



WEST ELBOW COMMUNITIES

Local Area Planning Project

Phase 2 – EXPLORE: What We Did Report
FALL 2024



West Elbow Communities Local Area Planning Project

**Phase 2: EXPLORE
What We Did Report**

Report Back – Fall 2024

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Project Overview

The West Elbow Communities Local Area Planning project includes the communities of: Altadore, Bankview, Cliff Bungalow, Elbow Park, Erlton, Garrison Woods, Lower Mount Royal, Mission, North Glenmore Park (north of Glenmore Trail SW), Richmond (east of Crowchild Trail SW), Rideau Park, Roxboro, Scarboro (east of Crowchild Trail SW), South Calgary, Sunalta, and Upper Mount Royal.

Through the local area growth planning process, we are working together to create a future vision for how land could be used and redeveloped in the area – building on the vision, goals and policies outlined in [Calgary's Municipal Development Plan](#) and [The Guide for Local Area Planning](#).

What did we do with the input received?

This input was used to update the concepts presented to the public for Phase 3: REFINE. This is the What We Did Report which demonstrates how your feedback in Phase 2 was used to inform the draft concepts in Phase 3, and what we are now looking for feedback on.

We encourage you to review the Phase 2 - EXPLORE What We Heard Report to understand our communications and engagement approach, the questions we asked, and the feedback we collected during the phase of the project. It also will provide you with the context of how feedback collected in Phase 2 helped to inform the concepts in the draft local area plan in Phase 3 that The City is looking for feedback on from September 17 – October 15, 2024.

What We Heard / What We Did

Below you will see the themes that emerged from our public engagement and the responses from the team as to how that feedback will be used to further refine the plan.

Topic 1 – Draft Vision and Core Values

When thinking about the West Elbow Communities and how the area could evolve over the next 30 years, do the Vision and Core Values resonate with you? Please share your thoughts and let us know what you would add and/or change and why?

What We Heard	What We Did
<p>Some participants are not supportive of the draft vision and core values and believe further refinement is required to reflect the West Elbow Communities. Other participants requested more clarity around the vision and core values.</p>	<ul style="list-style-type: none"> • In response to public feedback, the vision and core values have been further refined. The vision has been amended to be more visionary and less descriptive, highlighting the unique characteristics of the West Elbow Communities. • One former core value, ‘Social Connections and Safety’, was removed and its main objectives were incorporated into other core values. This core value was seen to be reflected in several other core values, and redundant to have as its own core value.
<p>Some participants are generally supportive of the draft vision and core values as they are presented.</p>	<ul style="list-style-type: none"> • The draft vision and core values were developed based on public feedback through Phase 1: ENVISION public engagement. Input from Phase 2: EXPLORE informed refinements to the draft vision and core values. The draft vision and core values may continue to be refined through Phase 3: REFINE. • Policies in draft Chapter 2: Enabling Growth and draft Chapter 3: Supporting Growth provide guidance on how the draft vision and core values can be supported in the Plan.
<p>Participants indicated they would like to see the area’s history and importance of heritage more clearly reflected in the draft vision and core values.</p>	<ul style="list-style-type: none"> • A new draft core value, ‘Historic Places and Spaces’ has been added highlighting the importance of both indigenous and non-indigenous

	<p>histories and the unique heritage character in the West Elbow Communities.</p> <ul style="list-style-type: none"> • This core value seeks to provide guidance on the retention of heritage homes and commercial buildings, while ensuring new developments in areas with high concentrations of heritage homes are compatible with the heritage character of those areas.
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Topic 2 – Potential Focus Areas for Moderate- to Large-Scale Growth

Would you add or remove any of the areas that are being proposed in shades of orange for moderate- to large-scale (four stories or higher) growth? Please tell us where and why.

What We Heard	What We Did
<p>Participants expressed traffic, parking, and mobility concerns when talking about moderate to large-scale growth as proposed within the plan area.</p>	<ul style="list-style-type: none"> • Providing mobility and housing choices between the West Elbow Communities are included in the core values ‘Housing for All’ and ‘Safe and Convenient Mobility’. • In Chapter 2: Enabling Growth policies around mobility aim to provide safe and convenient options for all users. The local area plan supports further development of the Always Available for All Ages & Abilities (5A) network, which provides year-round transportation infrastructure for cycling and pedestrians in response to supporting future growth and change. • Chapter 3: Supporting Growth and Appendix A includes investment priorities based on public input. This includes investment and implementation options for identified mobility corridors such as 33 Avenue SW and 14 Street SW. • Future growth in the Plan Area has been focused on transit stations, bus routes, and areas where walking and cycling infrastructure is well

