



# WESTBROOK COMMUNITIES

Local Area Planning Project

Phase 2 - EXPLORE: What We Did Report

June 1, 2022



# Westbrook Communities Local Growth Planning Project

## Phase Two: EXPLORE What We Did Report

Stakeholder Report Back – Spring 2022

## Contents

<b>Project overview .....</b>	<b>1</b>
<b>What did we do with the input received?.....</b>	<b>2</b>
<b>What We Heard / What We Did.....</b>	<b>2</b>
Topic 1- Question 1: Transit Station Areas.....	2
Topic 1- Question 2: Community Corridors.....	3
Topic 1- Question 3: Parks and Open Spaces.....	5
Topic 2- Question 1: Direction for Growth .....	6
<b>Project next steps.....</b>	<b>8</b>

## Project overview

The Westbrook Communities Local Growth Planning project includes the communities of: Wildwood, Spruce Cliff, Westgate, Rosscarrock, Shaganappi, Glendale, Killarney/Glengarry, Glenbrook, and the portions of Richmond, Scarboro and Sunalta that are west of Crowchild Trail.

Through the local area growth planning process, we'll work together to create a future vision for how land could be used and redeveloped in the area – building on the vision, goals and policies outlined in [Calgary's Municipal Development Plan](#) and [The Guide for Local Area Planning](#), the Westbrook Local Area Plan (LAP) will fill gaps in communities where no local plan currently exists and replace other plans that are largely outdated

## What did we do with the input received?

This input was used to update the concepts presented to the public for Phase 3: REFINE. This is the What We Did report which demonstrates how your feedback in Phase 2 was used to inform the draft concepts in Phase 3, and what we are now looking for feedback on.

We encourage you to review the Phase 2 - EXPLORE What We Heard report to understand our communications and engagement approach, the questions we asked, and the feedback we collected during the phase of the project. It also will provide you with the context of how feedback collected in Phase 2 helped to inform the concepts in the draft local area plan in Phase 3 that The City is looking for feedback on from June 6-June 30, 2022.

## What We Heard / What We Did

Below you will see the themes that emerged from our public engagement and the responses from the team as to how that feedback will be used to further refine the plan.

### Topic 1- Question 1: Transit Station Areas

<b>Are there any areas within Transit Station Areas (as identified on the map) where you feel moderate to large-scale development (4+ storeys) is NOT appropriate?</b>	
<b>If yes, please explain where and why. Please also share any other ideas about how we can ensure development around Transit Stations integrates well into the community.</b>	
<b>What We Heard</b>	<b>What We Did</b>
<b>Citizens shared concerns about proposed 4+ storey growth near Transit Station Areas.</b>	<ul style="list-style-type: none"><li>Buildings taller than 4 storeys are proposed to be focused closest to transit stations, with building heights scaling down further away from the station. This provides a transition from the tallest buildings closest to stations and smaller buildings closer to existing homes.</li></ul>
<b>Citizens expressed concerns of any type of 4+ storey growth in the plan area</b>	<ul style="list-style-type: none"><li>Growth is already happening in the Westbrook area. Providing additional guidance and clarity on where that growth is most appropriate provides residents, developers, council and other stakeholders with more certainty on what can be expected where. Change will happen with or without a plan, and the plan provides more clear direction for that growth and change.</li><li>The Westbrook Plan was developed with a recognition of balancing future growth with existing conditions, allowing for future growth in locations that</li></ul>

	<p>make the most sense, and support the core values of the plan.</p> <ul style="list-style-type: none"> <li>The population of the Westbrook area has decreased by more than 1500 people since 1968. Allowing for more housing options means more people can live in locations and in housing types that appeal to them.</li> </ul>
<b>Citizens shared concerns about specific locations in the plan area that have been proposed for 4+ storey growth.</b>	<ul style="list-style-type: none"> <li>Multiple changes to the concepts were made based on community feedback including: areas around the Shaganappi Point and 45 Street LRT Stations and the 26 Avenue and Richmond Road Bus Rapid Transit stations (MAX Teal) have been reduced in scale based on feedback.</li> </ul>
<b>Citizens expressed concern in regard to safety and the proposed 4+ storey growth near Transit Station Areas.</b>	<ul style="list-style-type: none"> <li>Policies have been included in Chapter 2 of the plan to ensure development contributes positively to the pedestrian environment and improves safety through better sidewalks, etc. Development in places like Westbrook Station will help improve safety in the area.</li> <li>Objectives and implementation options are contained in Chapter 3 that prioritize investment in pedestrian and cycling safety. We are looking for feedback on this content as part of our Phase 3 engagement, and are looking for your ideas for how to improve pedestrian, cycling and vehicular safety in the plan.</li> </ul>
<b>Citizens shared positive sentiment for the proposed 4+ storey growth near the Transit Station Areas</b>	<ul style="list-style-type: none"> <li>4+ development has been incorporated around all transit stations, and higher development is allowed closer to the stations, with up to 26+ stories by Westbrook Station. We have also included pedestrian and safety improvements around transit stations as a goal for investment and improvement in Chapter 3, especially around Westbrook Station.</li> </ul>

