Park
 - The community would like updates on the timing and phasing of the Glenmore Athletic Park redevelopment, including where access is planned to be located
 - Project team to coordinate with City Recreation for more information on phasing
- City yard at 19 Street SW and 57 Avenue SW
 - Undermaintained, needs upkeep, eyesore for users traveling on 19 Street SW, if something can be done to make it visually appealing
- 54 Avenue SW
 - On 54 Avenue SW is a church, and care facility owned by the church
 - Good example of where the community would support infill developments
 - 54 Avenue SW was recently resurfaced to Crowchild Trail
- Schools
 - 3 schools in the neighborhood, and Mount Royal University just outside community boundary

- Schools all have a big draw, which influences traffic and congestion issues especially during peak times
- 56 Avenue SW
 - Remove private property sign on roadway - There is an access to the Glenmore Water Treatment Centre off 56 Avenue SW, however 56 Avenue SW is a public roadway up to the entrance to the Treatment Centre
- Earl Grey Golf Course
 - Earl Grey City owned golf course split by Glenmore Causeway in the 60s
 - The golf course is on leased City land but operates mainly as a private course

Mobility

- Bike lanes
 - Currently a painted bike lane on 20 Street SW
 - Discussed the idea of moving the bike lane to 19 Street SW, as it is adjacent to Glenmore Park and 20 Street SW sees higher volumes of traffic
 - Compared to Main Streets in Calgary where bike lanes are now being placed adjacent to Main Streets instead of on them
- Road maintenance - Appetite for developer levy for cohesive fix of roads and sidewalks after infill
- Neighbourhood entrances – only two at 50 Avenue SW and 54 Avenue SW
- Speedbumps along 21 Street SW would be helpful
- Intersection at 20 Street SW and 50 Avenue SW
 - Currently a 4 way stop
 - Traffic concerns during peak hours on 50 Avenue SW - when students/families are walking to the school at this intersection, there is a never-ending flow of pedestrians
 - Safety concerns with pedestrian crossings
 - Recommendations from CA to add a protected pedestrian crossing, or crossing guard during peak hours, to meet safety needs and sort congestion
- 19 Street SW - Very busy during peak times, can improve traffic calming, pedestrian access, and way finding
- 50 Avenue SW – transit, CA recommends adding signs and educating the public urging them to park along 50 Avenue SW, to take away street parking from interior roads and/or parking in higher traffic areas (i.e. near schools)



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

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April 28, 2025

The City of Calgary

Mayor Gondek and Calgary City Council
800 Macleod Trail
Calgary, AB T2P 2M5

Email: publicsubmissions@calgary.ca

Dear Mayor Gondek and Members of City Council,

Re: **West Elbow Communities Local Area Plan (WEC-LAP) Bylaw Public Hearing – Tuesday May 6, 2025**

This matter was considered by Council's IPC on Wednesday April 2nd. The WEC-LAP was recommended for approval, with amendments, by the Infrastructure and Planning Committee. Our submission for the IPC meeting was not included in the published record for this meeting nor recorded in the minutes. It is attached to this letter.

Unfortunately, while the writers are unable to attend the May 6th public hearing as our community representatives, we anticipate that Diarmuid O'Mahoney (a member of our redevelopment committee) will be available for questions.

The NGPCA does not support the WEC-LAP in its current form. To be succinct, our North Glenmore Park community is materially and negatively impacted by the recommendations for 50th Avenue, 54th Avenue and 20th Street SW found within the "**Urban Form**" (**Map 3**) and "**Building Scale**" (**Map 4**) typologies. We made recommendations for changes to these streets in our letter to IPC but will again summarize the concerns here.

We were advised at the outset, in 2023, that the City's WEC-LAP staff team would:

"... work together with you (and other local community association representatives, residents, local business owners, local developers and builders) to create a local area plan that will help provide direction on the evolution of this area over the next 30 years. Specifically, a local area plan provides direction on where and how new development, infrastructure and investment could fit best within an area, helping guide decisions when new ideas and proposals are brought forward."
(emphasis added)

We remain disappointed that our community was (just as was Richmond-Knobhill) severed for the purposes of this LAP exercise.¹ Our request to have the entirety of the existing community included was dismissed as our community boundary failed to fall neatly within the pre-determined LAP boundary

¹ The North Glenmore Park Community Association is bisected by Glenmore Trail SW, with the community hall lying within the node south of Glenmore Trail. The NGPCA has an "oversight" relationship with the Glenmore Green community as well, lying to the west across Crowchild Trail.

criteria.² Not fitting neatly within pre-determined boundaries or scenarios seems to have been a theme repeated throughout the LAP engagement process.

Recent Experience. In February and, again, in the last few weeks, our community association received a land use amendment request for consideration. It was from a planning consulting firm knowledgeable in the LAP engagement process. But it was clearly submitted prematurely and in anticipation of an approved WEC-LAP. In each case the application proposed a new building on a 100+ foot frontage (inclusive of 4 to 6 conventional 25-foot lots) for a land use accommodating 6 storeys / 24 metres. The current built form on this segment of 50th Avenue (with some recent exceptions) is typically semi-detached one storey buildings under 8.6 metres in elevation.

This request was a reminder that the development community is looking closely at the changes that will come from an approved WEC-LAP. This plan, once approved, will not be a mere “guide”, but will be considered to be the growth and development template for all communities within the LAP (a statutory plan). So, while the market seems to be ready to respond to the draft LAP with new product, it is significantly out of sync with our existing community context and, as proposed, does not appear to be the “gentle density” often cited by many urban planners, designers and theorists during densification discussions. Our comments in this letter are our attempt to ensure that the new WEC-LAP is a plan that has considered the input from North Glenmore Park as one of the many affected communities. **In its current form, the WEC-LAP is NOT supported by our Community Association.**

Discussion about the requested changes to Maps 3 and 4.

With respect to **Map 3 (Urban Form)** in the proposed WEC-LAP, while 50th Avenue SW at this location is shown as "Neighbourhood Connector", so too is 20th Street south of 50th Avenue. This use is not appropriate on either roadway. **Within North Glenmore Park, we ask City Council to amend the use to "Neighbourhood Flex" as the preferred urban form typology for both 20th Street and 50th Avenue.**

NGPCA is concerned that the current description of "Neighbourhood Connector" includes having "options for small-scale commercial uses". Such areas are described as "primarily residential uses", "more residentially-oriented" and having some "work-live units or home-based businesses". We are concerned that this Urban Form may be interpreted as "commercial". There is no commercial space currently located on 50th Avenue in our community. With the high school to the west and the current redevelopment of the Glenmore Athletic field just to the east, we don't see a demand for commercial use on this corridor. In our community, this function is found in two locations: at an existing corner CRU / strip mall at 20th Street and 54th Avenue and in the commercial plaza on Crowchild Trail and 54th Avenue.

Map 4 (Building Scale) of the WEC-LAP suggests "Low" (up to 6 storeys) on 50th Avenue, with "low-modified" (up to 4 storeys) on 20th Street and along 54th Avenue (east of 20th Street). **We respectfully ask City Council to apply the "low-modified" not only on 20th Street, but along 50th Avenue SW as well.**

NGPCA notes in the draft LAP "(w)hen adjacent parcels have different scale modifiers, development in these areas should be designed to respect their neighbourhood context. This includes considering existing

² This community ‘severance’ was applied not only to North Glenmore Park, but to the Richmond-Knobhill community as well. Unfortunately, this meant that our two communities would have to double down on volunteer time if we were to participate in both the current WEC-LAP as well as an unnamed future “Plan 9” LAP. The rationale was that the LAP boundaries are “established using large roads or geographic features as they create more significant physical boundaries between geographic areas of the city ... (and are) more easily identifiable on a map ...”.

site context, parcel layout, building massing, and landscaping in the design of the development, while still achieving the future vision for where growth is accommodated in the community.”³

The mapping found within **Map 3 (Urban Form)** and **Map 4 (Building Scale)** is a somewhat blunt instrument, bringing to mind a *design charrette exercise* involving a highlighter and a ruler. Somewhere within its content, the LAP should clearly state that all typologies within these two maps are subject to recognition of existing built form, much of which has been newly introduced in the community, and which likely has decades of remaining viability and non-obsolescence. While the MDP and current Land Use Bylaw still recognize the importance of existing built form and context in making planning decisions, the notion of “contextual sensitivity” in the LAP is only featured when considering “heritage-rich areas”.⁴

Language recognizing the importance of “community context” remains within the existing MDP (updated in 2021) and the Land Use Bylaw (2008), where the continued protection afforded by such language is perilous given that these two statutory documents are currently under review.

It is important to be reminded that where the proposed WEC-LAP (which is to be approved as an “area redevelopment plan” in a manner similar to other recent “LAP” approvals) conflicts with existing statutory plans (like the 2020 MDP), the MDP will continue to prevail. See Section 638(4) of the MGA:

Consistency of plans

638 (4) A municipal development plan prevails to the extent of any conflict or inconsistency between

- (a) an area structure plan or an area redevelopment plan, and
- (b) the municipal development plan.

In considering **MDP Principles and requirements**, the following excerpts are relevant:

- Section 1.4.6: All local area plans must be consistent with the MDP; if not, the MDP prevails.
- Section 2.2: Land use changes should reinforce neighbourhood character, quality and stability.
- Section 2.2.5: Intensification should be sensitive, compatible, and complementary to existing neighbourhood patterns and neighbourhood character.
- Section 2.3.2: Planning must respect and enhance neighbourhood identity and character, ensuring appropriate transitions and avoiding dramatic contrasts.
- Sections 3.5.1 and 3.5.3: Support for low-density residential character, moderate intensification, and focusing redevelopment in activity centres.

Without the suggested changes, we know that applications similar to the Attainable Homes Calgary project depicted below are already proposed for our North Glenmore Park community,⁵ and are dependant on Council’s approval of the WEC-LAP as drafted. Public hearings are to be the culminating action following meaningful community engagement. If there is no opportunity to change the LAP during the course of the 18-month engagement, any changes ultimately fall to City Council. **The changes requested by our North Glenmore Park community are summarized above in this letter but detailed in**

³ WEC-LAP (April 17, 2025 draft) at section 2.3.8 “Scale Transition” (p. 61).

⁴ WEC-LAP (April 17, 2025 draft) at pp. 6 & 18. The LAP is not without references to “context” and the subject of considering adjacent residential context is found in the LAP at pages 34, 38, 39 and 61,

⁵ LOC 2025-0018 to convert existing R-CG to MU-1 (2135 – 50th Avenue SW).

Attachment 1. We have asked that our Ward 11 Councillor put these amendments to Council for consideration by a vote, following the conclusion of the public hearing. If they are not put forward by our Councillor, we invite one or more members of Council to introduce the requested amendments to the WEC-LAP to a vote.



Artist rendition of AHC / ATCO Structures “1010 – 6th Avenue SW” 6 storey (plus loft) mixed-use commercial / residential project in the Downtown West community (DC Bylaw 10D2012).

Sincerely,

North Glenmore Park Community Association

Chris Davis

Chris Davis
Co-Chair PARC

Patrick Gobran

Patrick Gobran
Co-chair PARC

Enc / Copied to:

Ward 11 Councillor Kourtney Penner
City of Calgary Planning & Development Dept. / WEC-LAP Team (Attention: Peter Schryvers)
North Glenmore Park Community Association (Attention: Lisa Burton, President)
North Glenmore Park CA - Planning and Redevelopment Committee (PARC)
Lisa Poole (President, Elbow Park Residents' Association)

ATTACHMENT 1 (April 28, 2025 – NGPCA letter)

Specific amendments requested by the NGPCA to the proposed Map 3 (Urban Form) and Map 4 (Building Scale) in the WEC-LAP:

Map	Description	Current Typology	Proposed Typology	Community Rationale in support of the modification
URBAN FORM (Map 3)				
3	54 th Avenue	Neighbourhood Flex	Neighbourhood Connector	<ul style="list-style-type: none"> Although serviced by CT route 7, so are 20th St and 50th Avenues Current housing is primarily single and semi-detached, with some transition to row-housing (w/ suites) Current commercial uses are limited to corner commercial centre at Crowchild on west and aged corner CRU local commercial at 20th St False to equate 54th Ave (with limited RI-RO access) to 33rd / 34th Avenues (Marda Loop)
3	54 th Avenue & 20 th Street (commercial corner)	Neighbourhood Flex	Neighbourhood Commercial OR Commercial Corridor	<ul style="list-style-type: none"> Current commercial use is corner CRU local commercial at 20th St Limit to this NW corner of the intersection if 54th Ave and 20th St only Recognizes and supports the existing use
3	55 th Avenue	Neighbourhood Flex	Neighbourhood Local	<ul style="list-style-type: none"> Current use is “assembly / parking” (church use) – i.e. a paved surface parking lot This ancillary existing “grandfathered” use should not support conversion to commercial uses
BUILDING SCALE (Map 4)				
4	50 th Avenue	Low (up to 6 storeys)	Low-Modified (up to 4 storeys)	<ul style="list-style-type: none"> 50th Avenue adjacent to Glenmore Athletic Park limited to Low-Modified (we recommend consistency of application of policy along 50th Avenue) Consistent with 20th St and 54th Avenue (east of 21st St)
4	Concentric area surrounding 54 th Avenue bus loop and commercial plaza (at Crowchild)	Low (up to 6 storeys)	Low-Modified (up to 4 storeys) along 54 th Avenue)	<ul style="list-style-type: none"> The rationale provided in the proposed LAP for this design pattern is that it is within the “54th Avenue SW Transition Zone” (see Figure 25). The current BRT is an upgraded bus-stop location that should not be considered on par with an LRT site (no parking; modest bus shelter; modest ridership at this location). The simplistic application of a compass circle around a Transit-Max / BRT bus stop on Crowchild Trail should not be the defining feature for community redevelopment (e.g. not applied similarly to the ATCO business park west of Crowchild Trail – recognizing the existing

				development); see Figure 25 and the oblique line at the south of Map 4, as it cuts through multiple properties)
4	53 rd Avenue (west of 21 st Street)	Low (up to 6 storeys)	Limited (up to 3 storeys)	<ul style="list-style-type: none"> Proximity to commercial centre (Crowchild Corner Centre) not sufficient to warrant this small pocket (1 block) of non-conforming development
4	2300 block 53 rd and 54 th Avenues	Mid (up to 12 Storeys)	Low—modified (up to 4 storeys)	<ul style="list-style-type: none"> Proximity to commercial centre (Crowchild Corner Centre) not sufficient to create this small pocket (1 block) of out of scale non-conforming development Modify to confirm to amended 54th Avenue corridor
4	54 th Avenue / Crowchild commercial	High (up to 26 Storeys)	Low (up to 6 Storeys)	<ul style="list-style-type: none"> The existing single storey commercial shopping centre (Crowchild Corner Centre) has been renovated by the current owner Existing uses unlikely to change in immediate future Limited accessibility (right-in / right-out only) to Crowchild access should be reflected in potential site scale and density Up to 6 storeys would be a 6-fold site increase While a potential transit-oriented site, the ultimate scale should be contextually respectful

Appendix A – Investment Opportunities (affecting NGP) – NO changes requested as these are future projects

	Improvements to 20th Street SW. (South of 54th Avenue SW)			South of 54th Avenue (a bus route and modest commercial corridor) there is little current demand for protected cycling infrastructure and traffic calming measures. There is no auto access or egress and traffic volumes are unlikely to warrant further investment.
	50th Avenue SW			Significant improvements have been made to take the cycle track off the original paved area east of 19th Street. With respect to 50th Avenue west of 20th Street, it has been recommended to both the Ward 11 Councillor and to City LAP staff that a parking lane could be readily created on the north side of 50th Avenue which may not only alleviate some of the parking pressure along this corridor, but may help to calm traffic in the vicinity of Central Memorial High.
	54th Avenue SW			Although west of 20th Street the existence of the Route 7 bus route warrants consideration of transit requirements, there is little evidence warranting transportation improvements east of 20th Street SW. There appears to be little demand for a further dedicated cycling corridor on 54th Avenue, but this could be explored.



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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

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]	Lowell
Last name [required]	Chapman
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 Community Development
Date of meeting [required]	Apr 29, 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

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

By increasing vehicle traffic and on-street parking, particularly in the vicinity of 50th Avenue and 21st Street SW, the development poses significant risks to community safety. This is especially concerning for school children and young pedestrians who frequently cross in this area. Rather than supporting the LAP's vision, this project undermines it by compromising pedestrian safety and exacerbating traffic congestion.
This level of development is not suited for this area, especially this quickly.



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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?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 6, 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)

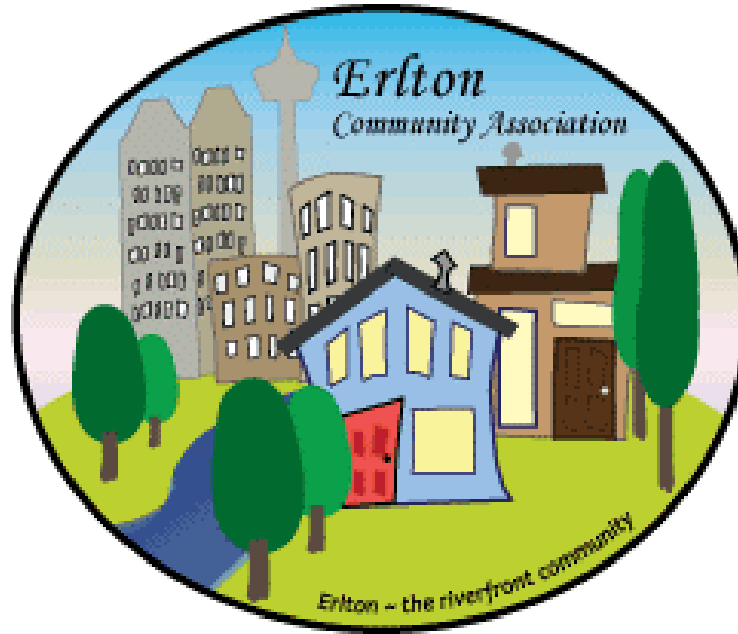
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ECA Submission to Council May 6.pdf

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

The attached document is a PowerPoint presentation. Please advise if it is not possible to show it for my in-person submission to Council.