	<p>developed. This will mitigate the traffic impacts of new development.</p>
<p>Participants noted location-specific concerns with moderate to large-scale growth as proposed within the plan area.</p>	<ul style="list-style-type: none"> • Based on public feedback received in Phase 2: EXPLORE, building scales were reduced in several areas including 10 Street SW and Carleton Street SW in Mount Royal (from up to 6 storeys to up to 3 storeys), the east side of 4 Street SW in Mission (from up to 12 storeys to up to 6 storeys), several sites around 14 Street SW and Council Way SW and 34 Avenue SW (from up to 12 storeys to up to 6 storeys) and in South Calgary between 29 Avenue SW and 32 Avenue SW and 14 Street SW to 18 Streets SW (from up to 6 storeys to up to 3 storeys). • Other areas have been reduced from up to 6 storeys to up to 4 storeys, such as areas along Elbow Drive SW, Richmond Road SW, and portions of 20 Street SW and 16 Street SW in Altadore. • The draft Urban Form and Building Scale maps focus moderate-to large-scale development (four storeys or more) at strategic locations, such as along Main Streets including 17 Avenue SW and 4 Street SW, transit station areas including Sunalta LRT Station, and along community corridors such as 26 Avenue SW and 16 Street SW. • In response to feedback received, area specific policies have been added to Chapter 2: Enabling Growth to account for transitions between different building scales and urban form categories. This approach is applied to the draft Urban Form and Building Scale maps around higher activity areas, for example Main Streets including 10 Avenue SW and 17 Avenue SW, where gradual

	<p>transitions are applied moving away from the Main Street.</p>
<p>Participants indicated opposition to the plan and increased density.</p>	<ul style="list-style-type: none"> • The Plan seeks to balance the need to accommodate new growth, especially considering Calgary’s rapid growth rate, with the appropriateness of growth in various areas of the Plan. • Based on feedback from a range of participants as well as direction from existing city-wide policies such as Calgary’s Municipal Development Plan, a location specific approach to accommodating moderate-to large-scale growth (four storeys or more) supported the creation of the draft Urban Form and Building Scale maps.
<p>Participants noted concerns around the ability of current infrastructure and services to be expanded to handle increased density.</p>	<ul style="list-style-type: none"> • Investment in a wide range of public infrastructure is an important part of the West Elbow Communities Local Area Planning project. Draft Chapter 3: Supporting Growth will identify and describe infrastructure investments that will support the growth and change that is described in Chapter 2: Enabling Growth. • The project team works with other City of Calgary departments to understand growth in the communities in the Plan Area. Furthermore, many of the communities in the West Elbow Communities are well below previous peak populations; infrastructure in the area was built to accommodate greater populations than currently exist. • The project team will continue to discuss potential improvements to infrastructure, transit and parks and open spaces as part of engagement in Phase 3: REFINE.
<p>Participants are concerned about potential effects increased density,</p>	<ul style="list-style-type: none"> • The Plan seeks to accommodate new growth, while strengthening the aspects of communities that make them attractive- such as improved

<p>growth and change could have on their neighbourhood.</p>	<p>public spaces, better and safer mobility, and improved commercial amenities.</p> <ul style="list-style-type: none"> • Draft Chapter 3: Supporting Growth identifies and describes infrastructure investments that will support the growth and change that is described in Chapter 2: Enabling Growth.
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ADDITIONAL FEEDBACK – Draft Local Area Plan Content

Do you have any feedback on the initial draft Chapter 2 or refined draft Chapter 1 of the West Elbow Communities Local Area Plan?

<p>What We Heard</p>	<p>What We Did</p>
<p>Participants are concerned with potential inequitable distribution of density across the plan area.</p>	<ul style="list-style-type: none"> • The Plan has sought to balance areas of new growth across communities, with a focus on providing greater levels of new growth in areas close to Main Streets and transit stations. • This results in varying levels of density due to the community context, however all West Elbow Communities will continue to see growth occur.
<p>Participants expressed location-specific comments related to the draft chapters.</p>	<ul style="list-style-type: none"> • Based on feedback from a range of participants as well as direction from existing city-wide policies such as the Calgary’s Municipal Development Plan, a location specific approach to accommodating moderate-to large-scale (four storeys or more) growth has been formed to create the draft Urban Form and Building Scale maps. • We have heard from participants that all communities should contribute to providing housing diversity, and no community should be exempt from allowing different scales of housing. Encouraging housing choice is also a goal of the Calgary’s Municipal Development Plan and addressed in the vision and core values of the West Elbow Communities Local Area Planning project.

<p>Participants indicated opposition to the plan and increased density.</p>	<ul style="list-style-type: none"> • The Plan seeks to balance the need to accommodate new growth, especially considering Calgary’s rapid growth rate, with the appropriateness of growth in various areas of the Plan. • All neighbourhoods experience growth and change, with or without a local area plan in place. The Plan seeks to balance the inputs of the residents, developers and other interested parties on what can be expected and where within each community within the Plan Area. • The draft Urban Form and Building Scale maps focus moderate-to large-scale (four storeys or more) development at key locations, including Main Streets, transit station areas, and along community corridors.
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Project Next Steps

We will be back in the community from September 17 – October 15, 2024, for Phase 3: REFINE. This phase will include multiple engagement opportunities including in-person, mail-in and online engagement, to review and further refine the concepts in the draft local area plan for the West Elbow Communities. Please pick up the engagement booklet to review and provide feedback, participate in an online Q&A session with the team, or attend the public open house on October 2, 2024, from 6 p.m. – 8 p.m. at Marda Loop Community Association.

All details for these events including how to register, and information about where and how engagement booklets can be found (landing in your mailboxes, available to be picked up at My Idea Stations, and a downloadable version) are available online through the project website.

To stay up to date on project details and future engagement opportunities please visit the [website](#) and sign-up for [email updates](#).