



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).

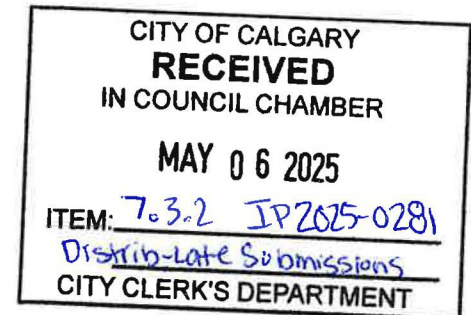
⁴ WEC-LAP (April 17, 2025 draft) at pp. 6 & 18. The LAP is not without references to "context" and the subject of considering adjacent residential context is found in the LAP at pages 34, 38, 39 and 61,

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.

CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

Planning and Development Committee

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Community hall and office, 2201 Cliff Street SW

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cbmca.development@gmail.com

IP2025-0281

Attachment 9



March 25, 2025

City of Calgary

Planning and Development

Third floor, Municipal Building

800 Macleod Trail SE

Calgary, Alberta

Re: **West Elbow Local Area Plan**

Decision: **Letter of Concern**

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

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

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

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

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

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

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

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

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

Zaakir Karim

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

Appendix 1 – CBMCA's 10 suggestions to WELAP Maps

CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

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IP2025-0281

Attachment 9



June 26, 2024

City of Calgary

Planning and Development

Third floor, Municipal Building

800 Macleod Trail SE

Calgary, Alberta

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

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

Cliff Bungalow Mission Community Association

Feedback on West Elbow Communities Local Area Plan Draft Chapter 2

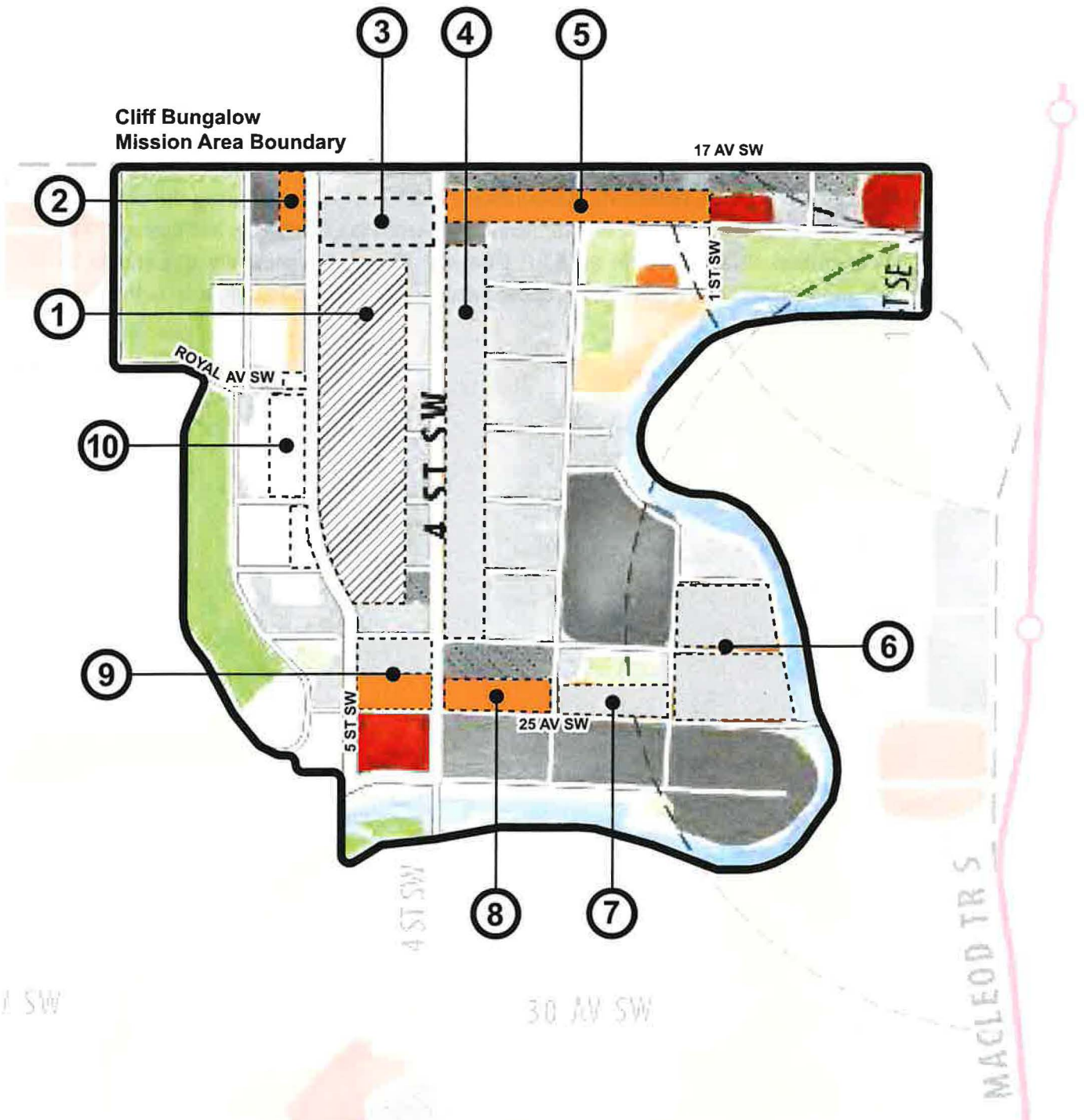
Figure 3: Existing & Potential
Areas for Growth Map

IP2025-0281
Attachment 9

Legend

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

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



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

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

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

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

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

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



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

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

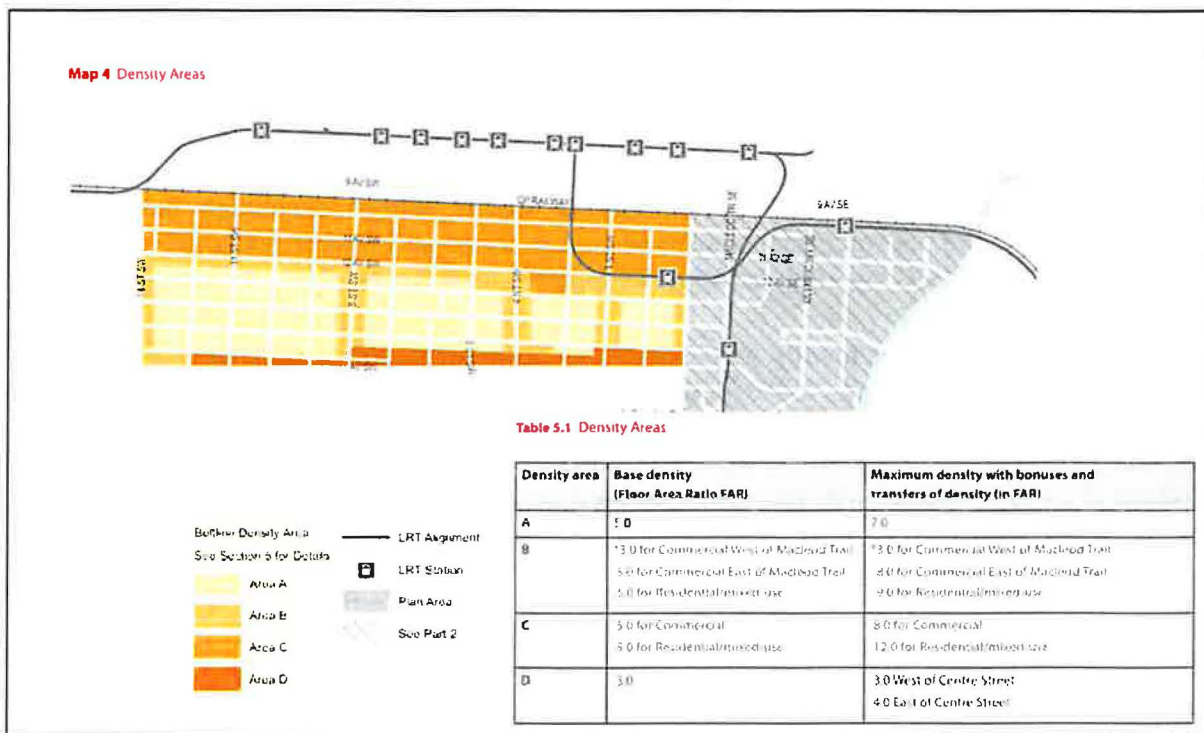


Exhibit 2. The Beltline ARP denotes the south end of the Beltline as allowing developments with an FAR of 5.0x-7.0x (Area A). The core of Cliff Bungalow has seen appropriate developments between FAR of 1.5x-3.0x. As such, the transitional area between Cliff Bungalow and Beltline should fall between 3.0x-5.0x.

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

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

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

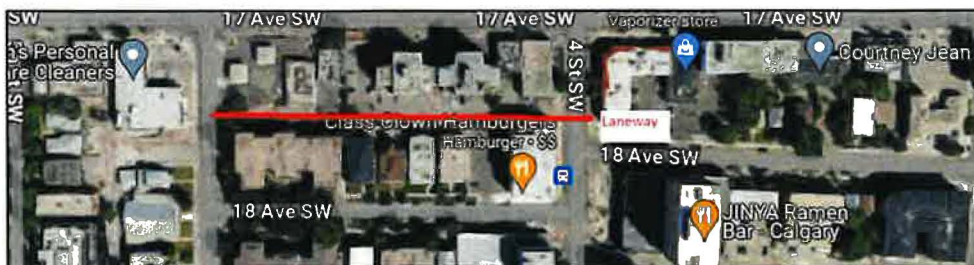


Exhibit 3. A laneway between the 17th Avenue and 18th Avenue makes projects such as ASI's Arlington project unviable for this block. There is also agreement that the west side of 4th Street should remain within 4-6 storey guardrails to minimize shadowing.

