



# Historic East Calgary Communities Local Area Plan

What We Heard Report  
June 2021

## Project Overview

The Historic East Calgary Communities Local Area Plan (currently known as an Area Redevelopment Plan) is the long-term vision of the Ramsay and Inglewood communities, and surrounding areas. Once approved, the policies in the new Historic East Calgary Communities Local Area Plan (LAP) will enable and support future planning and growth in the area, so these communities can continue to thrive in the coming years and decades.

In preparation for completing the document, the project team met virtually with targeted industry and community stakeholders in June 2020. This was complemented by online engagement, allowing the team to further refine the document in preparation to share with the public in early 2021. The feedback collected from these sessions in June-August 2020 can be reviewed [here](#).

In February 2021, the project team again met with the targeted industry and community stakeholders sharing the draft document in its current state, and prior to public consultation and review. Following these targeted meetings, the team hosted several online information sessions for the public to answer questions and to receive comments about the plan. The intent of these sessions was to allow the City team to further refine the draft plan, while taking into consideration the outcome of the Guidebook for Great Communities and how it will work within this draft plan.

This report is a summary of those February 2021 discussions and online engagement.

## Engagement Overview

### February 2021

The City of Calgary held two virtual invite-only sessions with targeted stakeholders, which was extended to the Inglewood and Ramsay Community Associations, the Inglewood Business Improvement Area and industry representatives on February 16 and February 18, 2021.

From February 12-26, 2021, The City of Calgary also hosted an online survey on its engagement portal, at [engage.calgary.ca](https://engage.calgary.ca) to solicit feedback from the public about language in the draft plan, and naming of the plan.

In addition to the call to contribute to online engagement, The City also hosted two virtual sessions that were open to the public on February 23 and February 25, 2021.



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## What We Asked

Engagement sought public input through questions structured around areas still open for input within the draft plan. These questions were supported by sharing the draft plan in advance and supporting content in regard to policies within the plan, particularly around Appendix A, and naming the plan.

- 1) **Are there policies in the draft LAP that need clarification, why?**
- 2) **Please review "Appendix A: Summary of Implementation Options" in the draft plan and provide your ideas on additional infrastructure opportunities that may be considered in the future and why.**
- 3) **Which of these names best represents this area of the city, and why?**
  - **Rivers and Rails Communities Local Area Plan**
  - **Bend in the Bow Communities Local Area Plan**
  - **Historic East Calgary Communities Local Area Plan (current plan name)**
  - **Central East Calgary Communities Local Area Plan**
  - **Confluence Communities Local Area Plan**
  - **Other (please specify)**

Feedback received has indicated that Historic East Calgary is an unpopular name for the plan among both residents and industry.

The ideal name will incorporate attributes that are found throughout the Plan Area: including the future planning work that will be completed in industrial areas to the south. The communities are Ramsay, Inglewood, Alyth/Bonnybrook, Highfield Burns Industrial and the northern portion of Manchester.

The name should not include a specific community's name as multiple communities and industrial areas will be found within the Plan.

- **Rivers and Rails Communities Local Area Plan**  
*This name incorporates the Bow and Elbow Rivers that act as a boundary for a large portion of the Plan as well as incorporating the significant history of railways stimulating development throughout the Plan Area.*
- **Confluence Communities Local Area Plan**  
*This name speaks to the confluence of the Bow and Elbow Rivers, located in the northwestern tip of the Plan Area.*
- **Bend in the Bow Communities Local Area Plan**  
*This name highlights the green space along the river at the Inglewood Bird Sanctuary and Pearce Estate Park in Inglewood.*
- **Central East Calgary Communities Local Area Plan**  
*This name was suggested by B&A as part of their recommendations and denotes the Plan Area's central location, to the east of downtown Calgary.*
- **Historic East Calgary Communities Local Area Plan**  
*This is our current plan name.*



