

Let's chat. **Envision** the future of **your community.**



Get involved before
June 28, 2026

Join a session,
in-person or
virtually

Provide feedback
online or by mail

Learn more



calgary.ca/SouthBow

Phase 0: Discover | **Phase 1: Envision** | Phase 2: Explore | Phase 3: Refine | Phase 4: Realize

Important: City of Calgary Engagement Booklet

Help Shape Your Community's Future

Communities naturally change and evolve over time. Working together, we will create the South Bow Communities Local Area Plan to guide change including identifying locations for new development and community improvements in your community and the surrounding area.

The South Bow Communities include: Ramsay, Inglewood, Alyth/Bonnybrook, Manchester Industrial, Highfield and Burns Industrial.



WE NEED YOUR INPUT

Your feedback and the feedback of your neighbours is needed. Help shape how your community and the surrounding area evolves over the next 30 years.

We need input from a broad and diverse range of people (from homeowners and renters, youth to seniors, singles, couples, families, those who are new to the area and those who have been here for a lifetime, local business owners, workers and community groups) and anyone else who loves the area and is interested in how it could evolve over the next 30 years.



Your Voice Matters

Your input is needed to help shape the South Bow Communities Local Area Plan and the future of your community.



Listen & Learn

Engagement promise:
We will listen to participants and learn about their plans, views, issues, concerns, expectations and ideas.

Feedback information

Read this engagement booklet carefully to understand how you can get involved, learn more and provide feedback.

Information: Pages 4 - 11

Feedback Topics: Pages 12 - 14

Feedback Form: Page 15



Get involved

Open House

- Thursday, June 11, 2026
- City of Calgary Water Centre (625 25 Avenue SE)
- 6 - 8 p.m. (drop in anytime)

Conversation Series Sessions

- Tuesday, June 16, 2026
- Inglewood Bird Sanctuary (2425 9 Avenue SE)
- Multiple session times
- Registration required

- Thursday, June 25, 2026
- Inglewood Bird Sanctuary (2425 9 Avenue SE)
- Multiple session times
- Registration required

Virtual Session

- Monday, June 22, 2026
- 12 - 1 p.m.
- Registration required

Visit calgary.ca/SouthBow for details and to register, where required.





Planning for Change

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

What is a local area plan?

A local area plan envisions how an area might evolve over the next 30 years. It identifies where future development is most suitable and guides new projects, investments and improvements.

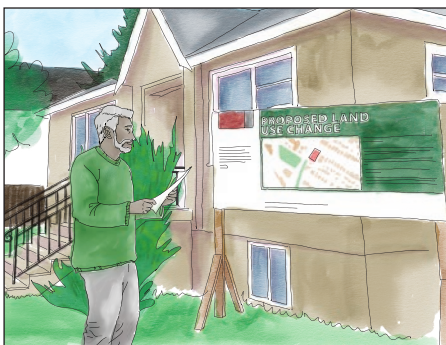
If approved by Council, it becomes statutory policy (an area redevelopment plan). While it doesn't change existing zoning, it serves as a key reference for land use changes, new developments and public investment decisions.

Why is a local area plan needed?

Landowners have the right to propose changes to their land at any time—and The City must review them. Public spaces, facilities and infrastructure also require upgrades over time.

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

A local area plan provides:



Flexibility for landowners looking to propose changes.