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

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

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

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



Exhibit 4. Maxwell Bates Block

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

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

6. Disagree – CBMCA suggests leaving this grey.

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

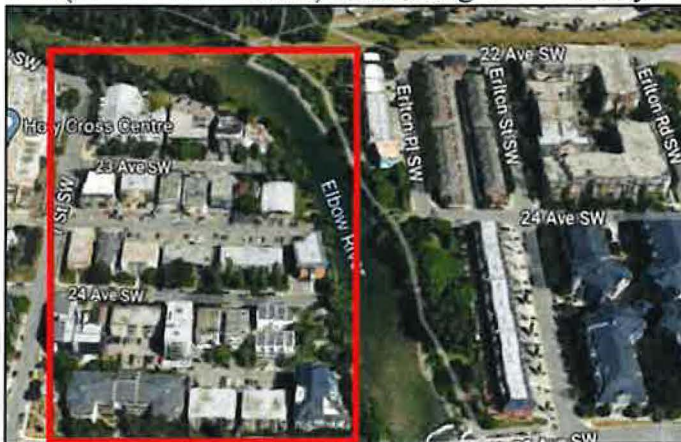


Exhibit 5. Mission on the river

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

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

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

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



Exhibit 6. Area around William Aberhart Park

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

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

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

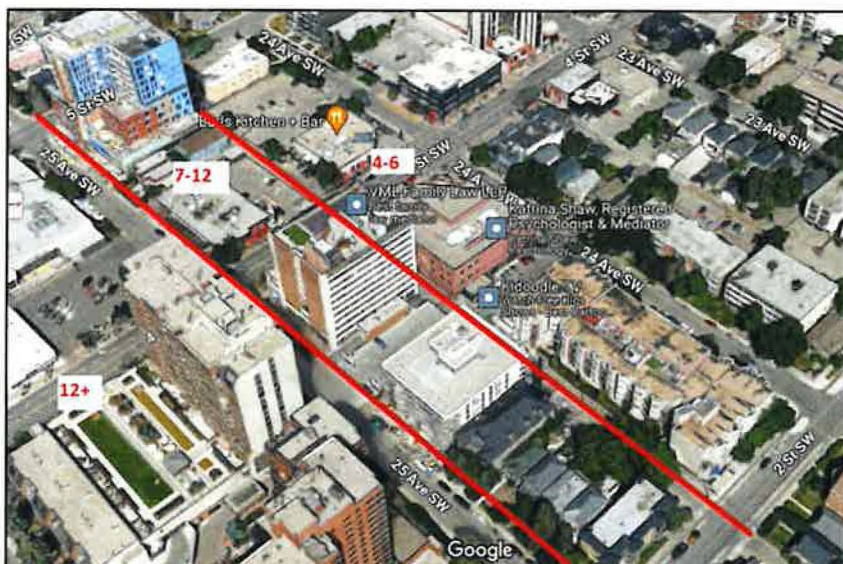


Exhibit 7. Transitional area between 15-storey buildings and 5 storey buildings

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



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

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

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

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

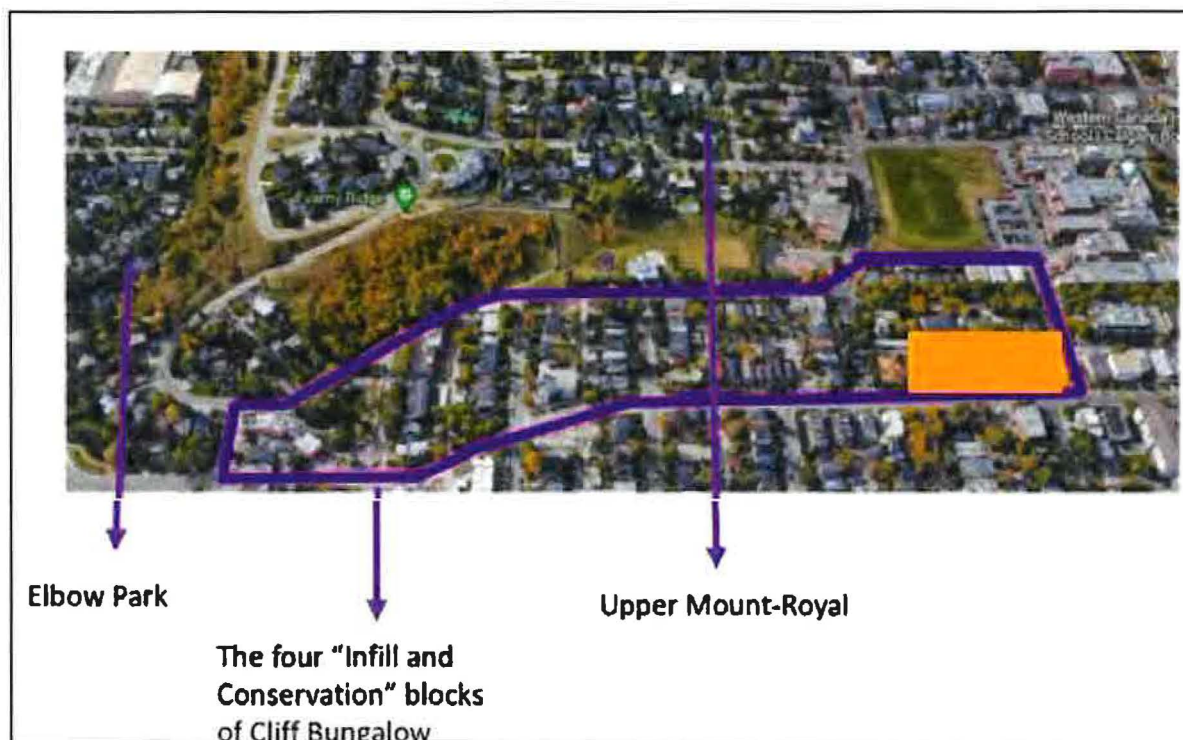


Exhibit 9. The “Conservation and Infill” Policy Area of Cliff Bungalow is best understood as a low-density residential neighborhood that is a continuation of Elbow Park and Upper Mount Royal. Everything north of the yellow block on the west side of fifth street is a good candidate for a 4-6 storey potential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

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

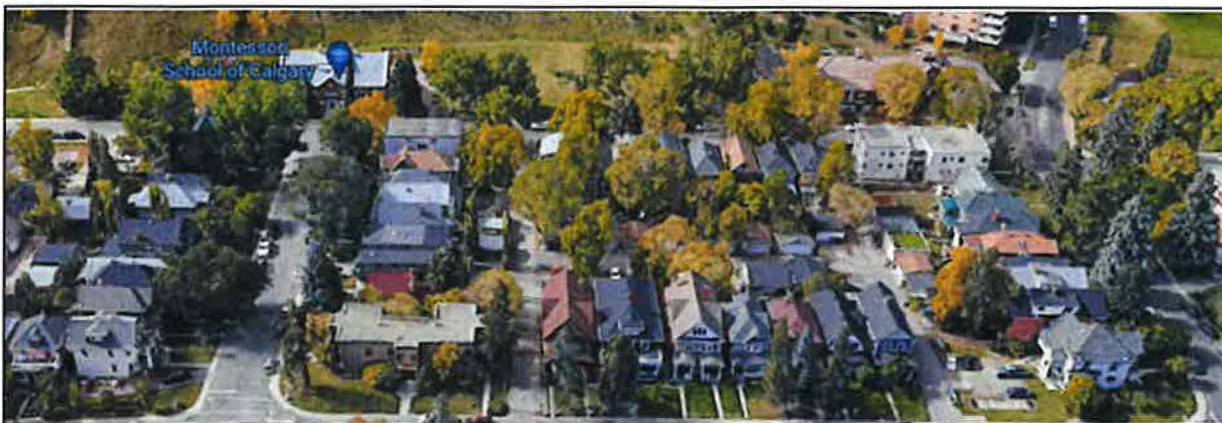


Exhibit 10. This west-facing aerial view of the Cliff Bungalow's "Conservation and Infill" Policy Area illustrates its historical importance, including two municipally designated buildings and numerous heritage homes and small-scale apartments of historical importance. Almost the entirety of the roughly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

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

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

**Collective Proposed Amendments
to the
West Elbow Local Area Plan
May 1, 2025**

Cliff Bungalow Mission Community Association

Feedback on West Elbow Communities Local Area Plan Draft Chapter 2

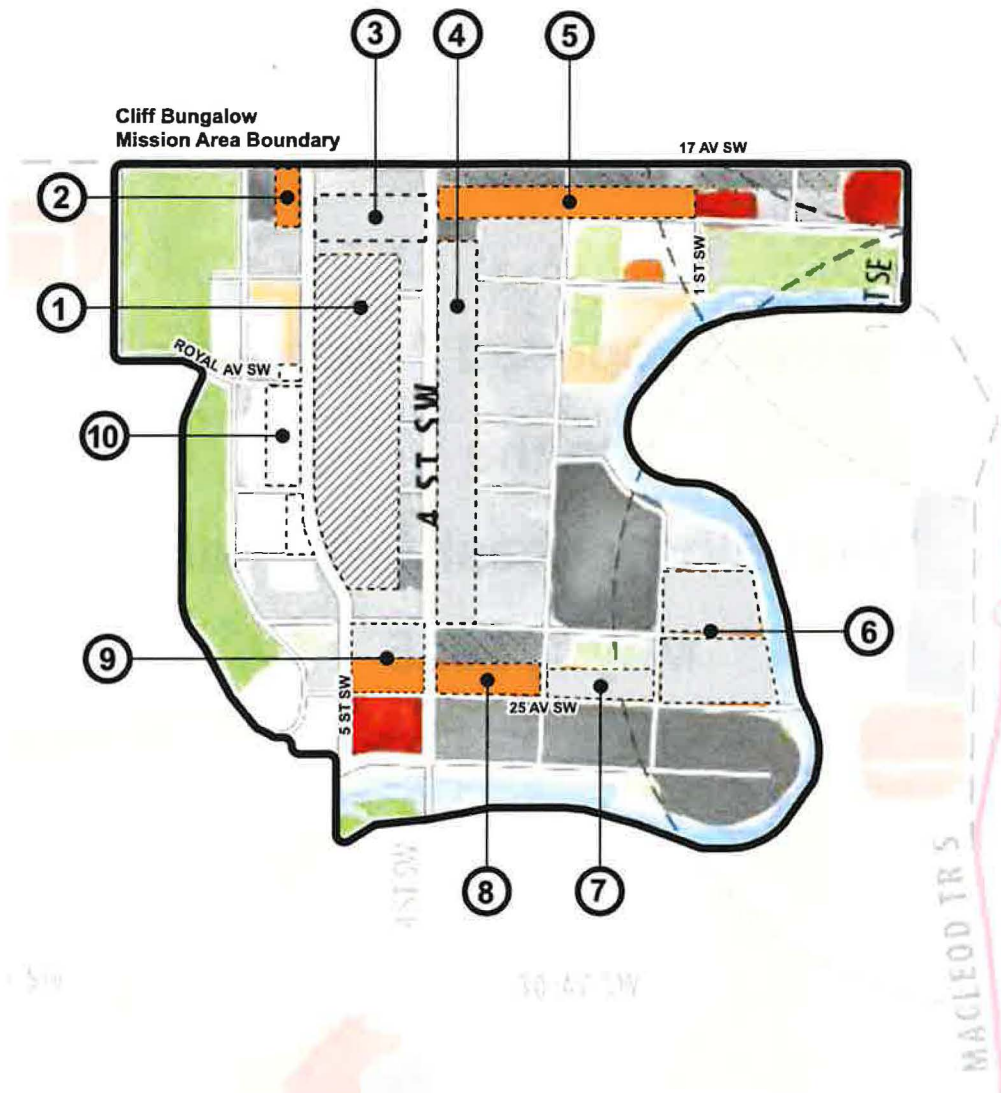
Figure 3: Existing & Potential
Areas for Growth Map

