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Draft Chapter 3 – Supporting Growth

3.1 Overview

The individual communities that make up the Westbrook Communities share common amenities, services, parks and open spaces and public facilities; however, no single community has the amenities and services to provide for all the daily needs of residents. Communities depend on their interconnectedness, whether those are commercial amenities and services located on the area's **Main Streets** and **Activity Centres**, or recreation opportunities and the network of multi-use pathways that surround and weave through the communities. This chapter sets out the goals and objectives for current and future amenities and **infrastructure** related to the vision identified in Chapter 1: Visualizing Growth.

This chapter identifies **local area plan** specific objectives and implementation options for supporting growth. Section 3.2 of this Plan identifies high-level goals that align with key planning direction provided within the MDP and includes locally specific objectives that support the Plan's vision. The goals and objectives are long-term and are connected to the time horizon of the Plan. The objectives represent the future or desired result that this Plan commits to achieve. They apply community-wide, as they are not site-specific and provide benefit to more than one resident. The objectives are intended to be actionable.

This chapter identifies implementation options related to the goals and objectives that recognize unique opportunities for placemaking, **public realm** improvements, enhanced mobility choices and enhancement of the urban forest. Appendix A (to be determined) includes a list of additional implementation options that stakeholders identified through the development of the plan. These implementation options are examples of actions that could be taken by The City of Calgary, developers, Business Improvement Associations and residents to future the individual goals and objectives in this chapter.

This chapter provides high-level, strategic direction to inform investment decisions. Further detailed analysis and study for each option identified will be required and include engagement with area stakeholders (e.g., residents, community associations, business improvement areas, landowners, industry) as appropriate. The options in this chapter are statutory, while the ones identified in Appendix A are non-statutory.

To support communities within the Plan through growth and change, the suggested options identified in this chapter and in Appendix A can help inform future City business plans and budget decisions. As growth occurs in local areas, these suggested options should be regularly reviewed and updated to determine if they help manage growth related pressures that a community may experience, ensuring growth can benefit current and future residents and businesses. There are several considerations for determining if an action merits inclusion in future business plans and budgets, including:

- the current status of **infrastructure** and amenities in the local area;
- the desired service and activity levels in the local area;
- the roles of different city builders in supporting the delivery of **infrastructure** and amenities;

- how the growth in this local area compares with city-wide growth and investment needs;
- The City's corporate investment priorities and budget availability; and,
- the availability and use of appropriate planning and financial tools to support implementation.

3.2 Goals, Objectives and Implementation Options

The Plan identifies eight goals aligned with the Plan's core values that are intended to frame and provide guidance to support the Plan's vision.

3.2.1 Recognize and build upon the role of the Westbrook LRT station as a focal point and mobility hub

Westbrook station is the core area of the Westbrook Plan, the Plan's namesake, and the focal point for mobility and activity in the area. Ensuring the success of this core area requires involvement from both private development and public infrastructure. Supporting new private development through improved public realm, mobility and amenity will ensure the success of the transit station area, and support the wider community.

Objectives

The following objectives are intended to guide decisions for recognizing the role of the Westbrook LRT station.

- Improve walking and cycling connections and complete missing links to the Westbrook Station Area.
- Improve transit safety, connectivity and accessibility within Westbrook Station Area.
- Improve the public realm in and around the Westbrook Station Area.
- Provide additional public space in and around the Westbrook Station Area.

Implementation Options

The following are intended to identify actions to achieve the supporting growth objectives:

Westbrook Transit Station Area Improvements

To support the central role of the Westbrook LRT station, the following should be considered:

- a. Improve the quality of the **public realm** around the Westbrook **transit station area** through wider sidewalks, enhanced pedestrian crossings, curb extensions, high-quality paving materials, functional public art and design for all abilities;
- b. Ensure the road network facilitates efficient transit and bus routing around Westbrook Station;
- c. Incorporate wayfinding elements to assist residents and visitors in locating key amenities in the area;

- d. Provide cycling infrastructure around the station areas such as off-street pathways or on-street bikeways, bicycle racks in well lit and weather protected areas, and tool stations;
- e. Provide areas for sitting and gathering within the **transit station area**;
- f. Provide for drinking fountains and public washrooms within the **transit station area**;
- g. City-led investment in the station area should achieve the following goals:
 - i. Encourage private investment in the station area
 - ii. Improve the quality of life for current and future residents
 - iii. Support local businesses, and;
 - iv. Create unique places across the city.