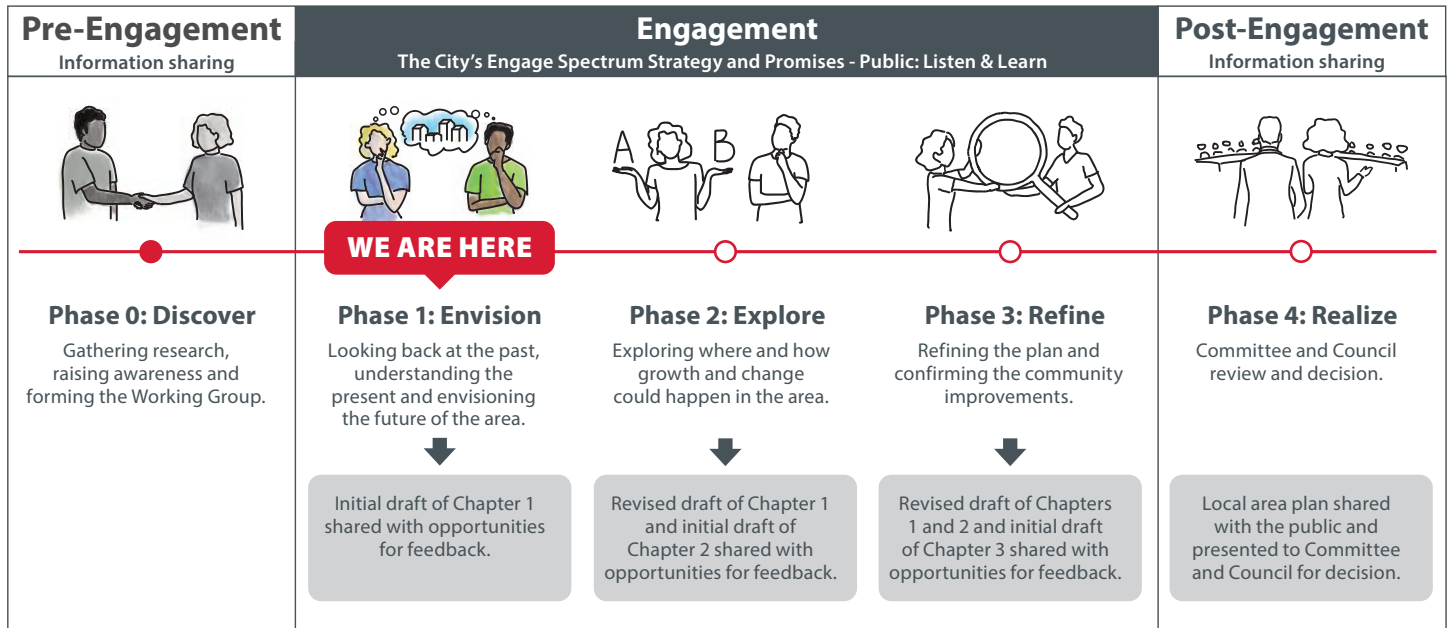
Direction for The City when reviewing proposals and considering investment projects.



Predictability for residents and businesses about how the area may evolve.

Creating a Local Area Plan

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



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

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

Change within the communities we know and love can be challenging, but also bring exciting possibilities. Today, we have the opportunity to work together to help shape the future evolution of our established communities—for tomorrow, for the next generation and beyond.



A local area plan includes three key chapters



Visualizing Growth

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

- History
- Current State
- Vision
- Core Values



Enabling Growth

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

- Urban Form and Building Scale Maps
- Development Policies



Supporting Growth

Highlights priorities for local improvements and investments.

- Investment Goals
- Improvement Ideas

DID YOU KNOW?

