

# West Elbow Communities Local Area Plan – Draft Chapter 1

This Draft Local Area Plan (LAP) Chapter 1 has been created for discussion purposes.

Revised Draft – September 2024  
[calgary.ca/WestElbowPlan](http://calgary.ca/WestElbowPlan)

## Land Acknowledgment

Calgary is situated within the ancestral lands and traditional territories of the people of the Nations that made Treaty 7. These Nations in Southern Alberta are: the Siksika, Piikani, Amskaapiikani and Kainai First Nations, who, altogether, form the Siksikaitsitapi (Blackfoot Confederacy); the Îethka Nakoda Wîcastabi (Stoney Nakoda) First Nations, comprised of the Chiniki, Bearspaw, and Goodstoney First Nations; and the Tsuut’ina First Nation. The City of Calgary is also homeland to the historic Northwest Métis and to the Otipemisiwak Métis Government, Métis Nation Battle River Territory, Nose Hill Métis District 5 and Elbow Métis District 6. We acknowledge all Indigenous people who have made Calgary their home.

Guided by the White Goose Flying Report, The City’s response to the findings and calls to actions of the Truth and Reconciliation Commission, and the Indigenous Policy, a Council-approved policy which outlines meaningful ways forward and policy opportunities to grow from and build common ground, The City is beginning to explore how to better understand and act on our shared foundations with Indigenous peoples. While discussions continue regarding our own actions and efforts, The City is committed to beginning to actively explore ways to redefine our understandings, our assumptions, our relationships and our abilities to build a more inclusive and equitable city based on our shared foundations.

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Figure 1: Policy Relationship

## What is the West Elbow Communities Local Area Plan?

The West Elbow Communities Local Area Plan (Plan) provides the long-term vision specific to the West Elbow Communities and presents a broad strategy for community growth and change. With guidance from The City’s municipal development plan, this Plan provides community-specific policies related to land use planning and development.

The following provides a summary of how everyone from the public to a developer can best use this document. Key content of the Plan is summarized below.

### Chapter 1 Visualizing Growth

Chapter 1 of the Plan contains contextual information as well as the Plan’s vision and core values. The vision and community context guide the application of this Plan and will continue to direct planning and development in the West Elbow Communities through implementation of the core values.

### Chapter 2 Enabling Growth

*Please note: we will continue to refine Chapter 2 in future phases of the Plan.*

To achieve the vision and core values of Chapter 1, Chapter 2 of the Plan sets out the Future Growth Concept for the West Elbow Communities. The Plan applies urban form categories and scale modifiers as well as **built form**, general and area-specific policies to the local context.

#### Urban Form Categories

Map 3: Urban Form shows the urban form categories in the Plan area and should be used as a starting point when determining the general function envisioned for a specific area. Readers should review 2.2 Urban Form Categories which provides further details and applicable policies that apply to each urban form category.



#### Citywide: Looking ahead 60 years

Calgary’s Municipal Development Plan outlines a broad vision and long-term goals for how Calgary should grow and develop over the next 60 years.



#### Local: Looking ahead 30 years

Local area plans identify and guide where and how future growth, change, and reinvestment could happen within a specific area.

Local area plans must align with the broader direction of the Municipal Development Plan, but provide more localized and specific guidance.

**Scale Modifiers**

Scale modifiers are used to complement an urban form category to provide additional **built form** policy for specific locations. Map 4: Building Scale shows where the different scale modifiers are applied. Readers should review 2.3 Scale Modifiers which introduces each scale modifier and their associated policies.

**General and Area Specific Policies**

The remaining sections in Chapter 2 provide general policies and additional design considerations that apply on a Plan-wide or site-specific basis. This Plan provides general policies, which primarily focus on the interface of the **public realm** with buildings, and more specific policies that apply to areas such as **Main Streets**, and **transit station areas**. The additional design consideration provides policy guidance on planning matters such as mobility, heritage, and sustainable development.

**Chapter 3 Supporting Growth**

Chapter 3 of this Plan identifies specific objectives and implementation options for supporting growth and change within the West Elbow Communities. This Chapter is intended to set out high-level, strategic direction to inform how investments in the Plan area are made to support the Future Growth Concept.

**Chapter 4 Implementation and Interpretation**

*Please note: we will be developing Chapter 4 in the future phases of the Plan.*

Chapter 4 contains policies regarding the legal interpretation, status, and limitations of the Plan. The Plan is a statutory plan, as outlined in the *Municipal Government Act*, and must be read in conjunction with The City’s municipal development plan and other City of Calgary policy documents. Chapter 4 also contains a Glossary of common terms used throughout the Plan which are bolded throughout the text.

**Appendices**

*Please note: we will be developing the appendices B, C, D, and E in the future phases of the Plan, draft Appendix A and F are currently available.*

Additional non-statutory plan information can be found in the Appendices including Appendix A: Implementation Options, Appendix B: Regional Corridors and Context Map, Appendix C: Mobility, and Appendix D: Constraints, Appendix E: Greenhouse Gas Emissions Profile and Solar Potential and Appendix F: Additional Historical Information. The appendices contain information intended to support the vision and core values of the Plan.

# Chapter 1 – Visualizing Growth

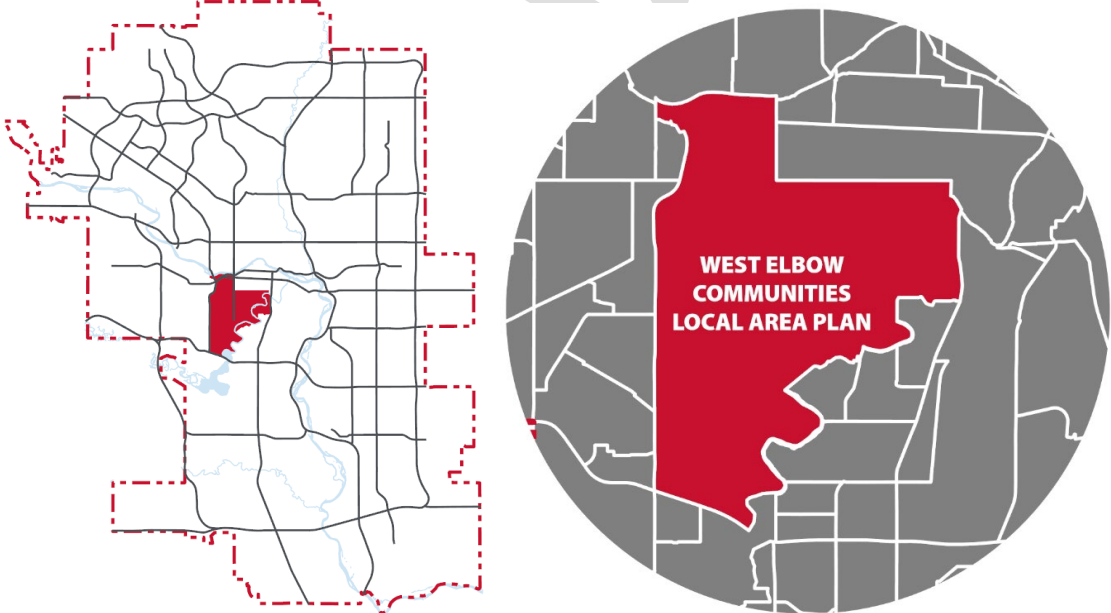
## 1.1. Introduction

The West Elbow Communities Local Area Plan (Plan) is a statutory area redevelopment plan that sets out a long-term vision and identifies opportunities to create a framework for growth and change in the Plan area. The Plan area includes sixteen residential communities, generally bounded by Glenmore Trail and the Elbow River to the south, the Elbow River and Macleod Trail S to the east, Crowchild Trail SW to the west, and Bow Trail as the northern extent of the Plan Area.

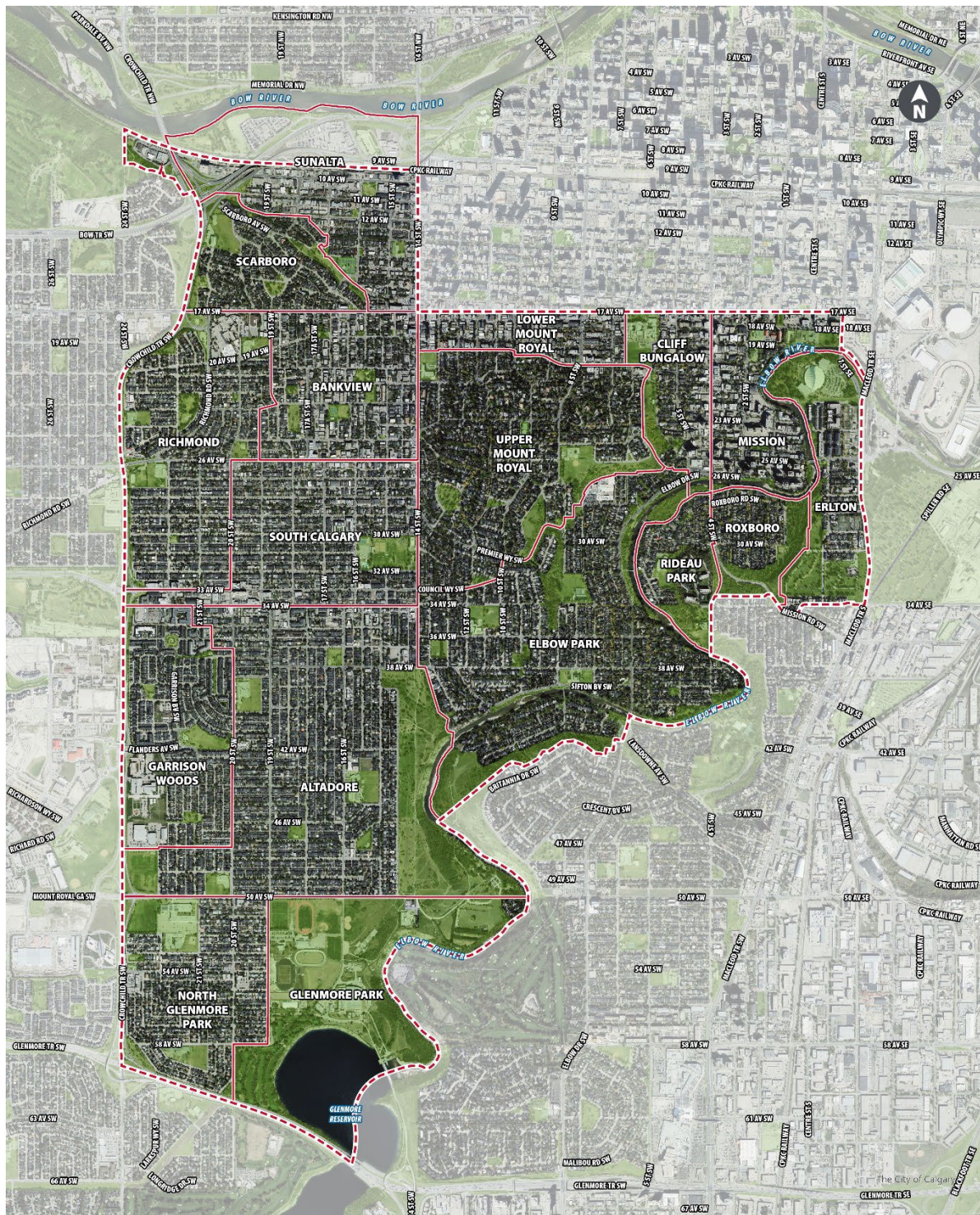
The Plan area consists of Altadore, Bankview, Cliff Bungalow, Elbow Park, Erlton, Garrison Woods, Lower Mount Royal, Mission, Rideau Park, Roxboro, Scarboro, South Calgary, Sunalta, Upper Mount Royal, the portion of North Glenmore Park north of Glenmore Trail SW, and the portion of Richmond east of Crowchild Trail (Map 1: Community Context). Located just west of the Elbow River and south of Downtown, these communities are collectively known as the West Elbow Communities (Figure 1: Plan Context). These sixteen communities have their own unique history and evolution which is detailed in Section 1.3.