3.2.2 Support the development of high quality and diverse housing types throughout the Plan area

Creating great communities by maintaining high quality living environments, improving housing diversity and choice are core values of the Westbrook Local Area Plan. This means supporting the Plan vision through investing in **affordable housing** and care facilities, enhancing community character and vitality, and encouraging the protection of local **heritage resources**.

Objectives

The following objectives are intended to guide decisions for supporting housing diversity in the Westbrook Communities.

- Celebrate, care for, and protect the heritage of the Westbrook Communities.
- Provide accessible and **affordable housing** choices to accommodate diversity among people, ages, incomes, tenures, ability and household types.

Implementation Options

The following are intended to identify actions to achieve the supporting growth objectives:

Affordable Housing

Access to safe and stable housing helps create inclusive communities and adds to the overall health, prosperity and safety of our city. People in **affordable housing** have greater chances to find and keep jobs, to learn and build skills, and be active participants in their communities.

Affordable housing also helps boost the local economy through the construction-related jobs. Housing vulnerable residents improves individual outcomes related to the social determinants of health and promotes self-sufficiency and builds equity in communities.

The City of Calgary defines a household as in need of affordable housing if it spends 30 percent or more of its income on shelter and earns less than 65 percent of Calgary's median household income. To improve access to **affordable housing** in the Westbrook Communities, the following should be considered:

- a. Enable inclusion of **affordable housing** units in new residential and mixed-use developments;

- b. Where municipal land is available, the coordination of non-profit land sales for affordable housing should be explored and disposed according to the Non-Market Housing Land Disposition Policy;
- c. Co-location of affordable housing units within civic projects;
- d. Consider including **affordable housing** in the redevelopment of vacant land;
- e. Support the intensification and retention of existing **affordable housing** developments, ensuring no net loss of units;
- f. Enable deep energy retrofits of existing affordable housing developments to reduce emissions and energy bills;
- g. Support and encourage new affordable housing to be designed for Net Zero Emissions;
- h. Encourage strategic partnerships with private and public stakeholders to address unmet housing needs; and
- i. Support and encourage the development of **affordable housing** in areas that are well serviced by the Primary Transit Network and appropriate services including access to grocery stores and schools.

3.2.3 Provide safe, comfortable, connected and accessible year-round mobility options

Providing safe, comfortable, connected and accessible year-round mobility options is a core value in the Westbrook Plan. Supporting this core value means promoting increased mobility choices and active living with a greater emphasis on sustainable modes such as walking, cycling and transit, as well as improving connections between and within communities.

Objectives

The following objectives are intended to guide decisions to provide safe, comfortable, connected and accessible year-round mobility options in the Westbrook Communities.

- Improve walking and cycling connections and complete missing links between **Main Streets, transit station areas, Activity Centres**, community association sites, parks and natural areas.
- Improve transit safety, connectivity and accessibility inside and outside the Westbrook Communities.
- Improve safety, connectivity and accessibility for all modes of transportation.
- Improve the quality of the public realm on local neighbourhood streets to make them pleasant places for walking and playing for all abilities.

Implementation Options

The following are intended to identify actions to achieve the supporting growth objectives:

Blue Line LRT

The west portion of the Blue Line LRT was built and put into operation in 2012. The route connects communities on the west side of Calgary with the Downtown, sharing the route with

the northeast portion of the line. Three Blue Line stations are found in the Westbrook Communities Plan area: Shaganappi Point, Westbrook and 45 Street Stations. To best serve the Westbrook communities, points along the Blue Line LRT, including the stations and future development in the **transit station areas** should consider the following:

- a. Improve the streetscape and public realm within **transit station areas**;
- b. Ensure efficient local and regional transit operations around transit stations;
- c. Implement, improve or support pedestrian friendly and transit friendly urban design;
- d. Improve pedestrian and cycling connections to the city-wide transit network, including BRT;
- e. Improve connections to the city-wide pedestrian and cycling network;
- f. Support transit supportive uses and intensities;
- g. Coordinate of **public realm** improvements with **Main Street** streetscape master plans; and
- h. Locate new civic services in proximity to Blue Line LRT stations.