Legend

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

IP2025-0281
Attachment 9

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



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

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

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

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

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

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



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

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

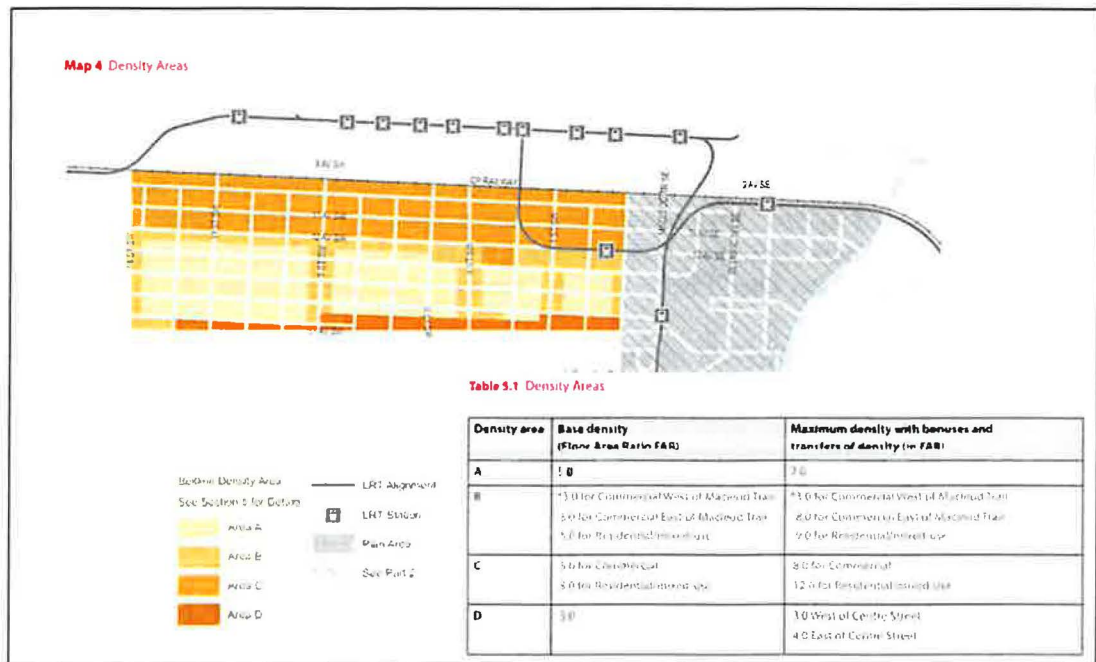


Exhibit 2. The Beltline ARP denotes the south end of the Beltline as allowing developments with an FAR of 5.0x-7.0x (Area A). The core of Cliff Bungalow has seen appropriate developments between FAR of 1.5x-3.0x. As such, the transitional area between Cliff Bungalow and Beltline should fall between 3.0x-5.0x.

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

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

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

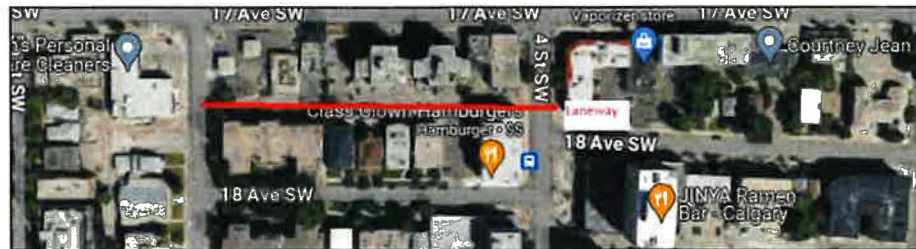


Exhibit 3. A laneway between the 17th Avenue and 18th Avenue makes projects such as ASI's Arlington project unviable for this block. There is also agreement that the west side of 4th Street should remain within 4-6 storey guardrails to minimize shadowing.

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

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

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

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



Exhibit 4. Maxwell Bates Block

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

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

6. Disagree – CBMCA suggests leaving this grey.

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



Exhibit 5. Mission on the river

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

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

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

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



Exhibit 6. Area around William Aberhart Park

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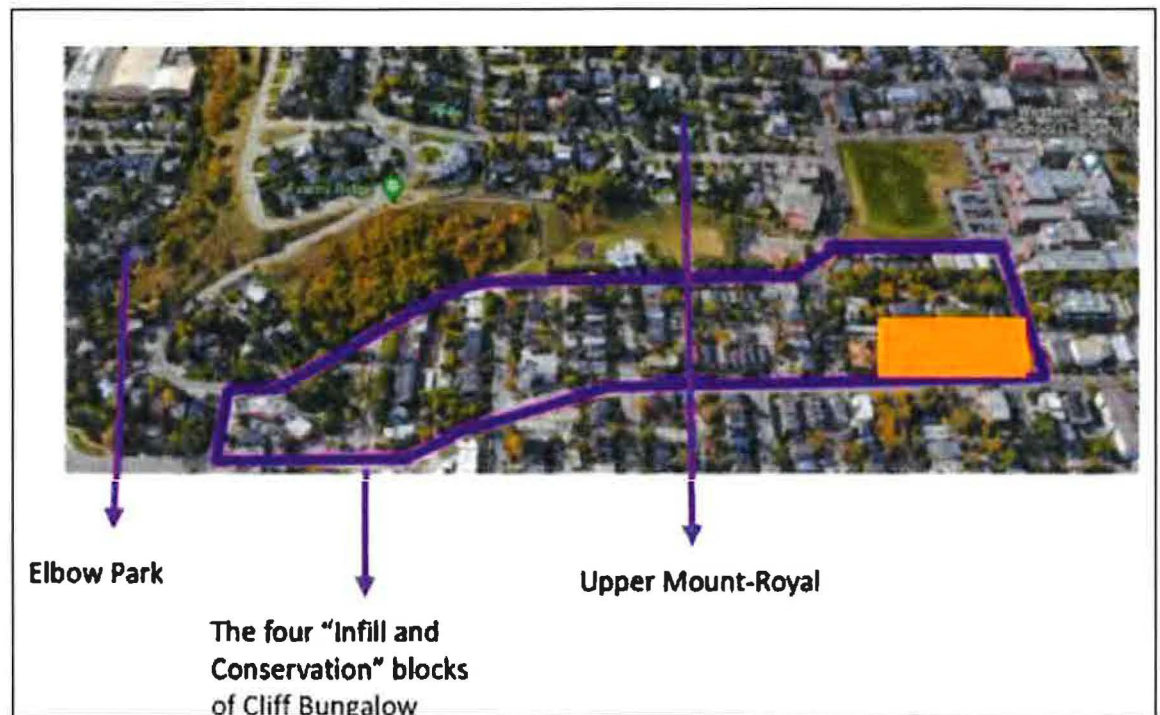


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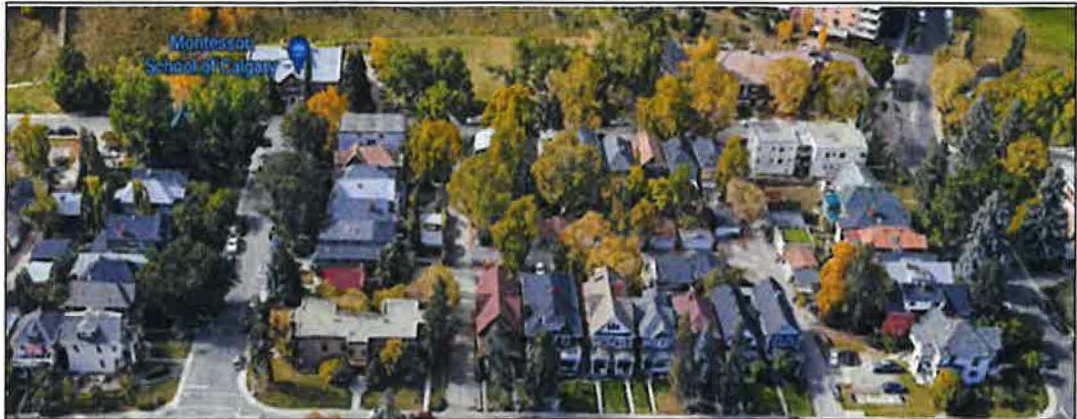


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Elbow Park

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 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)
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)
4. Amend 2.2.1.4 Neighbourhood Local to add provisions that acknowledge community context as it pertains to:
 - building massing
 - lot coverage
 - site setbacks
 - access to sunlight
 - the protection of healthy, mature trees

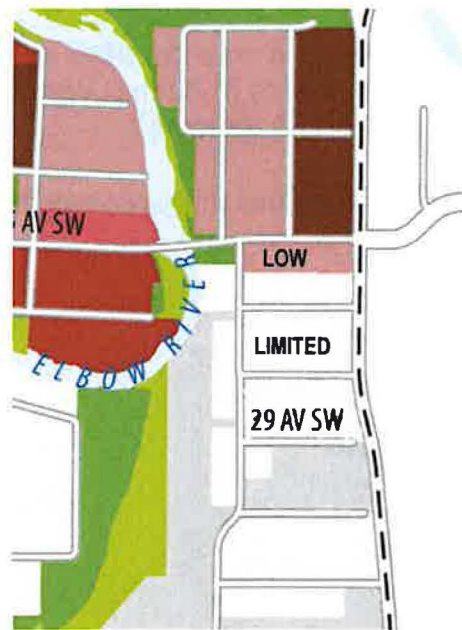
Erlton

1. Amend Map 4 entitled 'Building Scale' to change the maximum height potential in the area between 25th Avenue and 29th Avenue from 'Mid' (up to 12 storeys) to 'Low' (up to 6 storeys) (similar to what is currently developed on the north side of 25th Ave) with the balance up to 3 storeys as currently exists.

Rationale:

The proposed increased massing will create uncertainty as it will result in an expectation of increased land value, resulting in land banking, lack of maintenance for properties considered to be land value, and the degradation of the community. Further, the ECA would like to make the following points:

1. Residents have purchased or built their homes on the expectation that the compromise that resulted in the Erlton ARP would be respected.
2. Erlton is a very small, progressive community – for example, we supported the redevelopment of Erlton School for affordable housing with more units within the allowable massing.
3. The grade-oriented requirement allows for a diversity of households, including families with young children. Allowing up to six storeys will inevitably result in apartment-style housing, a building form that was explicitly not allowed in the Erlton ARP.