The Plan guides growth and change and identifies amenities and infrastructure required to support growth in these communities to achieve the Plan’s vision. The Plan takes a multi-community approach that recognizes and builds upon the shared assets, amenities and natural features that go beyond the boundaries of a single community and benefit the broader area. The Plan is meant to be updated periodically as development and context changes occur.

Figure 2: Plan Context



Map 1: Community Context



- Legend**
- Community Boundary
  - - - Plan Area Boundary

## 1.2. West Elbow Communities Vision And Core Values

### Draft Vision

The West Elbow Communities are a diverse and vibrant set of communities that are defined by their proximity to downtown, walkable neighbourhoods, an exceptional park network highlighted by the Elbow River valley, and unique commercial areas such as 17 Avenue SW and Marda Loop. The West Elbow Communities will continue to grow and develop as well-connected areas that offer a wide range of housing, recreational, and commercial opportunities for both residents and visitors.

### Draft Core Values

#### Historic Places and Spaces

Provide educational, placemaking and naming opportunities about the diverse history of the West Elbow Communities, including Indigenous and non-Indigenous histories. Incentivize the retention of heritage buildings and ensure that new development within heritage-rich areas is contextually sensitive.

#### Housing for All

Enable a diversity of new housing at different building scales throughout the West Elbow Communities. Support housing options that meet the needs of all ages, abilities, incomes, and household compositions.

#### Parks, Open Space, and Natural Areas

Recognize the Elbow River valley, local parks, and recreation facilities, such as the MNP Sports Centre and Glenmore Athletic Park, as the foundation for an enhanced and expanded open space system. Provide improved opportunities for social connections, community pride, and recreation while protecting areas of ecological and cultural significance.

#### Safe and Convenient Mobility

Make moving through the West Elbow Communities easier through improved safety, accessibility and comfort. Prioritize improvements to pedestrian, active mobility, and transit networks that connect to existing mobility infrastructure such as the Max BRT, Sunalta LRT Station, and Erlton/Stampede LRT Station.

#### Climate Adaptation and Resiliency

Build resiliency and develop mitigation measures that address hazards caused by a changing climate while supporting development and ways of travel that reduce per capita greenhouse gas emissions.

#### Daily Needs and Amenities

Enable a mix of businesses that allow daily needs to be met close to home and contribute to a unique sense of place. Build upon the network of Main Streets comprised of 10 Avenue SW, 17 Avenue SW, 33 Avenue SW, Macleod Trail SW, 4 Street SW, and 14 Street SW while exploring opportunities for neighbourhood commercial uses along secondary streets and nodes.



## 1.3. Community Context

### History

#### Indigenous Foundations

As with the rest of Calgary, the West Elbow Communities lay within the ancestral lands and traditional territories of the Blackfoot Confederacy (made up of the Siksika, Piikani, Amskaapiikani and Kainai First Nations), the Îlethka Nakoda Wîcastabi First Nations (comprised of the Chiniki, Bearspaw, and Goodstoney First Nations), and the Tsuut'ina First Nation. The area is also homeland to the historic Northwest Métis and to the Otipemisiwak Métis Government, Métis Nation Battle River Territory, Nose Hill Métis District 5, and Elbow Métis District 6.

Three years after Confederation in 1867, the British colonial claim to Ruperts Land was transferred to Canada, which renamed much of the area as the North-West Territories (NWT). In 1874, the Canadian government dispatched the North-West Mounted Police (NWMP) to the NWT. The creation and presence of the NWMP was also meant to lay the groundwork for a future western expansion in the form of 11 numbered treaties, and, ultimately, the relocation of First Nations to reserve lands and non-Indigenous expansion and colonization of the land. The government arranged a series of numbered treaties (including Treaty 7 in 1877 with the Blackfoot Confederacy, the Îlethka Nakoda Wîcastabi First Nations, and the Tsuut'ina First Nation) that it claimed to be the authority for vast land-surrenders. This Crown interpretation was vastly different than those of the First Nations upon whom the government interpretation was imposed. First Nations understand and maintain that the true meaning and intent of the process and lasting treaty relationships that followed were about sharing the land and peaceful co-existing as nations.

In 1875, the NWMP arrived at the confluence of the Bow and Elbow Rivers and established the Bow Fort, which was renamed Fort Calgary in 1876. It was built on unceded land two years before the making of Treaty 7 in 1877. The confluence had been an important site for Indigenous peoples for more than 11,000 years. With its sheltering river flats, plentiful wood and water, and warm Chinook winds in the winter, the confluence area was a preferred seasonal campsite. In the years following the treaty, the Nations affected were moved to designated land reserves as a step toward non-Indigenous settlement.

Some of the early evidence of pre-contact Indigenous presence within city boundaries comes from just outside the study area, across 17 Avenue SW from Lower Mount Royal. Beneath Mona Lisa Artists' Materials (1518 7 Street SW), a site was identified during excavation of the building's basement in 1968. The University of Calgary assisted with formal archaeological excavation that revealed butchering tools and bison bones (from an extinct, giant variant of the species). Almost 8,000 years ago a small group of bison were driven into a muddy backwater channel of the Bow River where they were dispatched. Over the intervening millennia the Bow River channel moved northward to its current location.

Other evidence identified in Altadore, Glenmore Park, Mission, Scarboro, and Sunalta include butchered animal bones, tipi rings, fire-broken rock (indicating the use of fire-heated rocks to

boil water), and stone tools such as projectile points, cutting and chopping tools, and small stone shards indicative of toolmaking. In 1964, the identification of bison bones in Mission, deposited along the Elbow Riverbank and in basement excavations suggested the existence of a kill site somewhere upstream, and, possibly, an in-situ occupation. The bones were thought to be a few thousand years old. Cultural material was discovered in 1977 in the form of a stone chopping tool. In 1970, fragments of animal bone and fire-broken rock were identified in Elbow Park, Lindsay Park, and Rideau Park, and a shell was identified in Lindsay Park. The same year, tipi ring features were identified in Sandy Beach. Debris from stone tool manufacturing was found in Elbow Park in 1991. Further, Indigenous peoples are known to have encamped near the Elbow River in what is now the southern portion of Elbow Park. In Sunalta, a precontact campsite was found in a backyard garden identified by fire-broken rock and a portion of a side notched projectile point. Closer to the Bow River, bovine bone fragments and part of a bovine skull were recovered in 2015 from a geotech bore hole in the Sunalta Industrial area. These features and cultural materials that have been documented on the landscape highlight how Indigenous peoples have been living off the land of this region for thousands of years preceding European contact.



[Photo: First Nations camp near the first Hudson's Bay Company store at Calgary, circa 1886. Alexander J. Ross, photographer. Glenbow Library and Archives Collection, Libraries and Cultural Resources Digital Collections, University of Calgary, CU1151627](#)



[Photo: First Nations camp on the Elbow River, Calgary, circa 1886–88. Boorne and May, photographers. Glenbow Library and Archives Collection, Libraries and Cultural Resources Digital Collections, University of Calgary](#)

### **Colonial Settlement**

By the time the Canadian Pacific Railway (CPR) arrived in 1883, Calgary had developed as an unincorporated settlement on the future site of the Inglewood neighbourhood. The CPR laid out a new townsite on its own property in what is now downtown. Calgary was incorporated as a town in 1884 and in 1894 it became a city. Portions of the West Elbow Communities were annexed into the city incrementally in 1907, 1910, and 1956.

A trading post established in 1871 might have been the first direct manifestation of colonialism in the Plan Area. Fred Kanouse, an American whiskey trader, opened the post along the Elbow River somewhere between the Mission Bridge and the Glenmore Reservoir. From a colonial perspective, the earliest community development occurred in 1875, the same year that the NWMP established Fort Calgary.

The Oblates of Mary Immaculate, a Roman Catholic missionary order from France, was already well-established in the region. In response to the Mounties' arrival, the Oblates established a nearby mission on the future site of the Holy Cross Hospital in the present Mission district; the Catholic mission is the source of the district's name. The mission served the large presence of Métis in the district. Mission was a separate village named Rouleauville from 1899 until it was annexed to Calgary in 1907. In 1883, two Oblate priests acquired a homestead farm and subdivided the property, all in the interest of creating a Roman Catholic settlement, which became Rouleauville.

The lands that comprise the southern portion of Elbow Park also became homestead land in the early 1880s. A former Mountie, James Owens, settled in present-day East Elbow Park. There, he developed a mile-long racetrack in 1887. That year, Siksika Runner Api-kai-ees (Scabby

Dried Meat) won the quarter-mile race held on Dominion Day at Owens’ Track, which was also known as the Riverside Race Track. White promoters came up with the name Deerfoot for the runner. Under that assumed name, Api-kai-ees is the namesake for the city’s Deerfoot Trail freeway.

Irish-born William Nimmons purchased lands in what is now Bankview around 1882. There, Nimmons and his family farmed and ranched, operated a market garden with greenhouses, and owned a sandstone quarry. Nimmons built the extant Nimmons Residence (1827 14 Street SW) for himself and his family in 1898.



[Photo: The Holy Cross Hospital, circa 1900–05. Glenbow Library and Archives Collection, Libraries and Cultural Resources Digital Collections, University of Calgary](#)



[Photo: Nimmons Residence, 1912; extant and on The City's inventory of evaluated historic resources. Glenbow Library and Archives, University of Calgary](#)

### **Twentieth Century**

Early in the twentieth century, Calgary experienced an economic and population boom that transformed it into a regional wholesale and distribution centre. In that context, William Nimmons began to subdivide his property in 1905, setting the stage for residential development in what became Bankview and Richmond. Lands that would become South Calgary and the south half of Richmond were also purchased and subdivided in 1906.

The CPR was the largest landholder in the Plan Area. As part of a 25-million acre land grant from Ottawa, given as an incentive for building the transcontinental railway, the CPR acquired nearly three sections in the West Elbow Communities. In the early years of the pre-First World War boom, the CPR sold parcels to several buyers, which led to multiple small subdivisions in the area that became Altadore and Garrison Woods. In contrast, the CPR retained its property and developed the neighbourhoods of Mount Royal, Scarboro, Cliff Bungalow, and Sunalta.

In 1907, Calgary's area expanded considerably through a single land annexation. Among other changes, it shifted the western city limit from 14 Street SW to 24 Street SW (now Crowchild Trail) and the southern limit from 17 Avenue SW to 34 Avenue SW. This brought most of the future West Elbow Communities into the city limits: Bankview, Cliff Bungalow, Elbow Park, Erlton, Lower Mount Royal, Mission, Richmond, Rideau Park, Roxboro, Scarboro, South Calgary, Sunalta, and Upper Mount Royal. A larger annexation in 1910 shifted the southern city limit from 34 Avenue SW to 50 Avenue SW, which brought Altadore and Garrison Woods within city limits. Elbow Park, Rideau Park, and Roxboro (originally called Roxborough Place) were

initially developed by Frederick Charles Lowes (1880-1950), Calgary's most successful real estate developer in the years before the First World War.