Erlton Community Association

Presentation to Calgary City Council

re. West Elbow Local Area Plan (WELAP)

May 6, 2025

Background of Erlton ARP (adopted in 1982)



Erlton Area Redevelopment Plan

Map 2

Land Use

Legend

- Study Area Boundary
- Low Density Residential
- Medium to High Density Residential
- Low to Medium Density Mixed Use
- High Density Mixed Use
- Local Commercial
- Existing DC Residential
- Residential/ Office
- Major Open Space/ Recreational Facilities
- L.R.T. Alignment
- L.R.T. Stations
- Existing Pedestrian Overpass
- Proposed Pedestrian Overpass
- Erlton School
- Shaw Cable

Approved: 40P2022

First, a bit of history:

The policies in the Erlton ARP were a compromise between developers and resident homeowners

- All of Erlton was zoned R2 (1 unit per 25' lot).
- 25th Ave divides Erlton into North and South.
- Majority of properties in North Erlton had been assembled by developers who were proposing high density projects
- Most of the properties in South Erlton were owned by individuals, but in the late 1970s a developer optioned homes in South Erlton to rezone to R4, which allowed apartment buildings.
- There was a lot of conflict between property owners who wanted to sell vs reside
- ECA formed in 1978 by a group of homeowners and membership was only open to residents.
- The Erlton ARP rezoned all of South Erlton not in the floodway to RM2 (2 units per 25' lot) except flood prone areas stayed R2, could be developed subject to floodway design requirements.

Erlton ARP Residential Policies

Land Use Recommendations					
Site	Existing Designation	Land Use	Density	Development Guidelines	Implementation
1	R-2	Residential Conservation	RM-2 density	<ol style="list-style-type: none"> 1. RM-2 guidelines 2. The following to be encouraged: <ol style="list-style-type: none"> (a) a variety of housing types excluding apartments, (b) wall-face, rooflines and building details reflective of the community character, (c) aesthetic treatment of roof-tops and decks where they will be visible to other development, (d) provision of 0.15 visitor parking space per residential dwelling unit in multifamily development, (e) adequate screening of parking areas through fencing or landscaping. 	<ol style="list-style-type: none"> 1. City to redesignate to RM-2 Residential Low Density Multi-Dwelling District. 2. Certain road/lane closures can be considered to facilitate sound barrier development along the Macleod Trail edge provided: <ol style="list-style-type: none"> (a) developers responsible for cost of necessary closures, (b) provision of utility easements, (c) sensitive treatment of interfacing areas with adjoining properties. 3. Residential Infill development on City-owned land to the south of the cemetery area to be considered.

ARP Policies were the basis for redevelopment

- Most of North Erlton was redeveloped to higher densities (starting around 1995) for entire city blocks, with flood resilient measures put into place (the Avenues were designed to be floodway channels).
- The land in South Erlton remained predominantly owned by individual property owners.
- Redevelopment in South Erlton has occurred on a site-by-site basis for single- and semi-detached or townhouse development that complied with the ARP policy.
- With the construction of the Springbank off-stream reservoir, the flood restrictions will likely be lifted in the near future, allowing redevelopment in the area between 25th and 27th Avenues that remained low density.



Condos in North Erlton












Redevelopment in South Erlton

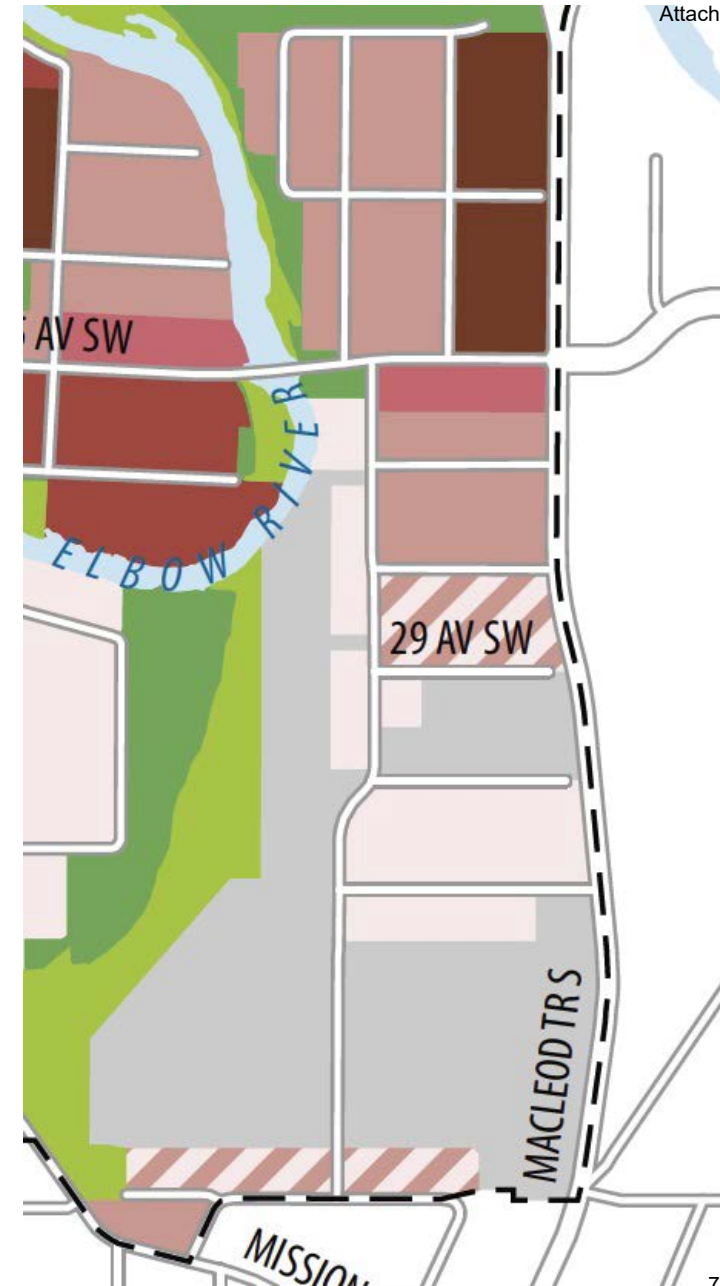


Building scale map for Erlton in WELAP

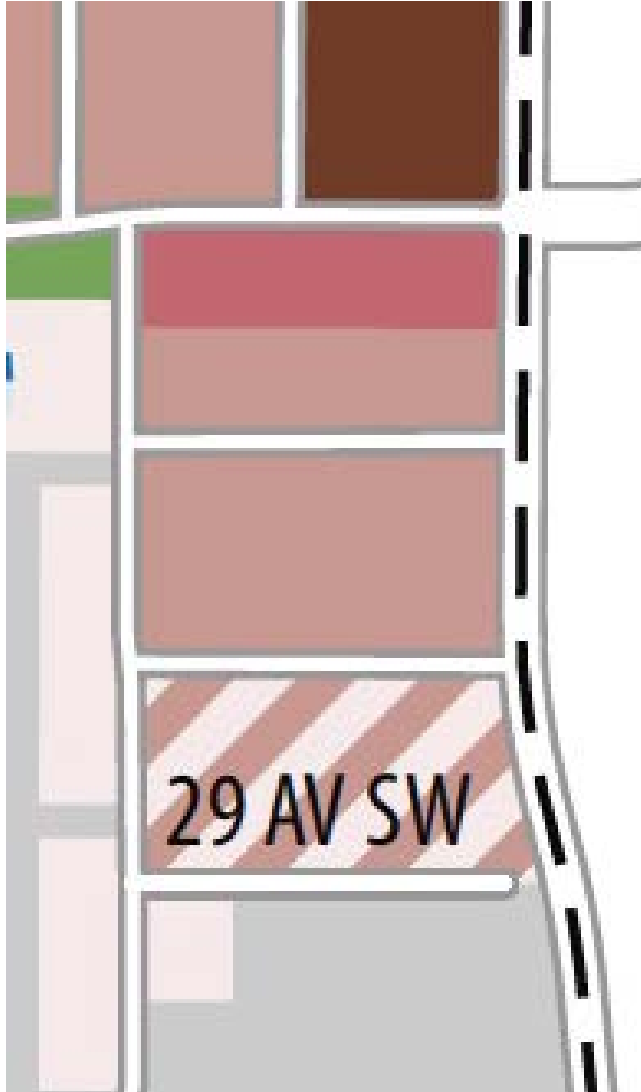
- Inconsistent with current development.
- North Erlton already developed to 3-4 storeys.
- Two vacant blocks along Macleod intended for high density.
- WELAP building scale allows up to:
 - 12 storeys on south side of 25th Avenue SW
 - 6 storeys on Erlton hill south of 25th Avenue SW
 - 4 storeys on balance to cemetery lands
 - 4 storeys on 34th Ave
 - 6 storeys on Mission Road

Legend

	Limited (up to 3 Storeys)		High (up to 26 Storeys)		Natural Areas
	Low - Modified (up to 4 Storeys)		Highest (over 26 Storeys)		Parks and Open Space
	Low (up to 6 Storeys)		Modified Building Scale Area		Plan Area Boundary
	Mid (up to 12 Storeys)		No Scale Modifier		



Building Scale in WELAP will destroy our small, vibrant community



- The Building Scale for South Erlton in WELAP hugely exceeds what already exists in North Erlton.
- Up to 6 storeys Building Scale for North Erlton already developed to 3-4 storeys
- North Erlton was developed in 1995 or later and condo titled
- Not likely to be redeveloped in the next 50 years.
- Anthem lands are districted for high density but are currently vacant, first phase to be six storey residential building.
- The current situation in South Erlton is:
 - There are many new dwellings, single and semi-detached, and townhomes that were developed on the expectation that the community was stable.
- The proposed Building Scale will bring in land speculators that have no connection to the neighbourhood and cause properties to be neglected:
 - No value in maintaining homes that are merely land value.
 - This is what happened in the late '70s and early '80s when all of South Erlton consisted of older housing stock, some of which had been renovated.
- The proposed WELAP Building Scale will introduce an extreme level of uncertainty that will devastate the community jeopardizing the current redevelopment.
- The heights and densities in Building Scale Map will destroy South Erlton.

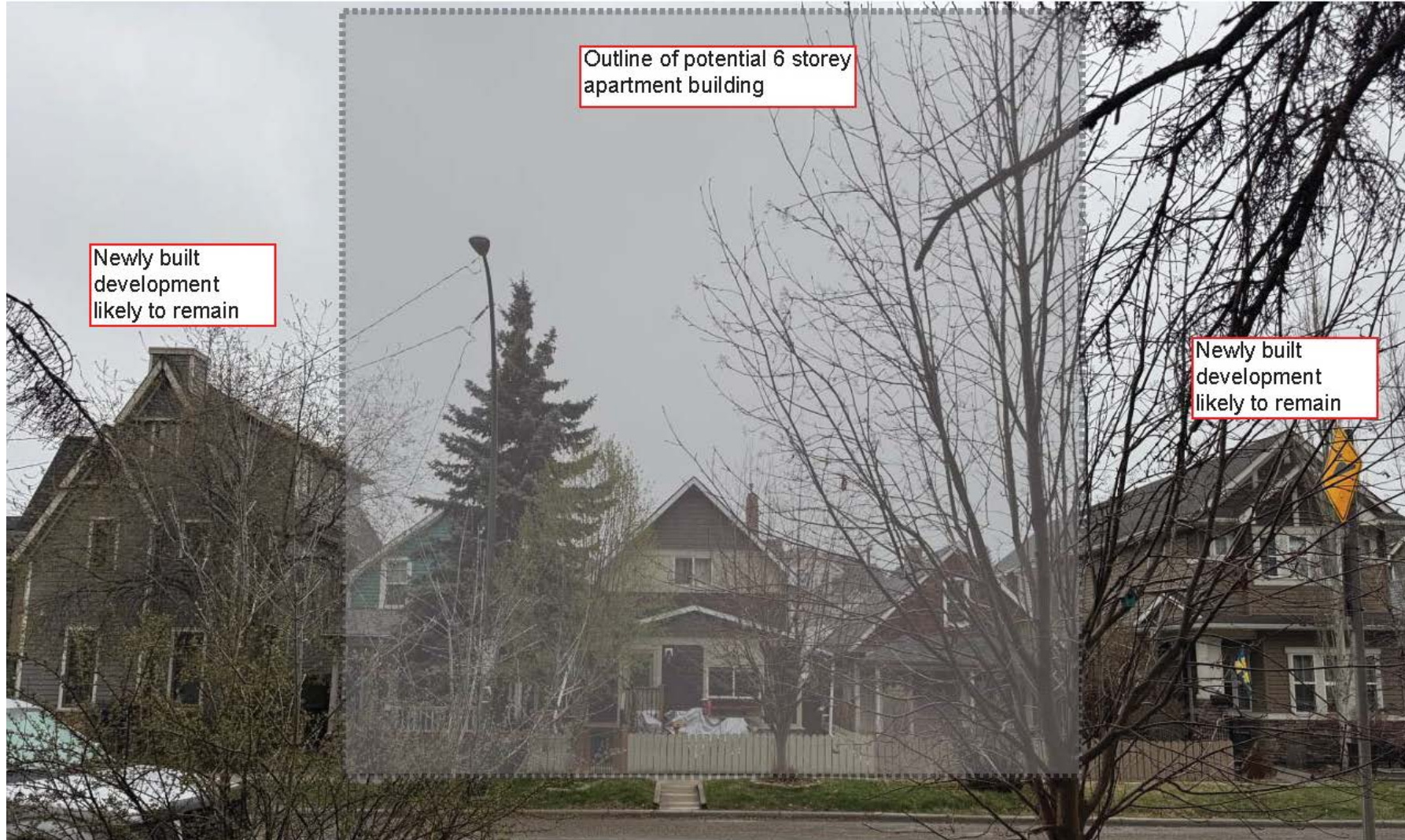
Impact of Building Scale in WELAP

25th Ave SW from Macleod



Impact of Building Scale in WELAP

27th Ave SW North Side



Impact of Building Scale in WELAP

28th Ave SW North Side



Municipal Development Plan

2.3.1 Housing

Policies

Housing diversity and choice

- a. Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:
 - i. A mix of housing types and tenures, including single detached, ground-oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium- and higher-density and mixed-use residential developments.
 - ii. A range of housing choices for all stages of life, in terms of the mix of housing sizes and types to meet affordability, accessibility and lifestyle needs of different people and family types.

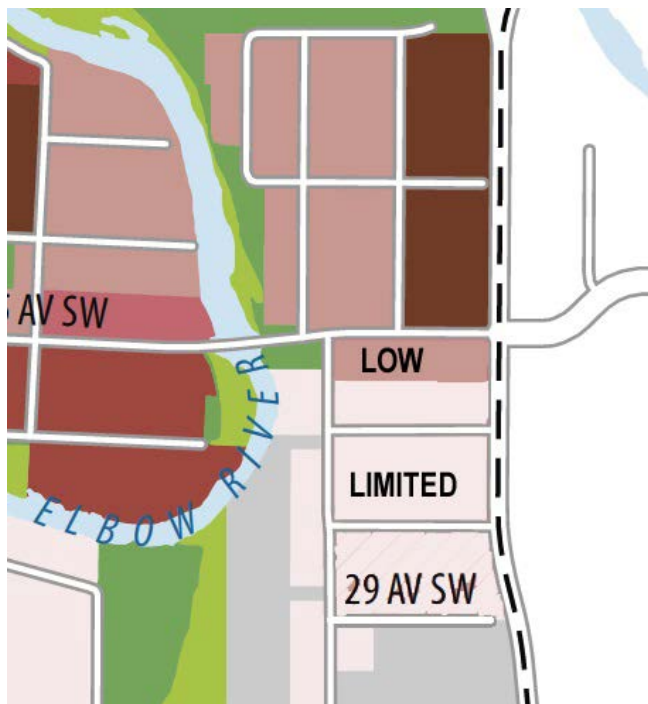
2.3.2 Respecting Neighbourhood Character

Policies

- a. Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.
- b. Ensure an appropriate transition of development intensity, uses and built form between areas of higher and lower intensity, such as low-density residential areas and more intensive multi-residential or commercial areas.
- c. Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

The current policies already do this, don't need to change to 6 to 12 storeys. Impossible to respect existing character with such a huge increase in height.

REQUESTED Building Scale for Erlton



Legend

 Limited (up to 3 Storeys)	 High (up to 26 Storeys)
 Low - Modified (up to 4 Storeys)	 Highest (over 26 Storeys)
 Low (up to 6 Storeys)	 Modified Building Scale Area
 Mid (up to 12 Storeys)	 No Scale Modifier

- The current policy allows higher density multi-family development to coexist with existing and newly built lower density development.
- A better plan would potentially be to allow up to 6 storey development on the south side of 25th that is more compatible with North Erlton than 12 storeys
- Possibly higher density within the up to three storeys building envelope along Macleod Trail (such as what was recently approved for the affordable housing project at the former Erlton School on 28th Ave and Macleod)
- Balance of the land in South Erlton to be up to 3 storeys as what currently exists.
- The Building Scale proposed would destroy the value of the view properties on the hill, which would have been purchased on the expectation that the existing allowable building heights would be respected.
- Looking to the future:
 - the Anthem property is expected to create 900 units when fully developed.
 - The affordable housing development at the former Erlton School will provide 60 units
 - Two recently approved developments on 50' and 75' lots on 27th Avenue will provide 8 and 12 units respectively.
- This current redevelopment is under the existing policy – the ECA requests that Council consider retaining it. It is vital to the continued momentum of redevelopment taking place in our community.



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First name [required] Diarmuid

Last name [required] O'Mahoney

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] Council

Date of meeting [required] May 6, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Speaking to NGPCA letter of April 28, 2025 re WEC-LAP

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME 2025 April 28 - NGPCA_PARC let re WEC-LAP public hearing - final.pdf

ATTACHMENT_02_FILENAME March 31 - IPC Item 7.1 - WEC-LAP - N Glenmore PCA submission.pdf

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

Attachments also submitted by Community PARC committee.



