

Calgary



Top 10

Things to Know

Local Area Planning



What is a local area plan?

A local area plan envisions how an area might evolve over the next 30 years. It identifies the most suitable locations for future development and provides clear guidance for new projects, investments, and local improvements.

If approved by Council, a local area plan becomes statutory policy (adopted as an area redevelopment plan). While it does not alter existing zoning or allocate budget, it informs decisions when proposals for land use changes, new developments, or local improvement projects are brought forward and considered.



Why is local area plan needed?

Communities are always changing. Families move, buildings age and new needs and ideas emerge.

Upgrades to public spaces, facilities and infrastructure are needed over time and landowners have the right to propose changes to their land—and The City must review them.

It's not about if things will change, but how things will change.

Without a guiding plan, each proposal and local improvement project can feel unexpected or disconnected.

A local area plan provides:

- **Flexibility** for landowners proposing changes or improvements.
- **Direction** for City Administration and Council when reviewing proposals and considering investment projects.
- **Predictability** for residents and businesses about how the area may evolve.



What is in a local area plan?

You can find examples of local area plans that have been finalized and approved at calgary.ca/LAP

A local area plan includes three key chapters:



1 Visualizing Growth

Sets a shared vision for how the area might evolve and improve.

- History
- Current State
- Vision
- Core Values



2 Enabling Growth

Identifies appropriate locations for different types of development and provides clear development direction.

- Urban Form and Building Scale Maps
- Development Policies



3 Supporting Growth

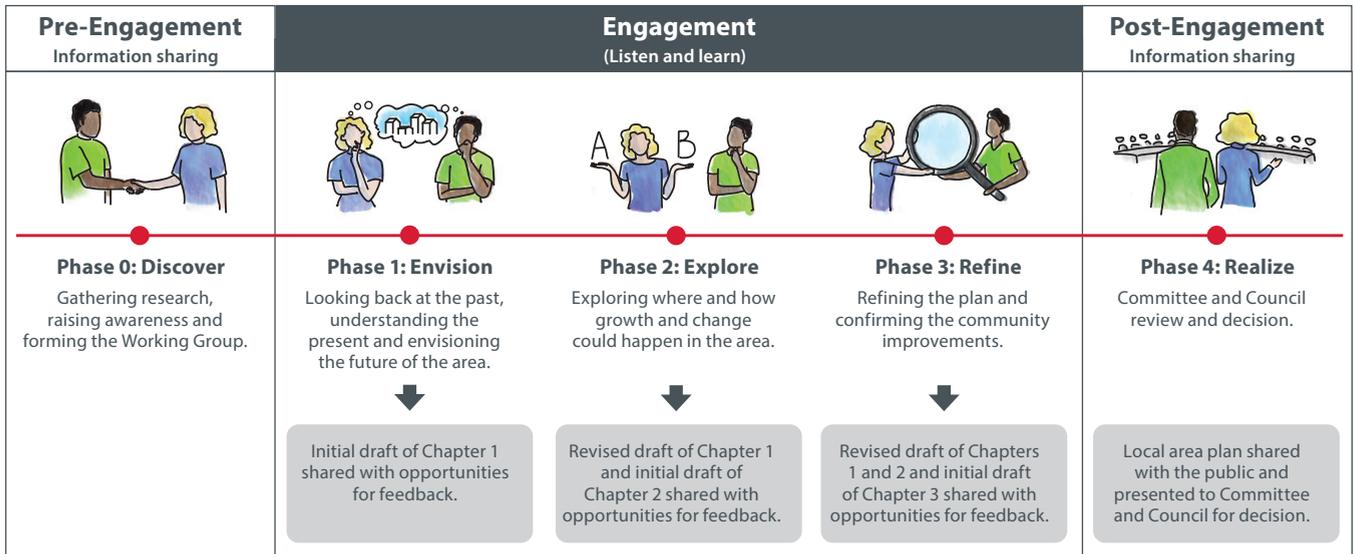
Highlights priorities for local improvements and investments.

- Investment Goals
- Improvement Ideas

Local area plans also include an executive summary, a glossary of terms, information about how to read and interpret the plan and additional information such as supporting maps.

How is a local area plan created?

Working together over two-to-three years, a local area plan is created and refined through five phases, with three phases of engagement.



Through the local area planning process, we will work together to:

- Create and refine the future vision and core values.
- Explore and refine maps that identify suitable locations for different types of development.
- Identify community improvement priorities and projects.

A local area plan **CAN...**



Incorporate and balance a broad range of inputs—including City policies, participant input, context and trends, equity and professional expertise.



Highlight future improvements to public spaces, mobility connections, parks and community amenities that are needed and/or desired in the area.



Set a long-term vision for how an area should grow and change over time.



Guide future land use and investment decisions by having a consistent framework to evaluate proposals.



Identify suitable locations for different types of development such as housing, mixed-use, commercial, etc.