[Photo: Bird's eye view of Calgary, 1910. H.M. Burton, artist. Courtesy of the William C. Wonders Map Collection, University of Alberta Libraries](#)

The Calgary Municipal Railway (CMR), inaugurated in 1909, was a key factor that accelerated and shaped early growth. Early subdivisions clustered around the streetcar lines. Within months of its inauguration in 1909, the streetcar network served Lower Mount Royal and Bankview, Cliff Bungalow, Mission and Erlton. By 1912, the South Calgary line extended south along 14 Street SW and served Bankview, South Calgary, and Altadore via a loop that extended west along 26 Avenue SW, south on 20 Street SW, east on 34 Avenue SW, and then back north along 14 Street SW. Also, by 1912, the 4 Street SW line was extended south along Elbow Drive to Sifton Boulevard, serving Elbow Park. By 1918, a westward extension along 12 Avenue SW to 18 Street SW reached Sunalta.



[Photo: Streetcar stopped in front of Sunalta Block, circa 1912. The building remains extant at 1504a 12 Avenue SW. Glenbow Library and Archives, University of Calgary](#)

During the Great Depression, The City developed the Glenmore Dam, Reservoir, and Water-Treatment Plant immediately south of the planning area. After the Second World War, Calgary experienced significant urban growth. This resulted in new residential development both in established neighbourhoods and new subdivisions. These included North Glenmore and Glenmore Park. In 1956, a massive annexation shifted the southern city limit from 50 Avenue SW south to Anderson Road SW, completing the absorption of the entire West Elbow Communities area (as well as a much wider area) into Calgary.



[Photo: View of the Glenmore Dam nearing completion, 1931. Glenbow Library and Archives Collection, Libraries and Cultural Resources Digital Collections, University of Calgary](#)

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## Community Characteristics

The West Elbow Communities and surrounding land contain characteristics that were considered as part of the development of the Plan’s foundations in **Chapter 1**. Key characteristics are shown on Map 2: Community Characteristics. These characteristics must be considered throughout all subsequent phases of planning and development.

### Topography

The West Elbow Communities are situated south of downtown and west of the Elbow River and have varying topography. Generally, the area is separated topographically into low-lying areas adjacent to the Bow and Elbow Rivers and higher areas further away from the rivers in the middle and southwest portions of the Plan area.

A series of escarpments transversing the Plan area separates these two topographies. The escarpment begins at the Glenmore Dam, follows the river adjacent to River Park, and then diverges from the river to cross through Elbow Park in a northeast direction. It forms the boundary between Cliff Bungalow and Mount Royal, turns west to form the boundary between Lower Mount Royal and Upper Mount Royal and further crosses the northeast portion of Bankview and finally creates the boundary between Scarboro and Sunalta. The areas below and above the escarpments are generally flat, in contrast areas near the escarpments area are quite hilly and undulating, with substantial portions of Mount Royal, Bankview and South Calgary.

### Natural Features and Areas

The West Elbow Communities are within the Elbow River and Bow River watersheds. Development adjacent to the Elbow River and Bow River may be subject to flooding and is identified as part of the floodway or flood fringe. Chapter 2: Enabling Growth includes policies to strengthen resiliency and minimize development impact on the rivers and riparian areas while supporting intended growth. These policies are further supported by regulations in the The City’s land use bylaw regarding floodway and flood fringe areas.

Natural features in the West Elbow Communities include Sandy Beach Park and Lindsay Park, riparian areas adjacent to the Elbow and Bow Rivers, portions of the escarpments as well as several smaller open spaces located throughout the West Elbow Communities.

### Urban Tree Canopy

The tree canopy in the Plan was mostly limited to the riparian areas prior to urban development, with the remainder of the area being characterized by prairie vegetation. The residential tree canopy commenced as new housing was built in the residential areas, beginning in the early 1900s and spanning to the mid 1960s with the completion of North Glenmore Park.

### Main Streets

There are six **Main Streets** within the Plan area: 10 Avenue SW, 17 Avenue SW, 33 Avenue SW, 14 Street SW, 4 Street SW, and Macleod Trail S. The first five streets are all classified as

Neighbourhood Main Streets in The City’s municipal development plan, while Macleod Trail S is classified as an Urban Main Street. All of the Neighbourhood Main Streets intersect with each other, forming a network of connected **Main Streets** within the Plan area. The City’s municipal development plan includes general policies and development intensity targets for Urban and Neighbourhood **Main Streets**.

**Community Corridors**

**Community Corridors** are **pedestrian**-focused streets that are intended to support low to moderate growth in a range of primarily residential and small-scale mixed-use and commercial building forms. These corridors are higher-classification streets that connect other growth areas including **Main Streets, Activity Centres,** and **transit station areas**. Within the West Elbow Communities, the following have been identified as Community Corridors: Richmond Road SW, 26 Avenue SW, 20 Street SW, 16 Street SW, 50 Avenue SW, 54 Avenue SW, 14 Street SW (33 Avenue to 38 Avenue SW), Council Way SW, Premier Way SW (10 Street SW to 8 Street SW), 30 Avenue SW, Elbow Drive SW, and Mission Road SW.

**Public Transit Infrastructure**

The West Elbow Communities are serviced by local bus service, one Red Line Light Rail Transit (LRT) station: Erlton Station, one Blue Line Light Rail Transit (LRT station): Sunalta Station and four MAX Yellow Bus Rapid Transit (BRT) stations along Crowchild Trail SW at 17 Avenue SW, 26 Avenue SW, 33 Avenue SW, and 54 Avenue SW (the last of which is shared with the MAX Teal Bus Rapid Transit (BRT) line).

**Pedestrian and Cycling Infrastructure**

The West Elbow Communities are served by a range of pathways and bikeways, which are inter-connected with the city-wide **Always Available for All Ages and Abilities (5A) Mobility Network**, providing safe, accessible, affordable, year-round options for transportation, and recreation for all Calgarians. These connections include regional pathways along the Elbow and Bow Rivers and a multi-use pathway along 34 Avenue SW. Cycle tracks are located along 12 Avenue SW and 50 Avenue SW and shared lanes and bicycle lanes are located on 26 Avenue SW and 20 Street SW. On-street bikeways are located throughout the West Elbow Communities, forming a network of bicycle routes, however several missing links are evident, as are missing links in the sidewalk network.

**Historic Resources**

The West Elbow Communities represent some of Calgary’s earliest neighbourhoods and contain some of the highest concentrations of **heritage resources** and heritage assets in the city. Some of the West Elbow Communities’ **heritage resources** have been formally recognized on The City of Calgary’s **Inventory of Evaluated Historic Resources**, while others have heritage value and may merit inclusion on the **Inventory**. Overall, most **heritage resources** in the West Elbow Communities are not legally protected from significant alteration or demolition, but they still contribute to the historic character of the community and offer value as heritage assets.

There is the potential for undiscovered historic resources which must be considered as redevelopment occurs and may impact development. Sites with a Historic Resource Value are required to obtain Provincial approval in accordance with the *Historical Resources Act*.

**Civic Facilities and Community Amenities**

The West Elbow Communities have two civic recreational facilities which are the MNP Sport Centre (formerly Lindsay Park) and the Glenmore Athletic Park, along with several private recreational facilities including the Garrison Curling Club, the Calgary Flames Community Arenas, and the Glencoe Club. Several community parks within the Plan area include sport facilities such as swimming pools, soccer fields, tennis courts, beach volleyball courts, baseball diamonds, and playgrounds.

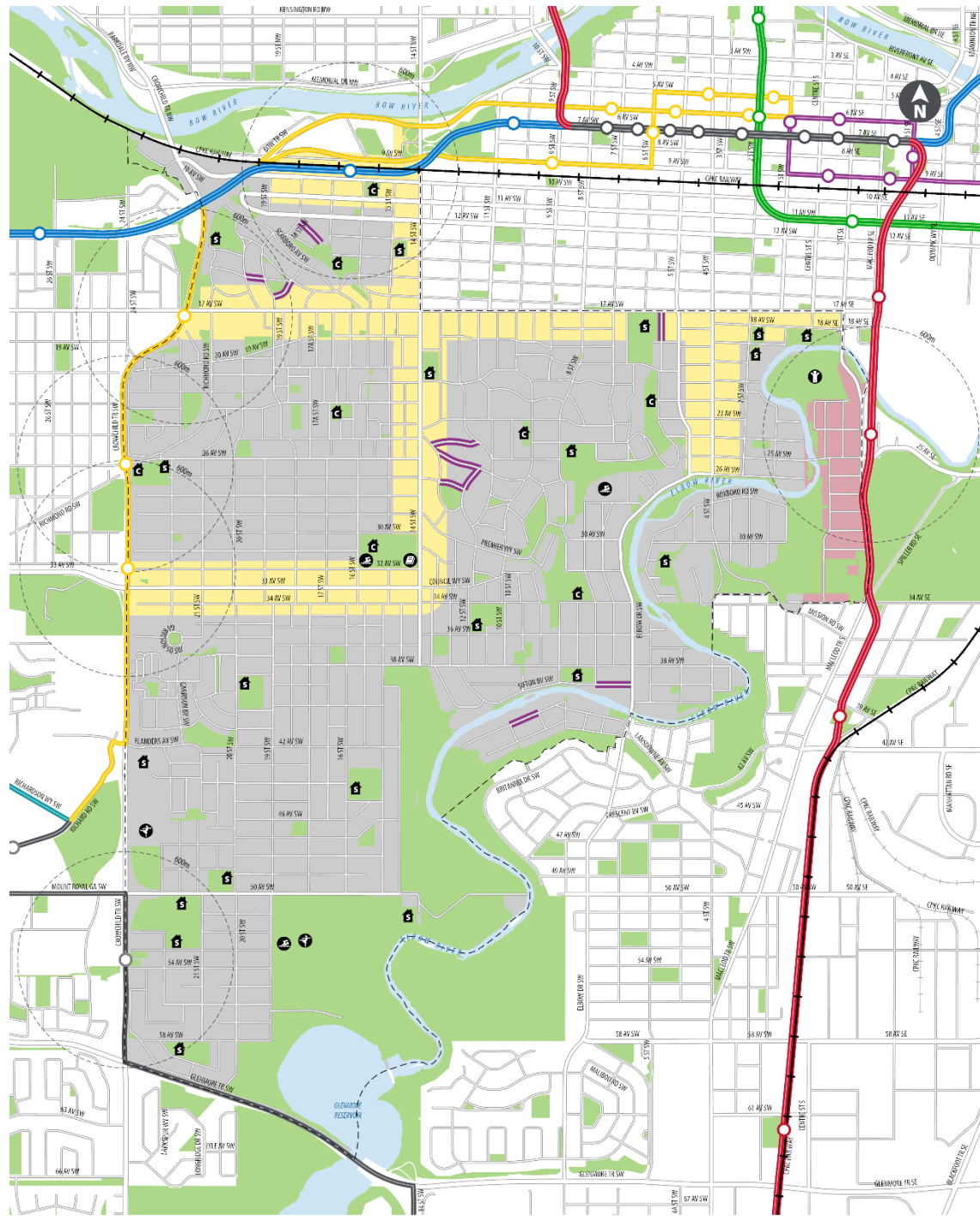
Other community amenities include eighteen public and separate schools, seven private and charter schools, eight community association centres, a fire station, a library as well as several parks, open spaces, and public art pieces (Map 2: Community Characteristics). Park spaces in the area include a variety of uses including several dog parks, play fields and courts, playgrounds, and open spaces.

**Climate Risk**

West Elbow Communities are at significant risk from climate change hazards, including river flooding, higher average temperatures, extreme heat, drought, severe storms, and heavy rainfall events. The risks these hazards pose will increase over time as climate change intensifies and will affect West Elbow Communities in various ways, including harm to physical, mental, and financial health, damage to homes, buildings, and **infrastructure**, and the deterioration and destruction of natural ecosystems.

