



WEST ELBOW COMMUNITIES

Local Area Planning Project

Phase 1 – ENVISION: What We Did Report

Spring 2024



West Elbow Communities Local Area Planning Project

Phase One: ENVISION What We Did Report

Report Back – Spring 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.

The Plan boundary has been amended and no longer includes the West Village lands. The northern boundary of the Plan Area is now at the Canadian Pacific Railway tracks that are just north of 10 Avenue SW. The West Village will become part of the Greater Downtown in the Calgary Plan. This will allow the West Village to be better integrated with the Greater Downtown, as it relates to the river pathway, open space system and other downtown-related initiatives.

Through the local area growth planning process, we’ll work 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 2: EXPLORE. This is the What We Did Report which demonstrates how your feedback in Phase 1 was used to inform the draft concepts in Phase 2, and what we are now looking for feedback on.

We encourage you to review the Phase 1 - ENVISION 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 1 helped to inform the concepts in the draft local area plan in Phase 2 that The City is looking for feedback on from May 28 – June 24, 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.

PAST

Q1 - What is important for people to know about the area's history?	
Theme	What We Did
Participants feel it is important to understand the Indigenous history of the area.	The project team is working to better integrate Indigenous histories and placemaking policies into the Plan, by collaborating with internal staff whose work is centered around Indigenous matters within The City.
Participants highlighted the area's significance in Calgary's history.	Through collaborating with a local historian and The City's Indigenous Relations Office, draft Chapter 1 includes a history section featuring the area's indigenous foundations as well as settlement and development of neighbourhoods across the West Elbow Communities.
Participants value historical development patterns and building styles.	In addition to the history section in the draft Chapter 1, The Plan will include heritage policies and Heritage Guideline Areas to incentivize the retention of historic buildings and spaces within heritage-rich areas.

PRESENT

Q2a - What do you love about the area and your community and why?	
Theme	What We Did
Participants value the green spaces and tree canopy in their communities.	The draft core value: Parks, Open Space, and Natural Areas was developed in response to feedback heard in Phase 1. This draft core value recognizes the significance of natural areas and the open space network in serving social, recreational, and ecological functions and will. This draft core value will inform policy development and implementation options as part of Phase 2.
Participants value walkability and varied mobility opportunities to access recreational and community amenities in the area.	From feedback received in Phase 1, the project team developed the draft core value Safe and Convenient Mobility, which prioritizes pedestrians, active mobility and transit users, aiming to improve the general safety and ease of various mobility options through the plan area.
Participants enjoy the current housing mix their communities.	The Housing for All draft core value recognizes that the West Elbow Communities have a wide variety of housing types that include both older and newer homes. Phase 2 of the project will include engagement to identify and refine key growth areas which includes multi-residential housing.
Participants identified heritage homes and buildings as important in making their area a desirable community.	<p>In response to feedback that we heard in Phase 1, the draft core value Housing for All emphasizes the need for diverse housing options comprised of both newer and older homes, through providing opportunities for the retention of historic homes.</p> <p>As this local area plan is developed, policy tools including Heritage Guideline Areas will guide development in areas with concentrations of character homes.</p> <p>Due to the large amount of heritage homes in the Plan Area, the project has a Heritage Working Group that will contribute to the development of the Heritage Guidelines for the West Elbow Communities.</p>

Q2b - What are the challenges your area is facing and why?	
Theme	What We Did
Participants are concerned with the affordability and the	In response to what we heard in Phase 1, the project team developed the draft core value Housing for All which highlights the need for diverse housing options to suite people's diverse

limited amount of housing options in the area.	needs. This draft core value will support policy and implementation considerations through future phases of this plan. Housing choice will be discussed as part of Phase 2 and 3.
Participants are concerned about potential effects of increased density, growth and change could have on the neighbourhood.	During Phase 2, engagement will focus on where moderate-to-large scales of growth could be welcomed in the West Elbow Communities. This will allow for discussion on how communities envision their growth and change into the future.
Participants expressed concerns around public safety and crime.	In response to concerns heard in Phase 1, draft core value Social Connections and Safety emphasizes the need to improve safety measures in public spaces including improved lighting, clear paths of travel and programming spaces to have ample amounts of activity. Suggested community improvements in the plan can work to address improvements to public spaces that will help them become more safe and inclusive over time.
Participants expressed concerns around the effects growth and change could have on traffic safety and parking.	The Safe and Convenient Mobility draft core value emphasizes safe and efficient movement in the area by prioritizing walking, wheeling and transit. This core value will be reflected in the plan's policy framework as it is further developed.