## Topic 1- Question 2: Community Corridors

<b>Are there any areas along the Corridors (as identified on the map) where you feel moderate to large-scale development (4+ storeys) is NOT appropriate?</b> <b>If yes, please explain where and why. Please also share any other ideas about how we can ensure development along Corridors integrates well into the community.</b>	
<b>What We Heard</b>	<b>What We Did</b>
<b>Citizens feel that 4+ storey growth is not appropriate anywhere along Spruce Dr</b>	<ul style="list-style-type: none"> <li>Spruce Drive has been removed as an area for consideration for four+ storey growth. This corridor is now proposed for three storey development, the lowest level of building scale.</li> </ul>

<p><b>Citizens feel that 4+ storey growth is not appropriate in the community of Wildwood</b></p>	<ul style="list-style-type: none"> <li>• We have heard from stakeholders that all communities should contribute to providing housing diversity, and no community should be exempt from allowing different scales of housing.</li> <li>• Encouraging housing diversity is also a goal of the Municipal Development Plan, and a core value of the Westbrook Local Area Plan.</li> <li>• Allowing for a diverse range of housing also doesn't mean that single-detached homes won't continue to be a significant part of any community. Single-detached homes will continue to exist throughout the Plan area, as each owner chooses what type of housing works best for them.</li> <li>• We have adjusted locations and reduced the areas of where those larger building scales are supported in Wildwood based on stakeholder feedback, but agree that all communities should allow a diversity of housing scales.</li> <li>• Wildwood's population peaked in 1968, at 4,294 people, and has decreased to 2,709 today, a drop of 36.9%. Growing the population back to its peak will help support local services and amenities, including schools.</li> </ul>
<p><b>Citizens feel that 4+ storey growth is not appropriate along the corridor of 45<sup>th</sup> Street</b></p>	<ul style="list-style-type: none"> <li>• Building scale along 45 street has mostly been limited to 4 storey development, with only station areas and key intersections allowing greater height (up to 12 stories directly at the LRT station to support transit use).</li> <li>• We have heard many concerns about traffic volume and safety and have reflected those concerns in our investment priorities in Chapter 3. We are looking for feedback on these suggestions for improvement, and are looking for ideas for how to improve pedestrian, cycling and vehicular safety in the plan.</li> </ul>
<p><b>Citizens cite traffic safety and parking concerns when considered 4+ storey growth as proposed along corridors.</b></p>	<ul style="list-style-type: none"> <li>• We have heard many concerns about safety, especially with regards to pedestrians and cyclists along key corridors such as Spruce Drive and 45 Street. As such, we have highlighted pedestrian and cycling safety improvements as a key objective for public investment and improvement. We are engaging stakeholders on these ideas in this phase and want to hear your ideas of how safety and mobility can be improved in the plan area.</li> </ul>

<p><b>Citizens feel that of any type of 4+ storey growth is not appropriate in the plan area</b></p>	<ul style="list-style-type: none"> <li>• Providing housing options of all scales means providing more options for more people. As communities change and grow over time, a local area plan can help provide more certainty where and how growth can happen. Diverse housing options allow people to stay in their community as their housing needs change.</li> <li>• We have also heard concerns from residents about the loss of local amenities, such as neighbourhood shops, but especially schools. Allowing more housing types would allow more children in the community, which will help keep schools open. Allowing development close to transit stations can also reduce the need for vehicle trips, as people can use transit for more daily needs.</li> </ul>
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### Topic 1- Question 3: Parks and Open Spaces