Climate risks are unique to each community in the West Elbow area, affected by the geographic location, characteristics of the population, quality of buildings and **infrastructure**, and health of natural ecosystems. For example, communities with high concentrations of paved and built spaces face amplified risk from extreme heat and heavy rainfall events, communities with higher irrigation and water demand are more vulnerable to drought, and communities with a higher proportion of very young and older community members are more vulnerable to all climate hazards, which are made more frequent and intense by climate change.

Map 2: Community Characteristics and Attributes



- Legend**
- Swimming Pool
  - Arona
  - Community Centre
  - Leisure Centre
  - Library
  - School
  - Blue Line LRT
  - Red Line LRT
  - Multi Line LRT
  - Future Green Line LRT
  - MAX Purple
  - MAX Teal
  - MAX Yellow
  - MAX Multi
  - Distance from Station
  - Freight Rail Corridor
  - Heritage Boulevard
  - Urban Main Street
  - Neighbourhood Main Street
  - Parks, Civic and Recreation
  - Plan Area Boundary

## Appendix D: Constraints

Constraints identifies development constraints that should be considered for development applications. Specific development constraints are summarized here.

### Freight Rail Corridor

A Canadian Pacific Kansas City (CPKC) freight rail corridor runs along the northern boundary of the Plan Area adjacent to the Calgary Transit LRT line. Any development adjacent to freight rail corridors should comply with the requirements of the Development Next to Freight Rail Corridors Policy, in addition to any other applicable policies.

### Floodplain

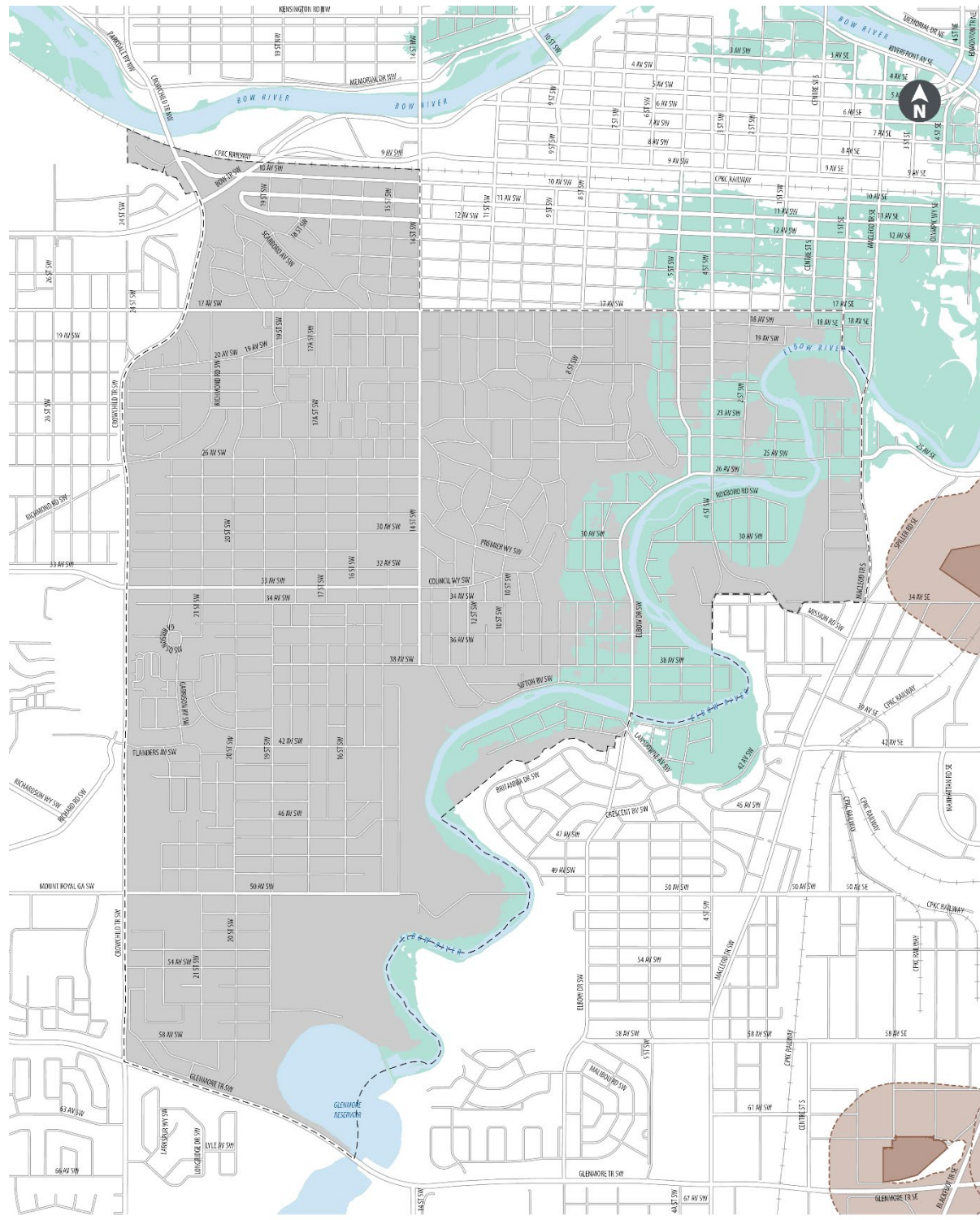
This constraints map shows the existing Flood Hazard Area zones included within The City's land use bylaw. The Government of Alberta has released draft updated Flood Hazard Area maps which reflect the latest understanding of flood risk across the province, including Calgary. Flood hazard areas are not shown on the draft updated map for the Elbow River, downstream of the Glenmore Dam. Flows are currently being re-assessed to include the effect of the Springbank Off-stream Reservoir (SR1), which will be operational in 2025. The flood mitigation provided by SR1 will have a significant impact on 1:100 flood flows along the Elbow River. It will also reduce flood flows in Calgary on the Bow River downstream of the confluence with the Elbow River, but there will be less impact on the Bow than on the Elbow. The potential impacts of SR1 on a wide range of flood flows are being currently assessed and will be reflected in flood maps when the reservoir is operational. We can estimate, however, that with SR1, a 1:100 flood will look more like the current 1:5 flood map.

There will still be risks that exist in the Elbow River Valley with SR1 in place. As such, some regulation will still be required to ensure these risks are adequately addressed in development planning and building design. Potential risks include:

- Risk of a larger flood than both the SR1 and the Glenmore Reservoir can handle
- Risk of increasing flood flows due to our changing climate
- Risk of high groundwater in the river valley due to high river levels during and after flood events

Until the new Flood Hazard Area maps are finalized and City of Calgary policies and bylaws have been updated, development applications will continue to be assessed according to existing regulations. The City also considers information from the draft updated Flood Hazard Area map to provide advisory comments for further resilience. As always, applicants may draw on additional information in support of their applications.

Map D: Constraints



- Legend**
- Landfill Site
  - Landfill Site
  - 1:100 Flood Inundation Boundary
  - Plan Area Boundary

## Appendix F: Additional Historical Information

### Major Roads

#### **4 Street SW**

As part of a section line between the Oblate property to the east (the future Mission district) and the CPR property to the west (the future Cliff Bungalow), 4 Street SW became a significant road with a mixed commercial-residential use and a streetcar line constructed in 1909 as far south as 23 Avenue SW. The Mission subdivision named this street as Broadway.

#### **14 Street SW**

As a section line, 14 Street SW held a certain significance, but its abrupt end at the Bow River before the construction of Mewata Bridge in 1954 limited its utility as a major transportation artery. Construction of a streetcar line up the hill around 1909, and then the addition of the South Calgary streetcar loop by 1912, added to its significance as a transit corridor. Commercial districts developed on the west side of 14 Street SW in the blocks adjacent to 26 Avenue SW (where the streetcar turned west) and, later, at 34 Avenue SW.

#### **17 Avenue SW**

17 Avenue SW was a section line which served as Calgary's original southern boundary (between 6 Street SE and 14 Street SW) beginning in 1884 and doubled as the highway to Springbank. As Calgary pushed westward through annexation, 17 Avenue SW extended west to the present Crowchild Trail SW in 1907. The Belt Line streetcar route (the namesake for Beltline, an historic district north of 17 Avenue) was constructed west along 17 Avenue SW to 14 Street SW in 1909.

#### **Crowchild Trail SW**

Crowchild Trail SW, formerly 24 Street SW, also began as a section line that functioned briefly as the western city limit from 1907 to 1910. It developed by the 1950s as a residential street with some commercial development, and it led south to Currie Barracks, the military base built along 24 Street SW in the early 1930s. It was refashioned as a freeway in 1965-67 and named for Chief David Crowchild of the Tsuut'ina Nation, who was present at its dedication.

#### **Macleod Trail S**

Macleod Trail S, as it passes along the eastern edge of the West Elbow Communities, is not part of the historic route of Macleod Trail. Originally part of the Old North Trail, an ancient north-south travel route, Macleod Trail developed as the road south from Calgary to Fort Macleod. North from 34 Avenue SE, the historic Macleod Trail skirted Cemetery Hill along its eastern side and followed present-day Spiller Road SE and 8 Street SE north to the Bow River. The street along the east side of the study area was developed before the First World War as Victoria Road, and it led north across the Elbow River to 2 Street SE. In recognition of the centennial of Confederation in 1967, The City renamed streets so that Macleod Trail S would enter the city centre.

### **Richmond Road**

The historic South Morley Trail became Richmond Road SW as early as 1910 and provided a link between Calgary and Sarcee Camp, the military training base established on land leased from the Tsuut'ina Nation. In the 1950s, it was considered as a possible truck route. The namesake of Richmond Road is unknown.

## **The Communities**

### **Mission**

The Mission district is named for the Roman Catholic mission established here in the 1870s. The early population was largely Métis, later joined by settlers of French-Canadian and Irish origin. Mission was a separate village named Rouleauville from 1899 until it was annexed to Calgary in 1907.

Calgary was always the larger community, and it grew more quickly. By the time Rouleauville became a village in 1899, Calgary had already been incorporated as a city. Rouleauville's boundaries extended from 17 Avenue SE/SW (which was known in Rouleauville as Notre Dame Road) south to 26 Avenue SW (Legal Street), and from present-day Macleod Trail west to 4 Street SW (known in Rouleauville as Broadway). Street names in Rouleauville reflected the community's Roman Catholic heritage. In the 1990s, dual signage returned those street names to the public's consciousness.

Rouleauville was named for the Quebec-born Rouleau brothers, two of its most prominent settlers. Justice Charles Borromée Rouleau was a member of the Supreme Court of the North-West Territories (NWT), the territorial Legislative Council, and the Territorial Board of Education. Dr. Edouard-Hector Rouleau (1843-1912) was the staff doctor at the Holy Cross Hospital, which opened in 1892, three years before Calgary's first purpose-built hospital facility, the second Calgary General Hospital (now the Rundle Ruins in Stampede Park), was completed. Dr. Rouleau twice served as chair of what is now the Calgary Catholic School District. He was the founding president of the local St. Jean-Baptiste Society, and he served as the Belgian consul for the NWT.

Catholics of both Irish and French-speaking origin lived in Rouleauville, and its first overseer (the equivalent of mayor or reeve) was John Pascoe Jermy Jephson (1855-1923), a Cambridge-educated Protestant. By 1905, talks were already underway for the village's annexation to its larger neighbour, and The City absorbed Rouleauville in 1907. Historical panels in Rouleauville Square (197 17 Avenue SW), which was developed by the Calgary Parks Foundation, interpret Rouleauville's story. The City closed 1 Street SW between 17 Avenue and 18 Avenue SW to create the park, which opened in 1996.