FUTURE

Q3. What's important to you and for future generations when thinking about how the area could evolve in the next 10-30 years and why?	
Theme	What We Did
Participants expressed the desire to maintain and improve the various green spaces and tree canopy in the area.	This theme is reflected in draft core value Parks, Open Space, and Natural Areas. which recognizes the importance of parks and natural areas for their social, recreational and ecological benefits. This core value will guide policy considerations and investment opportunities in Phases 2 and 3.
Participants expressed a desire to see more amenities, commercial and community spaces in their neighbourhood.	The draft core value Daily Needs and Amenities speaks to providing more amenities and ability to fulfill daily needs close to home. As policies for the plan are developed, this core value will be used to help drive policy decisions that can support and enable more amenities and commercial opportunities.
Participants expressed a desire to maintain low	As part of the Housing Affordability Task Force that was approved in September 2023, Council directed Administration

density housing in the area	to remove the Single-Detached Policy Area in the Guide for Local Area Planning.
Participants expressed the desire to achieve a variety and balance of housing options and affordability in the area.	This feedback has been captured in the draft core value. Engagement in Phase 2 will focus on where moderate-to-large development can go, with the intent of achieving a balance of housing options and opportunities for all demographics, household compositions and income levels.
Participants expressed the importance of sustainability and climate resilience in their communities.	The core value: Climate Adaptation and Resiliency speaks to addressing vulnerability resulting from a changing climate. The plan's policy framework will include policies to support climate-friendly development and transportation.
Participants expressed the importance of connectivity within their community and with neighbouring communities.	From feedback received in Phase 1, the project team developed the draft core value Safe and Convenient Mobility, which prioritizes pedestrians, active mobility and transit users, aiming to improve the general safety and ease of various mobility options through the plan area:

TOPIC SELECTION

Participants were asked to select from a list the top three topics that are most important to them as the West Elbow Communities continue to evolve and comment on why they made those selections. The results are presented in a visual form below, from most to least selected topics.

Topics	What We Did
Healthy and thriving natural areas.	The draft core value, Parks, Open Space, and Natural Areas, emphasizes the need to steward the use of park space to protect ecological, social and recreational functions. This draft core value will inform policy considerations including ideas on how to improve the open space system and ways of protecting natural areas.
Strong local shops, businesses and amenities.	The draft vision reflects this topic by mentioning a unique mix of local businesses and amenities as one of the defining characteristics of the West Elbow Communities. This objective is explored further in the draft core value, Daily Needs and Amenities, which emphasizes the need to support a mix of businesses that allow for different daily needs to be met close to home. The draft vision and core value identify Main Streets as focus areas for growth. Secondary streets and nodes will also be considered for commercial opportunities.
Spaces, places and programs focused on recreation, play and outdoor activities close by.	The draft core value, Parks, Open Space, and Natural Areas, recognizes local parks and the open space system as providing recreational and social functions throughout the West Elbow Communities. This core value will inform policy development to improve and promote these functions.

	Opportunities to expand recreation offerings will continue to be explored in Phase 3 of this project.
Expanded mobility options to help make it easier to get around walking, wheeling and driving.	The draft core value, Safe and Convenient Mobility, aims to improve the ease and safety that people move throughout the West Elbow Communities. This draft core value prioritizes improving the pedestrian experience and ease of access to walking, cycling and transit, while also considering improving safety measures for drivers. Mobility improvements will be further explored in Phase 3 of this project.
Access to goods, services and amenities close by.	The draft core value, Daily Needs and Amenities, aims to improve access to goods, services and amenities by enabling a diverse mix of businesses that provide different daily needs close to home. As Urban Form maps are developed in Phase 3 of the project, they will identify locations where different types of commercial activity may be supported in the Plan Area.
Enhancing public spaces and places.	The draft core value, Social Connections and Safety, aims to better utilize public spaces to promote social connections by improving safety measures including lighting, activity and wayfinding.
Expanding the types of homes in the area to better suit people’s changing needs.	The draft core value, Housing for All, emphasizes the necessity for a diverse mix of housing to meet the unique needs of all ages, abilities, incomes and household compositions. This includes older and newer homes, across a diverse range of housing types.
Opportunities to gather and participate in civic arts, cultural and entertainment activities in the area	The draft core value, Social Connections and Safety, aims to better utilize public spaces and promote opportunities for people to gather and socialize. Programming and investment opportunities will continue to be explored in Phase 3 of this project.

Project next steps

Public engagement opportunities for Phase 2: EXPLORE is open from May 28- June 24, 2024. This phase includes 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.

Engagement booklets have been mailed to homes and businesses in the Plan Area, and residents are encouraged to review and provide feedback, participate in an online Q&A session with the team, or attend the public open house on June 12, 2024 from 6:00 pm to 8:00 pm at Elbow Park Residents Association. All details for these events including how to register, and information about where and how engagement booklets can be found (landing in mailboxes starting May 28, available to be picked up at Engagement Stations, and a downloadable version) are available online through our project website.

Project details and future engagement opportunities can be found at calgary.ca/WestElbowPlan.