MAX Teal

The MAX Teal Bus Rapid Transit (BRT) route runs through the Westbrook Communities, from Westbrook Station along 37 Street SW connecting with Mount Royal University and on to further destinations to the south and east including Rockyview Hospital, the Red Line LRT at Heritage Station, Deerfoot Meadows and the future Green Line LRT at Quarry Park. To support the MAX Teal BRT, development along the 37 Street SW corridor should consider the following:

- i. Improvement to the streetscape and public realm along 37 Street SW;
- j. Implement, improve or support pedestrian and transit friendly urban design;
- k. Improve pedestrian and cycling connections to the city-wide transit network, including BRT;
- l. Improve connections to the city-wide pedestrian and cycling network;
- m. Support transit supportive uses and intensities; and
- n. Coordinate of **public realm** improvements with **Main Street** streetscape improvements;
- o. Incorporate transit priority measures to improve travel time and reliability, which may include signal priority, queue jumps, transit-only lanes or links, or stop configurations that limit transit delays.

Improved Cycling and Pedestrian Connections

Creating and supporting an integrated and complete multi-modal transportation network, including pathways and bikeways, is an important goal of this Plan and the **Calgary Transportation Plan** (CTP). The Always Available for All Ages and Abilities (5A) Network identified in the CTP intends to improve safety and create improved pathway and bikeway connections across the city. Appendix X of this Plan shows the 5A Network in the Westbrook Communities Area.

To improve overall pedestrian and cycling connectivity and safety, the following should be considered:

- p. Provide comprehensive and complete east-west and north-south pedestrian and cycling connections across Westbrook Communities including:
 - i. Improved walking and cycling connections to LRT stations and BRT stations;

- ii. Improved cycling connections to Main Streets and Activity Centres;
 - iii. Separated or protected cycling connections to schools along higher volume and higher speed roadways;
 - iv. Improved cycling connections to recreation facilities, parks, and open spaces within Westbrook Communities such as Edworthy Park, Optimist Athletic Park, Killarney Aquatic and Recreation Centre, and Wildflower Arts Centre.
- q. Implement traffic calming measures that support safe and comfortable pedestrian and cycling activity within Westbrook Communities with a focus on slowing vehicle speeds through school zones, along residential/neighbourhood streets, and calm collector streets.
- r. Improve connectivity of Westbrook Communities to the regional Rotary Mattamy Greenway and Bow River Pathway; and
- s. Improve connectivity between Westbrook Communities and the residential communities and employment areas west of Sarcee Trail and east of Crowchild Trail.



Residential Street Improvements

Re-imagining the role, function and design of residential streets can help achieve many of the core values of the Westbrook Local Area Plan, including providing safe and comfortable mobility options, investing in parks and recreational opportunities, achieving a sense of community identity and reducing vulnerability to climate change.

Residential streets make up the majority of road space in the Westbrook Local Area Plan, and typically have low traffic volumes, low to moderate street parking utilization and are primarily used by local residents. Concerns about vehicle speeding and pedestrian safety, along with desires for increased landscaping and passive recreational opportunities present opportunities for re-imagining residential streetscapes in the area.