Mission developed as a residential neighbourhood with a mixed commercial-residential street (4 Street SW), a strong Roman Catholic institutional presence, and a rare function within the city as the site of a passenger railway station. The 26 evaluated historic resources in Mission tell the neighbourhood's story. The Rouleau House, a two-storey wooden home built in 1885, was once

home to Dr. Edouard-Hector Rouleau. The stone mansion that belonged to his brother, Judge C.B. Rouleau, has been replaced by the Athlone Apartments, an Art Moderne apartment house that represented luxury living when it was built in 1940. Commercial buildings like the Young Block and the Wright Block, both built in 1912, represent commercial development along 4 Street SW. The former Holy Cross Hospital, an extant 1928 structure that once housed a hospital founded in 1892, represents past Roman Catholic institutional life, while the sandstone Sacred Heart Convent (built in 1924) and St. Mary's Cathedral (completed in 1957) represent the contemporary significance of Roman Catholic life in Mission. Both the convent and the cathedral are newer buildings housing institutions first established in the 19th century. The original 1909 St. Mary's School has been demolished, but three Catholic schools, Our Lady of Lourdes (built on the site of St. Mary's), St. Monica's, and St. Mary's High School, all serve the historic function.

The extant Nat Christie Centre, which houses the studios and administrative offices of Alberta Ballet, was built in 1905 as St. Mary's Parish Hall and then functioned from 1916 until the 1970s as a railway station. It was initially the terminus of the Canadian Northern Railway's branch lines from Edmonton and Saskatoon, and then the terminus for Canadian National Railways after the short-lived Canadian Northern was nationalized and amalgamated with other railway companies. The former House of Israel building, built in 1930 as the city's Jewish community centre, was converted to condominiums and remains extant. The adjacent Shaarey Tzedec Synagogue, a mid-century modern structure completed in 1960, was demolished in 2014 but is recalled on site through interpretive signage. The Mission District Community Association was incorporated in 1980 but became inactive within a few years. In 1990, the 12-year-old Cliff Bungalow Community Association extended its function to Mission and was renamed the Cliff Bungalow-Mission Community Association.

Mission is the birthplace of the Alberta Children's Hospital, which first opened in 1922 as the Red Cross Crippled Children's Hospital in the extant house at 522 18 Avenue SW. The hospital moved in 1929 to a larger rented house in Upper Mount Royal and to a purpose-built facility in Richmond in 1952.

### ***Cliff Bungalow***

This community's site, part of the same land grant to the CPR that includes Upper and Lower Mount Royal, lies east of an escarpment that separates it from the more exclusive hillside neighbourhood to the west. In 1903, the railway company donated a site for the campus of Western Canada College, a prestigious, non-denominational private boarding school that operated until 1926. The campus' First World War cenotaph and the name of College Lane, which borders the campus to the west, perpetuate the college's memory.

In 1905, the CPR subdivided the present neighbourhood as "Addition to the City of Calgary." It developed as an upper-middle class neighbourhood with a mixed commercial-residential strip along the streetcar line on 4 Street SW, its eastern boundary. Western Canada College added to the development by subdividing part of its campus in 1912.

The public school board built a wooden cottage school in 1908 and supplemented it with a brick bungalow school in 1920. The cottage school (526 24 Avenue SW) was known as the Twenty-Fourth Avenue School, and the bungalow school (2201 Cliff Street SW) became the Twenty-Second Avenue School. By 1924, the Parent-Teacher Association of both schools began calling itself the Cliff Bungalow PTA. The name was evidently fashioned from elements of the newer school's building type and its street address. In 1925, the extant bungalow school became Cliff Bungalow School, and the neighbourhood itself eventually adopted the name. Cliff Bungalow School is one of 25 evaluated historic resources that tell the neighbourhood's story. Others include the contemporaneous Holy Angels School, an early separate school in the city, and Western Canada High School, a Collegiate Gothic structure built in 1928 and expanded in 1958 on the site of Western Canada College.

Also included are the Mission Bridge (a 1915 structure that contributed significantly to The City's transportation network), the Himmelman Boathouse (a boat-building workshop built in 1926 that housed an unusual function for a prairie city), and the Tivoli Theatre (an Art Moderne cinema that was subdivided into commercial storefronts in the 1990s). Some of the larger homes in the neighbourhood were eventually converted into apartment buildings, while other historic homes were demolished and replaced by apartments and office buildings. The community association was formed in 1978, and in 1990, it became the Cliff Bungalow-Mission Community Association.

### ***Lower Mount Royal***

Lower Mount Royal comprises the narrow strip of land between 17 Avenue SW and the Mount Royal hill to the south (south of Cameron Avenue SW and Royal Avenue SW) from 7 Street SW west to 14 Street SW. It began as part of the same 1905 CPR subdivision as Cliff Bungalow, and it developed as a residential neighbourhood after the 1907 annexation extended the municipal limits across 17 Avenue SW. As part of the "Belt Line" streetcar route that commenced operation in 1909, the 17 Avenue SW portion of this district quickly took on a commercial character. The district's nine evaluated historic resources include the Anderson Apartments (804–18 Avenue SW), a six-storey brick landmark that exemplifies luxury apartment living in 1912 Calgary, and the Bank of Nova Scotia, West End Branch (1429 17 Avenue SW), a classical revival bank building on a highly visible corner. The Calgary Tennis Club maintained its tennis courts in Lower Mount Royal early in the 20th century. The Prairie Dog Inn (823 17 Avenue SW) was a landmark business in the 1950s and 1960s and a gathering place for the artists' community in the area. The building was demolished in 2023.

### ***Upper Mount Royal***

The CPR acquired the Mount Royal hill in 1885 and ultimately developed it as Calgary's most prestigious and exclusive neighbourhood. But the first development had nothing to do with the railway company. In 1904, the CPR sold ten acres at the top of the hill to Dr. Ernest Wills, who established a tuberculosis sanatorium but was killed in an accident just months later. Dr. Richard L. Morrison, the sanatorium's manager, bought the property in 1908 and subdivided it the following year on a grid pattern bisected by Morrison Street SW.

Morrison's subdivision is distinct from the rest of Upper Mount Royal. The CPR subdivided the neighbourhood incrementally in 1905, 1907, 1910, and 1911. J. Lonsdale Doupe (1867-1952), the CPR's assistant land commissioner, was involved in each stage, and he was influential in the decision to develop Mount Royal (and, later, Scarboro) consistent with the City Beautiful movement and Garden Suburb principles. In Upper Mount Royal, design concepts included roadside trees, plentiful open spaces, large residential lots with generous setbacks, and curvilinear streets that respected topography. Caveats placed on land titles, intended to maintain an elite residential community, imposed a high minimum value for any house built in the neighbourhood. Some of the mansions built in Upper Mount Royal even had their own coach houses. The 1907 subdivision included "through lots" that extended an entire block, although most of these were quickly subdivided before they were developed. For the final subdivision in 1911, which established South Mount Royal (south of Dorchester Avenue SW and Prospect Avenue SW), Doupe engaged Olmsted Bros. of Brookline, Massachusetts as consultants. Frederick Law Olmsted (1822-1903), the consulting partners' father, had been the seminal figure of American landscape architecture.

Residential development started before the 1907 annexation, and the earliest homes, while magnificent, lacked city services and required their own generators and water supply. Seven homes were built along Hope Street SW and Royal Avenue SW before the end of 1907. The CPR had not yet named the district, and it became known unofficially as "American Hill" because most of the early residents were prosperous American businessmen and their families. This offended patriotic sensitivities in Calgary and within the CPR, and the next subdivision in 1907 imbued the district with Canadian history with street names like Amherst, Carleton, Durham, and Sydenham. The 1910 subdivision provided the name Mount Royal, the same as the Montreal neighbourhood where former CPR President Sir William Cornelius Van Horne lived. The 1910 subdivision also included many French-Canadian Street names, including Frontenac, Laval, and Montcolm. In a rare occurrence, Vercheres Street SW was named for a woman from Canadian history, Madeleine de Verchères.

The collapse of Calgary's real estate boom in 1913, and later, the Great Depression, affected Calgary's *nouveau riche* who lived in Upper Mount Royal. Households that once had domestic servants now took in boarders, and coach houses were rented out as separate dwellings. The City acquired two mansions, the Coste and Skinner houses, through tax arrears. During the Second World War, fine homes were adapted for institutional use or converted to apartments or boarding houses in the context of a housing shortage. Postwar prosperity, fuelled by petroleum discoveries, restored Upper Mount Royal's exclusive status and the prestige of its surviving mansions. Undeveloped lots, which added to the district's spacious character and allowed some residents to picket their horses, were eventually filled in. Subdivision of lots began as early as 1930, and it became more common after the Second World War. Nonetheless, the number of homes has remained consistent in recent decades.

Upper Mount Royal's 84 evaluated historic resources include dozens of historic homes, as well as manicured public parks and boulevards and a Modern-style school, Earl Grey Elementary, which was built in 1968 to replace one of two sandstone schools in the neighbourhood, both of

which have been demolished. The Mount Royal Community Association was incorporated in 1934 as the Mount Royal Community Club. Its community hall, Mount Royal Station (2325 10 Street SW), was built by the mid-1990s to resemble a railway station.

### **Sunalta**

In 1909, the CPR subdivided Sunalta, a name that is almost certainly a combination of the word “sunny” and the abbreviated name of the province. The CPR right-of-way traverses Sunalta, dividing it from the modest residential area south of the tracks from what was originally an industrial area north of the tracks along the south bank of the Bow River.

Residential Sunalta is characterized by residential lots with a 25-foot frontage situated on streets and avenues arranged in a grid pattern. In industrial Sunalta, the CPR built lead and spur lines to service industrial occupants, which included wood industries, clay products manufacturers, and stone products manufacturers. West of the industrial lots stood John G. Watson’s brick factory, which operated from about 1897 to 1905. The Alberta Wood Preserving Company Ltd. was a long-term occupant of industrial Sunalta. It was established in 1923 to manufacture wood products treated with creosote, a preserving agent, for use in bridges, culverts, railway ties, telegraph and light poles, and many other uses. The firm eventually became a subsidiary of Dominion Tar & Chemical, also known as Domtar, and it remained until 1963. This industrial use resulted in long-term environmental contamination.

The neighbourhood’s 18 evaluated historic resources include many pre-First World War homes, a modest apartment building (Wilson Apartments, later renamed Margaree Apartment, 1537 14 Avenue SW), historic Pumphouse No. 2 (built in 1913, and better known by its current occupant, the Pumphouse Theatres, 2140 Pumphouse Avenue SW), and Sacred Heart Roman Catholic Church (1301 14 Street SW), a Gothic Revival structure built in 1930. Jimmie Condon, a Greek immigrant from Turkey who became a well-known city businessman, opened a tea house at the corner of 17 Avenue SW and 14 Street SW before the First World War and later built the extant Jimmie Condon Building (1609 14 Street SW) on the site. More recent landmarks include the former Greyhound Bus Terminal (850 16 Street SW) built in industrial Sunalta in 1986 and operated until 2018, and Calgary Transit’s elevated, copper-clad Sunalta LRT station that opened in 2012.

