



# West Elbow Communities Local Area Plan

IP2025-0281  
2025 April 02

ISC: Unrestricted

West Elbow Communities Local Area Plan

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

MAY 06 2025

ITEM: 7.3-2 IP2025-0281  
Distrib-Revised Attach 8  
CITY CLERK'S DEPARTMENT



## RECOMMENDATION(S):

That Infrastructure and Planning Committee:

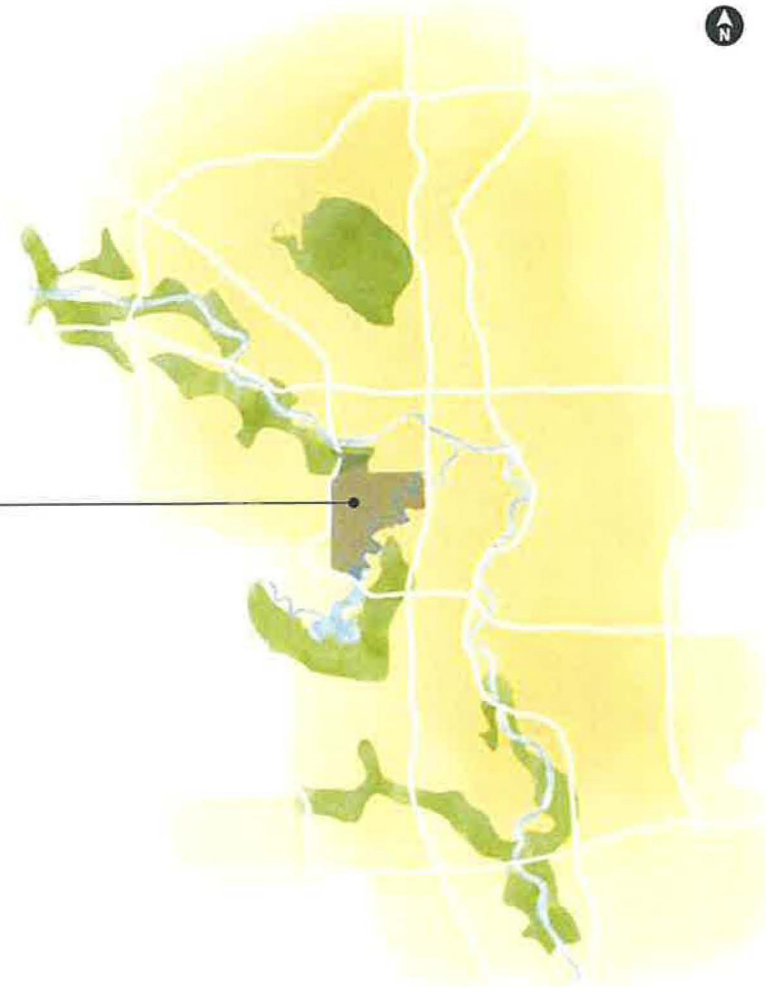
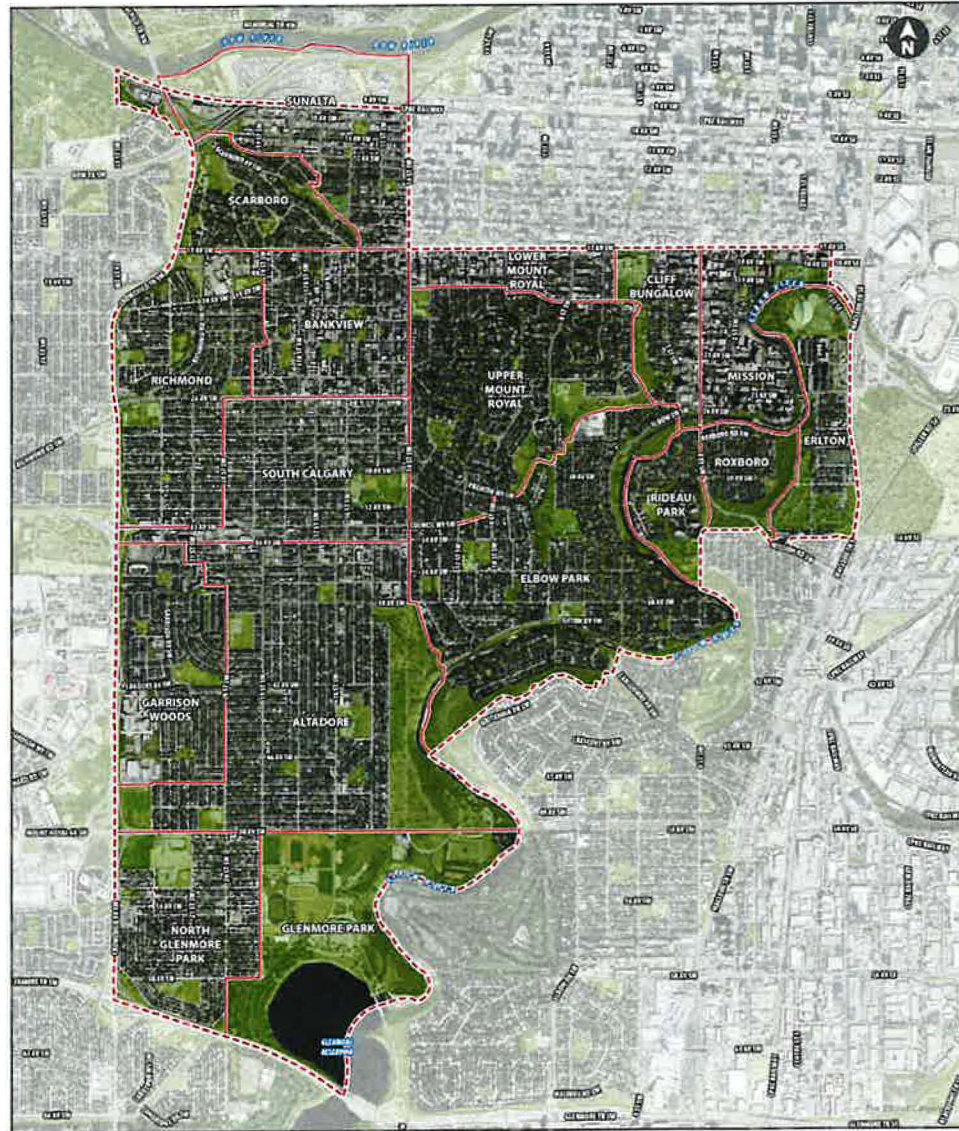
1. Forward this Report to the 2025 May 06 **Public Hearing Meeting of Council**; and