Residential street improvements should aim to achieve one or more of the following objectives:

- Increase tree canopy,
- Incorporate stormwater mitigation,
- Improve pedestrian safety and comfort,
- Improve cycling safety and comfort,
- Incorporate seating and other passive recreational opportunities,
- Reduce vehicle speeds,

Potential options for street improvements may include, but are not limited to:

- t. Incorporating curb extensions at intersections to improve pedestrian crossing safety and increase landscaped areas,
- u. Utilizing portions of parking lanes for increased sidewalk widths, additional plantings, rain gardens or seating,
- v. Reconfiguring streets to one way operation and reducing the size of the carriageway to allow for additional amenities and infrastructure,
- w. Incorporating mid-block pedestrian crossings,
- x. Adding chicanes to slow vehicle speeds,
- y. Closing portions of streets to vehicle traffic,
- z. Limiting streets to local traffic only.

Mobility Studies and Policy Updates

The City is currently undertaking several mobility studies and policy updates for how Calgarians move throughout the city. Recognizing that this work is underway, the Plan will be updated to align with the **Calgary Transportation Plan** to support the vision of this Plan. The following should be considered:

- aa. Identify the role, function, standards, and potential interim uses for road rights-of-way with a focus on those streets that have road rights-of-way setbacks;
- bb. Allow on-street parking on the area's **Main Streets** and **Activity Centres** with a focus on those areas with an identified Active Frontage;
- cc. Integrate of public transit operations with other forms of mobility; and,

dd. Optimize existing **infrastructure** to accommodate multiple modes.

3.2.4 Invest in parks, open spaces, recreational, cultural, art and community spaces

Creating great communities by investing in and supporting vibrant public spaces is a key goal of the Westbrook Local Area Plan. This means supporting the Plan vision through investing enhancing community character and vitality, promoting public art and cultural activities, and maintaining and investing in civic facilities.

Objectives

The following objectives are intended to guide decisions for supporting great public spaces in the Westbrook Communities.

- Ensure residents of the Westbrook Communities have equitable access to a variety of public spaces in which to be active, create and develop social connections with their neighbours.
- Improve safety and comfort in existing parks and open spaces and, where feasible, support a broader range of complementary uses that cater to diverse groups of users during all seasons.

Implementation Options

The following are intended to identify actions to achieve the supporting growth objectives:

Optimist Athletic Park and Optimist and George Blundun Arenas

Optimist Athletic Park and the Optimist and George Blundun Arenas are key recreational and sport facilities within the Westbrook Communities. The area provides for indoor and outdoor recreational opportunities, including hosting numerous sport leagues and associations that make use of the fields, diamonds and arena in the park. The park draws residents from all over Calgary to participate in sport. To support future investment in Optimist Athletic Park, the following should be considered:

- a. Investigate opportunities for supportive uses, such as food service, fitness and outdoor patios that could support the recreational uses in the park;
- b. Improve lighting and wayfinding within and to the park for active modes of transport as well as to allow for extended periods of activation;
- c. Add year-round accessible washrooms to facilitate year-round activity.
- d. Explore adding all-season and diverse recreational uses within the park;
- e. Upgrade facilities within the park to allow for additional activities, such as tournaments and year-round activation; and,
- f. Improve walking and wheeling connectivity to/from the park to the greater walking and wheeling network.

Killarney Aquatic and Recreation Centre

Killarney Aquatic and Recreation Centre sits at a key location within the Westbrook Communities and is one of the busiest recreational facilities in the city. The facility is located on 17 Avenue SW, an important Neighbourhood **Main Street**, and near the Westbrook Station **transit station area**. It is also directly across from the Salvation Army's Barbara Mitchell Family Centre.. To support redevelopment of the site for more diverse recreational and community amenities, the following should be considered:

- g. Improve the interface between the facility and 17 Avenue SW by considering the following:
 - i. convenient pedestrian access from the 17 Avenue SW into the facility;
 - ii. incorporating active uses fronting on to 17 Avenue SW;
 - iii. incorporating a public plaza along 17 Avenue SW;
 - iv. improving architectural detailing and transparency facing the street;
 - v. improving the pedestrian realm through use of materials, seating and landscaping that are climate resilient; and,
 - vi. providing bicycle and scooter parking in well lit and highly visible areas.
- h. Incorporate additional uses in or adjacent to the facility that may include, but are not limited to compatible uses such as:
 - i. Community gathering spaces and cultural uses;
 - ii. Indoor and outdoor recreational uses;
 - iii. Consideration for all season uses;
 - iv. Eating and drinking uses;
 - v. Outdoor seating and patio spaces; and,
 - vi. Underground or structured parking.
- i. Improve the interface between the facility and the park space to the south by:
 - i. Providing direct access from the facility to the outdoor park space uninterrupted by parking areas; and,
 - ii. Providing compatible uses adjacent to the outdoor park area including eating and drinking, outdoor seating areas or residential uses at grade with entrances facing the park.