### **Scarboro**

Like Upper Mount Royal, Scarboro was a creation of the CPR. It lies within Section 17, which the railway company acquired in 1901-02, and which lay outside the city limits until 1907. In the 19th century, Calgarians crossed through this area along the historic Morley Trail to get to Shaganappi Point, the site of a Protestant cemetery that was established in Section 18 to the west in 1885. Burials ceased in 1890, when land for present-day Union Cemetery was acquired, and many of the graves were moved to the new cemetery in 1892. The remaining graves were relocated in 1911, and the old cemetery became Shaganappi Golf Course in 1915. Newspaper accounts point to recreational use of this area, including a day of horse racing and betting in 1890 and a Literary Society picnic in 1895. The racing event attracted Indigenous, Metis, and white spectators, including both men and women.

Members of the Tsuut'ina Nation encamped on the future Scarboro site, a high ground with a commanding view, where they gathered for treaty payment or to work in Calgary. In a 1953 *Calgary Herald* interview, Kathleen McCloy (née Nimmons, 1891-1975) recalled seeing such encampments from her home, the extant Nimmons House (1827 14 Street SW). She remembered that some of the Tsuut'ina visited the house and had meals there. "At the end of the camp," wrote the *Herald's* Dorothy Wardle, anyone "who had died while there, were buried on the camp site." Earlier that year, during excavation for a storm sewer on Scarboro Avenue SW, public works employees uncovered the remains of two Indigenous people who had been buried separately; the graves were accompanied by cultural objects. Dr. George Johnson, the city coroner, examined the remains of both individuals and estimated that they had been buried 60 years earlier. That these individuals were buried in the ground without coffins suggests that they were buried between 1850 and 1900, reflecting changes in Indigenous burial traditions. The final disposition of the remains is unknown.

Industrial use, specifically sandstone quarrying, predated residential development. Early in the 20th century, partners William McCombie Gilbert, John Bone, and William Oliver operated a sandstone quarry in a north-south gully west of present-day Summit Street SW. When it closed in 1915, Oliver's Quarry, as it had become known, was the last of some two-dozen quarries that operated within the present city limits over a 30-year period. Even then, Calgary was known as the Sandstone City. Of the many public and private sandstone buildings in Calgary constructed in those years, or those that included sandstone in their construction, several examples remain extant in the West Elbow Communities. These include:

- Nimmons House (1827 14 Street SW), Bankview
- Treend Residence (1933 5 Street SW), Cliff Bungalow
- Baird (Miller) Residence (635 29 Avenue SW), Elbow Park
- Butters Residence (637 29 Avenue SW), Elbow Park
- Colonel Sanders Residence (3014 Glencoe Road SW), Elbow Park
- Crawford Residence (636 Elbow Drive SW), Elbow Park
- Millican Residence (3015 Glencoe Road SW), Elbow Park
- Quirk House (3018 Glencoe Road SW), Elbow Park
- Robert and Mary Taylor Residence (3423 Elbow Drive SW), Elbow Park
- St. Mary's Cemetery gate (3303 Erlton Street SW), Erlton
- Nat Christie Centre (141 18 Avenue SW), Mission
- Sacred Heart Convent (225 19 Avenue SW), Mission
- Graham Residence (220 Scarboro Avenue SW), Scarboro
- McCormick House (228 Scarboro Avenue SW), Scarboro
- Sunalta Elementary & Junior High School (536 Sonora Avenue SW), Scarboro
- James and Louie Taylor Residence (1736 32 Avenue SW), South Calgary
- cSpace (former King Edward School, 1721 29 Avenue SW), South Calgary
- Dick House (2211 7 Street SW), Upper Mount Royal
- McClelland Residence (1919 11 Street SW), Upper Mount Royal

- McLaws Residence (2205 Amherst Street SW), Upper Mount Royal
- R.B. Bennett House (802 Prospect Avenue SW), Upper Mount Royal
- Stringer House (2003 8 Street SW), Upper Mount Royal

Others have been demolished, including:

- Powder Magazine, Bankview
- Castel-aux-Pres (Justice Charles-Borromée Rouleau's residence, 342 19 Avenue SW), Mission
- St. Mary's Church (the original Roman Catholic cathedral), Mission
- Lindsay's Folly (3625 4 Street SW), Rideau Park
- Earl Grey School (845 Hillcrest Avenue SW), Upper Mount Royal
- Mount Royal School (2250 14 Street SW), Upper Mount Royal

The development of Crowchild Trail in the 1960s destroyed the gully and the quarry's remnants, and it bisected the Scarboro neighbourhood, which the CPR had developed before the First World War. The portion of Scarboro west of the freeway became Scarboro/Sunalta West.

Just as it had done in Upper Mount Royal, the CPR developed Scarboro consistent with City Beautiful and Garden Suburb concepts, with the Olmstead firm as consultants. Despite the neighbourhood's R-1 (Single Detached Residential) zoning, a small number of commercial functions and services emerged on the strip along 17 Avenue SW. The sole purpose-built commercial structure in the neighbourhood was the Scarboro Confectionery, a small wooden storefront building at 1716 17 Avenue SW. Its original occupant in 1911, a dry goods store, belonged to Irish immigrant Elizabeth Steen (née Stephenson, 1863-1952). Later occupants included several women in business. Two houses along 17 Avenue SW (1728 and 2126) were converted to commercial use between the 1950s and the 1970s. Conversely, the former Fire Hall No. 5 (1629 Scotland Street SW), which became the Scarboro Health Unit after a new Fire Hall opened in South Calgary in 1952, has since been converted into a residence. The building began in 1914 as the home of the superintendent at the South Calgary Reservoir in Killarney before it was moved to Scarboro in the 1920s for use as a fire hall. The former Bankview Methodist Church (1706 17 Avenue SW), built in 1912, was demolished and replaced by the Chevra Kadisha (Jewish Burial Society) Chapel in 1961. This Modern structure was itself demolished around 2017 and replaced by Scarboro 17, a 52-unit condominium and townhome complex.

Scarboro's 21 evaluated historic resources include the sandstone Sunalta School, the Tudor Revival-style Scarboro United Church built in 1929, parks and boulevards, and many homes.

### ***Bankview***

In 1905, Irish-born William Nimmons (1824-1919) began to subdivide Bankview from the eastern portion of the 320-acre hillside farm that he and his wife, Isabella, had acquired from the Hudson's Bay Company around 1882. On this property, Nimmons and his family farmed,

ranching, operated a market garden with greenhouses, and established a sandstone quarry. The eastern quarter, east of 19 Street SW, became Bankview; the western quarter, which was in Isabella's name, was the site of the quarry and eventually became Knob Hill and Richmond.

Billy Nimmons built the extant Nimmons House, the family's third house on their home quarter, in 1898. He had earlier sold portions of the property, including a parcel between 17 Avenue SW and 21 Avenue SW from 17A Street SW to 19 Street SW. Thomas Chalmers Brainerd, president of the Montreal-based Hamilton Powder Co., bought the parcel in 1886. The site became the Powder Magazine, where ammunition and explosives were stored. Initially, these were surplus materials from the Northwest Resistance of 1885. Later, the Mounted police stored gunpowder here. Ultimately, it was used for storing explosives for nearby sandstone quarries. The Indigenous trail that led from Calgary to the Tsuut'ina Reserve became known at this point as the Gunpowder Trail.

After the subdivision of Bankview, members of the Nimmons family continued to live in the Nimmons house for many years. Nimmons Park in Bankview tells the story of the family and the neighbourhood's beginnings. Successive additions to the original 1905 plan contributed to a complicated pattern of streets and intersections. The extension of the streetcar network up the 14 Street SW hill to 26 Avenue SW in 1911, and its quick extension west along 26 Avenue SW in a loop around South Calgary to the south, contributed to Bankview's development into a middle-class residential neighbourhood. Bankview Presbyterian Church (2116 16A Street SW) was built by 1912; in 1927, it amalgamated with Scarboro Avenue Methodist Church to become Scarboro United Church. Bankview had a school at 14 Street SW and 19 Avenue SW by 1914, and, in 1919, Bankview Bungalow School (1919 16A Street SW) opened its doors; it was demolished in 1972. A commercial district developed along 14 Street SW and 17 Avenue SW, with Nimmons' own extant Nimmons Block (1431 17 Avenue SW) at the corner of the two. The Kinema Theatre (1805 14 Street SW), an early cinema that continued operation into the 1950s, stood behind the Nimmons Block. Bankview's eight evaluated historic resources include the Nimmons House, the Nimmons Block, and six houses that represent the neighbourhood's historic development.

### ***Elbow Park***

While it has been a singular neighbourhood for most of its history, Elbow Park began as three separate subdivisions: Elbow Park; Glencoe; and Rosevale. Multiple landowners were involved, but all three subdivisions were developed by Calgary's most successful real estate promoter in its pre-First World War period, Frederick Charles Lowes (1880-1950).

Lowes came to Calgary in 1902 from Brampton, Ontario to represent the Canada Life Assurance Company. His first real estate venture was Elbow Park, which was subdivided in 1906, before the area was annexed to Calgary the following year. Colin George Ross owned this property, which lay south of the section line that is now 34 Avenue SW. To the north, Lowes subdivided Glencoe in 1907 on land that belonged to contractor James Gordon Edgar (between 29 Avenue SW and 30 Avenue SW, from the Elbow River west to 8 Street SW). In 1909, Lowes filled in the space between Elbow Park and Glencoe (from 30 Avenue SW to 34 Avenue SW)

with Rosevale, a subdivision on land owned by rancher Felix McHugh. North of Glencoe, Alderman James Hay Garden (1881-1945), a building contractor, subdivided and marketed Garden Crescent in 1911; this added to the area that became present-day Elbow Park. Before all of these areas were developed, land-uses included grazing for cattle and horses, polo-playing, and golfing (the Briggs Ranch in Elbow Park was the site of the Calgary Golf and Country Club until 1910).

Lowes and his partners conceived Elbow Park, Glencoe, and Rosevale as upper-class, exclusive areas for well-off, established professionals and their families. Lowes' role in these projects was that of promoter and land broker, and he also built and sold a small number of houses. His own fine residence, which he named Lowestoft, stood at 3034 Elbow Drive SW from 1910 until it was demolished in 1965 for road-widening. Some larger lots were subdivided, however, and smaller homes were built on them.

The Calgary Municipal Railway extended its White Line streetcar to the area in 1910, first to 30 Avenue SW and eventually to Sifton Boulevard SW. (In the 1940s, the streetcar route was replaced by the No. 3 transit route, which was served by electric trolley coaches until the mid-1970s and by buses since that time.) The public school board opened Elbow Park Cottage School in 1911, and, in 1917, the building was relocated to 3636 7 Street SW. By 1925, residents had formed the Elbow Park Ratepayers' Association, which petitioned The City successfully for a new elementary school; it opened in 1926 as Elbow Park Elementary School. In 1914, The City set aside the Elbow Park Swimming Pool Grounds along the riverbank in Glencoe and built a changing room structure that year. Nearly a decade later, in 1923, the Parks Department established the three-acre Elbow Boulevard Park to the south. Lowes' house, Lowestoft, stood between the two municipal recreation areas. In time, The Parks Department added a playground, water fountains, a riverbank walking trail, and a concrete checkerboard to the swimming area. The department also supplied a caretaker and a watchman (presumably acting as a lifeguard). Eventually, The City shifted its resources to municipal swimming pools; supervision and the provision of the dressing room at this site ended, and the dressing room became Parks Department storage. Demolition of Lowestoft allowed The City to connect the park and the swimming area, which together were renamed J.H. Woods Park (3016 Elbow Park SW). The park was named for Colonel James Hossack Woods (1867-1941), publisher of the Calgary Herald and a resident of East Elbow Park. Woods had provided financial support for the park's development in the 1920s. The former dressing-room structure remains extant and is visible from Elbow Drive SW.