That Infrastructure and Planning Committee recommend that Council:

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



# Context



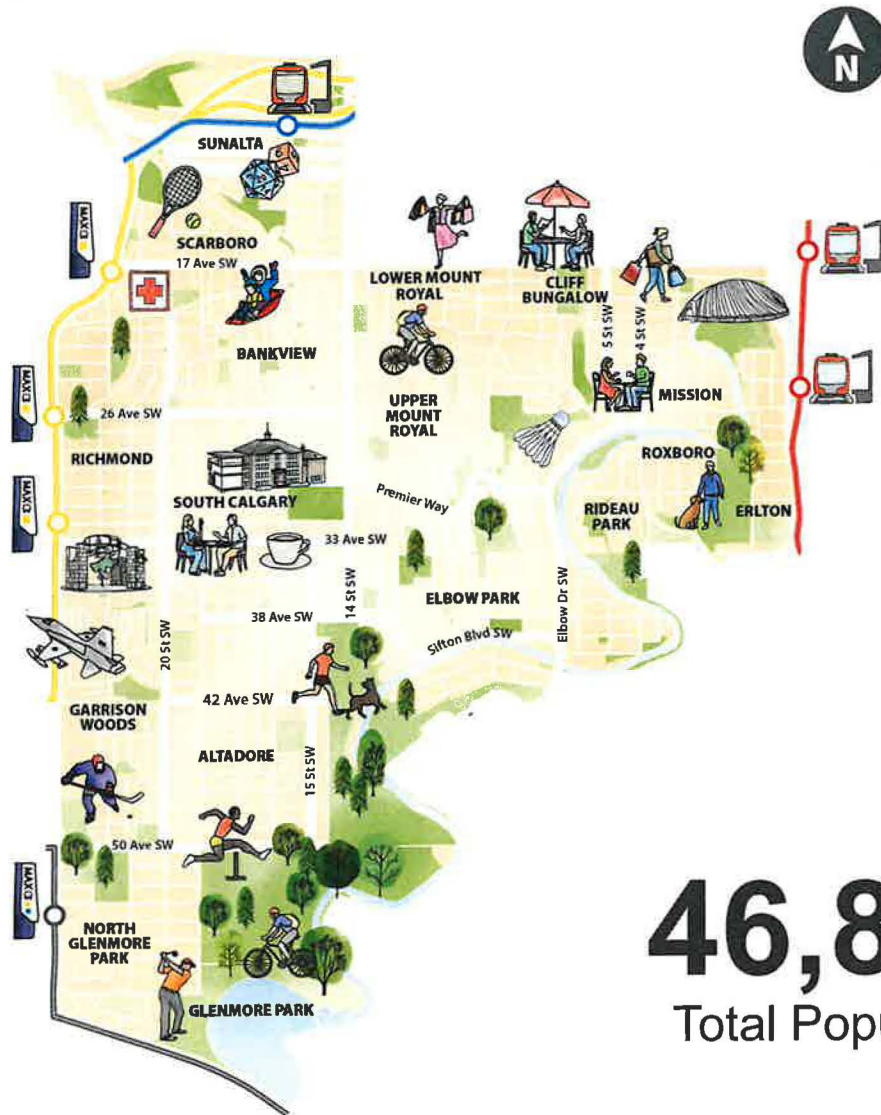


# Past Communities





# Present Communities



## 16 Communities

**46,821**  
Total Population

Altadore  
Bankview  
Cliff Bungalow  
Elbow Park  
Erlton  
Garrison Woods  
Lower Mount Royal  
Mission  
North Glenmore Park  
Scarboro  
South Calgary  
Sunalta  
Richmond  
Rideau Park  
Roxboro  
Upper Mount Royal