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

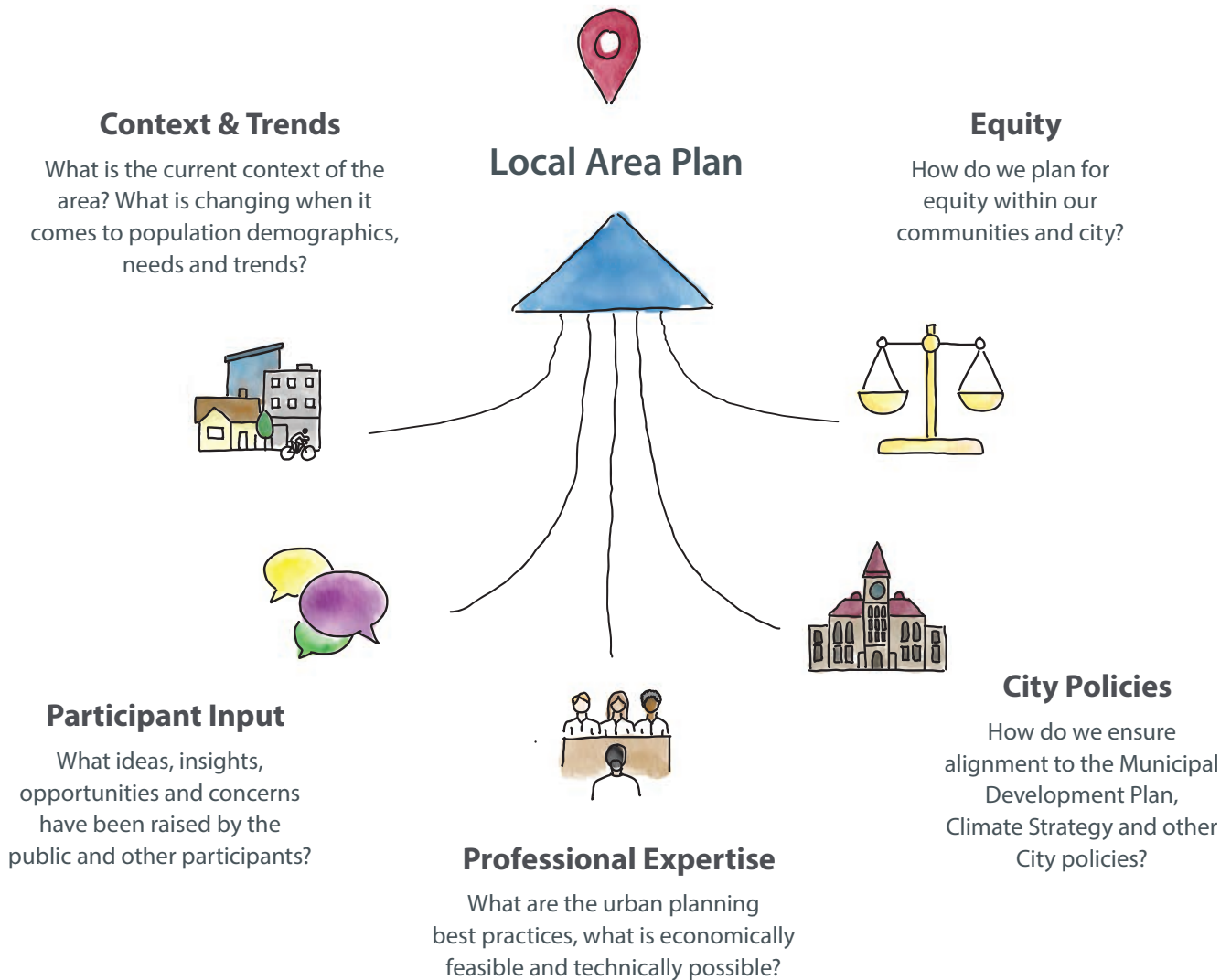
How Feedback is Considered and Used

A range of inputs and ideas that must be thoughtfully considered and balanced as a local area plan is created.

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

DID YOU KNOW?

Following each phase of engagement, the project team compiles and shares what was heard, highlights key themes raised and provides responses for how key themes were considered and addressed.



The Area's History and Roots

Communities are always evolving and looking back makes that change easy to see. When we understand an area's past, we gain a deeper appreciation for its origin, its people and the influences that shaped it into what it is now.

Astokumi and family in front of lodge, Sarcee (Tsuut'ina) [CU1105558].

The confluence of the Bow and Elbow Rivers (found on the northwest corner of the Plan area), was a vital Indigenous gathering and wintering place, rich in resources and central to traditional stories.



View of tent town, east side of Elbow River [CU178916].

The railway reached Calgary in 1883 and its tracks formed an arc that separated the future Inglewood and Ramsay neighbourhoods from each other and bisected the future Alyth/Bonnybrook district to the south.

View of Ramsay and Inglewood district [CU1137064].

Taken from Scotsman's Hill, looking east across Ramsay and Inglewood.



William R. Reader, Secretary of Calgary Horticultural Society [CU183825].

William Reader, Calgary's parks superintendent for nearly 30 years, created the City's nurseries, lived beside Union Cemetery and developed the hillside rock garden that later became a public park. His former home was reconstructed as Reader's Café and the once private garden was restored in the 1990s.

Guy Weadick, A.E. Cross and 'Hoot' Gibson, film star. In front of Calgary Brewing and Malting company buildings [CU182932].

Calgary Brewing and Malting Company (1892) was the area's largest employer. Founder A.E. Cross and the "Big Four"—Patrick Burns, George Lane, A.J. McLean—financed the first Calgary Stampede (1912).



Bonnybrook lagoon (now the corner of Ogden Road and 42 Avenue) sees a homemade boat come down river in flood [CU1113283].