Lowes was deeply affected, both financially and personally, by the collapse of the real estate boom in 1913. He and his wife had moved out of Lowestoft long before it became the campus of Tweedsmuir School for Girls in 1959. The school moved to the former Elbow Park Cottage School before Lowestoft was demolished.

Elbow Park's 34 evaluated historic resources include Christ Church (3602 8 Street SW), a 1912 Gothic Revival building, the Elbow Park Swimming Pool and Grounds between Elbow Drive SW and the Elbow River, Garden Crescent SW (a leafy cul-de-sac lined by fine homes), and many

extant historic houses. Elbow Park School (721 38 Avenue SW), a Tudor Revival brick structure built in 1926, was heavily damaged in the 2013 floods and was subsequently demolished. The main façade was retained and incorporated into the new school building on the site. South Mount Royal School (1216 36 Avenue SW), a public elementary school, opened in 1954 and was quickly renamed William Reid School. St. Patrick's School, a separate school, opened in 1958 and has since been demolished.

### ***Rideau Park***

Frederick Lowes developed Rideau Park along similar upper-middle class lines as Elbow Park before the First World War. The Elbow River forms Rideau Park's north, west, and south boundaries as it curves. Rideau Road SW frames the district to the north and west. To the south, development ends at 33 Avenue SW, where Rideau Road SW terminates, and the Elbow River pathway begins. This cycling and pedestrian path follows the river through a natural wooded area and out of the district. A fork leads up the Mission Hill escarpment past Lindsay's Folly, the ruins of a never-completed sandstone mansion 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. He suffered financially when Calgary's real estate boom collapsed in 1913, and work on his sandstone mansion ceased. Its distinctive entrance arches remained in place until 1955.

At the hill's plateau, the last-developed part of Rideau Park, lies the Southern Alberta Memorial Building, dedicated during Alberta's golden jubilee year in 1955. The hand-hewn log structure was built using construction technology that was already antiquated. By contrast, nearby Rideau Towers, a collection of highly visible luxury apartment blocks built in 1953-54, applied the latest in pre-cast concrete technology. Rideau Park's five evaluated historic resources include the Sara Scout Hall (609 Rideau Road SW), a Vernacular-style Boy Scout Hall from 1927, and 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 Southern Alberta Pioneers' Memorial Building (3625 4 Street SW).

### ***Roxboro***

Fourth Street SW cuts across the Mission Hill, separating Rideau Park from its eastern neighbour, Roxboro. Originally called Roxborough Place, it was another Freddie Lowes project, one that he hoped would rival Mount Royal in its lavishness. In 1912, Lowes spent more than \$50,000 to wash away part of the hillside using hydraulic pumping equipment in order to level the river flats below with the washed-away soil. He planned a district with large lots, wide boulevards and palatial homes. But Lowes had overreached, and after the crash of 1913 he descended into bankruptcy. Roxborough Place never developed as Lowes imagined. In the early 1920s it became Roxboro, a district of upper middle-class homes.

### **Erlton**

The homestead land that the Oblates of Mary Immaculate had acquired in the early 1880s to develop Mission extended into Erlton. Paul Faillon (also spelled variously as Fagnant or Faillant), a Métis homesteader, farmed on part of the present neighbourhood. Erlton includes the portion of Cemetery Hill west of Macleod Trail, and the three cemeteries located there; a mixed residential/commercial area on the north slope of cemetery hill and on the flats to the north; Lindsay Park (the former Canadian Northern Railway/Canadian National Railway yards); and a mixed residential/commercial district south of Cemetery Hill and west of Macleod Trail. Lindsay Park is named for Dr. Neville James Lindsay, the pioneer physician and surgeon whose never-completed mansion remains extant in Rideau Park as Lindsay's Folly. He owned the future park site and had intended to develop it as the residential district of Park View, but the collapse of Calgary's real estate boom in 1913 ended the project. Lindsay Park became the Canadian Northern Railway yards when the railway completed its Edmonton to Calgary branch in 1914. Within a few years, the railway was nationalized and amalgamated into the government-owned Canadian National Railways (CNR). Passenger service continued until 1971, and freight service lasted until 1979. Meanwhile, the CNR considered development projects for its rail yards, ranging from an educational park for use by both school boards to a commercial/residential high-rise complex. But the site's future was complicated by its divided ownership between The City and the CNR. After a decade of negotiations, The City acquired the CNR's portion in 1979. Lindsay Park was considered as a site for the proposed coliseum that was ultimately built in Stampede Park as the Saddledome. In 1980, it was chosen as the location of a sports complex that opened in 1983 as the Lindsay Park Sports Centre (2225 Macleod Trail S). It was completed in time for its use in the 1983 Western Canada Summer Games held in Calgary. The combined aquatic centre and field house, designed by the Chandler Kennedy Architectural Group, was clad in translucent fabric held in place by steel cables connected to an arch structure. The facility was expanded in 2004, and the new Fitness Centre was named the Dr. Neville Lindsay Sport Wellness Centre. The original portion of the complex closed for nearly a year in 2010-11 when it was upgraded, and its roof was replaced. In 2002, Talisman Energy became the naming sponsor, and the complex was renamed the Talisman Centre. It was again renamed in 2015, becoming the Repsol Centre, after Madrid-based Repsol, an energy and petrochemical firm, acquired Talisman. In 2022, the complex became the MNP Community & Sports Centre when MNP, a Calgary-based consulting firm formerly known as Meyers Norris Perry, became the new naming sponsor.

St. Mary's Cemetery (now St. Mary's Pioneer Cemetery) was removed in 1898 from its original 1876 location in Mission (just south of the Holy Cross Hospital site) to its hilltop position on Cemetery Hill. St. Mary's Cemetery has expanded considerably since then. The Jewish community established the Chevra Kadisha cemetery in 1904, and the Chinese Cemetery began in 1908. These cemeteries comprise the three evaluated historic resources in Erlton. Nearby Union and Burnsland cemeteries are situated in Manchester Industrial, outside of the study area.

In 1921, an Erlton resident discovered the remains of an unidentified Indigenous woman under his garden on the north slope of Cemetery Hill. Dr. Cecil S. Mahood, Calgary's medical officer of

health at the time, examined the remains and estimated that she had been buried some 25 years earlier. Final disposition of the remains is unknown. Decades later, archaeologist Brian Vivian judged that she was more likely buried between the 1820s and Treaty 7 in 1877. There are several such burials documented in the Calgary area, and they were unusual for their time. The Oblates sold 22 acres in the northern portion of the property in 1891 to Caleb Henry Jacques. Unlike his brother, well-known Calgary jeweller and businessman George E. Jacques, Caleb did not stay long in Calgary. In 1910, Caleb partnered with Calgary businessmen Robert John Hutchings and Frederick G. Marwood to survey and subdivide “Earlton,” which was eventually renamed Erlton. From the start, it was serviced by the streetcar line that led along 2 Street SE past the Exhibition Grounds (now Stampede Park) to the streetcar barns at the south end of the grounds. Erlton developed as a residential district. The Erlton Cottage School (at 28 Avenue and 2 Street SE) opened in 1911, and it was demolished in 1962. That year, it was replaced by the extant former Erlton Elementary School (234 28 Avenue SE). By 1981, it had only 19 students, making it the school with the lowest enrolment in Calgary.

Erlton also included St. George’s Anglican Church and a business district along 2 Street SE (now Macleod Trail). The Marwood Block, with its two storefronts and apartments above, stood at the corner of Macleod Trail and 25 Avenue SE from 1915 until it was demolished around 2010. In 1943, Calgary’s longtime parks superintendent, William Reader, suffered a fatal heart attack in the building’s Shamrock Grocery and was pronounced dead on arrival at the nearby Holy Cross Hospital. The store was kitty-corner to Reader Rock Garden, which Reader had developed over many years.

### ***South Calgary***

South Calgary occupies a half-section of land between 26 and 34 Avenues SW from 14 Street SW west to Crowchild Trail SW. It was part of a land grant to the HBC, and Calgary businessman G.T.C. Robinson subdivided the area into a residential district in 1906, and it was annexed in 1907. The City’s new streetcar network reached the area in 1912 and encircled it the following year within its South Calgary loop. The neighbourhood was initially defined by a grid pattern of streets and avenues, detached homes on 25-foot lots, and churches and corner stores. An early business district developed along 14 Street SW south from 26 Avenue SW, exemplified by the extant Summers Block. The former Hillside Grocery (2718 17 Street SW), established in 1912, remains extant as a functioning corner grocery store.

Before the construction of Currie Barracks to the west in the mid-1930s, members of the Tsuut’ina Nation crossed through South Calgary (along 33 Avenue SW) each July on their way between the Tsuut’ina reserve and the Calgary Stampede grounds during Stampede Week. On occasion, travellers from Tsuut’ina stayed overnight at the Kelly family residence (2138 33 Avenue SW), a now-demolished house that housed the landmark Kaffa Coffee & Salsa House from 1992 to 2014. The pass system, an illegal government practice intended to prevent Indigenous people from leaving their reserves without securing a pass to do so, limited their mobility for decades. The passes were seldom granted.

Residential development was interrupted by war and depression, but it resumed by the 1950s. King Edward School, a public institution, operated between 1913 and 2001 in a sandstone building that also functioned at times as South Calgary High School (from 1919 to 1929), the Calgary Normal School (Calgary's teacher training college, housed here as a wartime measure in 1940-45; it later became the University of Calgary Faculty of Education), and, since 2017, an arts complex known as cSpace. From its origin, King Edward School served as a community hub and the venue for community meetings, social functions, and concerts.

South Calgary Park, established in 1923, became the venue of the South Calgary Community Association Hall in 1950 and the South Calgary Pool in 1955. Fire Hall No. 5 opened in 1952 and was replaced by a new structure in 2012. The Calgary Public Library's Alexander Calhoun Branch opened in 1954; it was replaced by a new structure in 1986 and was renamed in 2018.

A business district developed along 33 Avenue SW in the early 1950s, and a Business Revitalization Zone (later changed to a Business Improvement Area) was formed in 1983. The western portion of the business district was replaced in the early 1980s by an overpass linking the avenue and the district to Crowchild Trail SW. In 1985, the BRZ was renamed the Marda Loop BRZ, taking its name from the landmark Marda Theatre and either the original streetcar loop or the later electric trolley bus turnaround on 33 Avenue SW, or both. The community association, which also represents Altadore, Garrison Woods, and River Park, was renamed the Marda Loop Communities Association in 2011. The annual Marda Gras festival began in 1986. Six extant historic landmarks on The City's inventory of historic resources are located in South Calgary: King Edward School (1721 29 Avenue SW, built in 1912); Herbert and Barbara Taylor Residence (3214 17 Street SW, 1912); James and Louie Taylor Residence (1736 32 Avenue SW, 1912); Richard and Annie Taylor Residence (3216 17 Street SW, 1912); White Residence, 1524 33 Avenue SW, 1915); and City of Calgary Sub-station No. 4 (1508 34 Avenue SW, 1930). Lost landmarks include the Marda Theatre and the South Calgary water tower.

### ***Richmond***

Present-day Richmond comprises the west half of Section 8, which was granted to the HBC in the early 1880s, and part of the east half of Section 7-24-2-W5M to the west. Crowchild Trail SW, the historic 24 Street SW, separates the two portions of the neighbourhood. The portion east of Crowchild Trail SW was annexed in 1907 and lies within the study area. West of Crowchild, the remainder of Richmond was annexed 1910 and is included in the Westbrook Communities. In the 1960s, 24 Street SW was developed into the Crowchild Trail freeway. Crowchild jogs east of the old 24 Street SW at HMCS *Tecumseh*, which places the naval training base outside of the study area.