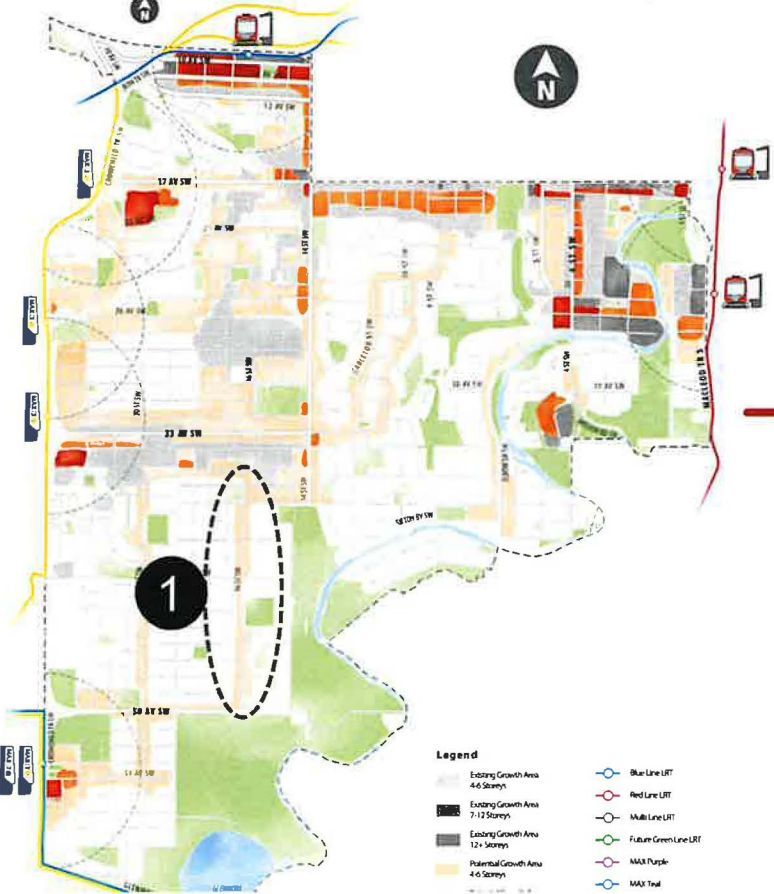




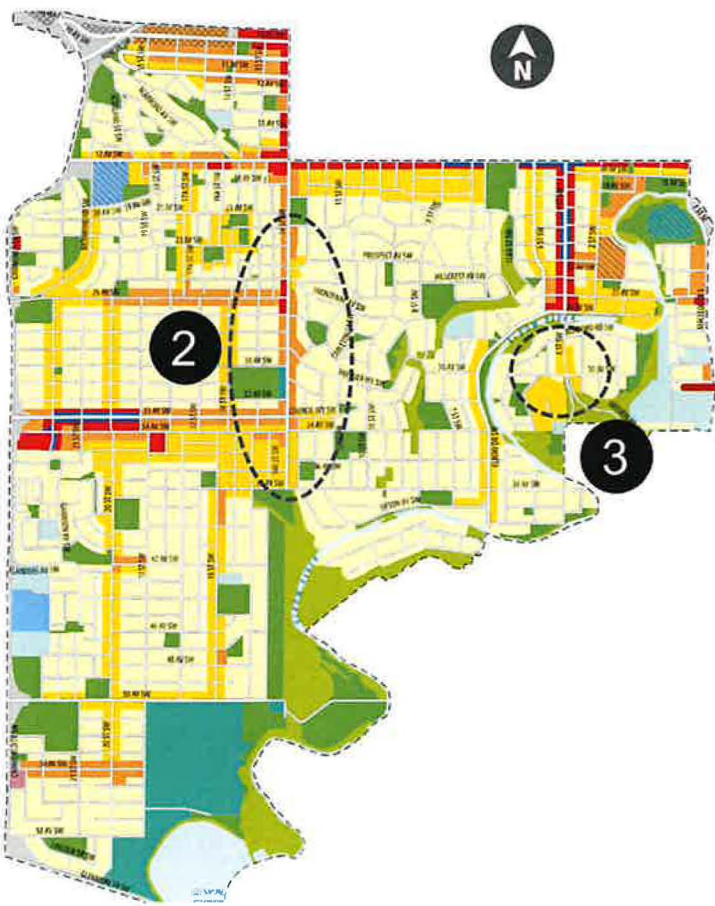


# Urban Form Map Evolution

Phase 2 Key Growth Concept



Phase 3 Urban Form Map



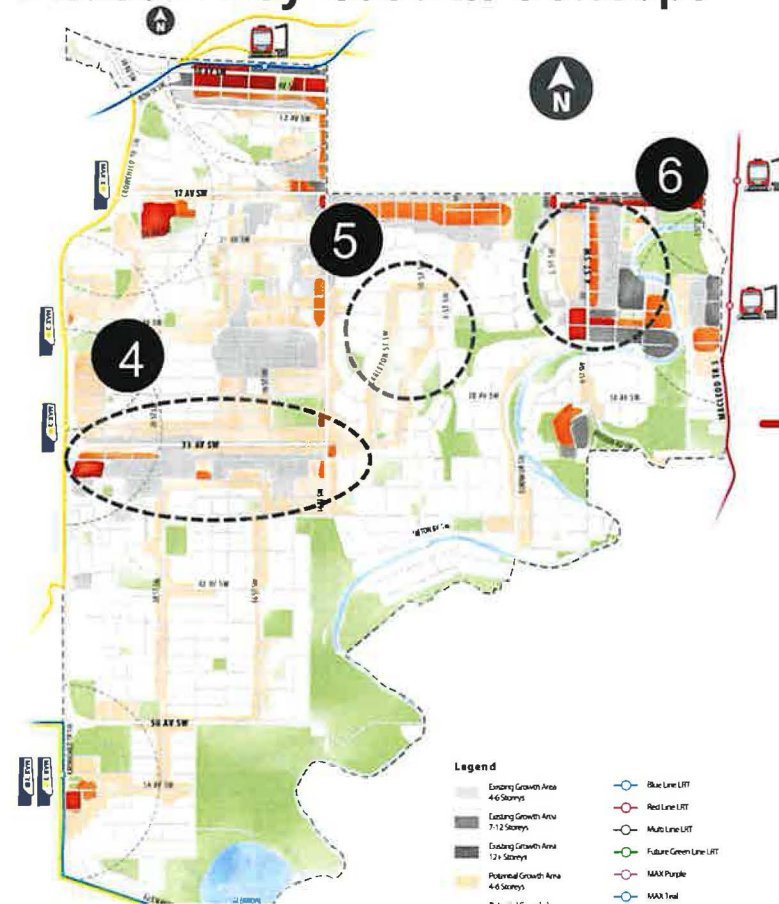
Phase 4 Urban Form Map





# Building Scale Map Evolution

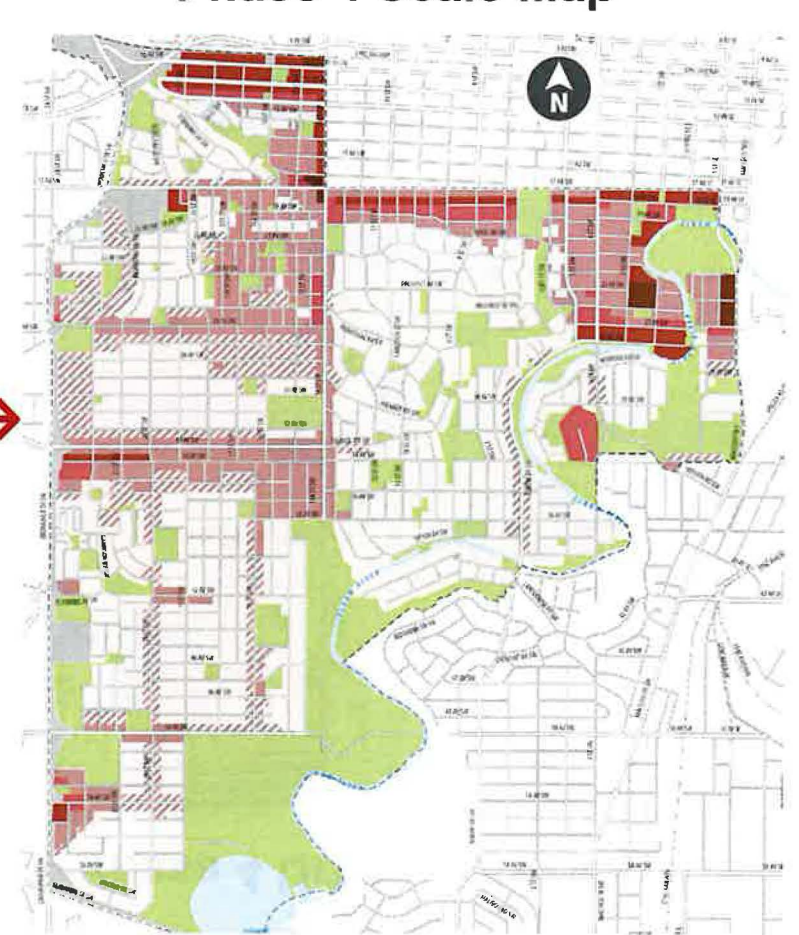
Phase 2 Key Growth Concept



Phase 3 Scale Map

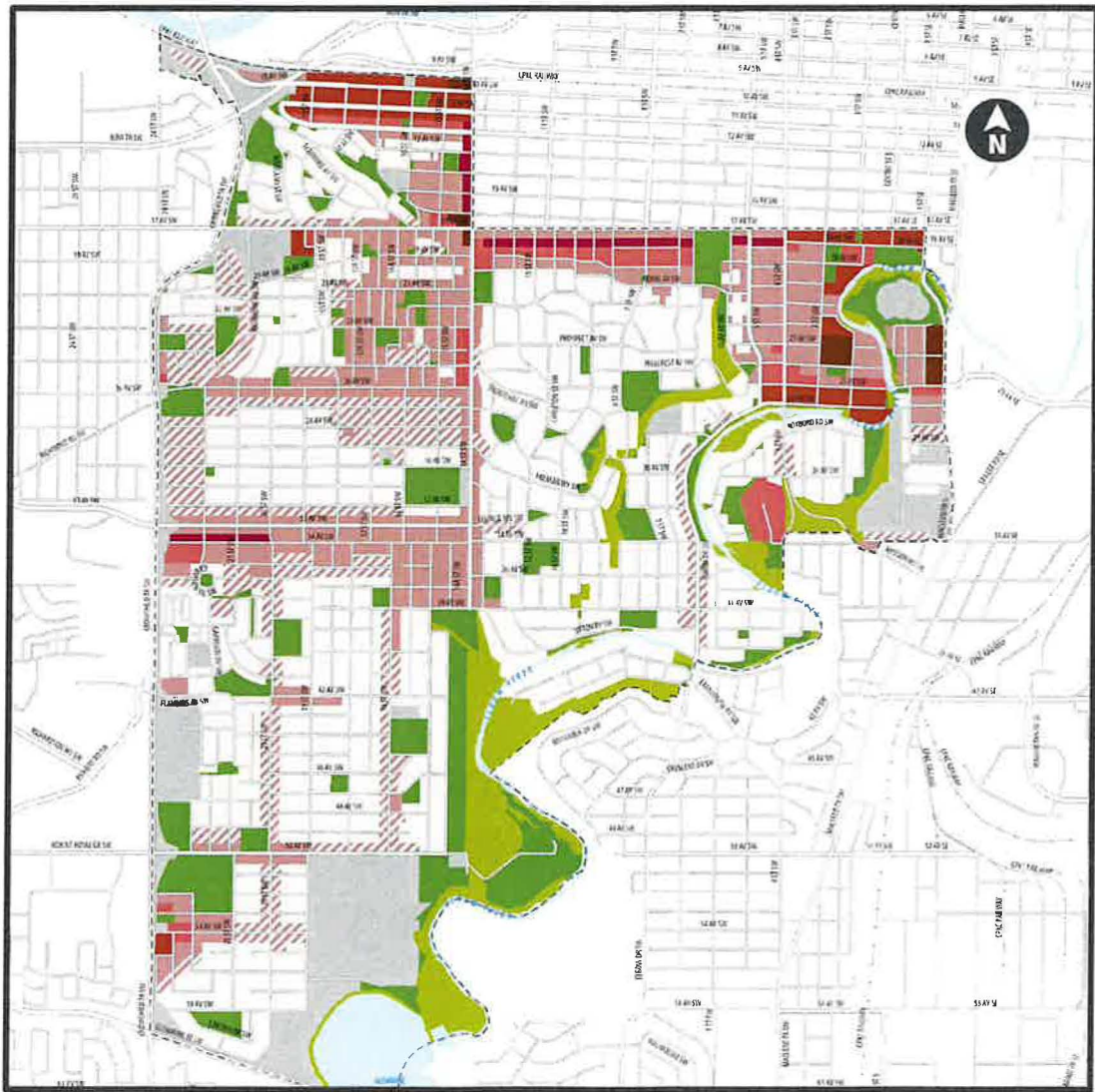


Phase 4 Scale Map





# Proposed Urban Form & Building Scale Maps







## Celebrating Unique Histories of the West Elbow Communities

- Created Heritage Guidelines for 10 communities
- Opportunities for conservation and storytelling in historic communities and locations in the Plan area





# Housing for All



**Support diverse housing options to meet the evolving needs of existing and future residents**

- Added policy for Garrison Woods to reflect historic nature of development
- Focusing growth near LRT Stations, BRT Stations, Main Streets, and community corridors



# Parks, Open Space and Natural Areas



## Enhancing existing parks, open spaces and natural areas

- Enhancing natural areas, including the Elbow River Valley
- Identifying improvements in parks, open spaces, and natural areas including Glenmore Athletic Park, South Calgary Park, and Lindsay Park