Calgary's 1910 "Greater Calgary" annexation expanded to bring Alyth/Bonnybrook and most of Highfield into city limits. The area developed into a mixed residential-industrial district, where The City later built its wastewater treatment plant in the early 1930s.



Tattoo Den 9 Avenue SE [CU1141216].

Published in *The Albertan*, July 2, 1954, page 9. Ronald Standell, left, tattoo artist, at work in the 'Tattoo Den' on 9th Avenue SE. His client is Don Rutledge.



Workers tearing up street railway tracks [CU1113317].

Street railway to be replaced by trolley bus. Ramsay District, 12 Avenue SE, looking East between Macdonald Bridge and 8 Street SE.



Superintendent Burton Deane's house being moved to the east side of the Elbow River [CU193485].

The house was placed in its current location facing 9 Avenue, where it operates as a restaurant.



Alyth shops, Alyth Yard [CU1230765].

Railway companies strongly shaped the area's development, especially after the CPR built Alyth Yard in 1911 as a major marshalling yard. It soon expanded into a daily maintenance facility for rolling stock, complementing the heavy repair work at Ogden Shops.



Manchester city garage [CU1141573].

In the 1950s, The City established Manchester as an early industrial park, providing utilities, tax incentives and direct rail connections to factories and warehouses.

Check out the initial draft of Chapter 1 of the local area plan and the supplementary history section to see more information about the history of the area. Visit calgary.ca/SouthBow



Evolution of the Area

Looking at historic photos beside the streets we walk today reveals how the area has evolved—what’s changed, what’s endured and how each generation leaves its mark.

Brewery Flats

After prohibition ended in 1892, A.E. Cross founded the Calgary Brewing & Malting Company just three months later, releasing its first beer in 1893 (one year before Calgary became a city).



1893



TODAY

The brewery’s rapid growth helped shape the surrounding area, known as Brewery Flats. Inglewood and Ramsay remain hubs for local breweries today.

9 Avenue SE

Calgary launched its public transit system in 1909 and its first Red Line streetcar quickly linked Inglewood, downtown and Hillhurst [CU140891].



1909



TODAY

The line spurred new residential and commercial growth, making 9 Avenue SE a shared shopping hub for both Inglewood and Ramsay.

914 9 Avenue SE

A log cabin stood in the 1910s with Alexandra School to right [CU183795].



1910s



TODAY

The school has been repurposed into a multi-purpose community facility and a park, public open space and mural have replaced the log cabin.

Union Cemetery

Grading at Union cemetery in 1910 [CU183856].



1910



TODAY

A view from the top of the hill today with Calgary’s skyline in the background.

DID YOU KNOW?

This area has a rich and meaningful history and recognizing that history is important as these communities continue to grow and change. Together, we’ll discuss and explore the evolution of the area with its past history and present context in mind.

DID YOU KNOW?

In the 1970s, a revitalization plan for Inglewood and was launched to help address aging homes and inner city pressures.

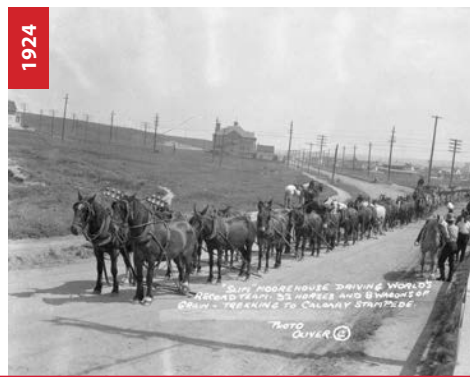
2030 11 Street SE

Employees standing in front. C.C. Snowdon oil manufacturing and refining company in 1914 [CU1108646].



2223 Spiller Road SE

Slim Moorehouse trekking to the Calgary Exhibition and Stampede in 1924 (with him world record winning team of 32 horses and mules and 8 wagons). Ramsay School is in the background. [CU1231486].



803 24 Avenue SE

In 1959 a racetrack starting gate is seen leaving Dominion Bridge Works headed to the Calgary Exhibition and Stampede grounds [CU1131813].



TODAY

The building is now home to a range of local businesses and services and has expended to include a modern addition.



DID YOU KNOW?

Spiller Road and 8 Street SE were part of a pre-railway supply route from Fort Benton, Montana.



TODAY

The building has been repurposed and used by many businesses over the years.