Requested modifications to Map 4: Building Scale are in this area between 25th Ave SW and 29 Ave SW.

Legend

Limited (up to 3 Storeys)	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	

Marda Loop

1. Amend Map 4 entitled 'Building Scale' to change 34 Ave SW from Crowchild Trail to 20 St SW from 16 stories to 6 stories.

Rationale: we recommend that WELAP reverts back to the 6-story height allowance along this stretch of 34 Ave SW so that development is more aligned

with and adaptable to the existing heritage, character, density, scale, and amenities in Marda Loop and the surrounding neighborhoods.

2. Amend Map 3 entitled 'Urban Form' to redesignate 16th Avenue SW between 42 Ave and 50th Ave from Neighbourhood Connector to Neighbourhood Local.
3. Amend Map 4 entitled 'Building Scale' to reduce the building scale on 16th Avenue SW between 42 Ave and 50th Ave from "low-Modified" (up to 4 storeys) to "Limited" (up to 3 storeys).
4. Amend Map 4 entitled 'Building Scale' to reduce the building scale on the three blocks between 50th Avenue and 49th Avenue SW, and between 22nd Street and 20st Street SW from a building scale of four-storey properties to a maximum of three-storeys.

Rationale: The three blocks between 50th Avenue and 49th Avenue SW, and between 22nd Street and 20st 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 we strongly oppose the creep of 50th Avenue development into our residential interior streets.

5. Amend the 50th Avenue corridor to allow a maximum of 4- storeys without commercial development.

Rationale: 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

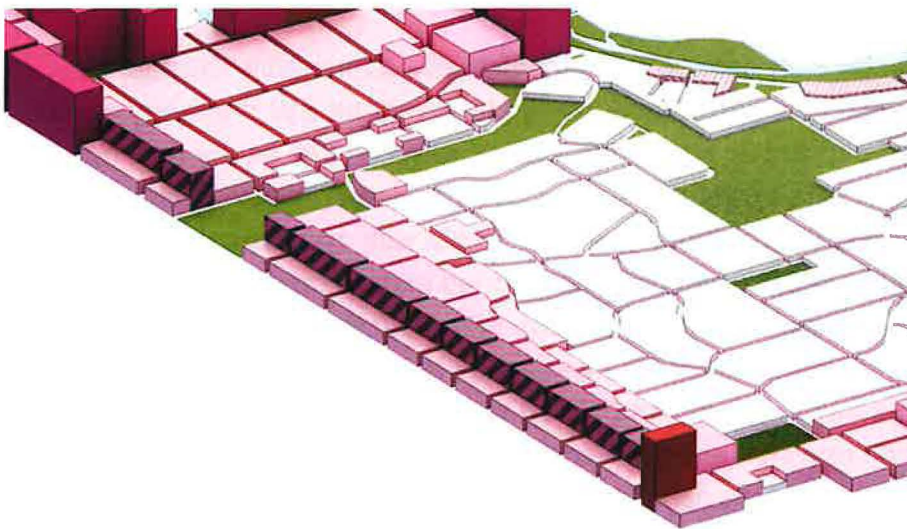
along 50th Avenue will worsen congestion and make it even more difficult for residents to enter and exit the community safely and efficiently.

Mount Royal

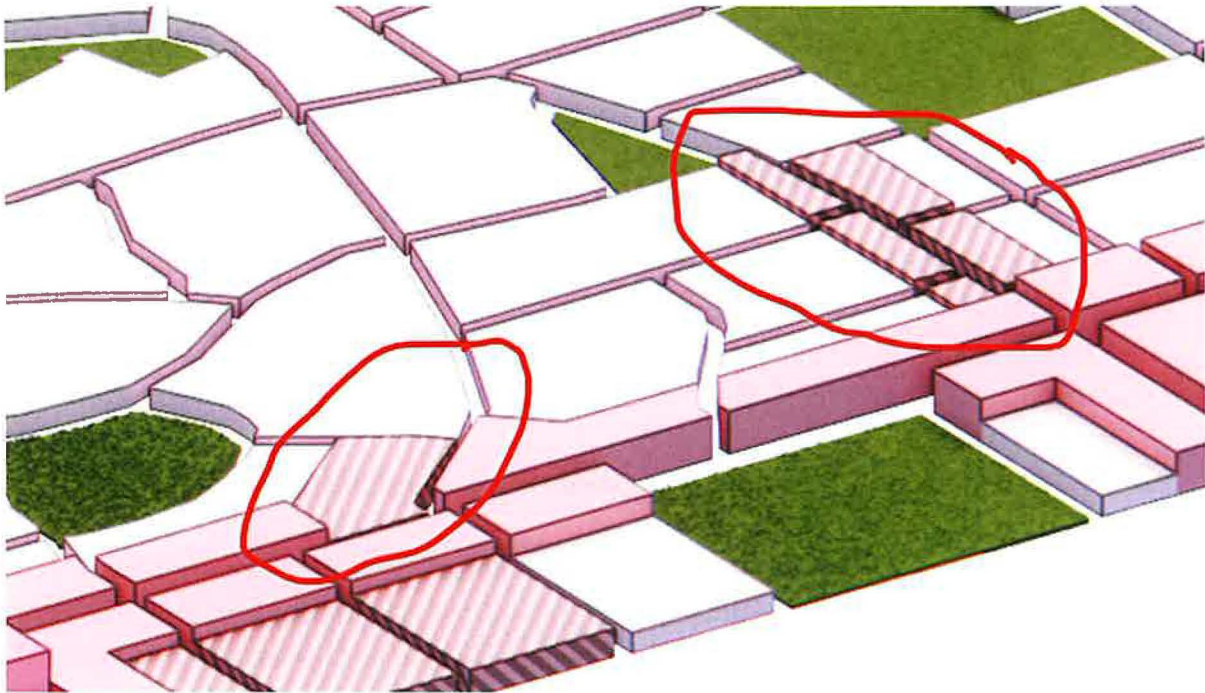
1. Lower Mount Royal is suggested to have 12-26 stories which will effectively destroy the area as land values will skyrocket, speculators will come in and run buildings down to milk the last revenue out of them. This is a new form of urban renewal/slum clearance from the 1950's but this time it is the private market that is creating havoc and encouraged by the City. This will result in loss of significant affordable housing presently in place, as LMR the second cheapest rental district in the City.



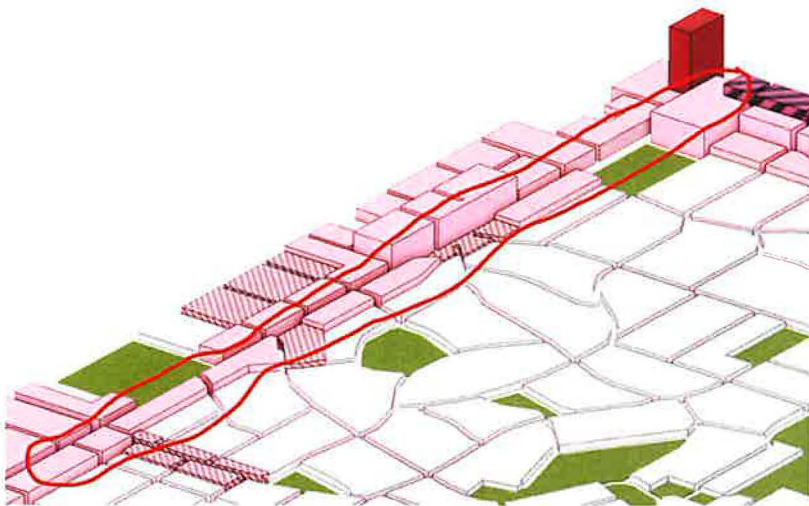
2. Height limits on 17th Ave have been kept down over the years to maintain sunlight reaching the north side and to make the street comfortable in a pedestrian scale environment. It is worth reviewing how to ensure 17th Ave remains a vibrant pedestrian street.



3. Protrusions into the heart of Mount Royal on Prospect and Council Way. There is no reason to do so and those properties should have the same low density form as properties beside it.



4. 14th St on the east side should be re-examined in terms of heights, introduction of commercial and how to address the significant road right of way setback that is presently in place.



5. Sections of the Upper Mount ARP need to be incorporated into the document as appropriate guidelines and sensitivity to maintaining the character of the neighbourhood.
6. There are many other, smaller issues associated with wording, interpretation and understanding why unexplained map changes appeared in the final plan. This should be part of the “engagement” process that needs to be re-examined; hence the request for the document to be sent back to administration.
7. The document does not take topography into account in any form. Heights for development seem completely arbitrary and ignore orientation, location, green spaces, significant elevation changes, etc.
8. There is no consideration around creating green spaces in Lower Mount Royal. To make these better more livable communities having good communal green spaces are critical for apartment dwellers. This was asked for in the public engagement and was ignored.
9. The WELAP documents focus is entirely on increasing density, not on community building.
10. There seems to be a theme in the planning department that these communities are in decline. We would argue this is not the case. Many of the initiatives in the WELAP will ensure that these neighbourhoods become less of a place to live and more an opportunity for predatory development. In short, it will lead to the decline they assume already exists.

North Glenmore Park

1. Amend Map 3 entitled ‘Urban Form’ to change 54th Avenue from Neighbourhood Flex to Neighbourhood Connector.

Rationale:

- 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)
2. Amend Map 3 entitled ‘Urban Form’ to change the commercial corner at 54th Avenue & 20th Street from Neighbourhood Flex to Neighbourhood Commercial or Commercial Corridor.

Rationale:

- 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. Amend Map 3 entitled 'Urban Form' to change 55th Avenue from Neighbourhood Flex to Neighbourhood Local.

Rationale:

- Current use is "assembly/parking" (church use) – ie. A paved surface parking lot
- The ancillary existing "grandfathered" use should not support conversion to commercial use.

4. Amend Map 4 entitled 'Building Scale' to change 50th Avenue from 'Low' (up to 6 storeys) to 'Low-Modified' (up to 4 storeys)

Rationale

- 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)

5. Amend Map 4 entitled 'Building Scale' to change the concentric area surrounding 54th Avenue bus loop and commercial plaza (at Crowchild) from 'Low' (up to 6 storeys) to 'Low-Modified' (up to 4 storeys) along 54 Avenue.