Parks Upgrades and Renovations

Public parks and open spaces are valued assets in the Westbrook Communities. They provide outdoor recreational, leisure, social and educational opportunities. Local parks provide places for local residents to relax, exercise, socialize and enjoy the outdoors. To support future investment in local parks and open spaces, the following should be considered:

- j. Improve lighting and wayfinding within and to local parks for active modes of transport as well as to allow for extended periods of activation.
- k. Renovate and upgrade local parks, where desired, considering the following:
 - i. Incorporate additional amenities for all ages and abilities,
 - ii. Incorporate areas for seating and passive recreation,
 - iii. Provide a balance of areas of sun and shade,
 - iv. Explore adding spaces for cultural and entertainment events,

- v. Incorporate water features and other opportunities to provide cooling opportunities during extreme heat events,
- vi. Explore adding all-season and diverse recreational uses within local parks;

3.2.5 Protect open spaces and historic natural resources

Objectives

The following objectives are intended to guide decisions to provide protect open spaces and historic natural resources in the Westbrook Communities.

Implementation Options

The following are intended to identify actions to achieve the supporting growth objectives:

Shaganappi Point Golf Course

Shaganappi Point Golf Course is an important amenity for the Westbrook Communities, as well as a valued recreation asset within Calgary. Opportunities to meet the needs of a diverse population and provide optimal opportunities for gathering, recreating and social inclusion should be pursued to complement the primary use of the space. To facilitate the optimization of open space, enhancing the natural ecosystem, opportunities for community gathering and diverse recreational activities, and support its role in The City's network of golf amenities, the following should be considered:

- a. Uses that provide year-round outdoor site activation (e.g. winter activities);
- b. Uses that take advantage of the views from Shaganappi Point overlooking the downtown;
- c. Pedestrian and cycling routes adjacent to the space, especially on the north side of Bow Trail SW;
- d. Provide indoor recreational, arts and cultural activities at the clubhouse to complement outdoor activities; and
- e. Protect the value of Shaganappi Golf Course as a natural asset which provides significant ecosystem services to Calgarians.

Douglas Fir Trail and Edworthy Park

Douglas Fir Trail and Edworthy Park form an important part of the open space network in the Westbrook Communities. These parks provide recreational and cultural spaces for residents, serve important ecological functions as part of a primary corridor in Calgary's ecological network, and have unique environmental attributes. To support the continued role of the Douglas Fir Trail and Edworthy Park, the following should be considered:

- f. Encourage recreational opportunities in Edworthy Park and Douglas Fir Trail, while protecting and restoring sensitive environmental areas and steep slopes; and,
- g. Improve pedestrian and cycling connections to Edworthy Park and Douglas Fir Trail from the Westbrook Communities.

3.2.6 Promote a greater diversity of commercial amenities and support local businesses

Promoting a greater diversity of commercial amenities and supporting local business is a core value of the Westbrook Plan. Support this core value this means ensuring excellence in urban design in the **public realm**, particularly in areas with high-levels of activity such as **Main Streets, transit station areas** and **Activity Centres**.

Objectives

The following objectives are intended to guide decisions to provide protect open spaces and historic natural resources in the Westbrook Communities.

- Improve the quality of the pedestrian realm along **Main Streets, transit station areas** and **Activity Centres**.