Over time, people's decisions have shaped the area as we know it today. It's now time to plan for the future.

Topic 1: Guiding Development



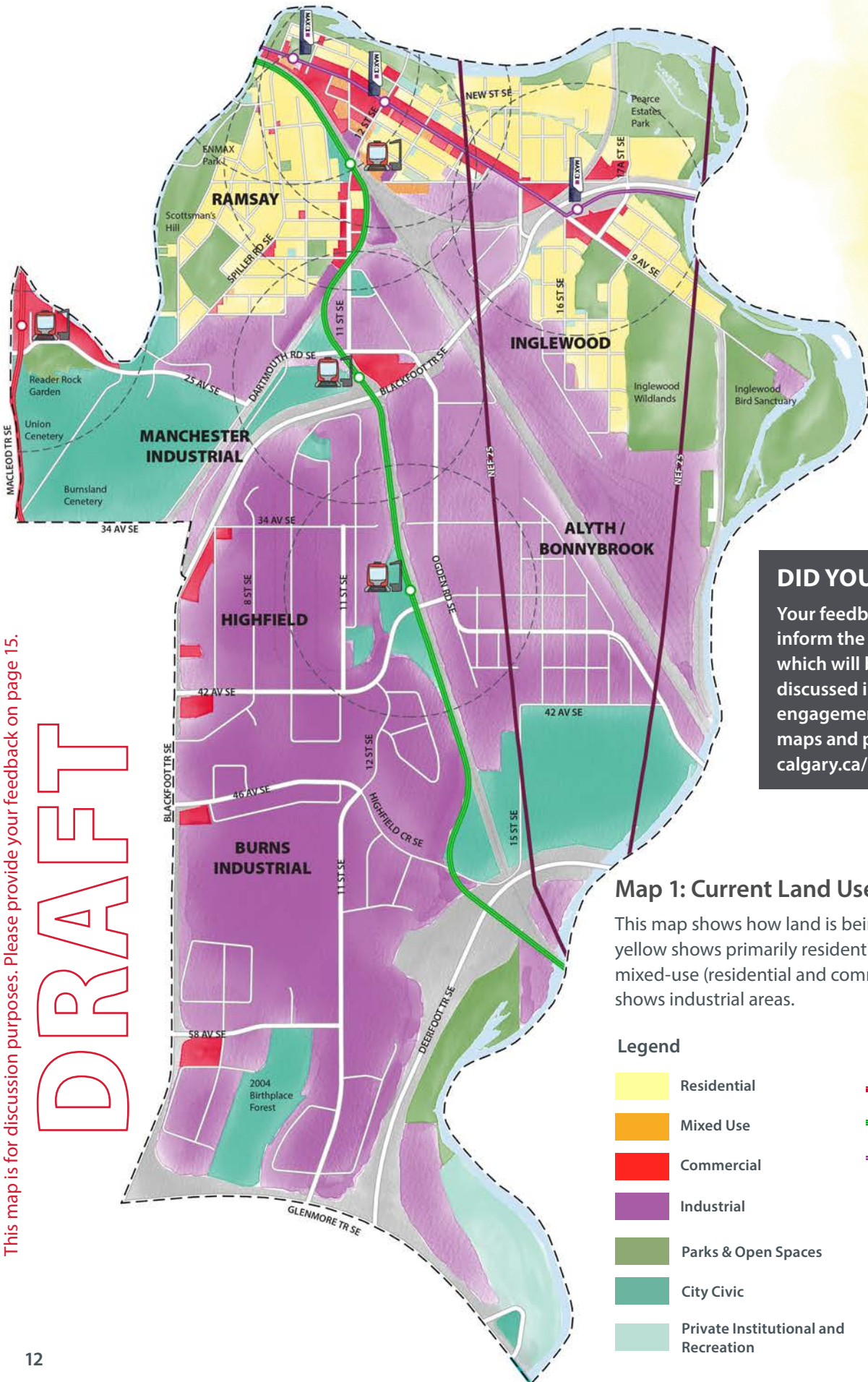
WE NEED YOUR INPUT

HOMES: Where do you think multi-unit housing (new apartments and condos) four storeys or greater could be added?

LOCAL SHOPS & SERVICES: Where do you think commercial buildings including stores, restaurants and services could be located?

DID YOU KNOW?