Be updated. It is a statutory document but also a living, dynamic document that is meant to be updated/amended as local conditions and circumstances change.



Provide local policy direction to support high-quality, context-sensitive development.

A local area plan **CANNOT...**



Guarantee consensus. The goal is to find balanced solutions that seek compromise between varying perspectives and inputs.



Make development happen. Landowners decide if or when to develop their land.



Stop development from proceeding while the plan is being created (development applications cannot be evaluated based on a local area plan until it is formally approved by Council).



Ignore physical or environmental constraints such as floodways, roadways, rail corridors, etc.



Include, duplicate or contradict development direction that exists in other policies or bylaws.



Manage day-to-day operations such as transit service, crime and safety, parking enforcement, recreation programming and pothole repairs, etc.



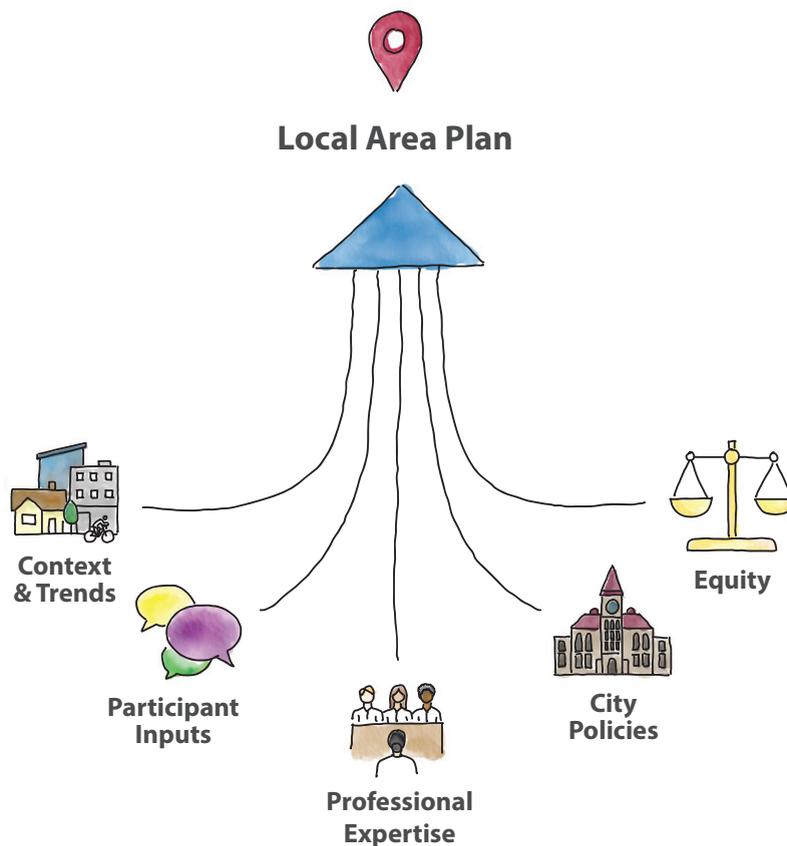
Allocate budget. Local improvement projects are listed in local area plans but funded through a separate process.



Serve as a preservation plan or unchangeable contract as updates may be required as community needs and conditions change.

Who and what helps shape a local area plan?

A local area plan is shaped by a number of key inputs that must be thoughtfully considered and balanced.



Your input shapes the plan alongside the perspectives of residents, youth, business owners, builders, planners, engineers, and others—bringing lived experience, technical expertise, and citywide priorities together.

When and where to get involved



Phase 0: Discover

- Attend an in-person or virtual information session to learn about the upcoming project.
- Apply to join the working group.

Key engagement phases



Phase 1: Envision – Phase 2: Explore – Phase 3: Refine

Provide feedback on topics such as guiding development, community improvements, and draft local area plan content. Share ideas on suitable locations for future development and what public space and mobility improvements are needed.

Community input helps refine ideas alongside other considerations such as professional expertise, City policies, equity and context.

Ways to participate

- **In-Person Sessions:** Attend open houses (one per phase) and small group sessions (multiple dates, registration required).
- **Virtual Sessions:** Attend online sessions each phase (multiple dates, registration required).
- **Online Engagement:** Submit feedback anytime during the engagement window.
- **Mailed Booklets:** Complete and return the feedback booklet delivered to all homes and businesses.
- **Targeted Sessions:** Engagement sessions with groups such as the working group, businesses, community associations, businesses, youth, seniors, and industry representatives.



Phase 4: Realize

Attend an in-person or virtual session to review the final draft plan and ask questions before the Public Hearing of Council.

How is feedback used?

1. Collect

All feedback from each phase is gathered — online input, mailed forms, and comments from in person and virtual sessions.

2. Analyze

The project team reviews everything and groups feedback into key themes and recurring ideas.

3. Report What We Heard

A What We Heard Report is created for each phase, summarizing engagement activities, verbatim comments, and the main themes raised.