In 1882, the HBC sold the north half of the section to William and Isabella Nimmons. William held the title to the northeast quarter, which later became Bankview. Isabella held the title to the northwest quarter, which became the north half of Richmond (i.e., the portion of Richmond within the study area). The Nimmons operated a farm and ranch, a garden, and a sandstone quarry in this area. Isabella subdivided this land incrementally between 1906 and 1910 for residential development, beginning with the Knob Hill subdivision at the eastern edge of this

quarter. George Thomas Callendar Robinson purchased the south half of Section 8 and subdivided it in 1906. The eastern half of Robinson's subdivision became South Calgary, while the western half became the south half of Richmond (i.e., the portion of Richmond within the study area). William Oliver continued to operate the sandstone quarry until it was shut down in 1915.

Richmond was only lightly developed before the 1950s, when more intensive construction of homes, mostly single-storey bungalows, began. Commercial development took place along 17 Avenue SW, 33 Avenue SW, and, to a limited extent, on 26 Avenue SW. In 1952, the new, purpose-built Red Cross Crippled Children's Hospital (1820 Richmond Road SW) opened. The hospital begun in 1922 in a rented house in Mission, and it moved to larger rented quarters in Upper Mount Royal in 1929. The institution was renamed the Alberta Crippled Children's Hospital in 1958, and the name was later modified to Alberta Children's Hospital. The hospital's Child Health Centre, a modern wing on its west side, opened in 1981. The hospital relocated to a newer facility in the University District in 2006.

The public school board opened Richmond School in 1950 and Knob Hill Elementary (2036 20 Avenue SW) in 1959. (Knob Hill closed in 2004, and it later became a campus of the Calgary Arts Academy, a public charter school.) The separate school district opened its four-classroom Knob Hill School in 1952 and replaced it in 1953 with St. Charles School (2412 24 Street SW, now 2445 23 Avenue SW), which later became the campus of Rundle College Primary and then North Point School for Boys.

### ***Altadore***

Once at the edge of the city, Altadore is now considered an inner-city neighbourhood. It is situated between the Elbow River (east) and Garrison Woods (west) and spans from 34 Avenue SW to 50 Avenue SW. The CPR acquired this property in the 1880s and sold it in separate parcels to several developers, with the result that a dozen or more subdivisions were created with complicated road intersections. Altadore was annexed in 1910. Early development generally followed the grid system with large parcels set aside for parks, schools and faith-based uses. Grocery stores, followed by other businesses (including a restaurant and a hardware store) opened along 34 Avenue, which was service by a streetcar route from 1912 until 1948. This was part of the South Calgary streetcar loop, which connected Bankview, Mount Royal, South Calgary, and Altadore to the rest of the city via 14 Street SW. The route extended west along 26 Avenue SW, south on 20 Street SW, east on 34 Avenue SW, and then back north along 14 Street SW. In 1948, an electric trolley coach route replaced the streetcar line, and the transit route was shifted one block north to 33 Avenue SW.

Many early homes were one and two-storey houses located on 25-foot lots. Two large nearby projects began in the 1930s: the Glenmore Reservoir, Dam and Waterworks and Currie Barracks. 16 Street SW emerged as the highway to the Glenmore Waterworks, and the extant service station at 3505 16 Street SW opened in 1934. After the Second World War, commercial districts developed further south along 16 Street SW and on 42 Avenue east of 20 Street SW.

In the late 1940s and into the 1950s, new construction typically included one-storey, stucco-bungalows located on 50-foot lots, three-storey apartments, and two-storey retail buildings. River Park, a large public dog park at the southeast portion of the neighbourhood, was created in the 1950s on land donated by Eric L. Harvie, a well-known Calgary lawyer and philanthropist.

Three public schools, Altadore, Clinton Ford, and Dr. Oakley, opened in 1952, 1957, and 1958 respectively, and St. Raymond's Roman Catholic School opened in 1954. St. Raymond's closed in 1980, and the building later housed a French-language cultural centre, then Lycée Louis Pasteur, and, since 1996, Rundle Academy. Clinton Ford closed in the 1980s, and the building has housed the CBE's Alternative High School since 1990. The I.L. Peretz School, a Yiddish-language Jewish school built in 1961, was later repurposed as the Calgary Waldorf School before it was demolished in 2004. Southminster United Church (now River Park Church) opened in 1956, and Altadore Baptist Church was completed in 1959. The adjacent Baptist Leadership Training School, built in 1962, later became part of the Rundle Academy campus. Altadore's only structure on The City's inventory of evaluated historic resources, the River Park (Sandy Beach) Pedestrian Bridge, was destroyed in the 2013 floods. The Altadore Community Association was formed by 1958, but by 2011 it had amalgamated with the South Calgary Community Association and was renamed the Marda Loop Communities Association. Early in the 21st century, land-use bylaw changes encouraged increased density on the 50-foot lots, resulting in widespread removal of the 1950s bungalows for newly constructed 'infill' housing.

### ***Glenmore Park***

This district, annexed in 1956, also includes a natural area along its eastern edge, the river flats below, and, to the west, a plain where the Glenmore Water Treatment Plant, Glenmore Athletic Park, and park pathways are situated.

Tipi rings and evidence of an encampment identified in 1970 remain as evidence of prior Indigenous inhabitation in this area.

The Glenmore reservoir was part of the Elbow River valley before the Glenmore Dam, Reservoir, and Water Treatment Plant were constructed in 1930-33. Even before it was completed, the system proved its worth in June 1932 when the Elbow River flooded; the empty reservoir filled to within 18 inches of its crest in the space of two days.

Initially, the area around the reservoir was off-limits to visitors. During the Second World War, the newly formed Calgary Mounted Constabulary, comprising volunteers too old for military service, patrolled the reservoir and water treatment plant on horseback to guard against enemy sabotage. It remained so after Calgary annexed the area. During the Cold War, the waterworks superintendent was included in Calgary's civil defence organization, again recognizing the security consideration of the City's water supply. By the 1950s, Calgary Power (the forerunner of TransAlta Utilities) built a sub-station at 14 Street SW and 50 Avenue SW by 1956 to supply power to the water treatment plant and to Altadore and South Calgary. In June 1956, an explosion and electrical fire disabled the facility; the water treatment plant temporarily switched

to auxiliary power. This facility is evidently now Enmax Sub-station No. 10. An electrical auxiliary facility (1704 50 Avenue SW) was added at an unknown date.

Park development began in the early 1960s in the context of suburbanization. At the same time that the Glenmore Causeway was under construction, The City

developed Glenmore Athletic Park (5300 19 Street SW), a project that included the Glenmore Arena, Calgary's first indoor artificial ice arena. The facility was renamed Stu Peppard Arena in 1984. The City added the indoor Glenmore Pool in 1972. Safety City (1717 50 Avenue SW), a traffic safety training facility for children operated by the Calgary Safety Council, opened in 1976. The facility was developed by the South Calgary Rotary Club as a Century Calgary project. Emily Follensbee School (5139 14 Street SW), a school for students with developmental disabilities, opened in 1964.

### **North Glenmore Park**

North Glenmore Park lay outside of the city limits until 1956. It lies within the west half of Section 32-23-1-W5M. The area north of 58 Avenue SW was part of the northwest quarter, which Joseph Maw (1854-1916) acquired in 1889. The area south of 58 Avenue SW was in the southwest quarter granted to William Bell Irving, and it later became part of the Isaac Robinson estate.

The neighbourhood was developed in 1958–59 as the residential subdivision of Lincoln Park. The name was a legacy of the Royal Canadian Air Force base of that name established in the area decades earlier. The neighbourhood was renamed North Glenmore at an unknown later date. The community hall (2231 Longridge Drive SW) was built by 1963 as the Lakeview Community Hall, and it was renamed the North Glenmore Park Community Hall in 1964. The neighbourhood is bisected by Glenmore Trail, but the southern portion lies outside of the planning area.

The first school built in the neighbourhood was St. James (2227 58 Avenue SW), a Roman Catholic elementary and junior high school that opened in 1962. Until the late 1960s, the nearest public high school was Viscount Bennett (2519 Richmond Road SW) in Richmond (west of present-day Crowchild Trail, and therefore outside of the study area). Lord Shaughnessy High School opened in 1967, and Central Memorial High School (5111 21 Street SW), which continues the honours and traditions of Calgary's first public high school (Central High School), opened in 1968. Lord Shaughnessy later closed, and its campus became the Calgary Board of Education's Career and Technology Centre.

St. James Catholic Church (5504 20 Street SW), an Expressionist-style building constructed in 1966, is North Glenmore Park's only evaluated historic resource on The City's inventory. According to the inventory, the church is "an excellent example of Expressionist-style architecture with its sweeping raw and ribbed concrete steeple with punctured cruciform and raised copper oculus. It is a rare and intact example in Calgary."

Two commercial areas developed at opposite ends of the neighbourhood. Lincoln Park Shopping Centre (2439 54 Avenue SW), a strip mall, opened in 1960 with 14 stores. The anchor business was a branch of Jenkins Groceteria, a Calgary-based supermarket chain, in a stand-alone building. Another original business was the Silver Star Drive-In Restaurant, a drive-in with curb service that included a dairy bar and Chinese food. The owners were Laing Wong and Pauline Wong, who lived in the neighbourhood at 2015 Langford Avenue SW. The Royal Canadian Legion located its Branch 276 in the mall by 1971. The mall was renamed Crowchild Corner Centre around 1975. In the late 1960s or early 1970s, a strip mall and apartment complex was built at 2104 through to 2114 54 Avenue SW.

### ***Garrison Woods***

As with Altadore to the east, the CPR sold this property in separate parcels, which led to multiple subdivisions during the pre-First World War boom; none were successful. Erich Brackmann, a market gardener from Germany, established a dairy farm at the south end of this district. A slough on the property, known locally as Brackie's slough, became a popular skating pond each winter. Flanders Park (4220 Passchendaele Road SW) now stands on the site as a remnant of this early dairy farm.

During the Second World War, this area became the venue for the Salvation Army Hut, a hospitality centre for service men and women. After the war, it became the original home to Currie School, a public elementary school provided for children of military families. In the years following the war, the federal government began developing Permanent Married Quarters for married servicemen adjacent to Canadian army bases in Canada and abroad. Beginning in 1948, the Department of National Defence built a neighbourhood of homes, schools, chapels, and community facilities; the neighbourhood became known as the Currie Permanent Married Quarters (PMQs). The houses were laid out on curved streets that oriented the fronts of houses facing each other across a green space, with the backs of the houses facing the road. Streets were named for battle honours of Lord Strathcona's Horse (Royal Canadians), Princess Patricia's Canadian Light Infantry, and the Queen's Own Rifles of Canada. Currie Elementary school moved into its purpose-built campus in 1952, and the Currie Junior High School (later renamed Sir Samuel Steele Junior High School) opened immediately to the north in 1957. The junior high closed in the late 1980s, and the building was repurposed and dedicated in 1990 as the Museum of the Regiments (later renamed the Military Museums of Calgary). Currie Elementary closed in 1997, and the building was sold to Master's Academy, a private Christian school.

Canadian Forces Base Calgary (the successor to Currie Barracks) closed in the late 1990s. Both the base itself and the Currie PMQs were redeveloped by the Canada Lands Corporation, the federal government's real estate concern. The Currie PMQs site was redeveloped as Garrison Woods. Many of the military houses were refurbished and relocated in a denser pattern. The streets were realigned but kept their historic names.