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 www.ngpca.ca

March 30, 2025

The City of Calgary

Infrastructure and Planning Committee (IPC)
800 Macleod Trail
Calgary, AB T2P 2M5

Attention: Sonya Sharp, Chair

Email: ward1@calgary.ca
caward1@calgary.ca
eaward1@calgary.ca

Dear Councillor Sharp and IPC members,

**Re: West Elbow Communities Local Area Plan (WEC-LAP) Bylaw
Item 7.1 - Infrastructure and Planning Committee (April 2, 2025)**

This matter before the IPC on Wednesday April 2nd. Unfortunately our community representatives are unable to attend. Our submission was not submitted in time for the published agenda, so we are forwarding it now to you as IPC chair as well as the other Council members of this standing policy committee. We understand it is contemplated to go before Council via a public hearing on May 6th.

Our community has endorsed the multi-community request letter for re-engagement on the WEC-LAP.¹

Our North Glenmore Park community first became aware of the proposed LAP on May 10, 2023, when we were contacted by the newly formed West Elbow Communities Local Area Planning project team. We were informed that:

“...the West Elbow Communities Local Area Planning project is a new City project that will be launching in the Fall of 2023 and includes the communities of Altadore, Bankview, Cliff Bungalow, Elbow Park, Erlton, Garrison Woods, Lower Mount Royal, Mission, North Glenmore Park (north of Glenmore Trail SW), Richmond (east of Crowchild Trail SW), Rideau Park, Roxboro, Scarboro (east of Crowchild Trail SW), South Calgary, Sunalta, and Upper Mount Royal.”

We were further advised that the City’s WEC-LAP staff team would:

“... work together with you (and other local community association representatives, residents, local business owners, local developers and builders) to create a local area plan that will help provide direction on the evolution of this area over the next 30 years. Specifically, a local area plan provides direction on where and how new development, infrastructure and investment could fit best within an area, helping guide decisions when new ideas and proposals are brought forward.”
(emphasis added)

¹ Attachment 9 to Item 7.1, IPC 2025 April 2, pp. 13-16.

While we were disappointed that our community was not to be considered in its entirety,² our concerns were dismissed as our community boundary failed to fall neatly within the pre-determined LAP boundaries.³ Unfortunately, this “square peg / round hole” metaphor seems to be a repeated theme in many civic planning community engagements.



Two members of our community Planning Applications & Redevelopment Committee (PARC) volunteered to join the WEC-LAP “Working Group”. A third member was added to ensure we could attend most all the engagements. We understood that the City expected that we would liaise with our CA Board over the course of the LAP engagement.

During the ensuing 16 months - following the initial engagement on September 20, 2023 until the issuance of the “final” draft West

Elbow Communities LAP on January 27, 2025 - there were a continued series of engagement opportunities, as the city project staff team worked with representatives from the 16 communities comprising the WEC.⁴ 9 working group sessions were anticipated between 2023 and 2025. A 14 page “Terms of Reference” (TOR) document was distributed in October, 2023.⁵ A general reference tool, “The Guide for Local Area Planning” (May 31, 2021) was also made available as a foundational reference tool.⁶

In February our community association received a planning request for consideration. It was from a planning consulting firm knowledgeable in the LAP engagement process. But it was clearly submitted prematurely and in anticipation of an approved WEC-LAP. The application proposed a new building on a 4 lot (100 foot) frontage of 6 storeys / 24 metres. The current built form on this segment of 50th Avenue (with some recent exceptions) is typically semi-detached one storey buildings under 8.6 metres in elevation.

This request was a reminder that the development community is looking closely at the changes that will come from an approved WEC-LAP. This plan, once approved, will not be a mere “guide”, but will be considered to be the growth and development template for all communities within the LAP (a statutory plan). So, while the market seems to be ready to respond to the draft LAP with new product, it is

² The North Glenmore Park Community Association is bisected by Glenmore Trail SW, with the community hall lying within the node south of Glenmore Trail. The NGPCA has an “oversight” relationship with the Glenmore Green community as well, lying to the west across Crowchild Trail.

³ This community ‘severance’ was applied not only to North Glenmore Park, but to the Richmond-Knobhill community as well. Unfortunately, this meant that our two communities would have to double down on volunteer time if we were to participate in both the current WEC-LAP as well as an unnamed future “Plan 9” LAP. The rationale was that the LAP boundaries are “established using large roads or geographic features as they create more significant physical boundaries between geographic areas of the city ... (and are) more easily identifiable on a map ...”.

⁴ Please refer to Attachment 1 to this letter.

⁵ <https://engage.calgary.ca/WestElbowPlan>

⁶ “The Guide for Local Area Planning” (2021, updated Sept. 2023).

<https://www.calgary.ca/planning/publications.html>

significantly out of sync with existing community housing and, as proposed, does not appear to be the “gentle density” often cited by many urban planners during densification discussions. Our comments are our attempt to ensure that the new WEC-LAP is a plan that has considered the input from the affected communities. In its current form it is NOT supported by our Community Association.

So, with respect to Map 3 (“Urban Form”) of the proposed WEC-LAP, while 50th Avenue SW at this location is shown as “Neighbourhood Connector”, so too is 20th Street south of 50th Avenue. This use is not appropriate on either roadway. Within North Glenmore, “Neighbourhood Flex” is our recommended urban form typology for both 20th Street and 50th Avenue.

NGPCA is concerned that the current description of “Neighbourhood Connector” includes having “options for small-scale commercial uses”. Such areas are described as “primarily residential uses”, “more residentially-oriented” and having some “work-live units or home-based businesses”. We are concerned that this Urban Form may be interpreted as “commercial”. There is no commercial space currently on 50th Avenue. With the high school to the west and the current redevelopment of the Glenmore Athletic field just to the east, we don’t see a demand for commercial use on this corridor. In our community, this function is found at an existing corner CRU / strip mall at 20th Street and 54th Avenue and in the commercial plaza on Crowchild Trail and 54th Avenue.

Map 4 (building scale) of the WEC-LAP suggests “Low” (up to 6 storeys) on 50th Avenue, with “low-modified” (up to 4 storeys) on 20th Street and along 54th Avenue (east of 20th Street). Our request to City Council is to apply the “low-modified” not only on 20th Street, but along 50th Avenue SW as well.

NGPCA does not support the “low-modified” typology along the 50th Avenue SW corridor. NGPCA notes in the draft LAP “*(w)hen adjacent parcels have different scale modifiers, development in these areas should be designed to respect their neighbourhood context. This includes considering existing site context, parcel layout, building massing, and landscaping in the design of the development, while still achieving the future vision for where growth is accommodated in the community.*”


The mapping found within Map 3 (Urban Form) and Map 4 (Building Scale) is a somewhat blunt instrument, bringing to mind an exercise involving a highlighter and a ruler. The LAP should clearly state that all typologies within these two maps are subject to recognition of existing built form, much of which has been newly introduced in the community and which likely has decades of remaining viability.

While the population data found in Attachment 3 to the Administration’s Report suggest a significant population decline in North Glenmore Park since the “peak year” (1970), City data suggests that community population is on the rise.⁷ This is supportable intuitively by the significant number of corner lot “rowhouse” developments constructed over the last decade within our community.⁸ We believe that it is highly probable to increase density within North Glenmore Park even after incorporating our suggested amendments to the current provisions found in Maps 3 and 4 of the LAP.

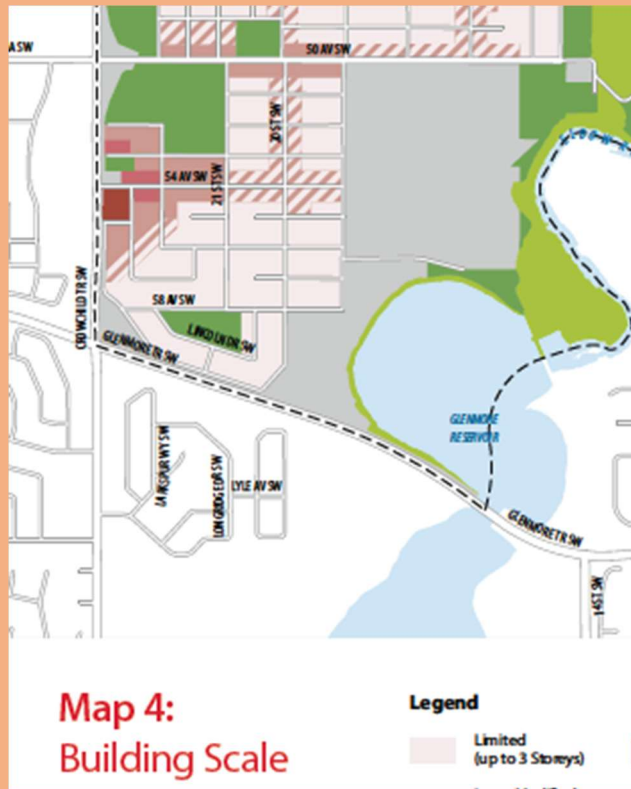
The following are the specific amendments the NGPCA requests to the proposed Map 3 (Urban Form) and Map 4 (Building Scale) in the WEC-LAP:

⁷ 2021 count – 2435. <https://www.calgary.ca/communities/profiles/north-glenmore-park.html>


⁸ In 2024, North Glenmore Park was one of the City of Calgary’s suggested community walking tours for examples of R-CG infill redevelopment.

Map	Description	Current	Proposed	Comment
<p>URBAN FORM</p>  <p>Map 3: Urban Form</p> <p>Legend Urban Form</p>				
3	54 th Avenue	Neighbourhood Flex	Neighbourhood Connector	<ul style="list-style-type: none"> • Although serviced by CT route 7, so are 20th St and 50th Avenues • Current housing is primarily single and semi-detached, with some transition to row-housing (w/ suites) • Current commercial uses are limited to corner commercial centre at Crowchild on west and aged corner CRU local commercial at 20th St • False to equate 54th Ave (with limited RI-RO access) to 33rd / 34th Avenues (Marda Loop)
3	54 th Avenue & 20 th Street (commercial corner)	Neighbourhood Flex	Neighbourhood Commercial	<ul style="list-style-type: none"> • Current commercial use is corner CRU local commercial at 20th St • Recognizing the existing use
3	55 th Avenue	Neighbourhood Flex	Neighbourhood Local	<ul style="list-style-type: none"> • Current use is “assembly / parking” (church use) – i.e. a paved surface parking lot • This ancillary existing “grandfathered” use should not support conversion to commercial uses

BUILDING SCALE



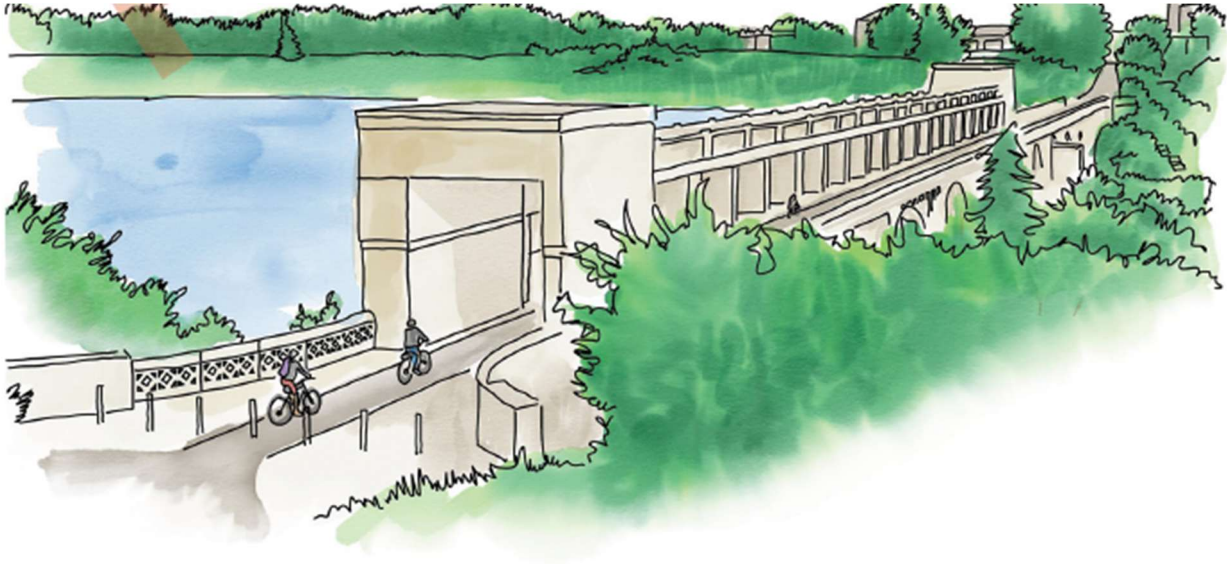
4	50 th Avenue	Low (up to 6 storeys)	Low-Modified (up to 4 storeys)	<ul style="list-style-type: none"> 50th Avenue adjacent to Glenmore Athletic Park limited to Low-Modified (consistency of application) Consistent with 20th St and 54th Avenue (east of 21st St)
4	Concentric area surrounding 54 th Avenue bus loop and commercial plaza (at Crowchild)	Low (up to 6 storeys)	Low-Modified (up to 4 storeys) along 54 th Avenue)	<ul style="list-style-type: none"> The rationale provided in the proposed LAP for this design pattern is that it is within the “54th Avenue SW Transition Zone” (see Figure 25). The current BRT is an opportunistic transit location that should not be considered in the same fashion as an LRT site (no parking; modest bus shelter; modest ridership at this location). This approach seems to be a simplistic application of a compass circle around a Transit-Max / BRT bus stop on Crowchild Trail; see Figure 25 and the oblique line at the south of Map 4, as it cuts through multiple properties)

				<p>Figure 25: 54 Avenue SW Transit Station Area</p>  <p>Legend</p> <ul style="list-style-type: none"> 54 Avenue SW Core Zone 54 Avenue SW Transition Zone
4	53 rd Avenue (west of 21 st Street)	Low (up to 6 storeys)	Limited (up to 3 storeys)	<ul style="list-style-type: none"> Proximity to commercial centre (Crowchild Corner Centre) not sufficient to warrant this small pocket (1 block) of non-conforming development
4	2300 block 53 rd and 54 th Avenues	Mid (up to 12 Storeys)	Low—modified (up to 4 storeys)	<ul style="list-style-type: none"> Proximity to commercial centre (Crowchild Corner Centre) not sufficient to create this small pocket (1 block) of out of scale non-conforming development Modify to confirm to amended 54th Avenue corridor
4	54 th Avenue / Crowchild commercial	High (up to 26 Storeys)	Low (up to 6 Storeys)	<ul style="list-style-type: none"> The existing single storey commercial shopping centre (Crowchild Corner Centre) has been renovated by the current owner Existing uses unlikely to change in immediate future Limited accessibility to Crowchild access should be reflected in potential site scale and density Up to 6 storeys would be a 6-fold site increase While a potential transit-oriented site, the ultimate scale should be contextually respectful

Community Heritage

Although North Glenmore Park is not within any of the heritage “precincts” identified in Section 2.6.2 of the LAP, it is worth noting that our community does have its own share of heritage assets! While our historic community hall (1963) lies south of the LAP area, North Glenmore Park within the LAP is not without heritage assets. Included amongst them are the Glenmore Dam / Reservoir and the historic portions of the Glenmore Water Treatment facility. The Expressionist-style St. James Catholic Church (at 54th Avenue & 20th Street SW) was an early work from the same architects who later designed the Calgary International Airport, Mount Royal University and the Centre for the Performing Arts. Glenmore Athletic Park represents almost half of the land mass of the community (north of Glenmore Trail) and its redevelopment will have a significant impact on traffic through the community. And the Lakeview 9 golf

course is a vestigial remnant of the Earl Grey Golf course as it existed prior to the development of the Glenmore causeway in 1963.



Sincerely,

North Glenmore Park Community Association

Chris Davis

Chris Davis
Co-Chair PARC

Patrick Gobran

Patrick Gobran
Co-chair PARC

Enc / Copied to:

City of Calgary Planning & Development Dept. / WEC-LAP Team (Attention: Peter Schryvers)
North Glenmore Park Community Association (Attention: Lisa Burton, President)
North Glenmore Park CA - Planning and Area Redevelopment Committee (PARC)
Ward 11 Councillor Kourtney Penner eaward11@calgary.ca / WARD11@calgary.ca
Lisa Poole (President, Elbow Park Residents' Association)

(Acknowledgement: images used in this letter have been copied from the proposed draft WEC-LAP.)



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 www.ngpca.ca

ATTACHMENT 1: WEC-LAP “Working Group” Engagement Sessions and Milestones⁹

Date	Subject	Location	Content	CA attendee
SPRING, 2023	PHASE 0 – DISCOVER			
Sept 20, 2023	VIRTUAL Community Association Session #1	ONLINE – Microsoft Teams Meeting	Phase 1, Envision, topics including: PAST: what is important for people to know about the area’s history. PRESENT: opportunities and challenges within the area as it exists today. FUTURE: what’s important to you and for future generations when thinking about how the area could evolve.	
Sept 25, 2023	IN-PERSON Community Association Session #2	Marda Loop Communities Association (3130 16 St. S.W.)	Phase 1, Envision	
FALL, 2023	PHASE 1 – ENVISION			
Wed Oct 11 (6 – 8 pm)	IN-PERSON	Scarboro Community Association (1737 14 Ave SW, Calgary)	Open House / Drop-in ENGAGEMENT BOOK #1 DISTRIBUTED	
Mon Oct 23, 2023 (7:30 – 9 pm)	VIRTUAL open house			

⁹ In addition to the WEC-LAP “working group”, a WEC “Heritage Guidelines Working Group” was established in October, 2023. There were also Community Association / BIA sessions that commenced on May 7, 2024.