Rationale

- The rationale provided in the proposed LAP for this design pattern is that is within the "54th Avenue SW Transition Zone"
- 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

6. Amend Map 4 entitled 'Building Scale' to change 53rd Avenue (West of 21st Street) from 'Low' (up to 6 storeys) to Limited (up to 3 storeys)

Rationale

- Proximity to commercial centre (Crowchild Corner Centre) not sufficient to warrant this small pocket (1 block) of non-conforming development

7. Amend Map 4 entitled 'Building Scale' to change 2300 Block 53rd & 54 Avenues from 'Mid' (up to 12 storeys) to 'Low-modified' (up to 4 stories)

Rationale

- Proximity to commercial centre (Crowchild Corner Centre) not sufficient to warrant this small pocket (1 block) of non-conforming development
- Modify to conform with amended 54th Avenue corridor

8. Amend Map 4 entitled 'Building Scale' to change 54th Avenue / Crowchild Commercial from 'High' (up to 26 storeys) to 'Low' (up to 6 storeys)

Rationale

- 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

Richmond Knob Hill

1. Add provisions as per Section 2.3.2 of the MDP to respect and enhance neighbourhood identity and character, ensuring appropriate transitions and avoiding dramatic contrasts.
2. Amend the WELAP to restore shadowing limitations along 33rd Avenue.

Rideau Roxboro

1. Amend Map 3 entitled 'Urban Form' to change 4th Street from Mission Bridge to 30 Ave SW from 'Community Connector' to 'Neighbourhood Local'.
2. Amend Map 4 entitled 'Building Scale' to change 4th Street From Mission Bridge to 30 Ave SW from 'Low-Modified' (up to 4 storeys) to 'Limited' (up to 3 storeys)
3. Amend every instance in the documentation which refers to the singular community of Rideau Roxboro as two separate entities incorrectly denoted as Rideau Park and Roxboro:

EXECUTIVE SUMMARY

PAGE 2

CHANGE Rideau Park, Roxboro In first paragraph to Rideau Roxboro.

CHANGE Rideau Park and Roxboro on map to "Rideau Roxboro".

CURRENT CONTEXT

PAGE 4

REMOVE SEPARATE DESCRIPTIONS OF Rideau Park and Roxboro, as below:

Rideau Park, adjacent to the Elbow River, was developed prior to World War I. Historically Rideau Park saw single detached residential developments throughout the community, with the exception of Rideau Towers, a collection of multi-residential apartments built in 1954. Today, Rideau Park is comprised of low-density residential in close proximity to the Elbow River valley and easy access to commercial opportunities along the 4 Street SW Main Street area, which sits north of Rideau Park.

Roxboro sits adjacent to the Elbow River and the pathway and parks that line the Elbow River Valley. Residential development in Roxboro was not completed until 1923 due to a real estate collapse, and through the 20th century the community saw the emergence of low-density residential infill development. Today, residents enjoy access to open spaces along the Elbow River, as well as easy access to the 4 Street SW Main Street to the north of the community.

ADD DESCRIPTION FOR Rideau Roxboro, as below:

Rideau Roxboro is a small community that sits between the Elbow River and the Roxboro escarpment in the east, and extends to the plateau of the Mission escarpment to the south. It was developed along 4th Street SW as a twin community, Roxborough Place and Rideau Park Extension, in 1911, and has functioned as one community since that time, and is historically known as Rideau Roxboro. That relationship was formalized in May of 1960, when Rideau Roxboro officially became one community. Historically Rideau Roxboro saw single detached residential developments throughout the community, with the exception of Rideau Towers, a collection of Heritage multi-residences and townhomes built in 1954. Today, Rideau Roxboro is an established mixture of low-density properties in close proximity to the Elbow River valley and easy access to commercial opportunities along the 4 Street SW Main Street area, which sits north of the Mission Bridge.

SECTION 1

1.1 INTRODUCTION VISUALIZING GROWTH

PAGE 15, paragraph 2

CHANGE separate titles of “Rideau Park and Roxboro” to “Rideau Roxboro”.

MAP ONE, COMMUNITY CONTEXT

PAGE 16

CHANGE “Rideau Park and Roxboro” on map to “Rideau Roxboro”.

REMOVE red boundary line running along 4th Street SW from Mission Road to 30th Avenue SW that separates the community.

SECTION 1.2 VISION AND CORE VALUES

PAGE 19 (VISUALIZING GROWTH)

FIGURE 2, ILLUSTRATIVE MAP

CHANGE separate titles of “Rideau Park and Roxboro” to “Rideau Roxboro”.

SECTION 1.3 COMMUNITY CONTEXT

PAGE 21, paragraph 2

CHANGE separate titles of “Rideau Park and Roxboro” to “Rideau Roxboro”.

PAGE 22, paragraph 6

CHANGE separate titles of “Rideau Park and Roxboro” to “Rideau Roxboro”.

SECTION: COMMUNITY CORRIDORS

PAGE 25

REMOVE 4 Street SW and Mission Road (south of the Elbow River).

MAP 2: COMMUNITY CHARACTERISTICS AND ATTRIBUTES

PAGE 27

REMOVE "Community Corridor" designation of 4th Street SW south of the Mission Bridge and extending from 30th Avenue SW up Mission Road.

ADD :Heritage Boulevard" designation to 4th Street SW from Mission Bridge to 30th Avenue.

SECTION 2.6 HERITAGE, PRECINCTS

PAGE 98, Precinct 1 (Elbow Park, Rideau Park, Roxboro)

REMOVE: "Rideau Park, Roxboro"

Add: Rideau Roxboro

REMOVE: Rideau Park, Roxboro:

- a. Decks above the main floor may project beyond the main façade of the building.

ADD: Rideau Roxboro:

- Soft landscaping and mature trees are strongly encouraged in the front, side, and rear setbacks.
- Units that face the street should provide front entrances that are visible from and oriented toward the street.

SECTION: APPENDICES

PAGE 141:

CHANGE separate titles of "Rideau Park and Roxboro" to "Rideau Roxboro".

PAGE 156, "ERLTON"

CHANGE separate titles of "Rideau Park and Roxboro" to "Rideau Roxboro".

SECTION, THE COMMUNITIES: DESCRIPTIONS

PAGE 160-161:

REMOVE separate descriptions of "Rideau Park and Roxboro" and re-title Rideau Roxboro. Add description as below:

In 1911, Frederick Lowes began to develop the twin community of Roxborough Place and Rideau Park Extension along 4th Street SW for the

one block between the Mission Bridge and Mission Hill, in similar upper-middle class lines as Elbow Park and Mount Royal before the First World War. The community is bound by the Elbow River along the east, north and west, and a steep escarpment at known as Roxboro Hill/Roxboro Park in the far east; and extends up a plateau on the Mission escarpment to the south. In 1912, Lowes spent more than \$50,000 to wash away part of the escarpment in Roxboro Park, using hydraulic pumping equipment in order to level the river flats below with the washed-away soil. A concrete bridge (replacing a wooden bridge which had been destroyed by flooding) was built across the Elbow in 1915, connecting residents to its northern neighbours. Many of the original homes built during these years still stand today. In 1954, a small group of condominiums and townhouses were built atop the Mission escarpment.

Almost from the start, the twin community functioned as one and was commonly and historically known as Rideau Roxboro. Rideau Roxboro residents began to develop recreational facilities and meeting places throughout the community, such as badminton facility at the end of Rideau Road in 1931 and a Boy Scout Hall on 5th Street SW 1927. An Elementary and Junior High School was built in 1930.

The combined Rideau Roxboro Community Association of Calgary was formally recognized and registered under the Societies Act of Alberta on May 13, 1960. The original Marion Gibson Hall was constructed during that year – later replaced by a more substantial log house frame, built by the resident O’Gorman brothers in 1981. It is a character and historic clubhouse very much in use today, as is the Sarah Scout Hall. Today, the Elbow River pathway continues from the Mission Bridge through the west side of the community to a natural wooded area to the south. A fork in the pathway leads up the Mission Hill escarpment past Lindsay’s Folly, the ruins of a never-completed sandstone Rideau Roxboro AMENDMENTS - WELAP 4mansion begun in 1913 for Dr. Neville James Lindsay (1845-1925), a pioneer physician and surgeon who, among other appointments, served as a government-appointed physician to the Siksika, Stoney, and Tsuut’ina reserves and to Indigenous schools in the Calgary area. Dr. Lindsay retired from medicine in 1908 and became a real estate developer, and he owned the site of present-day Lindsay Park, which is named for him.

The five evaluated historic resources of the community include the Sara Scout Hall (609 Rideau Road SW), a Vernacular-style Boy Scout Hall from

1927 which also functioned as a venue to hold town hall meetings for Rideau Roxboro, Rideau Elementary and Junior High School, a Collegiate Gothic building from 1930 (829 Rideau Road SW), as well as Lindsay's Folly (3625 4 Street SW), Rideau Towers (3204 Rideau Place SW), and the log construction Southern Alberta Pioneers' Memorial Building (3625 4 Street SW) on the hill's plateau, dedicated during Alberta's golden jubilee year in 1955.

CHANGE Lindsay's Folly (3625 4 Street SW)
PAGE 162: Change Rideau Park to Rideau Roxboro.

Scarboro

Details Forthcoming



Erlton Community Association
PO Box 94078
Elbow River RPO
Calgary, AB T2S 0S4

June 23, 2024

The City of Calgary
Planning and Development
Attention:

via email --@calgary.ca

Re: West Elbow Local Area Plan Draft

Erlton Community Association (ECA) comment

The proposed growth map for Erlton is completely unacceptable. The WELAP Planning Team is likely not aware of the history in Erlton that led to adoption of the Erlton ARP in 1982.

History of the Erlton Area Redevelopment Plan

The densities in the Erlton ARP were a compromise between developers and resident homeowners, some of whom joined to form the Erlton Community Association in 1978. At the time, all of Erlton was zoned R2 (now R-C2). The majority of properties in Erlton north of 25th Ave (North Erlton) had been assembled by developers who were proposing high density projects, but properties south of 25th Ave (South Erlton) were owned by individuals. In the late 1970s a developer purchased and optioned homes in South Erlton proposing the area to be rezoned to R4, which allowed apartment buildings. There was a great deal of conflict between resident and non-resident property owners. The Erlton ARP, when adopted, was a compromise between the two groups. It rezoned all of South Erlton not in the floodway to RM2 (now M-CGd72) while the area within the floodway could be redeveloped to higher densities subject to compliance with floodway design requirements.

Current Situation

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 designed to be floodway channels). The land in South Erlton remained predominantly owned by individual property owners, and redevelopment was on a site-by-site basis for single- and semi-detached homes that complied with the zoning. 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.

WELAP Draft Growth Plan

The proposed growth south of 25th Avenue hugely exceeds what already exists in North Erlton. The existing buildings were built in 1995 or later, and are condo titled; therefore, not likely to be redeveloped in the next 50 years. The draft map is also misleading - the land shown as dark grey on Macleod is not existing (the Anthem lands are districted for high density but are currently vacant).