Your feedback will be used to help inform the evolution of these maps, which will be shared and further discussed in the next phase of engagement. View larger digital maps and provide feedback online at calgary.ca/SouthBow



Map 1: Current Land Use

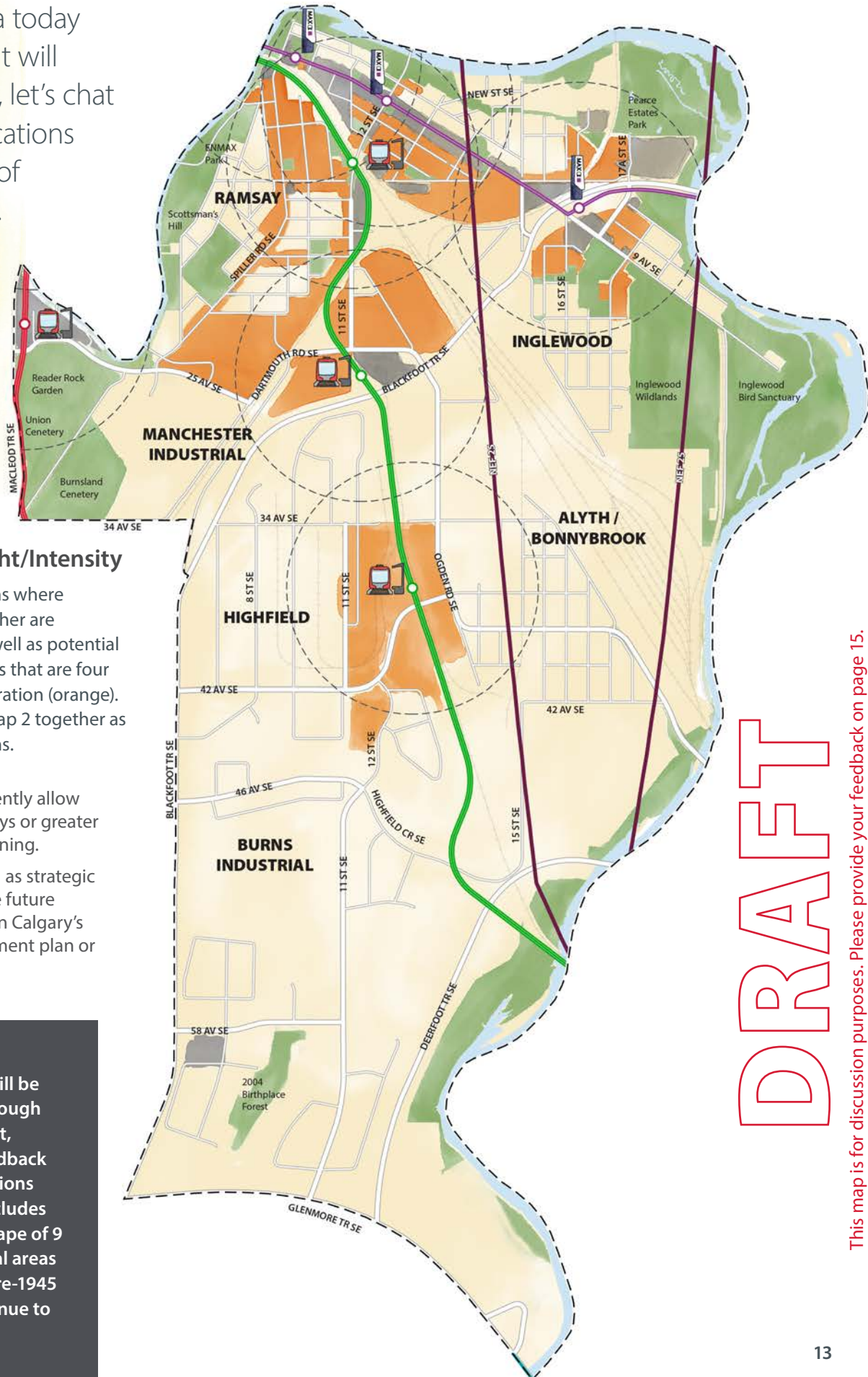
This map shows how land is being used today. For example, yellow shows primarily residential areas, orange shows mixed-use (residential and commercial together) and purple shows industrial areas.