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## What We Heard

### 1. Are there policies in the draft LAP that need clarification, why?

Policy	Theme(s)	Supporting Verbatim Comments	What We Did
<b>Brewery Flats</b>	<b>Pedestrian/Cyclist Connection</b>	<ul style="list-style-type: none"> <li>Suggesting Section 2.6.5 include: provide pedestrian and cyclist connections to the Inglewood / Ramsay LRT Station.</li> </ul>	<ul style="list-style-type: none"> <li>Policy was updated to include the incorporation of pedestrian/cyclist connections to the Ramsay/Inglewood LRT Station.</li> </ul>
<b>Mills Estate, Grandview and Scotsman's Hill</b>	<ul style="list-style-type: none"> <li><b>Increased Density (height) concern</b></li> <li><b>Heritage Designation (all area)</b></li> <li><b>Renaming of City asset</b></li> </ul>	<ul style="list-style-type: none"> <li>Heights of various urban form categories are not provided</li> <li>Given the size of the buildings in the area, six stories is excessive. Bigger does not equal better.</li> <li>It doesn't make sense that only a small portion would have designated Heritage Guidelines. The whole area should require development to "fit into the historic fabric and community context."</li> <li>Can we rename Scotsman's hill back to Fraser's hill as per the historical context and original settler of the area, Angus Fraser. It would expand the place-based history of the area and add another layer to the existing cultural landscape.</li> </ul>	<ul style="list-style-type: none"> <li>Urban Form Categories do not have a specific height. Refer to the scale map for heights.</li> <li>The Heritage Guideline Areas were developed based on concentrations of heritage assets.</li> <li>Renaming City assets is not in scope of the LAP.</li> </ul>



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<p><b>9th Avenue SE Main Street</b></p>	<ul style="list-style-type: none"> <li>• <b>Density Bonusing</b></li> <li>• <b>Increased Density (height) concern</b></li> <li>• <b>Clarity in the Document (Outline/Content)</b></li> <li>• <b>Heritage Designation (all area)</b></li> </ul>	<ul style="list-style-type: none"> <li>• Allowing from the current to 6 storey or more along 9th av should be achieved through bonusing.</li> <li>• The LAP contravenes the MDP in providing for new buildings with dramatic contrast in massing. There is no compelling reason to build above the 6 story limit that the Inglewood community worked hard to establish.</li> <li>• “Notes suggest maximum height of 12 storeys but map indicates maximum of 26.</li> <li>• There isn't enough clarity on the preservation of the historic 9th ave streetscape. The only mention is that one specific address may not exceed 15 storeys. How is the plan protecting the existing 9th ave streetscape from future development?</li> </ul>	<ul style="list-style-type: none"> <li>• Currently, no bonusing framework is being considered for this LAP.</li> <li>• Policy 2.5.4 speaks to how Development along the Main Street should: a) demonstrate how the design and massing responds to the adjacent development context; b) provide setbacks and/or reduces massing on upper storeys.</li> <li>• Generally, development is up to 12 storeys, with a few sites allowing for development up to 20 storeys abutting the rail corridor between 12 Street and 13 Street SE.</li> <li>• Additional policies regarding heritage are included in the Guidebook (now called the Guide for Local Area Planning)</li> </ul>
<p><b>Stockyards</b></p>	<p><b>Contamination Remedy</b></p>	<ul style="list-style-type: none"> <li>• Need to dig out contamination from old stock yards and meat plants. May need to dig 40 meters to get rid of urine, feces &amp; blood contaminates that have leached into the slums of Ramsey and Inglewood.</li> </ul>	<ul style="list-style-type: none"> <li>• Any development that is approved would need to comply with any remediation that is required based on The City’s review of the land and proposed development.</li> </ul>
<p><b>Pearce Estate</b></p>	<p><b>New Amenity</b></p>	<ul style="list-style-type: none"> <li>• “Create a frisbee golf course through this location.”</li> </ul>	<ul style="list-style-type: none"> <li>• Policy 3.4.2.1 speaks to considering natural play</li> </ul>