Implementation Options

The following are intended to identify actions to achieve the supporting growth objectives:

Main Streets Streetscape Improvements

The Westbrook Communities Plan area has three **Main Streets**: 17 Avenue SW, 37 Street SW and Richmond Road SW. These **Main Streets** are often at the heart of communities and provide many of the primary transit routes. **Main Streets** are planned and designed to allow for a wider variety of uses and mixed housing options to support higher density development. To reach their full potential, Calgary's **Main Streets** need both public and private investment with the shared goal residents the choice to travel less and live more by providing the things they need right in their own communities. Coordinated design will support efficient use of investment by reducing the need to reconstruct the **public realm** as redevelopment occurs, provide a safe **public realm** space that is accessible (e.g., through consistent materials and placement of streetscape elements), and improve the **public realm** in a phased approach that will add to the vibrancy of a **Main Street**. To support **Main Streets** in the Westbrook Communities, the following should be considered:

- a. Improve the quality of the **public realm** and accessibility of the **Main Streets**, through streetscape improvements;
- b. Undertake Streetscape Master Plans that are designed to support the activity levels, envisioned in this Plan and ensure construction is undertaken in a coordinated fashion;
- c. Create **Main Streets** that are attractive and visually appealing; and,
- d. Provide an enhanced **public realm** that prioritizes the creation of safe and accessible spaces for people to sit, gather, enjoy and walk.

Activity Centres

The Westbrook Communities Plan Area has two **Activity Centres**: the area around Westbrook Station and the commercial area to the north of Richmond Road around 51 Street SW. To support **Activity Centres** in the Westbrook Communities, the following should be considered:

- e. Improve the quality of the **public realm** around **Activity Centres** through wider sidewalks, enhanced pedestrian crossings, curb extensions and high-quality paving materials;
- f. Provide enhanced open space facilities on parks and open spaces that complement the uses and variety of uses within **Activity Centres**; and
- g. Provide an enhanced **public realm** that prioritizes the creation of comfortable spaces for people to sit, relax, gather, enjoy, be creative, gather, animate and walk.

3.2.7 Achieve a strong sense of community identity in safe and inclusive communities

Creating great communities by enhancing community character and distinctiveness and providing vibrant public places is a key goal of the Westbrook Local Area Plan. This means supporting the Plan vision through investing enhancing community character and vitality, promoting public art and cultural activities, and maintaining and investing in civic facilities.

Objectives

The following objectives are intended to guide decisions for achieving a strong sense of community identity in the Westbrook Communities.

- Recognize and support community identity and character through investment in public and private space including community beautification, signage, wayfinding, and public art and by supporting equitable access to event spaces and facilities to practice arts and cultural activities and enjoy celebrations.
- Improve and enhance existing civic facilities.
- Provide accessible and **affordable housing** choices to accommodate diversity among

Implementation Options

The following are intended to identify actions to achieve the supporting growth objectives:

Community Facilities and Spaces

There are many community facilities and spaces across the Westbrook Communities, including schools, community associations, arts centres, recreation facilities, civic partner facilities, and parks. Together, these community facilities and spaces are places where residents gather, celebrate, learn, govern, and play. Continued support and investment in these facilities is necessary to allow them to continue to thrive. To support future investment in community facilities and spaces, the following should be considered where feasible:

- a. Support the continued role and enjoyment of community facilities and spaces for all community members by supporting equitable access to programs and facilities;

- b. Where appropriate, integrate civic uses into existing and new facilities and spaces to create multi-purpose and multi-use amenities;
- c. Optimize the network of facilities that serve community needs;
- d. Collaborate with residents, partners and other levels of government to deliver functional and sustainable facilities, spaces and programming that addresses community needs;
- e. Encourage the integration of public facilities into the social fabric of the community through intentional pathways, parks, and active transportation corridors;
- f. Explore uses that promote year-round outdoor site activation (i.e. winter);
- g. Integrate cooling sites and water access to help residents cope with extreme heat and;
- h. Enhance the functionality of community facilities and activation of outdoor spaces through the inclusion of infrastructure such as lights, electricity, water, drinking fountains and washrooms to encourage multi-purpose use that is accessible for all.