Saturday October 28, 2023 (10 am to Noon)	NGP community walking tour	North Glenmore Park CA office (2231 Longridge Drive SW)	City LAP team staff met with community members to conduct a “walk-about” highlighting current community features	
December 12, 2023	IN-PERSON Working Group Session #1	Marda Loop Communities Association (3130 16 St SW)	<ul style="list-style-type: none"> · Understanding the community assets that the Working Group values the most and the least today. · Understanding the community assets that the Working Group hopes can be improved and added in the future. 	PG
Tuesday January 23, 2024 (7 – 8:30 pm)	VIRTUAL Working Group Session #2		<p>Session 2: Validate Vision & Core Ideas</p> <p>Draft Vision: Defined by their proximity to downtown and the Elbow River, attractive amenities, walkable neighbourhoods and unique history, the West Elbow Communities will continue to flourish as highly desirable communities that provide an increased offering of housing, a diversity of neighbourhoods, businesses and recreational opportunities. The Plan supports a future that builds upon the eclectic mix of heritage and new homes and buildings, range of development types, diverse incomes and demographics, and variety of amenities throughout the West Elbow Communities.</p> <p>Core values 1 – 5:</p> <ul style="list-style-type: none"> 1 – Housing for All 2 – Parks, Open Space, and Natural Areas 3 – Safe and Convenient Mobility 4 – Climate Adaption and Resiliency 5 – Daily Needs and Amenities 	CD (partial)
Tuesday March 5, 2024	IN-PERSON Session #3	Military Museums - Education Center - 4520 Crowchild Trail SW, Calgary, AB T2T 5J4	<p>Key Growth Areas</p> <ul style="list-style-type: none"> -areas that could accommodate the development of four storeys or more. -The team has identified and mapped three categories (4-6 storey, 7-12 storey and 12+ storey) of existing areas that allow for this type of growth based on the following criteria: <ul style="list-style-type: none"> • Existing Zoning • Existing Policy • Existing Built Form - buildings that are 4 storeys or more but may be zoned for lower scale 	JP
May 28 – June 24	PHASE 2 – EXPLORE			

Wed June 5, 2024 (7-8:30 pm)	VIRTUAL Session #4		Introducing urban form and building scale categories for the project. The purpose of this session is to share information with the Working Group members on the various urban form categories and building scale modifiers, and how they could be applied in a development scenario.	CD
Wednesday June 12 (6-8 pm)	In-Person engagement	Elbow Park Residents Association - 800 34 Ave SW.	OPEN HOUSE. Learn more about the project, chat with our project team, ask questions and share your ideas	
Tuesday June 18 (7-8:30 pm)	VIRTUAL		VIRTUAL OPEN HOUSE.	CD
Tuesday June 25, 2024 (6:30 – 8:30 pm)	IN-PERSON Session #5	cSPACE at Marda Loop, RGO Treehouse - 4th Floor, 1721 29 Ave SW	Key Areas for Urban Form and Building Scale Maps. This session will focus on reviewing and discussing key areas to inform the Urban Form and Building Scale in the Plan Area.	
Tuesday July 23, 2024 (6:30 – 8:30 pm)	IN-PERSON Session #6	Marda Loop Communities Association - 3130 - 16th Street SW	Reviewing and discussing the DRAFT Urban Form and Building Scale Maps in the Plan Area, as well as discuss Investment Priorities.	JP
Monday Sept 9 / Monday Sept 16	IN-PERSON	Military Museums - 4520 Crowchild Trail SW	Connect with the West Elbow Communities Local Area Planning team to discuss Phase 2 of the plan, including Heritage Guidelines, and have your questions answered by the team.	
Sept 17 – Oct 15	PHASE 3 – REFINE			
Thurs Sept 26 (7-8:30 pm)	VIRTUAL		General community feedback	
October 2 (6-8 pm)	IN-PERSON	Marda Loop Communities Association (3130 16 St SW	General community feedback	

Wed Oct 9 (7-8:30 pm)	VIRTUAL		General community feedback	
Thurs Nov 21 (7 – 8:30 pm)	VIRTUAL Session #7		Focus on refining the plan. The project team will present the next draft Urban Form and Building Scale maps for the West Elbow Communities, building on the discussion from Session 6 and the feedback received from Phase 3 public engagement. These maps are draft only, and we are looking for feedback as part of this session.	
Monday Dec 9 / Thurs Dec 12	IN-PERSON	Calgary Water Centre, 625 25 Ave SE	Open discussion re PHASE 3	
January 16, 2025	IN-PERSON Session #8	Elbow Park Residents Association - 800 34 Ave SW	This session will focus on wrapping up as a working group: -Sitting down for dinner together. - Discuss the final draft Plan and explore its use as a tool to evaluate future ideas and proposals. - Chat about the next steps of Committee and Council, including opportunities for working group members to share their thoughts on the process and proposed draft Plan.	JP
January 14 – Feb 4, 2025	PHASE 4 – REALIZE / LAUNCH – review final draft plan			
Tuesday January 21 (7-9 pm)	VIRTUAL		Community members can learn more about the West Elbow Communities Local Area Plan and ask questions at an upcoming in-person or online Information Session	
January 28 (6-8 pm)	IN-PERSON	cSPACE Marda Loop, Studio Theatre - 1721 29 Ave SW	Community members can learn more about the West Elbow Communities Local Area Plan and ask questions at an upcoming in-person or online Information Session	
Monday Feb 3 (5:30 – 7 pm)	VIRTUAL		Community members can learn more about the West Elbow Communities Local Area Plan and ask questions at an upcoming in-person or online Information Session	
Tuesday Feb 25 / Monday March 3	IN-PERSON	MNP Community & Sport Centre - 2225 Macleod Trail SE	“Conversation series” – public invited to speak with the West Elbow Communities Local Area Plan project team about Phase 4 and next steps.	

Wed April 2, 2024	Infrastructure & Planning Committee (IPC)		City staff present "final draft" WEC-LAP to Council committee	
Tuesday May 6, 2025	Calgary City Council		PUBLIC HEARING.	

PG – Patrick Gobran
 CD – Chris Davis
 JP – John Paikos



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

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ATTACHMENT 2: WALKING TOUR SUMMARY

West Elbow Communities Local Area Plan: Walking Tour with the North Glenmore Park Community Association Summary October 28 2023

General

- Community is made up of 1950-60s bungalows, and new infill developments. Primarily single-detached homes south of 54 Avenue SW and a mix of housing types north of 54 Avenue SW
- Assessing locations for Infill
 - CA notes that along wide, well maintained connector roads, on corner lots – for example along 54 Avenue SW and 19 Street SW – would be good locations for infill
 - Thoughtful design, consider the interface between rowhouses and adjacent properties
- Tree canopy – strong regard to preserve urban tree canopies through redevelopment
- Lanes – service entire community including cul-de-sacs, varying lane sizes, some narrow and some much wider. Wide laneways provide opportunity for backyard suites
- There is a history book, *The Elbow: A River in the Life* of The City that the community has given to the project team. This will be a reference for history of the area

Site Specific

- Glenmore Athletic Park
 - The community would like updates on the timing and phasing of the Glenmore Athletic Park redevelopment, including where access is planned to be located
 - Project team to coordinate with City Recreation for more information on phasing
- City yard at 19 Street SW and 57 Avenue SW
 - Undermaintained, needs upkeep, eyesore for users traveling on 19 Street SW, if something can be done to make it visually appealing
- 54 Avenue SW
 - On 54 Avenue SW is a church, and care facility owned by the church
 - Good example of where the community would support infill developments
 - 54 Avenue SW was recently resurfaced to Crowchild Trail
- Schools
 - 3 schools in the neighborhood, and Mount Royal University just outside community boundary

- Schools all have a big draw, which influences traffic and congestion issues especially during peak times
- 56 Avenue SW
 - Remove private property sign on roadway - There is an access to the Glenmore Water Treatment Centre off 56 Avenue SW, however 56 Avenue SW is a public roadway up to the entrance to the Treatment Centre
- Earl Grey Golf Course
 - Earl Grey City owned golf course split by Glenmore Causeway in the 60s
 - The golf course is on leased City land but operates mainly as a private course

Mobility

- Bike lanes
 - Currently a painted bike lane on 20 Street SW
 - Discussed the idea of moving the bike lane to 19 Street SW, as it is adjacent to Glenmore Park and 20 Street SW sees higher volumes of traffic
 - Compared to Main Streets in Calgary where bike lanes are now being placed adjacent to Main Streets instead of on them
- Road maintenance - Appetite for developer levy for cohesive fix of roads and sidewalks after infill
- Neighbourhood entrances – only two at 50 Avenue SW and 54 Avenue SW
- Speedbumps along 21 Street SW would be helpful
- Intersection at 20 Street SW and 50 Avenue SW
 - Currently a 4 way stop
 - Traffic concerns during peak hours on 50 Avenue SW - when students/families are walking to the school at this intersection, there is a never-ending flow of pedestrians
 - Safety concerns with pedestrian crossings
 - Recommendations from CA to add a protected pedestrian crossing, or crossing guard during peak hours, to meet safety needs and sort congestion
- 19 Street SW - Very busy during peak times, can improve traffic calming, pedestrian access, and way finding
- 50 Avenue SW – transit, CA recommends adding signs and educating the public urging them to park along 50 Avenue SW, to take away street parking from interior roads and/or parking in higher traffic areas (i.e. near schools)



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April 28, 2025

The City of Calgary

Mayor Gondek and Calgary City Council
800 Macleod Trail
Calgary, AB T2P 2M5

Email: publicsubmissions@calgary.ca

Dear Mayor Gondek and Members of City Council,

Re: **West Elbow Communities Local Area Plan (WEC-LAP) Bylaw Public Hearing – Tuesday May 6, 2025**

This matter was considered by Council's IPC on Wednesday April 2nd. The WEC-LAP was recommended for approval, with amendments, by the Infrastructure and Planning Committee. Our submission for the IPC meeting was not included in the published record for this meeting nor recorded in the minutes. It is attached to this letter.

Unfortunately, while the writers are unable to attend the May 6th public hearing as our community representatives, we anticipate that Diarmuid O'Mahoney (a member of our redevelopment committee) will be available for questions.

The NGPCA does not support the WEC-LAP in its current form. To be succinct, our North Glenmore Park community is materially and negatively impacted by the recommendations for 50th Avenue, 54th Avenue and 20th Street SW found within the "**Urban Form**" (**Map 3**) and "**Building Scale**" (**Map 4**) typologies. We made recommendations for changes to these streets in our letter to IPC but will again summarize the concerns here.

We were advised at the outset, in 2023, that the City's WEC-LAP staff team would:

"... work together with you (and other local community association representatives, residents, local business owners, local developers and builders) to create a local area plan that will help provide direction on the evolution of this area over the next 30 years. Specifically, a local area plan provides direction on where and how new development, infrastructure and investment could fit best within an area, helping guide decisions when new ideas and proposals are brought forward."
(emphasis added)

We remain disappointed that our community was (just as was Richmond-Knobhill) severed for the purposes of this LAP exercise.¹ Our request to have the entirety of the existing community included was dismissed as our community boundary failed to fall neatly within the pre-determined LAP boundary

¹ The North Glenmore Park Community Association is bisected by Glenmore Trail SW, with the community hall lying within the node south of Glenmore Trail. The NGPCA has an "oversight" relationship with the Glenmore Green community as well, lying to the west across Crowchild Trail.

criteria.² Not fitting neatly within pre-determined boundaries or scenarios seems to have been a theme repeated throughout the LAP engagement process.

Recent Experience. In February and, again, in the last few weeks, our community association received a land use amendment request for consideration. It was from a planning consulting firm knowledgeable in the LAP engagement process. But it was clearly submitted prematurely and in anticipation of an approved WEC-LAP. In each case the application proposed a new building on a 100+ foot frontage (inclusive of 4 to 6 conventional 25-foot lots) for a land use accommodating 6 storeys / 24 metres. The current built form on this segment of 50th Avenue (with some recent exceptions) is typically semi-detached one storey buildings under 8.6 metres in elevation.

This request was a reminder that the development community is looking closely at the changes that will come from an approved WEC-LAP. This plan, once approved, will not be a mere “guide”, but will be considered to be the growth and development template for all communities within the LAP (a statutory plan). So, while the market seems to be ready to respond to the draft LAP with new product, it is significantly out of sync with our existing community context and, as proposed, does not appear to be the “gentle density” often cited by many urban planners, designers and theorists during densification discussions. Our comments in this letter are our attempt to ensure that the new WEC-LAP is a plan that has considered the input from North Glenmore Park as one of the many affected communities. **In its current form, the WEC-LAP is NOT supported by our Community Association.**

Discussion about the requested changes to Maps 3 and 4.

With respect to **Map 3 (Urban Form)** in the proposed WEC-LAP, while 50th Avenue SW at this location is shown as "Neighbourhood Connector", so too is 20th Street south of 50th Avenue. This use is not appropriate on either roadway. **Within North Glenmore Park, we ask City Council to amend the use to "Neighbourhood Flex" as the preferred urban form typology for both 20th Street and 50th Avenue.**

NGPCA is concerned that the current description of "Neighbourhood Connector" includes having "options for small-scale commercial uses". Such areas are described as "primarily residential uses", "more residentially-oriented" and having some "work-live units or home-based businesses". We are concerned that this Urban Form may be interpreted as "commercial". There is no commercial space currently located on 50th Avenue in our community. With the high school to the west and the current redevelopment of the Glenmore Athletic field just to the east, we don't see a demand for commercial use on this corridor. In our community, this function is found in two locations: at an existing corner CRU / strip mall at 20th Street and 54th Avenue and in the commercial plaza on Crowchild Trail and 54th Avenue.

Map 4 (Building Scale) of the WEC-LAP suggests "Low" (up to 6 storeys) on 50th Avenue, with "low-modified" (up to 4 storeys) on 20th Street and along 54th Avenue (east of 20th Street). **We respectfully ask City Council to apply the "low-modified" not only on 20th Street, but along 50th Avenue SW as well.**

NGPCA notes in the draft LAP "(w)hen adjacent parcels have different scale modifiers, development in these areas should be designed to respect their neighbourhood context. This includes considering existing

² This community ‘severance’ was applied not only to North Glenmore Park, but to the Richmond-Knobhill community as well. Unfortunately, this meant that our two communities would have to double down on volunteer time if we were to participate in both the current WEC-LAP as well as an unnamed future “Plan 9” LAP. The rationale was that the LAP boundaries are “established using large roads or geographic features as they create more significant physical boundaries between geographic areas of the city ... (and are) more easily identifiable on a map ...”.

site context, parcel layout, building massing, and landscaping in the design of the development, while still achieving the future vision for where growth is accommodated in the community.”³

The mapping found within **Map 3 (Urban Form)** and **Map 4 (Building Scale)** is a somewhat blunt instrument, bringing to mind a *design charrette exercise* involving a highlighter and a ruler. Somewhere within its content, the LAP should clearly state that all typologies within these two maps are subject to recognition of existing built form, much of which has been newly introduced in the community, and which likely has decades of remaining viability and non-obsolescence. While the MDP and current Land Use Bylaw still recognize the importance of existing built form and context in making planning decisions, the notion of “contextual sensitivity” in the LAP is only featured when considering “heritage-rich areas”.⁴

Language recognizing the importance of “community context” remains within the existing MDP (updated in 2021) and the Land Use Bylaw (2008), where the continued protection afforded by such language is perilous given that these two statutory documents are currently under review.

It is important to be reminded that where the proposed WEC-LAP (which is to be approved as an “area redevelopment plan” in a manner similar to other recent “LAP” approvals) conflicts with existing statutory plans (like the 2020 MDP), the MDP will continue to prevail. See Section 638(4) of the MGA:

Consistency of plans

638 (4) A municipal development plan prevails to the extent of any conflict or inconsistency between

- (a) an area structure plan or an area redevelopment plan, and
- (b) the municipal development plan.

In considering **MDP Principles and requirements**, the following excerpts are relevant:

- Section 1.4.6: All local area plans must be consistent with the MDP; if not, the MDP prevails.
- Section 2.2: Land use changes should reinforce neighbourhood character, quality and stability.
- Section 2.2.5: Intensification should be sensitive, compatible, and complementary to existing neighbourhood patterns and neighbourhood character.
- Section 2.3.2: Planning must respect and enhance neighbourhood identity and character, ensuring appropriate transitions and avoiding dramatic contrasts.
- Sections 3.5.1 and 3.5.3: Support for low-density residential character, moderate intensification, and focusing redevelopment in activity centres.

Without the suggested changes, we know that applications similar to the Attainable Homes Calgary project depicted below are already proposed for our North Glenmore Park community,⁵ and are dependant on Council’s approval of the WEC-LAP as drafted. Public hearings are to be the culminating action following meaningful community engagement. If there is no opportunity to change the LAP during the course of the 18-month engagement, any changes ultimately fall to City Council. **The changes requested by our North Glenmore Park community are summarized above in this letter but detailed in**

³ WEC-LAP (April 17, 2025 draft) at section 2.3.8 “Scale Transition” (p. 61).

⁴ WEC-LAP (April 17, 2025 draft) at pp. 6 & 18. The LAP is not without references to “context” and the subject of considering adjacent residential context is found in the LAP at pages 34, 38, 39 and 61,

⁵ LOC 2025-0018 to convert existing R-CG to MU-1 (2135 – 50th Avenue SW).

Attachment 1. We have asked that our Ward 11 Councillor put these amendments to Council for consideration by a vote, following the conclusion of the public hearing. If they are not put forward by our Councillor, we invite one or more members of Council to introduce the requested amendments to the WEC-LAP to a vote.



Artist rendition of AHC / ATCO Structures “1010 – 6th Avenue SW” 6 storey (plus loft) mixed-use commercial / residential project in the Downtown West community (DC Bylaw 10D2012).

