

Local Area Planning

What is local area planning?

A Local Area Plan is a long term plan that provides community specific guidelines about where and how growth and change should happen. A Local Area Plan aims to integrate and enhance the existing community character and ensure the area is vibrant and thriving in the future.

Through Local Area Planning, we engage with community stakeholders to learn their vision for the future of the area. We examine the ideal places to accommodate growth, and how to make the best use of land and resources, all while balancing density, improving mobility and accessibility, and enhancing places and spaces to live, work, play and do business.

Why is this happening?

Communities evolve over the years. Buildings gain character, community demographics change, trees mature, local amenities and businesses change ownership and offerings. A big part of a community's life cycle is redevelopment, which often begins when communities reach a certain age and buildings and amenities need to be refreshed and revitalized, or renewed and replaced.

When a community reaches an age and stage when revitalization and redevelopment naturally starts to happen, an updated local area plan is a valuable tool to have in place. A Local Area Plan captures the future vision and core ideas for the evolution of an area over the long term and provides development direction that residents, landowners, builders/developers, City Planners and Councillors can refer to as new development is proposed.

When creating a Local Area Plan, we consider:

- Changing housing needs and preferences
- Sustainability and urban footprint of our city
- Balancing the costs of new development, or maintaining existing buildings and amenities

Many existing area redevelopment plans and the policies contained within them are outdated and do not align with our current planning principles, and don't reflect the changing perspectives and needs of Calgary's communities.

Specifically, in Chinatown:

- The current Chinatown Area Redevelopment Plan (ARP) is now more than 30 years old. When the ARP was approved in 1986, the role of community character and culture were not well-represented.

- City Council has directed and funded this initiative for an ethnically-diverse community that seeks to apply a cultural lens around planning work. For the first time in Calgary, a cultural plan will be co-created with the Chinatown community as an input to planning policy.

Who is involved?

A Local Area Plan is created by The City in coordination with residents and landowners, local businesses, builders/developers and community groups i.e. Community Associations and Business Improvement Areas. Input is provided by these varied stakeholders to help the project team understand perspectives, opinions and concerns within the community. This valuable input helps influence and inform the policies that are created and refined throughout the local area planning process.