3.2.8 Reduce emissions of greenhouse gases that contribute to climate change and reduce vulnerability to climate-related hazards

Conserving, protecting, maintaining and restoring the natural environment is an important goal related to climate change mitigation and reduction. At the local level, the natural environment begins when a person steps out their door, with vegetation including trees, shrubs, grasses and flowers possibly providing habitat, on private lots and in the boulevard. The tree canopy within the Westbrook Communities is well established and thus protection and maintenance of trees on both public and private lands is a priority. This environment then extends along green boulevards and eventually connects to the Bow River valley and the network of parks and natural areas therein which contribute to ecological health, and a sense of personal well-being within the Plan area.

Objectives

The following objectives are intended to guide decisions for reducing greenhouse gas emission and reducing vulnerability to climate-related hazards in the Westbrook Communities.

- Protect, maintain and enhance the tree canopy on public and private lands throughout the plan area.
- Use methods that will ensure the sustainability and longevity of new trees to reach full canopy size.
- Protect, maintain and enhance riparian areas along the rivers to facilitate wildlife movement, biodiversity and riparian health while improving resilience to erosion, flooding and water quality impacts.
- Continue to protect and enhance the Bow River valley as a primary corridor within the Ecological Network and support the enhancement of secondary corridors connecting to it.

Implementation Options

The following are intended to identify actions to achieve the supporting growth objectives:

Urban Forest

Calgary's urban forests provide important ecosystem functions including improving air quality, reducing stormwater runoff, providing shade and cooling, wildlife habitats, increased property values and creating stress-reducing environments for residents. The MDP recognizes the importance of the urban forest and identifies a tree canopy coverage target of 14-20% across the city. Over the last ten years, the Westbrook Communities have experienced a slight increase in overall canopy coverage and currently sits at 22.78%.

To achieve and maintain a healthy, sustainable urban forest and meet tree canopy targets, it is critical The City, developers, and residents contribute to consistent and continuing urban forest management by protecting existing private and public trees wherever possible, planting the right trees, in the right location and in the right way, and maintaining all trees in good health. This Plan establishes a tree canopy coverage target for the Westbrook Communities of 25% by 2030. To meet this target, the following should be considered in addition to the general policies in Chapter 2:

- a. Protect trees on public and private lands wherever possible from development activities that may impact roots during construction and unnecessary canopy pruning;
- b. Provide additional tree plantings in public boulevards ensuring sustainable planting infrastructure, sufficient soil volume and adequate moisture particularly on arterial and commercial roads for large canopy growth in the long-term;
- c. Create tree planting programs for private lands;
- d. Protect, maintain, and enhance the ordered, regular planting design in boulevards; and,
- e. Invest in ongoing maintenance and lifecycle of public trees.

Stormwater Retention and Mitigation

As redevelopment occurs in established neighbourhoods, such as those in the Westbrook Communities, the amount of impervious surfaces typically increases on private property as new development occurs. As more of the area is covered by buildings and hard surfaces, decreasing areas that can naturally absorb water, there is an increase in storm water runoff, placing a greater burden on stormwater infrastructure in the community. A large percentage of impervious surfaces also exist on public lands in the form of roads and sidewalks. There are opportunities to mitigate and reduce stormwater runoff on both private property and public property. To mitigate the impacts of stormwater runoff, the following should be considered:

- f. Retain, mitigate or manage stormwater runoff on site, where feasible.
- g. Investigate stormwater mitigation strategies on public property through improvements such as rain gardens, bioretention areas, underground storage, green roofs, increased landscaped areas and other permeable surfaces on existing impervious surfaces. Such improvements should consider the following, where feasible:
 - i. Coordinate stormwater improvements with pedestrian safety through landscaped curb extensions, midblock crossings and other similar improvements.
 - ii. Investigate reductions in lane widths to accommodate additional landscaped areas in boulevards.

- iii. Eliminate slip lanes and other areas where excessive roadway space can be reduced and replaced with permeable surfaces.
- iv. Investigate the reduction of parking lanes to allow for landscaped areas.
- v. Investigate the closure of roads or portions of roads to provide additional open space and permeable surfaces.

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