Sincerely,

North Glenmore Park Community Association

Chris Davis

Chris Davis
Co-Chair PARC

Patrick Gobran

Patrick Gobran
Co-chair PARC

Enc / Copied to:

Ward 11 Councillor Kourtney Penner
City of Calgary Planning & Development Dept. / WEC-LAP Team (Attention: Peter Schryvers)
North Glenmore Park Community Association (Attention: Lisa Burton, President)
North Glenmore Park CA - Planning and Redevelopment Committee (PARC)
Lisa Poole (President, Elbow Park Residents' Association)

ATTACHMENT 1 (April 28, 2025 – NGPCA letter)

Specific amendments requested by the NGPCA to the proposed Map 3 (Urban Form) and Map 4 (Building Scale) in the WEC-LAP:

Map	Description	Current Typology	Proposed Typology	Community Rationale in support of the modification
URBAN FORM (Map 3)				
3	54 th Avenue	Neighbourhood Flex	Neighbourhood Connector	<ul style="list-style-type: none"> Although serviced by CT route 7, so are 20th St and 50th Avenues Current housing is primarily single and semi-detached, with some transition to row-housing (w/ suites) Current commercial uses are limited to corner commercial centre at Crowchild on west and aged corner CRU local commercial at 20th St False to equate 54th Ave (with limited RI-RO access) to 33rd / 34th Avenues (Marda Loop)
3	54 th Avenue & 20 th Street (commercial corner)	Neighbourhood Flex	Neighbourhood Commercial OR Commercial Corridor	<ul style="list-style-type: none"> Current commercial use is corner CRU local commercial at 20th St Limit to this NW corner of the intersection if 54th Ave and 20th St only Recognizes and supports the existing use
3	55 th Avenue	Neighbourhood Flex	Neighbourhood Local	<ul style="list-style-type: none"> Current use is “assembly / parking” (church use) – i.e. a paved surface parking lot This ancillary existing “grandfathered” use should not support conversion to commercial uses
BUILDING SCALE (Map 4)				
4	50 th Avenue	Low (up to 6 storeys)	Low-Modified (up to 4 storeys)	<ul style="list-style-type: none"> 50th Avenue adjacent to Glenmore Athletic Park limited to Low-Modified (we recommend consistency of application of policy along 50th Avenue) Consistent with 20th St and 54th Avenue (east of 21st St)
4	Concentric area surrounding 54 th Avenue bus loop and commercial plaza (at Crowchild)	Low (up to 6 storeys)	Low-Modified (up to 4 storeys) along 54 th Avenue)	<ul style="list-style-type: none"> The rationale provided in the proposed LAP for this design pattern is that it is within the “54th Avenue SW Transition Zone” (see Figure 25). The current BRT is an upgraded bus-stop location that should not be considered on par with an LRT site (no parking; modest bus shelter; modest ridership at this location). The simplistic application of a compass circle around a Transit-Max / BRT bus stop on Crowchild Trail should not be the defining feature for community redevelopment (e.g. not applied similarly to the ATCO business park west of Crowchild Trail – recognizing the existing

				development); see Figure 25 and the oblique line at the south of Map 4, as it cuts through multiple properties)
4	53 rd Avenue (west of 21 st Street)	Low (up to 6 storeys)	Limited (up to 3 storeys)	<ul style="list-style-type: none"> Proximity to commercial centre (Crowchild Corner Centre) not sufficient to warrant this small pocket (1 block) of non-conforming development
4	2300 block 53 rd and 54 th Avenues	Mid (up to 12 Storeys)	Low—modified (up to 4 storeys)	<ul style="list-style-type: none"> Proximity to commercial centre (Crowchild Corner Centre) not sufficient to create this small pocket (1 block) of out of scale non-conforming development Modify to confirm to amended 54th Avenue corridor
4	54 th Avenue / Crowchild commercial	High (up to 26 Storeys)	Low (up to 6 Storeys)	<ul style="list-style-type: none"> The existing single storey commercial shopping centre (Crowchild Corner Centre) has been renovated by the current owner Existing uses unlikely to change in immediate future Limited accessibility (right-in / right-out only) to Crowchild access should be reflected in potential site scale and density Up to 6 storeys would be a 6-fold site increase While a potential transit-oriented site, the ultimate scale should be contextually respectful

Appendix A – Investment Opportunities (affecting NGP) – NO changes requested as these are future projects

	Improvements to 20th Street SW. (South of 54th Avenue SW)			South of 54th Avenue (a bus route and modest commercial corridor) there is little current demand for protected cycling infrastructure and traffic calming measures. There is no auto access or egress and traffic volumes are unlikely to warrant further investment.
	50th Avenue SW			Significant improvements have been made to take the cycle track off the original paved area east of 19th Street. With respect to 50th Avenue west of 20th Street, it has been recommended to both the Ward 11 Councillor and to City LAP staff that a parking lane could be readily created on the north side of 50th Avenue which may not only alleviate some of the parking pressure along this corridor, but may help to calm traffic in the vicinity of Central Memorial High.
	54th Avenue SW			Although west of 20th Street the existence of the Route 7 bus route warrants consideration of transit requirements, there is little evidence warranting transportation improvements east of 20th Street SW. There appears to be little demand for a further dedicated cycling corridor on 54th Avenue, but this could be explored.



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

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First name [required] Gloria

Last name [required] Perrin

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] Council

Date of meeting [required] May 6, 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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As I understand it, we in Erlton are to live in high rises that are no more than 5 stories high. I am opposed to that being changed. Why?

1. Wood structures catch fire. How high can ladders in fire trucks reach.
2. Negative change to the dynamic of the neighbourhood. We are working very hard to make our little neighborhood feel like a community. 12 story buildings bring too many people I to the neighbourhood at one time.
3. Making existing traffic woes even worse. Has anyone tried to get on to 25th Ave going east in the morning? Has anyone tried to do this when the train is running frequently with rush hour traffic?



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First name [required] Michelle

Last name [required] Veitch

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Date of meeting [required] May 6, 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 Land Area Planning

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 in response to the public hearing for West Elbow Land Area Planning (WELAP) scheduled for May 6, 2025. I object in particular to proposed changes to building height allowances up to 16 stories on 34 Ave SW from Crowchild Trail to 20th Street SW
- WELAP was developed according to 6 key metrics including heritage/history, housing diversity, open spaces/parks, mobility/transit, climate resiliency & amenities/commercial activity. These metrics & future growth potential are more than met by the current & ongoing residential/commercial development in Marda Loop, Garrison Woods & Altadore
- The intensified development proposed by WELAP along 34 Ave SW tips the scale too far & conflicts with the following: 1. Marda Loop Land Redevelopment plan which limits development to MU-1 4 story & MU-2 6 story building complexes; & Municipal Development Plan (MDP) that requires sensitive, compatible redevelopment that respects neighbourhood character, which is negated by the proposed higher density buildings
- As an owner/resident of an aging condo unit that is located on 34 Ave adjacent to the corridor slotted for high density, I am concerned about the impacts of such development on the structural integrity of older pre existing buildings which may be compromised due to construction vibration, ground resettlement, foundation excavation, altered thermal environment & excessive load bearing
- The change in height allowances along 34 Ave SW will also have negative long term impacts including deterioration & destruction of existing older properties, deviation from low scale readaptive development, loss of neighborhood heritage/character, potential displacement of residents, unsustainable traffic congestion, infrastructure pressures (i.e. road, water, sewage), increased noise & pollution, increased carbon emissions etc
- The proposed changes put too much strain & pressure in a constricted & condensed area of Marda Loop & will have spill over effects into the surrounding neighborhood communities who have endured years of construction with deteriorating quality of life & decreased health & well being due to increased traffic, noise, congestion, disruption & strain
- I recommend that WELAP adopts a more reasoned & incremental approach & retains the 6 story height allowance along 34 Ave SW so that development is more responsive & adaptable to the existing heritage, character, density, scale, & amenities in the neighborhood & community



Public Submission

CC 968 (R2024-05)

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First name [required] **Masanori**

Last name [required] **Benno**

How do you wish to attend?

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What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **May 6, 2025**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **Concern Regarding Proposed Zoning Changes in Heritage Guideline Area**

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)

Our property at 2502 14A Street SW, along with our neighbours at 2506, 2512, and 2516, is located within a designated Heritage Guideline Area. Despite this, the current proposal to change zoning in our block—between 24/25 Ave and 14/14A Street SW—would permit the construction of 12-storey buildings.

This change threatens the character and heritage value of our neighbourhood. It will likely encourage developers to purchase and demolish historic homes, replacing them with high-rise buildings, rather than supporting residents who are committed to preserving and maintaining these heritage properties.

We believe that if a block contains even a few character homes within a heritage guideline area, the City should limit new construction to low-rise or modestly modified buildings that align with the historical context and scale of the neighbourhood.

We urge the City to prioritize preservation by protecting blocks like ours from overdevelopment that contradicts the spirit of the Heritage Guidelines.

Thank you for considering the integrity of our community.



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First name [required] Georgia

Last name [required] Hoffman

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 6, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Proposed Ammendments to Land Use Bylaw 1P2007

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Support for Ammendments to Bylaw 1P2007.pdf

ATTACHMENT_02_FILENAME

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

To the Mayor and Members of Calgary City Council
700 Macleod Trail SE
Calgary, Alberta

26 April 2025

Re: Support for the amendments to Land Use Bylaw 1P2007

My husband and I live adjacent to a Heritage Guideline area and we support the amendments to Land Use Bylaw 1P2007.

We live on Fifth St in Cliff Bungalow, in a lovely old brick house that was built more than 100 years ago in 1912. We've put a lot of time, effort, and money into preserving it. We consider preserving Calgary's heritage and the character of Calgary's original neighbourhoods to be part of our duty to present and future Calgarians.

The character of Calgary's older neighbourhoods is very important to us. We chose to live in a heritage area because of the contiguous blocks of early-1900s heritage homes, as well as the mature trees and green spaces, and the feeling of community.

We are distressed by the way that heritage homes are being steadily lost to redevelopment and being replaced by structures that are insensitive to the existing character of the area.

In summary, we urge you to support the amendments to Land Use Bylaw 1P2007, and to support the preservation of Calgary's heritage neighbourhoods.

Respectfully submitted,

Georgia Hoffman
1914 5 St SW
Calgary, AB T2S 2B3





Public Submission

CC 968 (R2024-05)

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First name [required] Nick

Last name [required] Que

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 6, 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

ATTACHMENT_02_FILENAME

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

1. I take issue with the complete disregard for the Marda Loop Main Streets Project, which was a thoughtful, thorough planning exercise that was supposed to design the road and sidewalks to support the upzoning to between 4-6 stories. All of a sudden, that entire exercise is thrown out (less than 5 years later) and suggest towers of over 10 stories with no adjustments to the main street plan.
2. I abhor that the sitting ward 8 councillor REMOVED a critical shadowing policy for the benefit of select developers instead of standing up for a livable, sunny, walkable area.
3. I wish someone would actually read these instead of only listening to the people who can get to an in person meeting (with a job and family its hard to do).



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First name [required] Jeff

Last name [required] Madsen

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 6, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Public Hearing on the 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

WELAP Concerns Letter Jeff Madsen.pdf

ATTACHMENT_02_FILENAME

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

Please accept this letter that outlines my concerns with the West Elbow Communities Local Area Plan

April 28, 2025

Dear Mayor Gondek and Members of Council,

I am writing to share my concerns regarding the proposed West Elbow Communities Local Area Plan. I am a resident of Elbow Park and I am concerned about how the plan will impact our quality of life.

I was born in Calgary, went to university here in the late 80's and truly feel that it is one of the best places to live in the world. I'm proud to be a Calgarian. When we moved into Elbow Park over ten years ago, we chose the neighborhood based on the beauty of the area and the quality of life that the area offered. It is a beautiful area with lots of mature trees and green spaces, along with quiet streets of single-family character and modern homes. The home we bought has a backyard that is private and feels like a sanctuary that adds to our quality of life. We worry that the changes that are being proposed will change all of that. We worry that that our area will be forever changed in ways that negatively impact our quality of life here.

Increasing density of housing in this area will have many detrimental effects. Higher building heights and increased density will result in loss of privacy and loss of sunlight for us and our neighbors with second and third stories facing directly into back yards. This will also result in a loss of space for trees and vegetation which are important, not only for privacy, but also for our environment, in a time when climate change is a top priority. We should be increasing the urban canopy, not decreasing it.

We live in an area that has aging infrastructure. Water, sewer and electrical connections are already taxed with the current population in the area. Adding additional home density will undoubtedly cause more failures without the city investing heavily in utility upgrades. Increased density will also increase the noise and safety of our streets.

We have a city that is diverse, both culturally and economically. People have different preferences and requirements for living. It is important that we embrace this diversity and ensure that the city is welcoming to all and can provide a variety of neighborhoods to meet everyone's needs.

I totally understand that we need to provide additional affordable housing and increase our population density to meet the needs of a growing population. However, this should not be done at the cost of ruining the character and uniqueness of our existing communities. Areas like the East Village have shown what successful densification can achieve.

Densifying the area around the Stampede grounds will also bring positive effects to that area. This is also happening in the University District. There are many similar areas that can achieve very high densification in a positive way, without affecting the quality of life in other communities. High rise buildings in these areas are an ideal solution to provide living spaces that are more affordable and with easy access to transit. Planned well, these high-density communities can be vibrant areas with amenities that make them attractive to live in. Placing 4 and 6-story buildings in existing character neighborhoods provides only minimal increases in population density while decreasing the livability for those already living there. Addition of traffic density, loss of privacy and impacts to the tree canopy will irreversibly change the character of these communities.

I urge Council to reconsider the West Elbow Communities Local Area Plan to ensure our communities keep their unique character. Consider carefully where densification should occur to create vibrant communities that are affordable and inviting. Ensure there is a range of options for homeowners and renters in the city. One size does not fit all in a city as diverse as ours. We need to ensure that our city keeps its unique character to ensure we continue to live in a world-class city.

Sincerely,

Jeff Madsen

608 Lansdowne Ave SW



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First name [required] Larissa

Last name [required] Bureau

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 6, 2025

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[required] - max 75 characters West Elbow Communities Plan

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I live in Marda Loop and the construction and development in the area make life very challenging. I can't even get to my own home without zig zagging for several blocks to get access with all the street closures and one ways. More construction and development will only make things worse. We need to fix the current situation before we add more homes to the area



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First name [required] Jeff

Last name [required] Lyness

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[required] - max 75 characters West Elbow Communities Local Area Plan, IP2025-0281

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME 25.04.28 Liberty LAP Letter of Support.pdf

ATTACHMENT_02_FILENAME

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

Refer to the attached letter of support for the West Elbow Communities Local Area Plan.



Support for the West Elbow Communities Local Area Plan

April 28, 2025

To Mayor Gondek and City of Calgary Council,

Liberty Housing Organization (Liberty) is a non-profit affordable housing provider committed to creating socially, financially, and environmentally responsible homes. Since our inception in 2015, we have developed more than 500 affordable homes in the Calgary area, and our goal is to be on our way to delivering 2,500 new homes within the next 5 years through our innovative ownership and affordable rental programs.

Liberty supports the housing delivery enabling policies within the West Elbow Communities Local Area Plan (WECLAP). WECLAP introduces incentives that encourage new development to include non-market, affordable homes within transit station areas, as well as policies to better enable housing diversity through parking reductions and leveraging municipal lands. We view this approach as a meaningful step toward advancing the goals outlined in *Home is Here – Calgary's Housing Strategy*.

Liberty partners with industry leaders who bring together several decades of combined experience in the design, development, and construction of mixed-market and affordable housing projects. We believe the policies within WECLAP will foster new partnerships between non-profit affordable housing providers and private developers, enabling more affordable homes in this area of Calgary.

Our team is deeply committed to our mission of closing Calgary's affordability gap, and we are working tirelessly to achieve this goal—everyone deserves a safe, comfortable, and affordable place to call home. We appreciate being able to engage with City Administration to share and shape the WECLAP before Council for consideration.

Sincerely,

Liberty Housing Organization



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] **George**

Last name [required] **Trutina**

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] **Council**

Date of meeting [required] **May 6, 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, IP2025-0281**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Truman - West Elbow LAP Letter.pdf

ATTACHMENT_02_FILENAME

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

28 April 2025

Attn: The City of Calgary Council**Re: West Elbow Communities Local Area Plan (WECLAP)**

Dear Mayor and Council,

For over 40 years, Truman has proudly and persistently worked to build a better Calgary. As an Alberta-based family-owned developer and builder, we have successfully created thousands of new homes and over a million square feet of retail, office, and industrial space within the Calgary metropolitan area with the core belief is that everyone can Live better®. Truman is deeply committed to supporting affordable homeownership through direct donations and partnerships with non-profit housing organizations. We are proud of this legacy and firmly believe that everyone deserves access to high-quality, sustainable, and affordable housing options.

As a landowner, developer, builder and property manager with significant land holdings within the West Elbow Communities Area, Truman fully supports the West Elbow Communities Local Area Plan (WECLAP) as proposed. We believe the Plan successfully balances the voices of the community with the needs of our growing city. It introduces policies that promote strategic growth along key corridors by encouraging diverse housing options, strengthening commercial main streets, and facilitating better transit service. We are especially supportive of the Transit Station Area policies, which promote the development of affordable non-market housing and the integration of publicly accessible private open spaces near primary transit routes.

The City's Local Area Planning team conducted a thorough and inclusive outreach process with both community and industry members. We would like to express our sincere appreciation for being involved in this process and strongly encourage members of Council to support the approval of this important city-building Plan.

Sincerely,

Truman



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First name [required]	Garratt
Last name [required]	Hooker
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 Community Development
Date of meeting [required]	May 6, 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 WELAP Letter - GH 2025.docx

ATTACHMENT_02_FILENAME

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

Please see attached letter opposing the current West Elbow Local Area Plan.

Dear Mayor and Members of Council,

I am writing to express my views on the proposed West Elbow Communities Local Area Plan (WELAP). As a resident of Elbow Park, I am deeply concerned about the impact of the proposed density increases, specifically the allowance for six-storey condo buildings on our street, and the broader change this would bring to our neighbourhood. Our home is on 13a Street and extends to 14th street (backyard and detached garage facing 14th street) – we are the primary stakeholders and will be seriously and directly affected by the changes currently proposed.