The proposed heights and densities will destroy South Erlton. It will bring in land speculators that have no connection to the neighbourhood and cause properties to be neglected, as there is no value in maintaining homes that are 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 current situation 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 LAP growth map will introduce an extreme level of uncertainty that will devastate the community.

The current M-CG zoning allows higher density multi-family development to coexist with existing and newly built lower density development. A better plan would potentially be to allow M-X1 type development on the south side of 25th and possibly higher density within the M-CG building envelope along Macleod Trail (such as recently approved for the affordable housing project on 28th Ave and Macleod) with the balance of the low density land in Erlton that was in the floodway to be M-CG as what currently exists in south Erlton. It should also be noted that the heights proposed would destroy the value of the view properties on the hill, which would have been purchased on the expectation that the existing heights allowable under the bylaw would be respected.

The Erlton Community Association

A handwritten signature in blue ink, appearing to read 'Heesung Kim', is written over a horizontal line.

Per: Heesung Kim, Chair,
Planning and Development Committee

ELBOW PARK

RESIDENTS ASSOCIATION

Tuesday, April 29, 2025

Re: West Elbow Local Area Plan (WELAP)

Dear Mayor Gondek and City Councillors,

On behalf of the Elbow Park Residents Association, we are writing to express our strong opposition to the current version of the proposed West Elbow Local Area Plan (WELAP) and to respectfully request that the plan be referred back to Administration for substantial revision.

While we support the concept of Local Area Plans developed in collaboration with communities, the current draft of the WELAP falls well short of that principle. With the exception of the Heritage Guidelines, the WELAP fails to meet reasonable expectations for authentic public engagement, thoughtful planning, and alignment with existing statutory frameworks.

1. Lack of Meaningful Public Participation

Effective governance demands that city-building be done with Calgarians, not to them. Unfortunately, the current WELAP fails this test. The public engagement process was deeply flawed. Working groups were not genuine forums for collaboration but rather exercises in optics — designed to steer participants toward predetermined outcomes rather than to co-create solutions.

Despite the considerable time and effort put forth by residents, the plan does not meaningfully reflect our input. Moreover, there has been a troubling lack of transparency around how feedback was analyzed or weighted. When a planning process dismisses the voices of the very communities it affects, it erodes public trust and undermines the legitimacy of the outcome.

2. Missing Core Planning Principles

We are particularly concerned that the WELAP fails to include essential planning principles that are of critical importance to Elbow Park residents, including:

- building massing
- lot coverage

- setbacks
- access to sunlight
- the protection of healthy mature trees

These elements are foundational to ensuring that new development integrates respectfully and sustainably into existing neighbourhoods. Their omission signals a disregard for balanced, thoughtful urban planning.

3. Conflict with the Municipal Development Plan (MDP)

Until the proposed Calgary Plan is formally approved, the governing statutory document remains the Municipal Development Plan (MDP). The current WELAP conflicts with key sections of the MDP — which, under the Municipal Government Act (Section 638.4), must prevail in the case of inconsistencies. Relevant MDP principles include:

- Section 2.2: Land use changes should reinforce neighbourhood character and stability.
- Section 2.25: Intensification should be sensitive, compatible, and complementary to existing development.
- Section 2.3.2: Planning must respect and enhance neighbourhood identity and avoid dramatic contrasts.
- Sections 3.5.1 & 3.5.3: Support for low-density character, moderate intensification, and focused redevelopment in defined activity centres.

4. Widespread Community Opposition

The attached joint letter signed by eight of the eleven affected community associations — collectively representing thousands of Calgarians — is a clear and urgent signal that this plan lacks community support. These associations are not opposed to growth or change; we are opposed to poorly executed planning that does not respect the character of our neighbourhoods or the voices of their residents.

In closing, the Elbow Park Residents Association asks City Council to demonstrate leadership and integrity by referring the WELAP back to Administration for revision. We urge you to work with community residents — not around them — to develop a plan that is inclusive, transparent, and aligned with Calgary's statutory commitments.

Sincerely,

Lisa Poole
President, Elbow Park Residents Association

Martina Walsh
Development Director, Elbow Park Residents Association



Marda Loop Communities Association

April 29, 2025

Dear Mayor Gondek and Members of Council,

On behalf of the Marda Loop Communities Association (MLCA), we are writing to share reflections on the West Elbow Local Area Plan (WELAP), with a focus on the **community engagement process** and proposed **maximum building heights**. As a community association, we aim to represent a diversity of views and to support thoughtful planning.

1. Engagement Process and Community Trust

We recognize the time and effort City staff have dedicated to the WELAP process and appreciate the opportunity to participate. However, several Marda Loop residents have expressed concern that the consultation process lacked the transparency and depth needed to build trust and shape consensus.

Some community members felt that key aspects of the plan were determined early on, with limited space for open dialogue on foundational planning assumptions. The fact that the Working Group was never brought together in its entirety also limited opportunities to hear diverse perspectives and work through differences collaboratively.

As a community, we believe engagement should be iterative and two-way, with space for discussion, shared problem-solving, and the integration of local insights. We encourage The City to reflect on how future processes might be strengthened to build greater community confidence and alignment.

2. Height and Intensity: Calls for a More Incremental Approach

We have also heard from residents concerned about the proposed height allowances in the plan—particularly the introduction of six-story buildings in areas not previously designated for that scale of development.

One resident expressed concern that the proposed changes would place too much pressure on an already constricted area of Marda Loop, potentially resulting in spillover effects into surrounding neighbourhoods that have already experienced substantial construction and growth. In their view, the intensity proposed in WELAP could be better managed by retaining the six-storey limit only in the areas already identified for such development in the pre-existing Marda Loop Area Redevelopment Plan, specifically along portions of 34 Avenue SW.



Marda Loop Communities Association

More broadly, this feedback aligns with what we have heard from others in the community: that a more reasoned and incremental approach to intensification would allow growth to remain responsive and adaptable to the neighbourhood's heritage, character, and scale, while aligning with the availability of amenities and infrastructure.

We recognize and support the need for housing diversity and sustainable growth, but we also believe that successful densification must reflect urban design principles, clear transition zones, and meaningful community input.

We respectfully ask Council to:

- € Encourage Administration to reflect on and improve community engagement approaches in future LAPs to ensure they are transparent, inclusive, and responsive; and
- € Re-examine the proposed height allowances in the plan, especially where they diverge from previous planning frameworks, to ensure a more context-sensitive and adaptive approach.

The Marda Loop Communities Association remains committed to working collaboratively with The City, Council, and our neighbouring communities to develop a plan that meets both local and citywide needs. Should the opportunity arise for further discussion, we would welcome it and look forward to contributing constructively to the path ahead.

Sincerely,

Board members

Marda Loop Communities Association



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 Scarborough 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



Richmond Knob Hill Community Association

Subject: West Elbow Local Area Plan

TO: City Council

April 29th 2025

Dear Mayor & Council,

On behalf of the Richmond Knob Hill Community Association, this letter is to formally register our concern and opposition to the West Elbow Local Area Plan

Intensification should be sensitive, compatible, and complementary to existing neighbourhoods. The proposed plan, however, introduces a level of intensity that is neither sensitive nor compatible with the current residential character of Richmond Knob Hill, Marda Loop or West Elbow.

According to Section 2.3.2 of the MDP, planning must respect and enhance neighborhood identity and character, ensuring appropriate transitions and avoiding dramatic contrasts. The stark contrasts introduced by the proposed plan stand in direct opposition to this principle, threatening the cohesive identity of our community.

Council and City administration have talked extensively about the level of engagement performed during the creation of this plan, and how they integrated that feedback into the final product. That's why its especially egregious that at committee, they voted to remove key shadowing limits along 33rd Avenue that will directly benefit a specific developer with an active project on 34th Avenue.

Council should pause the implementation of the WELAP, and restore the minimal shadowing limitations along 33rd Avenue that were supported by the public's input.

On Behalf of the Board,

A handwritten signature in black ink, appearing to read "Z. Wid", written over a horizontal line.

President, Richmond Knob Hill Community Association.

Cc: Phil Harding, Director

April 29, 2025

Mayor Jyoti Gondek and Members of Calgary City Council

Re: **West Elbow Local Area Plan (WELAP) and Rideau-Roxboro**

Dear Mayor Gondek and Councillors,

As the West Elbow Local Area Plan (WELAP) nears finalization, the Rideau-Roxboro Community Association (RRCA) wishes to express its deep disappointment in the process to date and its strong opposition to the recommendations in the final draft as they pertain to our community.

The Plan claims to promote a range of desirable outcomes including increased diversity in built forms, population growth to support local schools and retail services, sensitivity to heritage areas, and incentives to preserve existing historic buildings. These aspirational outcomes already exist in Rideau-Roxboro. Despite raising this community's foundational characteristics during WELAP consultations, the WELAP proposes to undermine them in the recommendations proposed.

One Community

The WELAP does not recognize that Rideau Park and Roxboro comprise a single, unified community. These neighbourhoods were amalgamated in 1960 to jointly develop facilities and amenities for the benefit of all residents. Decades of City development and transportation planning efforts, including supporting road and other infrastructure, are being ignored in the WELAP. For the City to now treat each side of Fourth Street SW south of Mission Bridge as distinct entities — simply because it better suits the narrative of the WELAP — is disingenuous and ignores the City's own historic approach to this neighbourhood.

Rideau-Roxboro has a thriving Community Association, a K-9 public school, parks, playgrounds, sports facilities, a historic Scout Hall, and a well-used community hall. The area also contains numerous historic homes, especially along Fourth Street SW, where several century-old houses still stand. This is not a community in decline — it is one that has been diligently cared for across generations, with significant reinvestment in its heritage. The community supports a high rate of aging in place and is well-positioned for a second century of heritage preservation.

Most troubling, the WELAP identifies Fourth Street SW as a "Neighbourhood Connector" road, for one single block. Allowing this stretch to see the demolition of century old and lovingly preserved heritage homes for completely out-of-character build forms contradicts

the WELAP and the City's prior development practices for the area. Four story residential and commercial properties would fundamentally undermine the single community nature and practical use of Rideau-Roxboro and would reverse the City's own long preservation of this unique place enjoyed by citizens who visit the Elbow River pathways, parks and amenities. RRCA rejects this designation and urges this Council to uphold its own stated policy goals of preserving and maintaining Calgary's special inner-city areas, as it has for other inner-city neighbourhoods under the WELAP.

Variety of Built Forms

Rideau-Roxboro already features a diverse mix of housing types, including the iconic seven-storey Rideau Towers and various townhomes. According to the City's own Community Profiles, 45% of the approximately 500 households in the community are multi-family units. This fact is ignored in the WELAP.