- Legend**
- Residential
 - Mixed Use
 - Commercial
 - Industrial
 - Parks & Open Spaces
 - City Civic
 - Private Institutional and Recreation
 - Red Line LRT
 - Future Green Line LRT
 - MAX Teal
 - 600 metres Distance from Station
 - Noise Exposure Forecast (NEF)
 - Plan Area Boundary

This map is for discussion purposes. Please provide your feedback on page 15.

DRAFT

Looking at the area today and knowing that it will continue to evolve, let's chat about potential locations for different types of new development.



Map 2: Building Height/Intensity

This map highlights locations where buildings four storeys or higher are currently allowed (grey) as well as potential future locations for buildings that are four storeys or more, for consideration (orange). Consider both Map 1 and Map 2 together as you respond to the questions.

- Locations that currently allow buildings four storeys or greater through existing zoning.
- Locations identified as strategic growth areas where future growth is directed in Calgary's municipal development plan or other City policy.

DID YOU KNOW?

Strategic growth areas will be explored and refined through all phases of engagement, based on participant feedback and other key considerations (shown on pg. 7). This includes how the historic streetscape of 9 Avenue SE and residential areas with concentrations of pre-1945 heritage assets will continue to evolve over time.

DRAFT

This map is for discussion purposes. Please provide your feedback on page 15.

Topic 2: Community Improvements



WE NEED YOUR INPUT

GETTING AROUND:

What challenges exist when getting around the area and what needs to be improved?

PARKS & PUBLIC SPACES:

Are there parks or public spaces that could be improved or enhanced?

Your feedback will be used to help identify emerging community improvement priorities that will be shared in the next phase.

We're looking for input on community improvements to help make life better for you and future generations.

This map is for discussion purposes. Please provide your feedback on page 15.

DRAFT



- Legend**
- School Sites**
 - Parks and Natural Areas**
parks and natural areas that are accessible to the public.
 - Primary Transit Network**
locations adjacent to a permanent network of high-frequency transit services, regardless of vehicle type, that operates 10 minutes or better, 15 hours a day, seven days a week.
 - Existing Pathway**
 - Existing On-Street Bikeway – 5A***
 - Plan Area Boundary**
 - LRT Red Line**
 - Future LRT Green Line**
 - MAX Purple**

*May require upgrades to meet 5A standards.



TOPIC 1: GUIDING DEVELOPMENT

HOMES: Where do you think multi-unit housing (new apartments, condos, etc.) four storeys or greater could be added? Please tell us why.

LOCAL SHOPS & SERVICES: Where do you think commercial buildings including stores, restaurants and services could be located? Please tell us why.

TOPIC 2: COMMUNITY IMPROVEMENTS

GETTING AROUND: What challenges exist when getting around the area and what needs to be improved? Please tell us why.

PARKS & PUBLIC SPACES: Are there parks or public spaces that could be improved or enhanced? Please tell us why.

Select the Top 3 topics that are most important to you as these communities evolve:

- Expanding the types of homes in the area to better suit peoples' changing needs.
- Access to goods, services and amenities close by.
- Opportunities to gather and participate in civic arts, cultural and entertainment activities in the area.
- Spaces, places and programs focused on recreation, play and outdoor activities close by.
- Strong local shops, businesses and amenities.
- Expanded mobility options to make it easier to walk, cycle and commute around.
- Enhancing public spaces and places.
- Healthy and thriving natural areas.
- Other.

Tell us about you. Check all that apply.

How old are you?

- Under 18 18-24
- 25-34 35-44
- 45-54 55-64
- 65+

Which community do you live, own land or a business?

- Ramsay Manchester
- Inglewood Industrial
- Alyth/ Bonnybrook Highfield
- Bonnybrook Burns Industrial

Do you?

- Own Rent

What's your connection to the plan area?

- Live Work Attend school

What type of home do you live in currently?

- Single-detached
- Semi-detached/Duplex
- Townhouse/Rowhouse
- Apartment/Condo

How long have you lived in the area?

- Less than 5 years
- 5-10 years 10+ years



South Bow Communities Local Area Planning

Share your thoughts

Provide your feedback in the way that works best for you (see page 3 for engagement details).

If you fill out this feedback form, please drop in the mail (postage prepaid) **by June 28, 2026**. Feedback received after July 12, 2026 may not be included in the What We Heard Report.



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