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			space and recreation opportunities.
<b>Walker Estate</b>	<b>Increased Density (height) concern</b>	<ul style="list-style-type: none"> <li>This is absolute [BS]! This plan looks like nothing but spot zoning massive towers in a historic neighbourhood directly shadowing and overlooking single family homes. You have ignored every single community consultation you have ever done.</li> </ul>	<ul style="list-style-type: none"> <li>In the Walker Estate area, density is focused around the BRT station.</li> <li>Generally, Walker Estate area allows for up to three storey development, with six storey development along the rail, and the Grid site, which already has a land use approved by Council.</li> </ul>

**2. Please review "Appendix A: Summary of Implementation Options" in the draft plan and provide your ideas on additional infrastructure opportunities that may be considered in the future and why.**

Top Themes we Heard	Supporting Verbatim Comments	What We Did
<b>Better Pedestrian Connections</b>	<ul style="list-style-type: none"> <li>Connection of Ramsay and Inglewood for foot traffic through the green line station.</li> <li>Provide new east-west cycling and pedestrian connections to link residents of Inglewood-Ramsay to the future Inglewood/Ramsay LRT Station. While having some of the greatest TOD potential for the LRT station the Brewery Flats neighbourhood suffers from poor connectivity/fragmented public realm. The CP Rail bisects Inglewood and Ramsay and extends through Brewery Flats from 12 to 15 ST, limiting E-W connectivity with 12 ST SE acting as only remaining north-south link between the two communities.</li> </ul>	<ul style="list-style-type: none"> <li>Connections to the Green Line are being considered as part of that work.</li> <li>The mobility map has been updated to include an east/west connection along 11 Ave SE in Brewery Flats.</li> </ul>



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<p><b>Transit/Road Infrastructure Improvement</b></p>	<ul style="list-style-type: none"> <li>• Tram along the river to take people from east village through Inglewood and to the zoo.</li> <li>• Now that 8 Ave SE has new traffic calming measures in place, consider opening the cul de sac at 15 street at 17 ave to traffic. As Inglewood gets busier, with more on-street parking, it's becoming more challenging to get to our home on 14a street from 9 ave.</li> </ul>	<ul style="list-style-type: none"> <li>• Tram along the river is not being explored at this time as there are existing pathways for pedestrian and cyclists to connect from east village to the zoo.</li> <li>• Traffic flow in the neighbourhood will be monitored by Transportation.</li> </ul>
<p><b>Better Cycling Infrastructure</b></p>	<ul style="list-style-type: none"> <li>• Provide a cycling connection in between the cul de sac at the end of 17th ave SE and 11th St</li> <li>• The adaptive pathway on 11/12th st is working fairly well and should continue to be upgraded and maintained. Spiller Road/8th street has far too many speeding drivers on it, but is the main community link. Would be much safer to have it engineered for slower speeds or separated for bikes/scooters/etc, or a parallel route on 9th without stop signs every block.</li> </ul>	<ul style="list-style-type: none"> <li>• Cycling connections are being considered as part of the Green Line station-related work, which includes cycling connections from the station to the east, along 11 Ave SE.</li> <li>• Policy 3.2.3.2 speaks to streetscape improvements along 11/12 Street SE including the incorporation of active modes into the streetscape.</li> </ul>
<p><b>Lighting Infrastructure</b></p>	<ul style="list-style-type: none"> <li>• Install lightings for pedestrians along elbow river path south of the escarpment stairs</li> <li>• "Community Beautification" shouldn't be haphazard art/mural installation, as historic areas developed during the City Beautiful movement, "beautification" should focus on planting street trees and shrubs, (eg. recognized historic planting along 9th St SE in Ramsay). Secondly, upgraded streetlighting (especially along 9 Ave and 11/12th Street) should be another unifying focus of beautification / pedestrian improvements.</li> </ul>	<ul style="list-style-type: none"> <li>• Chapter three includes an implementation item to 'provide additional lighting in parks and on neighbourhood pathways.'</li> <li>• Another implementation items speaks to incorporating pedestrian-scale lighting as development occurs, particularly along 9 Avenue SE, 8 Street SE and 11/12 Street SE.</li> </ul>
<p><b>More Parking</b></p>	<ul style="list-style-type: none"> <li>• More parking and name the area Confluence</li> </ul>	<ul style="list-style-type: none"> <li>• Public parking is available along 9 Avenue SE. Parking</li> </ul>



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		continues to be reevaluated as development occurs.
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### 3. Which of these names best represents this area of the city, and why?