We chose Elbow Park because it was a community of single-family homes, with zoning protections that did not permit condo buildings, row homes, or side-by-sides. We purchased an older home here with long-term plans to renovate and invest in our home and community. We have been fortunate to accelerate this investment and have extensively improved our home and have further plans to improve the landscape and lot that reflect the community we desire to live in – how Elbow Park currently looks today. We made this investment (and want to continue to invest) because we value the character of the neighbourhood — quiet streets, low density, privacy, and parking accessibility. The WELAP would allow a six-storey condo building to be constructed directly next to, and surrounding our house, something that would fundamentally alter the nature of our community in a negative way.

I lived in Marda Loop for 15 years prior to moving to Elbow Park and my parents still live there. Thus, I have experienced the issues that have arisen in Marda Loop due to the type of expansion that has been driven forward by City Hall — congestion, parking shortages, noise, traffic and safety issues, negatively impacting residents and businesses – not to mention the complete degradation of the character of that area. As such, we are deeply concerned that WELAP would bring the same problems to Elbow Park. Some moderate densification has already occurred across the 14th street from us and we are now experiencing the negative issues noted above. Currently, two 16-unit buildings are under construction behind us on 14th Street which will only exacerbate these negative impacts. The proposed WELAP is a complete overreach and will ruin the neighborhood we sought out, worked hard to live in, have invested in, and want to be a part of for the rest of our lives (particularly as we build a family). I am particularly concerned about the impacts on privacy, shadowing, traffic and pedestrian safety, and the single-family atmosphere that drew us to this community in the first place.

I am also concerned that the WELAP may conflict with the Municipal Development Plan (MDP). The MDP requires sensitive, compatible redevelopment that respects neighbourhood character, the WELAP not only fails to meet that requirement with the proposed higher density impacting the existing neighbourhoods, but it really is a complete affront to the residents of this neighborhood. I have participated in every step of the process as part of the WELAP. At each step, the city has proposed something that is completely out of line with our community. The engagement process (despite what their documentation likes to suggest) has been abysmal and feels as though there is end in mind that is going to be achieved regardless of the feedback of those who actually live in the community. To say the process and the current proposal have been disheartening and depressing would be a grand understatement.

I implore Council to reconsider the WELAP in its current form and amend it to better protect the character of established communities like Elbow Park and to support the residents who love and cherish this neighborhood.

Sincerely,

Garratt Hooker

Elbow Park Resident



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Dean

Last name [required] Brawn

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] Council

Date of meeting [required] May 6, 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 Park LAP

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

LAP has been well thought out



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First name [required]	Cindy
Last name [required]	Andrew
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]	Council
Date of meeting [required]	May 6, 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

WELAP Opposition Letter Cindy Andrew.pdf

ATTACHMENT_02_FILENAME

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

I would like to submit my comments in opposition to the West Elbow Communities Local Area Plan

April 28, 2025

Dear Mayor Gondek and Members of City Council,

I am writing to you to share my concerns regarding the proposed West Elbow Communities Local Area Plan (WELAP). I am a resident and homeowner of Elbow Park.

I was born and raised in Alberta and have lived in Calgary since 1992. I have lived in a number of areas of the city, including outlying areas, the beltline in both an apartment and then a condo, and now I have lived in Elbow Park for more than 10 years. As you are aware, the average price of a home in Elbow Park is higher than the average price of a home in Calgary. The higher price of homes in this area and what I paid for my home is based on the benefits specific to this community. We chose our home, and the Elbow Park community, based on the beauty of the area and the quality of life the area offered. It has beautiful tree canopy, many mature trees, beautiful park areas, quiet streets of single-family character and modern homes. Our backyard is private and feels like a sanctuary and adds to the value of our home and the quality of our life. We want to ensure our home, community and sanctuary is maintained. We worry the city blanket rezoning and the WELAP changes proposed will change all of that. We also worry our area will be forever changed in ways that negatively impact our quality of life and our investment. Higher building heights and increased density will result in loss of privacy and loss of sunlight for us and our neighbors with second and third stories facing directly into back yards. This will also result in a loss of space for trees and vegetation which are important, not only for privacy, but also for our environment, in a time when climate change is a top priority. We should be increasing the urban canopy, not decreasing it.

With the WELAP you are trying to increase the number of citizens in an area where many water pipes are 60+ years old and no plan or budget for replacing this old infrastructure. In 2024, most citizens were barely able to utilize water during the summer due to broken pipes and failing infrastructure. Adding housing density will undoubtedly cause more severe failures and tax our infrastructure significantly past its capacity.

With the WELAP you are increasing community noise, increasing traffic, creating parking congestion and impacting pedestrian safety in an area where these issues cannot be resolved through changes in infrastructure.

We have a city that is diverse, both culturally and economically. People have different preferences and requirements for living. It is important that we embrace this diversity and ensure that the city is welcoming to all and can provide a variety of neighborhoods to meet everyone's needs.

I understand and agree there is a need to provide additional affordable housing and increase our population density to meet the needs of a growing population. However, this should not be done at the cost of ruining the character and uniqueness of our existing communities. When you look at areas such as the beltline where I lived for over 15 years, this is designed for more density. The Beltline, East Village and University district already have high rise housing and have shown what successful densification can achieve. Densifying downtown and the area around the Stampede grounds will also bring positive effects to these areas. There are many similar areas that can achieve higher densification in a positive way, without affecting the quality of life in other communities. High rise buildings in these areas are an ideal solution to provide living spaces that are more affordable, ability to walk to work, easy access to transit, and less issues with parking. Planned well, these high-density communities can be vibrant areas with

amenities that make them attractive to live. The WELAP instead proposes to place 4 and 6-story buildings in existing character neighborhoods providing only minimal increases in population density while decreasing the livability for those already living there. Addition of traffic density, loss of privacy and impacts to the tree canopy will irreversibly change the character of these communities.

Additional densification can be incorporated when new subdivisions are being planned. All of the infrastructure, tree canopy, accessibility can be incorporate into the design to allow for appropriate new neighbourhoods to be incorporated into Calgary.

I really appreciate that the WELAP identifies heritage areas in order to maintain the charm of these areas. The problem is the WELAP allows for 4-6 story housing units to be built in these same areas designated as heritage areas. If the City want to honestly preserve Calgary's heritage, please don't pretend to do so and simply maintain the heritage requirements with single family dwellings.

I am very displeased with city council for making a decision to introduce blanket rezoning across the city in order to justify making affordable housing available across the city. While I agree with ensuring the city has affordable housing, it was clear that could be achieved without the blanket rezoning which was approved, despite a huge majority of the citizens of Calgary stating they did not agree with the rezoning. I thought citizens elected council members and the mayor in order to be represented and not be ignored or dismissed on mass. **Therefore, I would ask council to bring this decision back to its citizens for a vote during the municipal election this fall.**

I'm concerned the WELAP conflicts with the Municipal Development Plan (MDP). There are many notations in the MDP with respect to principles and requirements. To name just one, Section 1.4.6 states "All local areas plans must be consistent with the MDP: if not the MDP prevails" and the MDP falls under the Alberta Municipal Government Act which prevails if there is any inconsistency. Additionally, the MDP requires sensitive, compatible redevelopment that respects neighbourhood character, and as I have noted through my letter the WELAP fails to meet that requirement with the proposed higher density impacting existing neighbourhoods. Council inappropriately ignored the majority of citizens who disagreed with the city blanket rezoning. Now in considering specific community plans, Council should not be ignoring or breaching government acts.

I urge Council to reject the West Elbow Communities Local Area Plan in its current state and reconsider the plan to ensure our communities keep their unique character and are consistent with government acts. Consider carefully where densification should occur to create vibrant communities that are affordable and inviting. Ensure there is a range of options for homeowners and renters in the city. One size does not fit all in a city as diverse as ours. We need to ensure that our city keeps its unique character to ensure we continue to live in a world-class city.

Finally, I have heard indications that restrictive covenants on properties in Calgary are going to be ignored by the City of Calgary. **I expect the City and Council to respect restrictive covenants on properties as they are legal binding agreements.**

Sincerely,

Cindy Andrew
Home owner and resident
608 Lansdowne Ave SW, Calgary



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First name [required] David

Last name [required] White

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] Council

Date of meeting [required] May 6, 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, IP2025-0281

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME 25.04.29 CivicWorks - WECLAP Letter of Support.pdf

ATTACHMENT_02_FILENAME

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



460 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

2025.04.29

Attn:
Calgary City Council

The City of Calgary
800 Macleod Trail SE
Calgary, AB
T2P 2M5

Re:
Proposed West Elbow Communities Local Area Plan

Dear Mayor Gondek and Members of Council,

CivicWorks would like to express our support for the proposed *West Elbow Communities Local Area Plan* (LAP), scheduled for Council Public Hearing on May 6, 2025.

As a local planning and design studio dedicated to shaping our city's future, CivicWorks is deeply invested in the goals, vision, principles, and implementation of the *West Elbow Communities Local Area Plan*. Reflecting this commitment, we have actively participated in every phase of public and industry engagement – Envision, Explore, Refine, and Realize. Since Fall 2023, our team has engaged in numerous in-person and virtual sessions, including a formal role in the Industry Working Group, helping to guide the development of key growth concepts into refined maps and policy direction.

CivicWorks supports the proposed LAP's vision and principles, which consider the rich history of the West Elbow Communities and provide clear policy guidance on how these areas can continue to grow and evolve over time. The Plan thoughtfully balances the need for diverse housing options, improved parks and open spaces, safe and accessible mobility, climate resilience, and economic opportunities—creating a policy that responds to the changing needs of both current and future residents.

Lastly, we would like to thank City Administration, led by Peter Schryvers and Evan Goldstrom, for their valuable work in developing this Plan. We acknowledge their efforts and are thankful for the West Elbow Communities Planning team's professionalism, responsiveness, and engagement throughout the process.

Thank you for your time and consideration.

Sincerely,

CivicWorks Studio



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First name [required] Robert G (Bob)

Last name [required] Brawn

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] Council

Date of meeting [required] May 6, 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 Park LAP

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Dear Members of City Council,

I am writing to express my strong support for the West Elbow Park Local Area Plan (LAP). The vision outlined in the plan aligns perfectly with our group's investment goals, and the certainty of its approval will provide the necessary green light and stability for us to move forward immediately and develop a project in the WEP LAP area.

The thoughtful, well-structured engagement process surrounding the LAP has only strengthened our confidence in this initiative. Throughout this process, city planners and committees demonstrated professionalism, transparency, and a deep understanding of the needs of the community and the citizens of Calgary. We attended three of the four community engagement events and found the discussions to be insightful, forthright, and incredibly well thought out. Every question was answered thoroughly, showcasing the expertise of those involved reaffirming our belief in the strength of this plan.

With Calgary facing an increasingly low rental vacancy rate, responsible development in West Elbow Park is more crucial than ever. By approving the LAP, the city will not only support much-needed housing solutions but also foster the kind of stability that encourages immediate and responsible investment.

I urge council to move forward with this plan and solidify a future that benefits residents, investors, and the broader community alike. Thank you for your time and consideration, and I look forward to seeing this thoughtful LAP vision materialize.

Thank you.



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First name [required] Lindsay

Last name [required] Collison

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] Council

Date of meeting [required] May 6, 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

Appeal West Elbow LAP in Altadore.pdf

ATTACHMENT_02_FILENAME

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

Reference to the West Elbow Local Area Plan (LAP) – Page 123

- The West Elbow Local Area Plan (LAP) emphasizes the importance of “safe and convenient mobility,” specifically mentioning the need for “traffic calming measures” and “improved pedestrian crossing” (p. 123). The proposed development contradicts these objectives.

- By increasing vehicle traffic and on-street parking, particularly in the vicinity of 50th Avenue and 21st Street SW, the development poses significant risks to community safety. This is especially concerning for school children and young pedestrians who frequently cross in this area. Rather than supporting the LAP’s vision, this project undermines it by compromising pedestrian safety and exacerbating traffic congestion.

MDP Principles and Requirements

- Section 1.4.6: All local area plans must be consistent with the MDP; if not, the MDP prevails.

Section 2.2: Land use changes should reinforce neighbourhood character and stability.

Argument:

- Rezoning from RC-G (Residential – Contextual Grade-Oriented) to MU-1 (Mixed Use) introduces a significant departure from the existing low-rise, residential character of the neighbourhood.

- A 6-storey mixed-use building disrupts the established pattern of development and introduces commercial traffic, higher density, and greater noise, undermining neighbourhood stability.

- The proposal erodes the existing residential identity and stability of the area, which is contrary to the MDP’s emphasis on reinforcing—not transforming—community character.

Section 2.25: Intensification should be sensitive, compatible, and complementary to existing neighbourhoods.

Argument:

- The height and massing of a 6-storey building is not compatible with adjacent low-density dwellings and will result in:

- Overshadowing

- Privacy Concerns

- Parking and traffic congestion

- Strain on existing infrastructure and amenities

- This is not moderate or compatible intensification—it’s an abrupt and disproportionate escalation of density.

Section 2.3.2: Planning must respect and enhance neighbourhood identity and character, ensuring appropriate transitions and avoiding dramatic contrasts.

Argument:

- The proposed development does not represent a natural or respectful evolution of the neighbourhood.

- Introducing a commercial-residential structure of this scale creates a dramatic visual and functional contrast

- The proposal violates the MDP’s intent to ensure “appropriate transitions” and to avoid dramatic contrasts

Safety

Pedestrian and Child Safety Risks

- RC-G neighbourhoods have **narrow sidewalks or limited pedestrian infrastructure**.
- A 6-storey building with ground-floor businesses will increase foot and vehicle traffic, potentially putting **children walking or cycling to school or parks at risk**
- Delivery vehicles or customer parking in no-stopping zones can also **block visibility for pedestrians and drivers**.

Increased traffic Congestion and Risk of Accidents

- A higher density- development with commercial uses will **dramatically increase vehicle traffic**, including deliveries, customer vehicles, and resident cars
- Streets in RC-G zones are designed for low residential traffic—**not for frequent commercial access** or large vehicle turnarounds.
- This increases the risk of **Vehicle-pedestrian collisions**, especially near schools, parks, or crosswalks and **Traffic congestion at intersections**, creating blind spots or erratic driving behavior.

Emergency Access and Response Delays

- Larger buildings and denser populations require more complex fire and emergency services.
- Narrow streets with added parking or congestion may delay emergency response times, especially if parked vehicles reduce turning radius for fire trucks or ambulances. AND traffic is already bumper to bumper during peak times

DENSITY TARGETS:

- The MDP sets a goal of 33% of new development in established areas by 2039 and 50% by 2070. We are already close to the 2039 goal.
- The amount of new development is outrageous and needs to stop. There are vacant buildings downtown, curry barracks has apartment buildings being built. It is excessive the council should listen to the community- as we pay tax dollars and deserve to be heard.

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First name [required]

Gail

Last name [required]

Yester

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]

Council

Date of meeting [required]

May 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

ATTACHMENT_02_FILENAME

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

(1) Eighteen story towers are far out of scale for 33rd/34th Avenue SW in Marda Loop/South Calgary. It feels like the area is under attack by our own City!! The development at the Co-op needs to be scaled down to 6 or 7 stories. The newly proposed development on 34th and 22nd needs to be scaled down to 6 or 7 stories at most. This over-development has gotten out of control. This area used to be a special area but the overshadowing, congestion and traffic needs to be stopped. (2) I can't believe Walcott is trying to remove the shadow restriction. This is not right. The City should be thinking about the existing taxpayers who pay taxes and therefore the salaries of council and administration instead of trying to overcrowd renters into this area. (3) This City actually does NOT have a shortage of condos - if there isn't already, there is going to be a glut of them. Nothing about these new units is "affordable" - this narrative is false. All the city is doing is rewarding developer greed.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] Re: Public Submission, Council Meeting (May 6)
Date: Tuesday, April 29, 2025 9:06:26 AM

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ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Good morning,

I am trying to submit comments for the West Elbow Communities LAP Council agenda item on May 6, 2025 but the website's "submit" button is not visible on my device so I am unable to complete the form.

Below, is a text-only completion of the form information and my comments. Please let me know if you have any questions or if there is anything else I need to do.

Thank you,

Sam Hossack

- FOIP disclaimer, read and understood
-Endorsement disclaimer, read and understood

First Name: Sam
Last Name: Hossack
Pronouns: she/they

Meeting: Council
Date: May 6, 2025

Agenda Item: West Elbow Communities LAP

Comments: IN FAVOUR
Speaking as: an individual
Submitting: Comments

Comments:

Dear Council,

I am pleased to support this local area plan.

The proposed local area plan for West Elbow provides balanced support of development and

growth with maintaining the character and unique features of our neighbourhoods. Neighbourhood character is developed over time and through thoughtful planning that meets the needs of the current and future inhabitants of a neighbourhood. This plan allows West Elbow to build upon the foundation of some of Calgary's oldest communities while enabling current residents and future residents places to live, play, and work within the community. We build strong communities through change and the strategic vision of the West Elbow local area plan provides a strong direction for that change that supports the goals of the community within the vision of a greater Calgary.

As a member of the Heritage Guidelines working group, I want to make specific note of the Heritage Guidelines: these guidelines are a real achievement and do an incredible job balancing a lot of challenging variations and neighbourhoods within this LAP. West Elbow represents so many different eras and aspects of Calgary's heritage that it does not make sense to have a "one-size-fits-all" approach and I am very glad to see that the guidelines have found a way to honour this and balance what actually makes this such an historically interesting place - that it is so different and varied, reflecting the way Calgary has changed and continues to change as the people who live here change. There is often a tendency in heritage work to place too much emphasis and value on the nostalgia of an aesthetically pleasing product, rather than on the process of arriving at that product, or on the conditions that created it.

Heritage can't just be about a single point in time; the character of neighbourhoods come from the many contributing people and eras to a timeline of built forms. I am so pleased to see that the guidelines have managed to avoid raising a particular building type/approach/product onto a pedestal and have instead found a way to balance a respect for the choices and needs made by individuals and communities in the past with the choices and needs of contemporary Calgarians in West Elbow. It is through this balance that our communities continue to develop their heritage character.