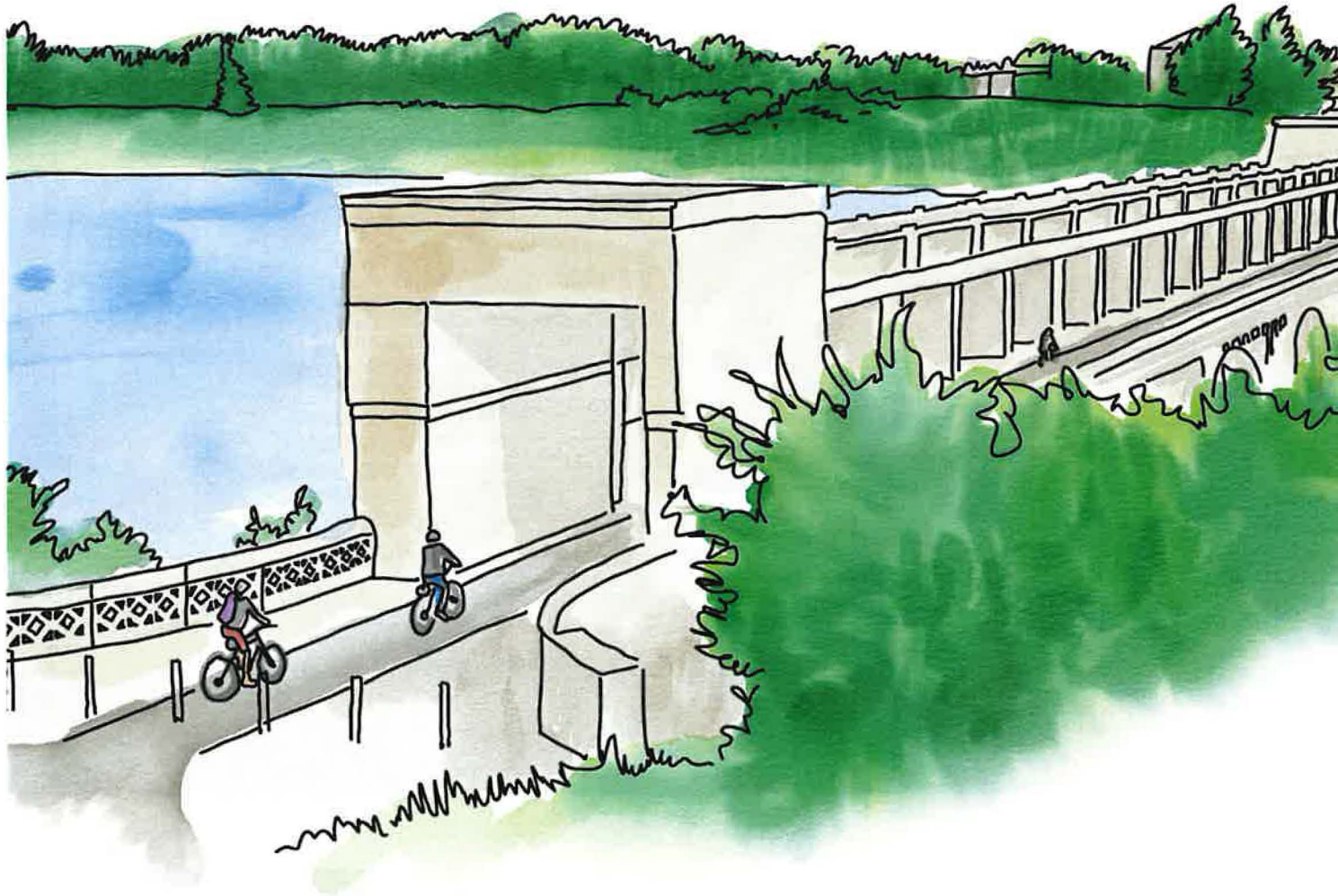




## Improving the safety and accessibility of mobility options

- Highlighting opportunities to improve active modes missing links, such as along the Elbow River pathway system
- Supporting improvements to transit station areas including around Sunalta and Erlton LRT Stations





## Identifying mitigation measures that address hazards caused by changing climate

- Opportunities to reduce vulnerability from climate events such as flooding, particularly adjacent to the Elbow River
- Supporting sustainable development practices