4. Review and Consider

The project team reviews and considers participant feedback and other key considerations (including City policies, context and trends, equity and professional expertise).

5. Refine the Plan

Plan content and concepts are updated based on participant input and all other considerations.

6. Report Back on What We Did

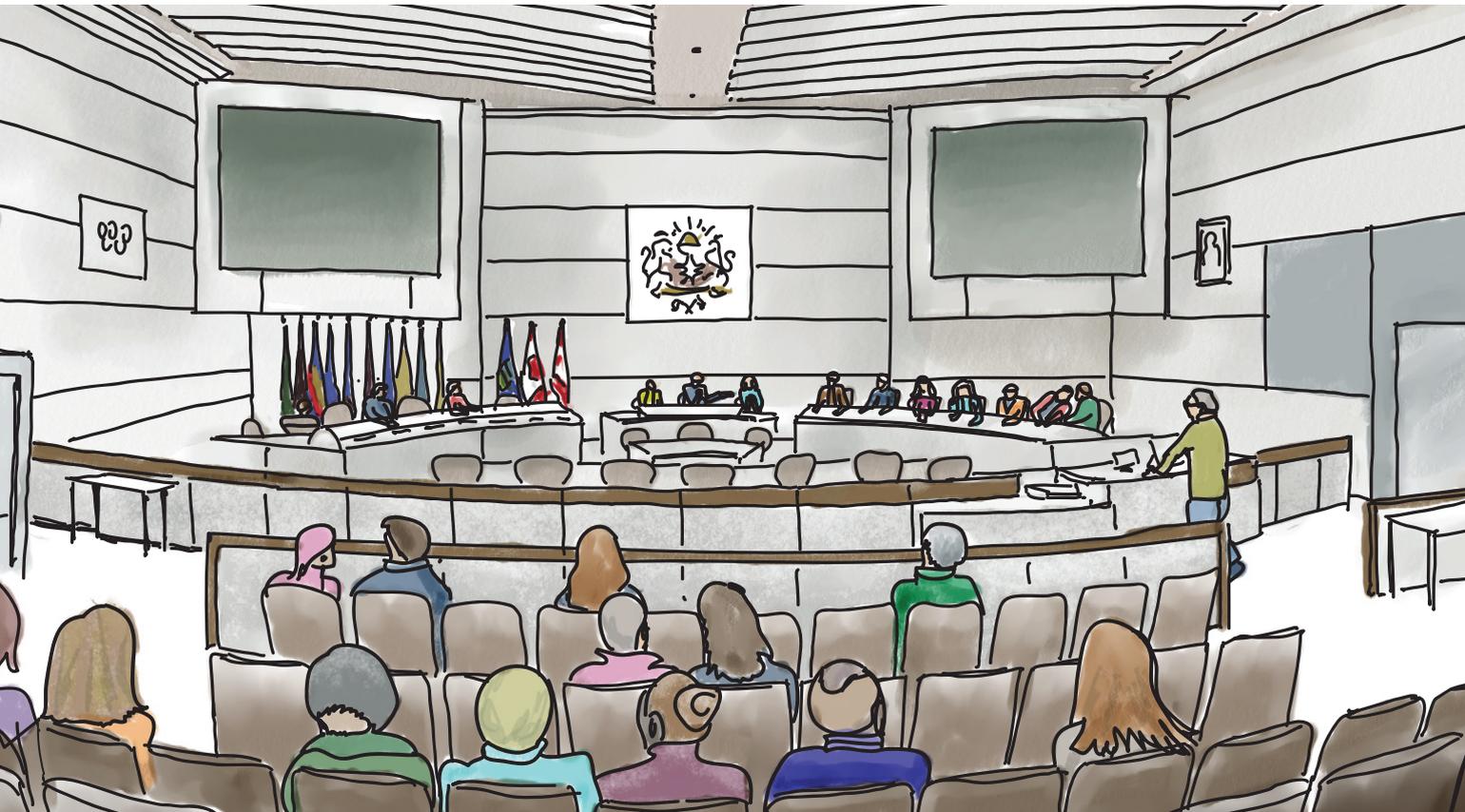
A What We Did Report and Engagement Summary explain what changed, what didn't, and why—including the key updates made based on feedback.



Who is the final decision maker?

Council is the final decision maker for all local area plans. Anyone can speak at the Public Hearing of Council to share their views on the proposed plan.

If approved by Council, the local area plan becomes a statutory policy used to evaluate development proposals and guide future decisions about local improvements and investments. Plans can also be updated or amended over time as community needs and conditions change.



Learn More

Check out calgary.ca/LAP to learn more about local area planning.

You'll find lots of information including short videos, resources, completed local area plans and links to local area planning projects that are active now.

Get Involved

Local area plans are being created for the areas identified in yellow on the map. Learn more and get involved by visiting calgary.ca/LAP