Thank you for your consideration.



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First name [required] Michael

Last name [required] Bruni

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] Council

Date of meeting [required] May 6, 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

Submission to City Council West Elbow Communities Local Area Plan.docx

ATTACHMENT_02_FILENAME

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

My comments are attached and plan to attend as well to present it.

Submission to City Council for the West Elbow Communities Local Area Plan

We are residents within this Area Plan. As a lawyer I also have represented clients within this Plan. My wife and I own a residence on Elbow Drive that will be significantly impacted by this Plan. As well our law office is in Marda Loop which has endured incredible impacts due to the developments and construction. All of which has resulted in significant disruption especially with respect to accessibility and lack of parking. We have no reason to believe these impacts will unfortunately be a stigma attached to the community for years to come.

My understanding that in the normal planning process one looks to a Municipal Development Plan then to those that are Statutory Plans such as that of the West Elbow going to Council. After these Plans are approved then it is for their implementation through a Land Use Bylaw. I find it perplexing that the Land Use Bylaw was deliberated upon and approved by Calgary Council before this Statutory Plan. My experience as a chair of a SDAB points to this as the hierarchy of decision making in the planning decision making process. In effect all of this in my view connoting what happened in Calgary as the proverbial tail before the horse.

My interpretation of the Plan is its focus is on upzoning and density increase in the area. Such density increase is scattered throughout the area rather than it being centralized in certain parts that requires relevant and logical analysis. That in itself points to the need for further study especially relating to infrastructure capacities.

The consultation process in my opinion was not to get feedback to alter the Plan as the impression with the presentations it was a fait accompli and was just a matter of administration checking a box. All of which I find somewhat disconcerting given my years of experience with effective consultations.

Not only do I submit there should be further study I also submit it should be put to the electorate. Let me further explain to support this. I make reference to the King's Bench decision on blanket rezoning of Mr Justice Lema wherein he referred to a case with the concept that "...These concerns and desires of the landowners and other users.....[are] certainly understandable, but unfortunately raise *issues that must ultimately be decided in the ballot box...*" his emphasis added. This I respectfully submit is exactly the approach that should be taken with this Plan.

My respectful suggestion is that this be deferred as a critical issue for the electorate to decide upon in the upcoming municipal election. Further the issue of upzoning has not been put before the electorate and this would be the time to do so.

Although there still continues to be energy to defer to the judicial process for review, given Mr Justice Lema's reference this should be viewed as appropriate by this Council as an opportunity to put this to the candidates for the upcoming election which was not so with the past municipal election.

I submit this be deferred to after the municipal election and that further study be conducted.

Michael J. Bruni K.C.





Public Submission

CC 968 (R2024-05)

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First name [required] **Stuart**

Last name [required] **Craig**

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?

What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **May 6, 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 (WELAP) - May 6, 2025**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME West Elbow Local Area Plan Statement.docx

ATTACHMENT_02_FILENAME

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

West Elbow Local Area Plan Statement

Mayor and Councillors,

Congratulations on reaching the 4th Anniversary of your monumental blunder that has, like a cancer, invaded lives; from the Guidebook for Great Communities (isn't that a catchy title?) to the topic of discussion today – the launch of the West Elbow Local Area Plan. Over the course of these years, all that this (and the previous) mayor and predominance of council and administration has done is raise taxes, the ire of Calgary homeowners-residents and the bank balances of developers. As you have chosen to blithely ignore the good will and insight of Calgarians, it is long overdue that people use this forum to candidly express truths and frustrations that have been festering over the course of your misguided and disingenuous focus. We have listened to you long enough and now comes the time for YOU to listen (and it is hoped with some much needed empathy).

I and most other Calgary homeowners and taxpayers (other than the scourge of questionable developers) question why you are imposing yet another LAP on communities when you have taken no significant, much less fair, steps to truly engage residents and understand what makes their particular neighbourhoods tick. There has been no evident transparency, no sincerity much less any true form of engagement with the very neighbourhoods that you (and I include Administration) have foisted these abjectly misguided 'plans' upon. The Engage sessions, the "what we heards" have proven to be little else than expenditure of untold time and dollars – amounting to nothing more than a mockery of process, disrespect/disregard for public opinion and an utter lack of critical thinking.

What have you actually achieved on the housing front since you took office? The roads conditions and traffic detours border on the preposterous. We came disastrously close to losing water supply across the city last summer due. We have had occasions of imminent electrical grid failure warnings last summer and winter. **What in god's name has gone through the minds of mayor, council and administration?** Clearly little if no critical thinking. I feel quite certain – and direly so – that little to no medium-term let alone long-term thinking has been given to the impacts of your grandiose 'housing' plan. Your so-called experts (consultants and internal employees) have either irresponsibly fed you dangerously inaccurate/skewed advice or you have backed them into a corner where they will provide you with an opinion that, like your distorted thinking, is divorced from reality. Ultimately, it is those members in the horseshoe who carry responsibility.

West Elbow Local Area Plan Statement

So, to what do I compare thee? Well, I can think of no case other than the captain of the Costa Concordia who's showboating, grounding of his ship, the deaths of many individuals and his even more stunning dereliction of responsibility during the evacuation.

As you will have gleaned there has been nothing positive to say about the performance and plethora of irresponsible, dismissive and biased decision-making that has been demonstrated by Mayor, majority of council and the Planning and Development Department. I hope you can park your egos and sanctimony long enough to reflect on how you have failed most Calgarians. There is no recovery from or forgiveness for what you have done. I have nothing more to add than hoping you can feel humbled by what will be painful, revealing and honest feedback from the very citizens you recklessly abandoned. An utter disgrace and embarrassment is how YOU will be written into Calgary's history books.

Sincerely,

Stuart Craig



Public Submission

CC 968 (R2024-05)

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First name [required] Harsimer

Last name [required] Rattan

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] Council

Date of meeting [required] May 6, 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 (IP2025-0281)

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



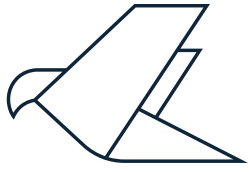
Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME EC Living - West Elbow LAP Letter-signed.pdf

ATTACHMENT_02_FILENAME

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



ec LIVING

City of Calgary
P.O. Box 2100, Station M
Calgary, Alberta
T2P 2M5

April 29, 2025

Attention: City Clerk's Office

West Elbow Communities Local Area Plan - May 6, 2025

Dear Mayor Jyoti Gondek and Members of City Council,

EC Living is pleased to express our support for the proposed *West Elbow Communities Local Area Plan* (LAP). As a trusted local builder, developer, and property manager, EC Living is committed to creating functional, innovative and inspiring communities across Calgary. In collaboration with our industry partners, we have developed — and continue to seek — opportunities to build new housing throughout the West Elbow Communities, including recent examples in Altadore, Bankview, Lower Mount Royal, Richmond, South Calgary, and Sunalta.

EC Living supports the LAP's vision, strategy and objectives, particularly its emphasis on supporting diverse housing options near transit, improving access to Main Streets, and promoting sustainable development practices. Through its comprehensive engagement process, the City has created a plan that welcomes investment and embraces opportunities for collaboration with the development community to encourage balanced growth at the neighbourhood level.

As Calgary continues to grow, a forward-looking, community-driven plan like the *West Elbow Communities LAP* is essential for guiding responsible development. We urge Council to approve the Plan and move forward with its implementation.

Thank you for the opportunity to provide feedback.

Regards,

A handwritten signature in black ink, appearing to read 'HARSIMER RATTAN'.

Harsimer Rattan

EC Living

www.ecliving.ca



Public Submission

CC 968 (R2024-05)

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First name [required] NAZIM

Last name [required] VIRANI

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] Council

Date of meeting [required] May 6, 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 (IP2025-0281)

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME WECLAP.Letter of Support_Sarina.20250429.pdf

ATTACHMENT_02_FILENAME

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

Sarina Developments Ltd.
107, 3360 16 St SW
Calgary AB
T: 403-249-8003
info@sarinahomes.ca

April 29, 2025

Attention: Calgary City Council
Re: Proposed West Elbow Communities Local Area Plan ('WECLAP', IP2025-0281)

Dear Mayor Gondek and Members of City Council,

On behalf of our team at Sarina, and many of the longstanding and quiet voices in our neighbourhood, we are in strong support of the proposed WECLAP, scheduled for the May 6, 2025 Public Hearing Meeting of Council.

We think this is a very well considered Plan that will guide growth in some of the most market attracted communities in Calgary's Established Area / Inner City. The WECLAP introduces policies that promote strategic growth along key corridors and around transit stations in the West Elbow area.

Sarina Homes have been developing and adding vibrancy within the WECLAP boundaries for almost 20 years, delivering over 500 homes, where new residents now call home. We are a small, local, family-owned business who have grown in step with much of the development landscape experienced within the West Elbow area.

We have a number of past projects and active applications within the West Elbow area and are fuelled by a passion for people and community; we believe the WECLAP joins the smarter growth movement and innovative urban design which will continue to define us as one of the world's greatest cities. A core principle of Sarina is a contribution to a lasting sense of Community, and in that endeavour we are kick-starting a non-profit public realm initiative 'LoCaYYC', starting in the Marda Loop area, to bring public realm installations along the Marda Loop Main Streets corridor. The initiative plans to enhance the groundwork laid by the City's Main Streets initiatives – the WECLAP is further tool that supports these innovative pursuits.

Sarina is very encouraged to see the progress made on the WECLAP, much needed Policy after previous delays and lack of Policy prioritisation for the area, which brought an unclear playing field for all stakeholders involved in development in the area, from Administration, through to Developers and residents – the added surety for the development trajectory of the area is beneficial to all.

Sarina has been engaged in working groups and events through each phase of public engagement, which started in Fall 2023, and prior stalled iterations of the WECLAP.

Sarina Homes supports the overall vision and principles of the WECLAP, including but not limited to:

- Housing for All
- Parks, Open Space and Natural Areas
- Daily Needs and Amenities
- Safe and Convenient Mobility
- Supporting development growth
- Creating livable communities
- Alignment with City-identified priority investments
- Economic development

We would lastly like to thank Administration and the Local Area Planning Team for their time and effort leading the process – transparent and open collaboration is necessary to continue in building world class neighbourhoods.

Regards,



Naz Virani, President



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First name [required] **Bob**

Last name [required] **van Wegen**

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] **Council**

Date of meeting [required] **May 6, 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

ATTACHMENT_02_FILENAME

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

Members of City Council:

The Marda Loop BIA is generally supportive of the West Elbow LAP as it impacts the Marda Loop BIA, with some caveats. Our comments are as follows:

- We are supportive of plans to complete the Main Streets work to 14th Street when funding is available. As a priority, we want to see the needed repair and improvement of 34th Avenue, including the extension of the multi-use path eastward
- We are supportive of improved mobility across Crowchild Trail on 33rd Avenue, including improved pedestrian and 5A connections. This will better connect businesses to residential development points west. For example, future customers at the Viscount Bennett "Minto" site are a convenient short distance from Marda Loop businesses on foot or bike.
- We support increased transit that should come with increased residential and business density, to help are workers, visitors and residents access Marda Loop. WELAP identifies the need for better east-west connections; as an example, a bus route that connected 4th Street/Mission and Marda Loop would be beneficial.
- We support adaptive re-use of character and heritage houses for commercial use. This has long been a characteristic of 34th Avenue, and has recently been enhanced by the emergence of a popular shopping area in the vicinity of 34th Avenue at 18th and 19th Streets. (This area was recently branded "No. 7 District: in honour of the old No. 7 streetcar route).
- We are generally supportive of the heights and land uses indicated in most of the BIA area.
- Our main remaining concern is about the 16-storey height limit along the north side of 34th Avenue between 21st Street and Crowchild Trail, due to the density and intensity this height implies. This is a constrained area, limited by the capacity of 34th Avenue and the intersections of 22nd and 21st Streets, and Garrison Gate SW, and the dead-ending of 34th Avenue. Our recommendation is that the height here be 12 storeys, the same as the adjacent Safeway site, which has similar issues.
- Note, we do not have a concern with the 16-storey height in the block between 20th and 21st Street; the proximity to 20th Street SW, and a less encumbered and more complete grid of streets at this location makes this block more suitable for projects of that scale.

Thank you for your consideration.



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

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First name [required] **Kim**

Last name [required] **Tumbach**

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] **Council**

Date of meeting [required] **May 6, 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**

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing to state my opposition on the welap proposed plans. Outlined below are my reasons for opposing this proposed plan:

- school capacity: where is the plan to build more schools. How will local schools accommodate population increase?
- old structures (plumbing, electrical, etc): how will the city be able to accommodate increased population with current water restrictions?
- EV: with federal mandate on EVs where will these vehicles be charged? Will cords be on sidewalks, roads creating safety concerns?
- crime and fire: higher density creates more crime and opportunities. No plans to increase police or fire presence. Who will manage this?
- tree canopy: removal of 50 plus year trees does not along with cities goal of 16% tree canopy. We are already well below the goal



Public Submission

CC 968 (R2024-05)

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First name [required] Sharon

Last name [required] Nettleton

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 6, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Local Area Plan

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME SN WELAP.pdf

ATTACHMENT_02_FILENAME

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

Tuesday April 29, 2025

To: City of Calgary Council
Re: The Public Hearing on the West Elbow Local Area Plan

Thank you for the opportunity to provide advice/comment to Council on the Draft Document of the West Elbow Local Area Plan (WELAP) for Growth and Development.

The draft WELAP document takes on a much more comprehensive form than when first introduced to our unique communities many months ago. The dedicated work of City of Calgary planners and staff and the dozens of community volunteers and citizens who rose up to lead from our neighbourhoods in this challenge of collaboration, are to be enormously thanked. Without doubt, this process of sharing expertise, a commitment to opportunities to listen and learn from each other, and with community persons actively participating in the process, resulted in this more complete planning document.

While more robust in many areas (i.e., how to retain heritage, the importance of parks, greenspace, tree canopy; the necessity to plan for and protect supporting infrastructure – electricity, buildings for schools, health care, hospitals, recreational facilities etc.), the draft document is still very much lacking in how this LAP and others will be implemented.

With an upcoming election this Fall, and given the importance of this becoming a statutory document, I feel strongly that it is incumbent upon this Council **NOT TO APPROVE THE PLAN AS YET.**

I would strongly recommend that Council:

1. Complete this hearing process and continue to listen to the ideas, concerns and suggestions of citizens and City planners, other experts and staff that will advance the plan going forward;
2. Pause the approval of this document and the WELAP until after the municipal election in the Fall 2025;
3. Focus attention and resources in this next quarter, in a similarly engaged community process, to flesh out the needed detail for the processes of implementation of this and all Local Area Plans going forward;
4. Use a variety of existing leaders in the community alongside City planners and City staff, and other experts to develop this implementation plan and make recommendations to Council so that the implementation process is also: community-minded, fair, less bureaucratic, resource friendly, timely, flexible, and innovative.

Thank you.
Sharon Nettleton
(30+ year resident and active community member of Scarborough)



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First name [required]	Lisa
Last name [required]	Russell

How do you wish to attend?

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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	May 6, 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 (IP2025-0281)
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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 Unitii Corp - West Elbow Communities Local Area Plan (IP2025-0281).pdf

ATTACHMENT_02_FILENAME

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

Lisa Russell & Jason Fleury Submission on behalf of Unitii Corp - West Elbow Communities Local Area Plan (IP2025-0281)



Calgary City Council
Calgary City Hall
800 Macleod Trail SE
Calgary, Alberta
T2G 5E6

April 28, 2025

Re: West Elbow Communities Local Area Plan (LAP)

On behalf of Unitii, we would like to express our support for the West Elbow Communities Local Area Plan (LAP). As a Calgary-based real estate investor and developer rooted in creating a sense of community and belonging, the West Elbow Communities LAP is a step forward in shaping a more connected, sustainable, and equitable city.

At Unitii, we are committed to building thoughtful spaces where people can thrive together. The LAP reflects many of the same principles that guide our work – creating homes for all in walkable, livable neighbourhoods. These principles are vital to ensuring that Calgary remains vibrant as it continues to grow.

We appreciate The City of Calgary's approach to engagement with its industry partners throughout the planning process. The LAP's policy direction, particularly around sustainable community growth, was guided by comprehensive engagement to develop communities that are functional, foster interaction and collaboration, and create a sense of belonging.

We encourage City Council to adopt the West Elbow Communities LAP and to continue advancing strategies and tools that support local builders and community partners in bringing the plan to life in meaningful and inclusive ways.

Thank you for your time and dedication to shaping Calgary's future.

Sincerely,

Lisa Russell & Jason Fleury
Co-Founders

unitii.ca



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First name [required] **Chris**

Last name [required] **Edwards**

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What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **May 6, 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**



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

CHI comments on West Elbow Communities Local Area Plan_04292025.pdf

ATTACHMENT_02_FILENAME

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

The Calgary Heritage Initiative is happy to comment on the West Elbow Communities Local Area Plan. Please see the attached letter.



April 29, 2025

Re: West Elbow Communities Local Area Plan

Mayor and Council,

The Calgary Heritage Initiative Society (CHI) would like to relay our support of the West Elbow Communities Local Area Plan, particularly the Heritage Guideline Area component.

The Heritage Guideline Area is another policy to add to the list of heritage tools and incentives offered by the City of Calgary. While not directly protective on its own, it identifies potential historic districts and adds some additional care and attention requirements when redevelopment occurs within those areas. This helps publicize the specialness of these areas to the public and in combination with the Heritage Designation and the Direct Control Heritage Area programs might focus and increase designations within. Calgary, while 150 years old, currently has no protective heritage districts, with the Stephen Avenue National Historic District being honorary only, with many of the buildings within without any protection. This is another step towards improving that situation.

Naturally architectural guidelines require adherence to be effective. Past Area Redevelopment Plans have often included some consideration for heritage communities, but they have not always been followed, sometimes due to the age of the ARP. With this new LAP we would ask council to ensure that the planning department is ready and willing to apply them to development applications within the Heritage Guideline Areas.