# Daily Needs and Amenities

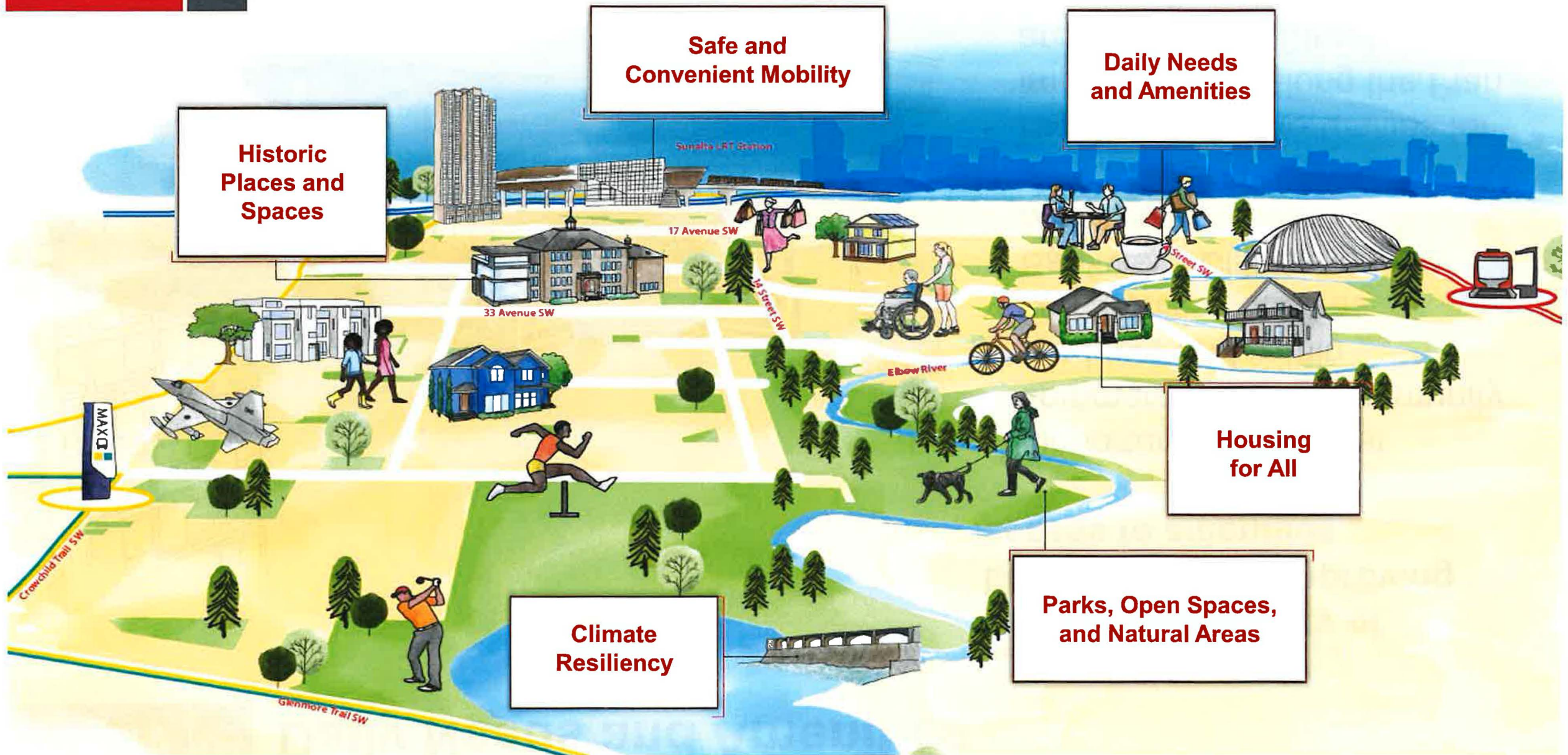
Enabling a diversity of businesses and improving access to amenities

- Opportunities for local commercial along community corridors and within communities such as Bankview, Cliff Bungalow, Mission, and South Calgary
- Highlighting opportunities for improvements along the Plan area's six Main Streets





# Conclusion





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