- Rivers and Rails Communities Local Area Plan
- Bend in the Bow Communities Local Area Plan
- Historic East Calgary Communities Local Area Plan (current plan name)
- Central East Calgary Communities Local Area Plan
- Confluence Communities Local Area Plan
- Other (please specify)

Top Themes we Heard	Supporting Verbatim Comments	What We Did
<p><b>Confluence Communities Local Area Plan</b></p>	<ul style="list-style-type: none"> <li>• More parking and name the area Confluence</li> <li>• I like the name out of all the ones. Tells me about the area and not a specific neighbourhood.</li> <li>• It's time to tell the true history instead of trying to keep the colonization memory alive.</li> <li>• Best name</li> <li>• Only name that has meaning. It will start becoming a brand of the neighborhood and it will get traction.</li> <li>• Confluence has a brand name and it revitalizes the area. Gives a sense of community to the entire neighbourhoods</li> <li>• I think its a name that resonates with Calgarians and i've always thought of the area as the confluence. its a place where people in the east come together</li> <li>• It resonates with the area.</li> <li>• The confluence is so significant to First Nations, particularly the Blackfoot, and is the reason life emerged Calgary and people began to inhabit this area of the territory. Without the meeting of the rivers, Calgary wouldn't be what it is today.</li> </ul>	<ul style="list-style-type: none"> <li>• Administration will work with Area 7 communities and stakeholders to develop a name that represents the area when the plan is re-launched in the future.</li> </ul>



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	<ul style="list-style-type: none"> <li>• Distinctive, descriptive, and sleek.</li> <li>• I like Confluence Communities the best as the joining of the two rivers truly represents the formation of Calgary and it's earliest communities. The heritage of this area is so important to respect.</li> </ul>	
<p><b>Historic East Calgary Communities Local Area Plan</b></p>	<ul style="list-style-type: none"> <li>• When people come to this area, they should feel like they are in historic east Calgary. This should be the guiding goal for development (which your current plan does not achieve).</li> <li>• The area is historical.</li> <li>• I only wanted to select 'historic east calgary' but the form said I had to choose 3! I like the simplicity of that name and the reference to history. The more 'poetic' names like rivers and rails are awful!</li> </ul>	<ul style="list-style-type: none"> <li>• Administration will work with Area 7 communities and stakeholders to develop a name that represents the area when the plan is re-launched in the future.</li> </ul>
<p><b>Rivers and Rails Communities Local Area Plan</b></p>	<ul style="list-style-type: none"> <li>• Rivers and Rails best represents this area as it recognizes the physical boundary created by the rivers and the often overlooked history and importance of railways as foundational to this community</li> <li>• Seems most appropriate, descriptive aspects of the communities</li> <li>• It's much more encompassing and inclusive than "Historic East Calgary" which really just feels like Inglewood perspective only</li> </ul>	<ul style="list-style-type: none"> <li>• Administration will work with Area 7 communities and stakeholders to develop a name that represents the area when the plan is re-launched in the future.</li> </ul>

## Next Steps

After carefully considering the comments the project team received through the public engagement on certainty for the Heritage Conservation Tools and Incentives work in commercial areas, we are revisiting the timing and scope of the Historic East Calgary Communities Local Area Plan (LAP).

Moving forward, the LAP will be on pause. Administration will continue to review development applications submitted through our Corporate Planning Applications Group.



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We want to acknowledge the considerable effort citizens have contributed to the LAP. We will update the web page with the revised draft LAP, for record, based on the public engagement that occurred.

## **Area 7 multi-community Local Area Plan**

We will revisit the schedule for re-launching the LAP, as part of the *Area 7 multi-community Local Area Plan* (Area 7). Area 7 will include the communities of Alyth/Bonnybrook, Burns Industrial, Highfield, Inglewood, Manchester Industrial (northern portion) and Ramsay. When Area 7 is launched, it will follow the phases set out for all local area plans in Calgary.