Thank you

Chris Edwards
President,
Calgary Heritage Initiative Society



Public Submission

CC 968 (R2024-05)

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First name [required] **Melanie**

Last name [required] **Todd**

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What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **May 6, 2025**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **I can't find the agenda for this meeting. I undertand it's a Public Hearing**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

WELAP Input for City Council - Marda Loop and area.pdf

ATTACHMENT_02_FILENAME

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

We are opposed to the WELAP as it is currently written and urge Council to refer the West Elbow Local Area Plan back to administration to do proper community engagement.

Dear Mayor Gondek and Members of Council,

We are writing to express our views on the proposed West Elbow Communities Local Area Plan (WELAP). We are concerned that the WELAP may conflict with the Municipal Development Plan (MDP). The MDP requires sensitive, compatible redevelopment that respects neighbourhood character, and the WELAP fails to meet that requirement with the proposed higher density impacting the existing neighbourhoods. As residents of Marda Loop, Garrison Woods, South Calgary and Altadore, we are concerned about the following:

- Lifestyle Preferences and Community Character

- We chose to live in our neighbourhoods because of the mature trees, quiet streets, and preponderance of single/semi-detached homes.
- The WELAP will detract from our quality of life with increased noise, traffic and construction disruption, and changes to the look and feel of our community.
- The WELAP allows for 16 storey plus buildings along 33rd Avenue, which will result in a loss of privacy and sunlight for our neighbours. Shadowing is a safety issue in winter with the formation of ice on the affected sidewalks and roadways.
- We appreciate the need for more housing inventory but would like to see the community densify over time, with slow, organic growth that matches the community character already defined by the city. World class liveable cities are made up of unique character neighbourhoods where people gather outside and enjoy amenities.
- The current proposed plan claims that it will “ensure new development within heritage-rich areas is contextually sensitive” (WELAP, P.6, Historic Places and Spaces). However, many of the proposed changes, such as allowing for 16 storey plus buildings, is not consistent with maintaining the style and character of heritage rich areas. While increasing the capacity of the neighbourhoods is important to address the growing population of the city, such changes are far too drastic and would have a negative impact on the neighbourhood and detract from its historical value.

- Infrastructure Capacity

- We are concerned about the age and capacity of water, sewage, and electrical infrastructure with the scale of development proposed.
- There was insufficient water for citizens last summer due to aging infrastructure, and the pipes in our area are 60+ years old.
- We are concerned about area school capacity, parking congestion and pedestrian safety.
- We are concerned about dramatically increased traffic, particularly on 33rd Avenue which is already a high traffic area. The Main Streets project has widened sidewalks on both sides of the street, narrowing the roadway and decreasing vehicle flow.

- We are concerned that the mass transit plans for the area are already years behind the current density and will not support the influx of people in the proposed highrise towers.
- Although it is important for communities to be walkable, this development fails to address the compression of vehicular traffic within the communities which has resulted in inconvenient and unsafe traffic conditions. Additionally, this poses a safety hazard in cases of emergency, creating difficulties for emergency vehicle access and proper evacuation routes. The plan also fails to provide adequate and functional public transportation which only disincentivizes its use and encourages vehicular traffic.
- Urban Canopy and Environment
 - We are concerned about the removal of mature trees and the importance of trees for CO2 reduction, water absorption, shade, and wildlife. The presence of mature trees is something special that drew us to our neighbourhoods.
 - The current plan does not provide an adequate amount of public use spaces or usable facilities for citizens to actively engage with their neighbourhood.
 - The proposed plan would result in the destruction of existing mature trees when Calgary's urban canopy is only at 8%, below the city's stated goal of 16%.
 - The current proposed changes do not provide enough public parks and natural areas, which are vital to maintain proper biodiversity and provide access to public spaces for the population.
- Public Engagement and Response
 - City engagement seems geared to appearing to do the right thing without taking current residents' feedback into account.
 - We do not feel that our input has been heard or reflected in the WELAP due to the drastic changes it proposes which would detract from the neighbourhoods' character and stability.
- Conflict with Statutory Plans
 - The Calgary Plan has not been approved by Council therefore the Municipal Development Plan (MDP) remains the governing statutory document.
 - The WELAP conflicts with the MDP, which, under the Alberta Municipal Government Act (MGA), prevails in any inconsistency as per Section 638(4).
- MDP Principles and Requirements
 - Section 2.2: Land use changes should reinforce neighbourhood character and stability. For residents of the Marda Loop area, the WELAP allows for well over 16 storeys building height on 33rd Avenue, which will destroy the neighbourhood character and village feel, with the current height of buildings at 6 storeys.
 - Section 2.25: Intensification should be sensitive, compatible, and complementary to existing neighbourhoods. Buildings of 16 storeys and higher will mean a loss of privacy and sunlight for our neighbours, a decreased amount of parking, high

traffic congestion, and hazardous road conditions especially in cases of emergency.

- Section 2.3.2: Planning must respect and enhance neighbourhood identity and character, ensuring appropriate transitions and avoiding dramatic contrasts. There will be a massively dramatic contrast between 16 storey plus buildings and the current 6 storey buildings.
- Section 3.5.1 and 3.5.3: Support for low-density residential character, moderate intensification, and focusing redevelopment in activity centres. Development such as The Henry Block and The Elizabeth Block are great examples of low-density residential character, not 16 storey plus buildings.

- Density Targets

- The MDP sets a goal of 33% of new development in established areas by 2039 and 50% by 2070; Calgary is already close to the 2039 goal.
- How much additional density is appropriate without undermining stable neighbourhoods and MDP objectives?

We urge Council 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. As residents we 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,

Pola Paschuk, Mandara Nagaraj, Melanie Todd, Tannis Dueck

We have 100 supporters of this letter and counting (our petition only went live on April 28th) garnered from our petition on Change.Org (link below). For a full list of names please contact [REDACTED].

<https://chnq.it/Zk2HDX7xsd>



Public Submission

CC 968 (R2024-05)

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First name [required]

Sue

Last name [required]

Parker

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

May 6, 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 WELAP opposition.docx

ATTACHMENT_02_FILENAME altadore amendment.png

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

As per my letter included, I request that the plan go back to the community for meaningful public engagement. At a minimum two amendments need to be made. 1. The building scale classification between 50th Avenue SW and 49th Avenue SW and the blocks of 22nd ST and 20th ST SW should remain as 3 story to be consistent with its designation as "Local Neighbourhood" (on the same WELAP document) and not allow creep of 50th Avenue development into the residential neighbourhood. 2. The building scale for 50th Avenue between 22nd ST SW and 20th St SW should be 4 story at a maximum and not 6 story due to the significant congestion in the area and the need for safe and efficient exit and entry into the community. Thank you.

To: Mayor Gondek and Calgary City Councillors
Re: Concerns Regarding the West Elbow Communities Local Area Plan (WELAP)

April 28, 2025

Dear Mayor Gondek and Members of Council,

I am writing as a concerned resident of south Altadore to express my strong opposition to the current form of the West Elbow Communities Local Area Plan (WELAP). While I support thoughtful city planning and sustainable growth, I believe the WELAP, as proposed, poses a serious threat to the quality of life in our community and has not involved meaningful, transparent public engagement.

My family chose to live in Altadore because of its urban location, quiet streets, mature trees, and the balance of single- and semi-detached homes. It is a neighbourhood that offers privacy, natural light, and space for gardening, pets, and children to safely play outdoors. The community has a distinct character that fosters a sense of belonging and well-being. WELAP's proposed density changes—particularly the inclusion of four-story and six-story developments in primarily single-detached and semi-detached residential areas—would dramatically alter this character. There appears to be no desire to maintain any areas of single detached or semi-detached homes in this community.

I am concerned about the impact on privacy, sunlight, and mental health. Taller buildings would bring increased shadowing and noise, changing the look and feel of our streets. The loss of backyards and green space would limit outdoor enjoyment for families and pets. These changes are not just aesthetic—they affect our daily lives and well-being.

From an infrastructure perspective, Altadore's water, sewage, and electrical systems are aging, with many pipes over 60 years old. We already experience low water pressure and occasional service issues. Adding significantly more density without addressing these underlying problems is shortsighted. There are also valid concerns about traffic, school capacity, parking congestion, and pedestrian safety—especially for children walking to nearby schools. I am also aware of fire safety risks noted by the Calgary Fire Department regarding increased density, which must be taken seriously.

Another major concern is the environmental impact. The city's urban canopy sits at just 8%, far below Calgary's stated goal of 16%. Trees play a critical role in reducing carbon emissions, offering shade, and supporting biodiversity. We should be working to protect and grow this canopy—not threatening it with development that prioritizes density over sustainability.

Equally troubling is the public engagement process. While the City hosted sessions, distributed feedback booklets, and formed working groups, many residents, myself included, feel these efforts were more performative than participatory. Our input has not been meaningfully reflected in the final plan.

My wish is that WELAP not be approved in its current form and instead be sent back for genuine, comprehensive community engagement, not just a box-ticking exercise.

At a minimum, I respectfully request that the following amendments be made:

1. The three blocks between 50th Avenue and 49th Avenue SW, and between 22nd Street and 20th Street SW, are currently identified as “Neighbourhood Local” in the proposed urban form. However, the entire block from 50th to 49th Avenue is also noted as allowing a building scale of four-storey properties. This makes no sense, as these blocks consist primarily of new single- and semi-detached homes and are a cohesive part of our community. There is no clear rationale for such an aggressive upzoning here on these three blocks, and I strongly oppose the creep of 50th Avenue development into our residential interior streets.
2. Although 50th Avenue is designated as a Community Corridor in WELAP, the stretch between 22nd Street and 20th Street SW is already severely congested, often backing up onto northbound Crowchild trail on the east bound side or backing up beyond the 4 way stop at 20th Street on the westbound side. This is due in part to the proximity of a high school with approximately 1,500 students, and other nearby schools. The planned expansion of Glenmore Athletic Park will further exasperate this congestion. With 33rd and 34th Avenues being redesigned for pedestrian use, 50th Avenue has increasingly become a critical east-west access route for residents. Given the geographic constraints—Glenmore Trail on one side and the Reservoir on the other—our community has few exit points. Adding more density and potential commercial development along 50th Avenue will worsen congestion and make it even more difficult for residents to enter and exit the community safely and efficiently. I respectfully request that the 50th Avenue Corridor in this area be restricted to 4 story development without commercial development.

(Please see attached files identifying these locations and requested amendments.)

I urge City Council to slow down, reconsider, and truly listen to the people who live in and love these communities. Please ensure that any future plan preserves what makes our neighbourhoods liveable while responsibly addressing the city’s growth.

Sincerely,

Sue Parker



Public Submission

CC 968 (R2024-05)

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First name [required] Nicola

Last name [required] Reynolds

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 6, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Input to Calgary City Council on the 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 express my views on the proposed West Elbow Communities Local Area Plan (WELAP). As a resident of Altadore, I'm concerned about the proposed densification, proposed building heights and the character of our community being irrevocably altered and the very qualities that drew us here being eroded.

I'm concerned about:

- Increased congestion. This not only disrupts the tranquility of our streets but also poses significant challenges to our aging infrastructure. Many of our water, sewage, and electrical systems are over 60 years old and are struggling to cope with the added strain. Issues such as water pressure fluctuations, broken pipes, and flooding are becoming more frequent, and the capacity of our local schools is being stretched to its limits.
- The loss of mature trees. These trees aren't just a beautiful part of the urban landscape; they play a critical role in providing shade (reducing the urban heat island effect), reducing carbon dioxide levels, absorbing water and supporting local wildlife. Calgary's urban canopy is already below the city's stated goal, and further loss will only exacerbate environmental issues.
- Privacy diminishing, shadowing and loss of sunlight impacting mental health due to increased building height.

It is crucial that our voices are heard and that the plan is reconsidered to preserve the unique character and livability of our neighborhood. Please care for existing residents who call these spaces home and do not want to see their neighbourhoods changed dramatically by plans to cram as many units as possible onto a lot or into the sky.

I am also concerned that the WELAP may conflict with the Municipal Development Plan (MDP). The MDP requires sensitive, compatible redevelopment that respects neighbourhood character, and the WELAP fails to meet that requirement with the proposed higher density impacting the existing neighbourhoods.

I urge Council to amend the plan and consider the concerns of Calgarians living in the West Elbow Communities.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk’s Legislative Coordinator at 403-268-5861, or City Clerk’s Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station ‘M’ 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

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]	Dennis
Last name [required]	Plintz
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 Community Development
Date of meeting [required]	May 6, 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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

LETTERHEAD.pdf

ATTACHMENT_02_FILENAME

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

Dear Members of City Council,

I'm writing in support of the West Elbow Communities Local Area Plan (LAP) as a land-owner within the plan area. I intend to develop my land in alignment with the proposed policies in the plan.

Having followed the LAP process, I've appreciated the collective and inclusive approach taken by the local area planning team. As someone who's been part of this community and city for a long time, that hasn't always been my experience in the past—so thank you.

I support the proposed plan. I believe it reflects the interests of a broad group of stakeholders and lays out a far better development framework for future projects in our growing city.

My goal is to provide additional housing options for Calgarians, especially now during a time of real housing pressure. We've explored development opportunities on this land in the past, but have faced roadblocks—despite the location being ideal, with excellent access to transit, schools, shopping, and downtown. As a resident myself, and with family living in the community, I've seen firsthand how limited housing options—especially for immigrants and new families—make it difficult for people to establish themselves here.

Approving the West Elbow Communities LAP will provide the clarity and certainty needed to move ahead with thoughtful, responsible investment in the area.

I encourage Council to approve the plan at the May 6 Public Hearing. Further delays will only slow down the addition of much-needed housing.

Positively,
Dennis



**DP Ventures Inc &
Plintz Real Estate
Century 21 Masters**
346 23 Avenue SW
Calgary, AB T2S 0J2
403.612.9944
Plintz.com

Dear Members of City Council,

I am writing in support of the West Elbow Communities Local Area Plan (LAP) as a landowner within the plan area. I intend to develop my property in alignment with the proposed policies outlined in the plan.

Having closely followed the LAP process, I appreciate the collective and inclusive approach taken by the local area planning team. As someone who has been part of this community and city for a long time, I can say this hasn't always been my experience in the past—so thank you.

I fully support the proposed plan. It reflects the interests of a broad range of stakeholders and establishes a far stronger framework for future development in our growing city.

My goal is to provide additional housing options for Calgarians, particularly during this period of real housing pressure. We have explored development opportunities on this land in the past but faced roadblocks—despite the location being ideal, with excellent access to transit, schools, shopping, and downtown. As a resident myself, with family also living in the community, I have seen firsthand how limited housing options—especially for immigrants and new families—make it difficult for people to establish themselves here.

Approving the West Elbow Communities LAP will provide the clarity and certainty needed to support thoughtful, responsible investment in the area.

I encourage Council to approve the plan at the May 6 Public Hearing. Further delays will only slow the addition of much-needed housing.

Positively,

A handwritten signature in blue ink that reads "Dennis Plintz" with a long horizontal flourish extending to the right.

Dennis Plintz





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First name [required]

Miles

Last name [required]

Cook

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]

Council

Date of meeting [required]

May 6, 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 LAP

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)

Specifically referencing the concerning proposal to remove the shadow policy for 33 ave. As community members for 16+ years we have watched Marda Loop evolve. Change can be a wonderful thing. Diversity in architecture included. However, these proposals ignore the extensive years of consultation with the community regarding previous (and recent) Main Street plans that had 4 storey buildings on 33rd. Removing shadow policy impacts nearby residents and small business negatively that will exist in the shadow of a new building that dwarfs those around it. We wish the city would stop making unilateral decisions in favour of developers without listening to what the people make this area home have to say. Build apartments there —mindfully to those around it.



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Support for West Elbow Communities Local Area Plan.pdf

ATTACHMENT_02_FILENAME

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

Dear Members of City Council,

I am writing to express my strong support for the West Elbow Communities Local Area Plan (WELAP). As an actively engaged resident who attended all the working group sessions, I appreciated the opportunity to contribute to a collaborative and thoughtful planning process. While no plan is perfect, I believe this LAP offers a solid framework for sustainable, balanced, and much-needed growth in our communities.

One of the plan's greatest strengths is its strategic approach to densification. By focusing increased density along key corridors such as 17 Ave, 14 Street, 33 Ave, and near the Sunalta and Erlton LRT stations, while maintaining the character of established low-density areas as "Limited Scale/Neighbourhood Local," the plan strikes a smart balance between accommodating growth and preserving neighbourhood identity.

I'm especially encouraged by the expanded flexibility for small-scale commercial and home-based businesses—particularly in our neighbourhood of Bankview, where we currently rely heavily on adjacent communities for essential services. These changes will enhance local vibrancy and walkability, making it easier for residents to access amenities close to home and helping to foster stronger community connections. One of the reasons my family chose to live in this area was its walkable access to shops, restaurants, and cultural spaces—benefits that will only grow through the thoughtful and targeted densification outlined in the WELAP.

Even recently, the City has invested in revitalizing the aging park space in Buckmaster Park, an initiative that aligns with and advances several key priorities identified in the current plan. Enhancing public spaces like this contributes directly to the community-focused, livable vision the WELAP promotes.

The working group sessions were inclusive and constructive, with small-group discussions ensuring a wide range of perspectives were heard. Although I may not agree with every detail of the final document, I respect the process and see the resulting plan as a pragmatic path forward.

As someone involved in a local development committee, I've seen the challenges that arise from inconsistent planning frameworks. Too often, poor-quality developments move ahead due to unclear guidelines. This plan provides a clearer, more cohesive vision that will help guide better, more diverse, and higher-quality projects in our communities. Additionally, one of the important hopes within the West Elbow Plan is to increase the urban canopy by providing clearer direction to developers around the use of a diverse range of tree species. Strengthening our urban forest will improve the quality and livability of our neighbourhoods for generations to come.

Thank you for your time and consideration. I urge the City Council to approve the West Elbow Communities Local Area Plan so our neighbourhoods can grow thoughtfully, equitably, and in alignment with our shared values.