A Thriving Community with Commercial and Retail Options

The WELAP overlooks the broader lived experience of our residents, which extends beyond neighborhood boundaries. Rideau-Roxboro residents actively engage with adjacent communities such as Mission, Erlton, Parkhill, and Cliff Bungalow. We share dog parks, skating rinks, and playgrounds. Our community life includes frequenting long-standing businesses in nearby Mission, a thriving retail and commercial district just steps away on Fourth Street SW north of the Mission Bridge. It is where our community already meets its commercial needs — there is no lack of business options and extending these to south of the Mission Bridge, particularly at the expense of the current historic residential building stock, is unnecessary and unwanted. The Mission district is one of Calgary's most successful commercial hubs. The premise that density along Fourth Street SW south of Mission Bridge will automatically bring success to new commercial entities is unproven and will place further strains on the community amenities already fully utilized by the neighbourhood and citizens from other areas. For example, Rideau Elementary School is already well over capacity and has had to direct some residents out of the community for K-12 education. Community success is far more complex than simply increasing density.

Developers often reference a 10:1 ratio of residential to retail square footage needed to sustain viable businesses. Given this, it is unrealistic to believe that Rideau-Roxboro could ever generate enough density to support meaningful commercial growth on Fourth Street SW, especially with the Mission District so close by and with existing underutilized retail space in that area.

Most importantly and as stated, increasing height and density along Fourth Street SW would necessitate demolishing the community's most affordable homes and mature trees, some close to 100 years old. This approach contradicts the goals of affordability, heritage preservation, and environmental stewardship. There is little value in removing affordable housing and irreplaceable tree canopy for developments that are unlikely to succeed commercially.

This proposal would also effectively bisect the community, a divisive move not supported by local residents, our Community Association, or the Rideau-Roxboro representative on the WELAP Committee. This suggestion comes instead from City Administration and representatives of other communities unfamiliar with the detrimental impacts it would cause. *No comparable inner-city communities — such as Elbow Park, Mount Royal, or Scarborough — are being asked to split their neighbourhoods to achieve objectives Rideau-Roxboro has already met.*

Heritage

We are deeply concerned that the WELAP fails to adequately protect the unique massing and setbacks that define our historic streetscapes. The WELAP would be significantly improved by preserving current maximum building scale and lot coverage and by including stronger side-yard setback policies. Councillor Carra once described our community as a “garden oasis in the middle of downtown.” We want to keep it that way.

The WELAP also neglects to address the importance of the mature tree canopy throughout the community. It should include policies that actively protect these trees, which are crucial to maintaining our community’s character and ecological health.

Restrictive Covenants

Most properties in Rideau-Roxboro are governed by restrictive covenants — legal agreements dating back to the early 1900s that reflect the original vision for our neighbourhood, initially shaped by Les Révérends Pères Oblats de Marie Immaculée des Territoires du Nord-Ouest, before the introduction of residential zoning under more recently enacted planning legislation. Many residents purchased their homes on the understanding that these covenants offered long-term certainty. Homeowners paid a premium accordingly.

City bylaws do not override these legal instruments. Section 4.2(p) of the WELAP states that “where a restrictive covenant is not in alignment with the goals and objectives of this Plan, The City of Calgary supports the direction of this Plan.” RRCA rejects this assertion. Residents have a legal right to uphold these covenants, and we oppose the use of Direct Control or similar zoning designations by the City or developers to circumvent them. Undermining legally binding agreements is not in the public interest and invites costly, prolonged legal disputes.

Flood Hazard

A central contradiction in the WELAP is its promotion of densification in an area of high flood risk — even after the anticipated completion of the Springbank Off-Stream Reservoir (SR1). Over \$750 million has been spent on Elbow River flood mitigation. One of the core lessons from the 2013 flood was that we should be housing fewer people in flood-prone areas, not more.

In the past, the City's Planning Department denied applications to subdivide lots in this community, citing the need to limit residential density due to flood risk. That principle remains valid. While the SR1 project will help, it does not eliminate risk. The WELAP's assumptions about safe densification are dangerously at odds with Calgary's hard-won lessons about flood safety.

Additionally, the community sits atop a backfilled oxbow of the Elbow River. During high water events, this area behaves like saturated ground with a shallow water table, presenting unsafe conditions for dense redevelopment. This geotechnical reality is not addressed in the Plan.

Conclusion

The WELAP suggests its recommendations will create vibrant, walkable neighbourhoods filled with families and great architecture. Rideau-Roxboro already embodies these ideals. Our K-9 school is over capacity. Our homes are architecturally diverse. Our building stock and our residents who live here are diverse. Our streets are walkable and shaded by mature trees and our amenities are enjoyed by Calgarians city-wide. Rideau-Roxboro already is the community the WELAP aims to create.

Calgary should not be a city where all communities are expected to evolve identically. One of Calgary's defining strengths is its neighbourhood diversity, offering families choices that suit their values, needs, and lifestyles. While we welcome change, it must respect the foundation of successful communities and the voices of their residents. The WELAP should be amended to delete the characterization of Fourth Street SW as a Neighbourhood Connector and as otherwise appropriate to reflect this existing diversity.

Communities like Rideau-Roxboro have evolved organically for over a century, with reinvestment, heritage preservation, and a balance of housing types. The WELAP should embrace a flexible model of growth — one that allows for different kinds of success, not just one.

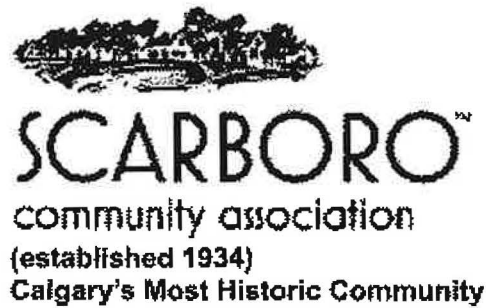
Sincerely,

Paul Storwick

President, Rideau-Roxboro Community Association

PO Box 945117, Elbow River Postal Outlet, Calgary, AB T2S 1X8

president@rideauroxboro.com



May 3, 2025

Mayor Gondek
Members of City Council

Re: West Elbow Local Area Plan (WELAP)

I am writing on behalf of the Scarboro Community Association to express our concerns in relation to the proposed West Elbow Local Area Plan. Our community association was also a signatory to the multi-community letter recently submitted to City Council seeking a pause to this process.

We recognize the significant effort invested in developing the West Elbow LAP, especially the Heritage Guidelines. We appreciate the time that the City Planning Team took to review our detailed written submissions and then to meet with us on a number of occasions to discuss our concerns and to try and explain the rationale behind generic guidelines that we had anticipated would be specific to our community.

First, I want to raise our concerns with respect to the apparent overlap or conflict between the Heritage Guidelines and the City's Main Street initiative as it relates to development along 17th Avenue. 17th Avenue is, as you are doubtless aware, the single most significant boundary of our community. As a community, we are gratified that the proposed Heritage Guidelines are to apply to the entire community of Scarboro. However, we are strongly opposed to the exclusion of approximately 16 Scarboro residences, as well as all the residences on 17th Avenue, from the protection of the Heritage Guidelines to accommodate future development along the 17th Avenue corridor. There is clearly an overlap, if not a direct conflict, between the Main Street initiative and the City's protection of the significant historic assets within our community. It is now clear that the "slice" of Scarboro that has been excluded for the application of the Heritage Guidelines is the direct result of the Main Street project. From our perspective, the message that this conveys is that development trumps the preservation of precious heritage assets and the protection of the basic integrity of Scarboro as a community.

The West Elbow LAP proposes a mix of 4 and 6 storey buildings along 17th Avenue. As noted above, this proposal not only impacts all of the Scarboro residences facing 17th Avenue, but 16 other adjacent homes in our community, all of which have been excluded from the Heritage Guidelines.

I attempted to raise this concern with the City's West Elbow LAP planning team on several occasions. In each instance, I was completely shut down and told that the planning team had no mandate from Council to even consider this issue. My request that the planning team bring this matter back to Council for review and proper consideration was summarily dismissed without any effort to try and resolve the problem. When I asked how our community was supposed to bring this issue forward, it was suggested that I approach the Ward 8 Councillor. I followed that advice and requested a meeting with the City Councillor responsible for the community of Scarboro. I very much regret to advise that he refused to meet with me. As an elected representative of this community, I find it disheartening, to say the least, that another elected representative of this community would take such a dismissive approach to the concerns of his constituents. As my colleague the President of the Mount Royal Community Association has stated in his letter to you of April 22, 2025, the City's approach to community participation and engagement in this LAP process has led to a serious breakdown in trust with community associations.

We also believe that the Heritage Guidelines must protect more than just buildings. The essence of Scarboro's historic significance is that it represents an important example of what has long been considered an innovative approach to landscape architecture. The layout of the streets in our community honours the natural contours of the land. The strategic placement of parks throughout the community and the use of natural plants, bushes and trees are all integral elements of this historic example of ground-breaking landscape architecture. The Heritage Guidelines as drafted do nothing to protect the actual community. Indeed, the exclusion of a significant portion of the community from the application of the Guidelines would, as outlined above, have a devastating impact on our community.

We are asking City Council to defer consideration of the West Elbow LAP until after the municipal elections in October. In our view, much work remains to be done to address the significant conflict between the protection of a historic community and future development along a small portion of 17th Avenue. We would like to have the opportunity to try and persuade the City to exclude the north side of 17th Avenue from the Main Street project and to extend the reach of the Heritage Guidelines to the entire community of Scarboro. In our view, the north side of 17th Avenue does not lend itself to commercial or mixed-use development. (We accept that the Scarboro homes directly on 17th Avenue likely require a different approach.)

We are very fortunate to have in our community a well-respected Calgary architect, Harvey Bernbaum. At my request, Mr. Bernbaum has prepared drawings that illustrate the shadowing effect of constructing 4 and 6 storey buildings all along the 17th Avenue boundary of Scarboro. I expect that Mr. Bernbaum will be presenting these drawings to you at the Council meeting scheduled for May 6, 2025. Once you have had an opportunity to see these drawings, I believe that you will quickly come to understand the potentially devastating impact that this proposed 17th Avenue development would have on the sunlight reaching the community. I would simply add that it was necessary to seek Mr. Bernbaum's assistance when the West Elbow LAP planning team refused to share the City's own study dealing with the same matter.

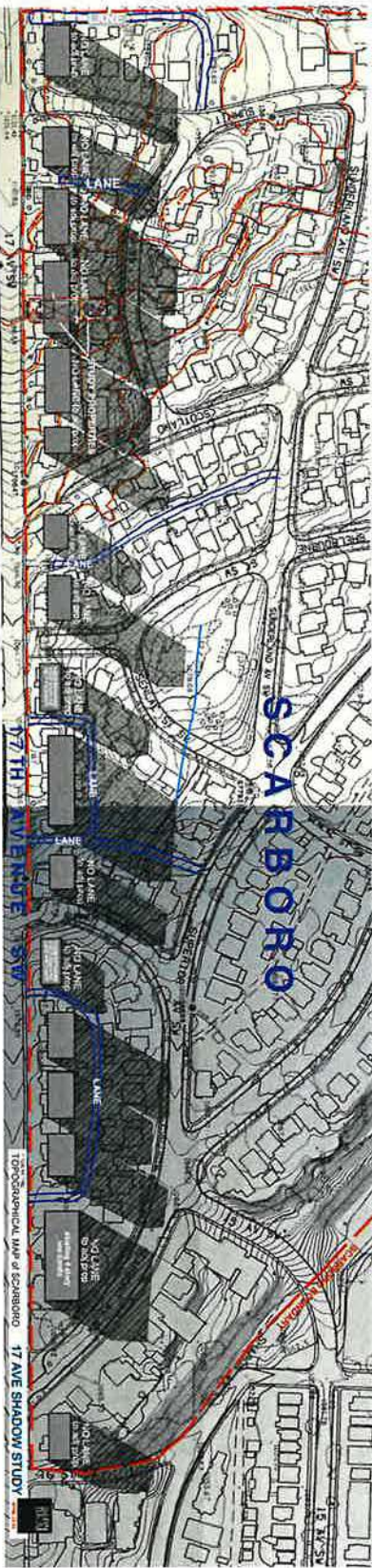
The final issue that I wish to raise with you is our frustration at being excluded as a community from a planning process that significantly impacts our future. The residents of Scarboro were never asked to provide feedback as a community. West Elbow community residents were consulted as a group and through a deeply flawed consultation process that purported to be representative of communities and community associations but clearly missed the mark. What can someone in Cliff Bungalow, for example, possibly know about the adequacy of the LAP (including the Heritage Guidelines) to protect the historic character of Scarboro? The opposite is also true -- what do residents of Scarboro know about the unique characteristics of Cliff Bungalow? The West Elbow group consists of 15 adjacent communities combined artificially. There was no opportunity during this process to explore, recognize or foster individual community identities, strengths or assets. The communities were simply lumped together and dealt with largely as if they were one entity.

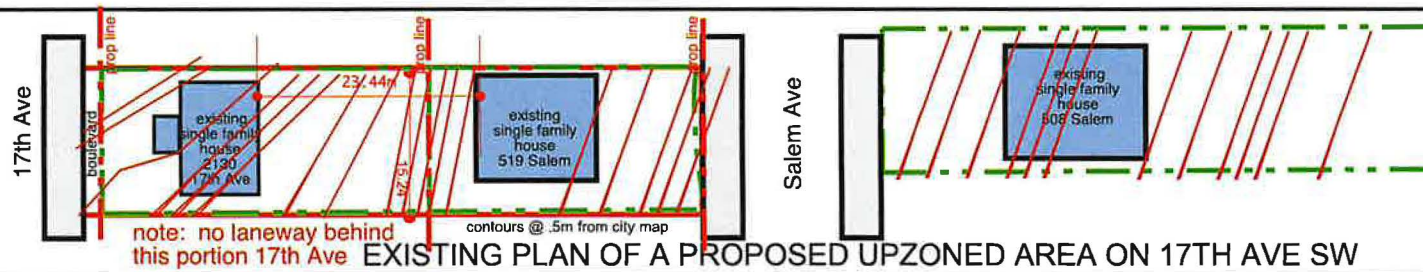
Our request to pause this process will, I believe, give everyone who is committed to a bright future for our city an opportunity to reflect and reconsider how best to advance this planning process. I regret to say that this process has engendered a great deal of distrust and cynicism amongst the members of the Scarboro Community Association. Pausing this process can, I believe, allow us to turn the page and to work together in a more effective fashion.

Yours very truly,

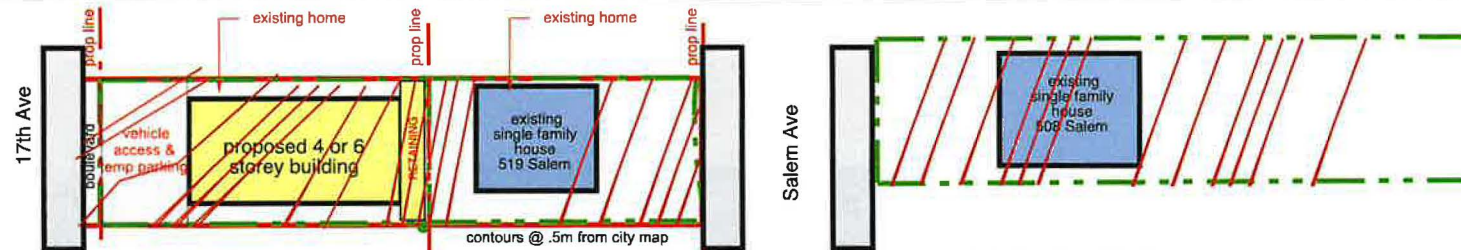
A handwritten signature in dark ink, appearing to read "M. David Gates". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

M. David Gates
President
Scarboro Community Association

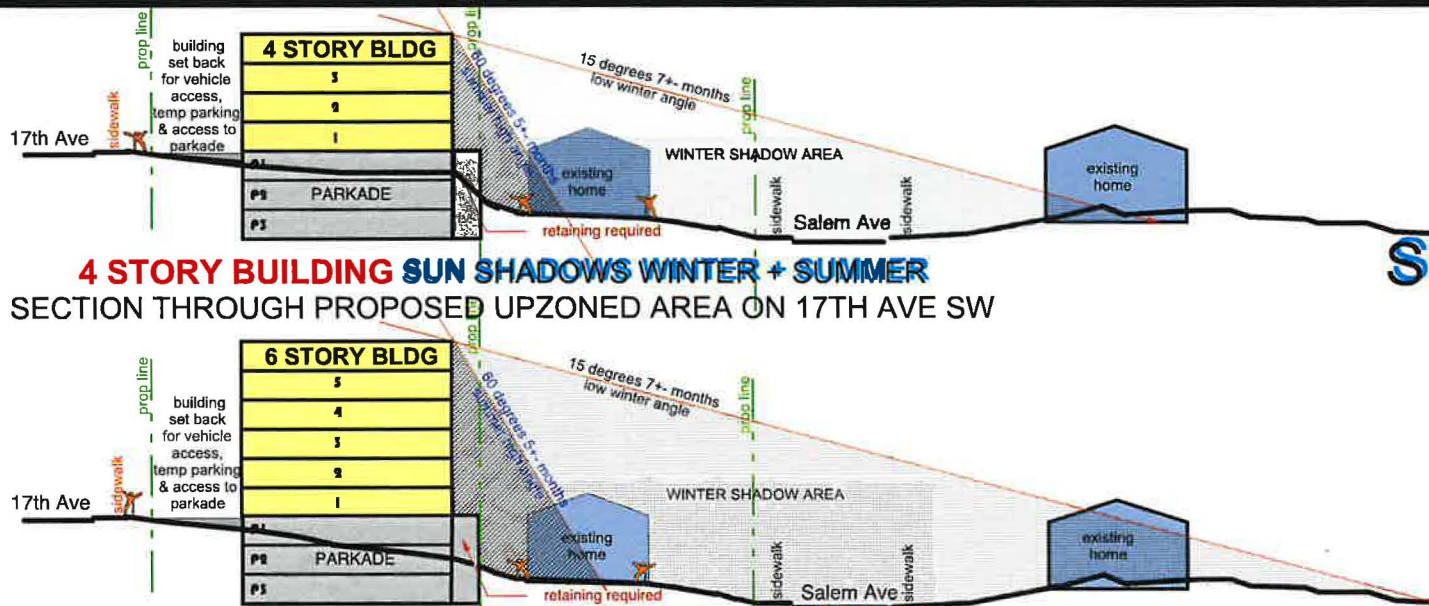




EXISTING PLAN OF A PROPOSED UPZONED AREA ON 17TH AVE SW



PLAN OF PROPOSED 4 or 6 STORY BUILDING ON 17TH AVE SW



4 STORY BUILDING SUN SHADOWS WINTER + SUMMER

SECTION THROUGH PROPOSED UPZONED AREA ON 17TH AVE SW

6 STORY BUILDING SUN SHADOWS WINTER + SUMMER

SECTION THROUGH PROPOSED UPZONED AREA ON 17TH AVE SW

SUN SHADOW STUDY

1:500 METRIC



APRIL 28/25

Via email

March 25, 2025

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

Dear Mayor & City Councillors,

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

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

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

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

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

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

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

Sincerely,

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



Attn: City Council
RE: **West Elbow Local Area Plan**

May 1, 2025

The Sunalta Community Association is providing this letter in support of the months of work done together with other community members, City planners, and other residents of the West Elbow area. We found the working groups to be open and collaborative, offering ample opportunity to ensure all were heard from, while still providing the ability to provide nuance on individual streetscapes and how to best support the existing community with the plan.

The West Elbow Local Area Plan represents a major change to our aging area redevelopment plan that was last seriously rewritten alongside the development of the West LRT in 2009. We are excited to see a forward-thinking local area plan aimed at guiding where rezoning and redevelopment will be encouraged throughout the area.

Most importantly to our development committee and to Sunalta was the addition of the heritage policies (section 2.6) which addresses a long-standing concern for the community. The policies encourage more contextual design and approaches without overly relying on overly prescriptive land uses. If we are to say goodbye to an older home - regardless of its heritage status - we want that demolition to count as an improvement to the community and its residents.

1627, 10 Avenue SW
Calgary, Alberta
T3C 0J8
(403) 244-2608
www.sunalta.net



In our letter, we also wish to express our gratitude to the hours that City planners spent with CA volunteers and community members, carefully weighing the options and trade-offs that come with creating a 30-year plan to guide future change in our area.

We actively encourage Council to remember the second half of the phrase: with density comes amenities. We need density to support both our communities and our amenities, but it is imperative that the City upholds its part of this change by investing in and supporting its citizens. As such, we encourage Council to expand and prioritize community-centric investment through the Local Area Investment Fund and similar initiatives.

In closing, thanks to the efforts of so many, we have a document that we can use to help guide redevelopment in the area, as well as understanding it is a document meant to be iterated on in the future – something every community in the City has been unable to do with Area Redevelopment Plans.

Thank you,

Micheal Jones on behalf of the Sunalta Planning and Development Committee

neighbourly since 1912

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