<p><b>Are there any areas around Parks and Open Spaces (as identified on the map) where you feel moderate to large-scale development (4+ storeys) is NOT appropriate If yes, please explain where and why. Please also share any other ideas about how we can ensure development around Parks and Open Spaces integrates well into the community.</b></p>	
<p><b>What We Heard</b></p>	<p><b>What We Did</b></p>
<p><b>Citizens expressed significant concerns to any 4+ storey growth near parks and open spaces</b></p>	<ul style="list-style-type: none"> <li>• Many areas previously considered for four+ storey development around parks has been removed from consideration. Most parks, including Turtle Hill Park are no longer proposed for four+ storey growth. Specifically, parks around most school sites have been removed from 4+ development. Some public parks and community association sites have remained.</li> <li>• We heard from stakeholders that 4+ storey development around parks was desirable for a number of reasons. First, it would provide new residents, many of whom don't have much private open space, with adjacent public open space to enjoy. Second, development around parks can help to activate the park and provide more passive surveillance, improving the safety of the park. Finally, we heard that too often we only allow 4+ storey development along busy streets or other less-desirable locations, and those living in apartments and condos should be allowed to live in desirable locations as well. As such, we have kept areas around a few select parks to allow for 4+ storey development to accommodate these desires.</li> </ul>
<p><b>Citizens feel that there are traffic safety and parking concerns</b></p>	<ul style="list-style-type: none"> <li>• Turtle Hill Park has been removed from consideration for 4+ storey development based on stakeholder feedback.</li> </ul>

	<ul style="list-style-type: none"> <li>We have heard many concerns about safety, especially with regards to pedestrians and cyclists. As such, we have highlighted pedestrian and cycling safety improvements as a key objective for public investment and improvement. We are engaging stakeholders on these ideas in this phase and want to hear your ideas of how safety and mobility can be improved in the plan area.</li> </ul>
<b>Citizens expressed that proposing 4+ storey growth adjacent to schools and community centres is not appropriate</b>	Parks around schools have largely been removed from consideration for 4+ storey development, mostly based on concerns around traffic and safety around schools (i.e. during pick-up and drop off times). We have kept areas around community associations and other park spaces as proposed for 4+ storey development, as these parks do not share the same traffic concerns.
<b>Citizens value their parks and open spaces and want to see the green spaces in the Westbrook communities preserved and enhanced.</b>	<ul style="list-style-type: none"> <li>Preserving and enhancing green space is an important value in the Westbrook Communities, and forms two of the core values of the plan. No development is proposed on existing park space, only spaces adjacent to parks. Additionally, 4+ storey development adjacent to most parks has been removed from consideration. Only select public parks are still proposed to allow 4+ storey development adjacent to them.</li> <li>Additionally, we are proposing that parks renovations and retrofits be a key priority for future public investment. We have heard that many parks could use more amenities and features that appeal to the diverse needs of residents. As part of our Phase 3 engagement, we want to hear from you what other features you would like to see in your local parks.</li> </ul>

## Topic 2- Question 1: Direction for Growth

<b>Do you think the direction outlined (above) will help ensure growth and development integrates well into the community? Please explain why and share any other ideas about how we can ensure growth and development integrates well into the Westbrook Communities area.</b>	
<b>What We Heard</b>	<b>What We Did</b>
<b>Citizens value revitalization and the need to adhere to appropriate and</b>	<ul style="list-style-type: none"> <li>Not only is Westbrook Station a key focus area for growth (containing the highest densities and most commercial activity), it is also a focus for public investment and improvements. We have included the</li> </ul>

<b>balanced growth in the entire plan area</b>	Westbrook Station area as a core value in the plan, and as a key investment area as part of the supporting growth chapter. As part of our Phase 3 engagement, we are asking for feedback on how best to support this role during this phase. Give us your ideas of what investment and improvements would be the most benefit.
<b>Citizens expressed concerns to preserve and maintain park and open spaces</b>	<ul style="list-style-type: none"> <li>• Preserving and enhancing green space is an important value in the Westbrook Communities, and actually forms two of the core values of the plan. No development is proposed on existing park space, only spaces adjacent to parks. Additionally, 4+ storey development adjacent to most parks has been removed from consideration. Only select public parks are still proposed to allow 4+ storey development adjacent to them.</li> <li>• Additionally, we are proposing that parks renovations and retrofits be a key priority for future public investment. We have heard that many parks could use more amenities and features that appeal to the diverse needs of residents. We want to hear from you what other features you would like to see in your local parks!</li> </ul>
<b>Citizens shared that they would like to see more focus on housing affordability and small-scale options</b>	<ul style="list-style-type: none"> <li>• School utilization and closures is a very important topic we have heard from stakeholders. Keeping local schools open is an important goal for many community residents. If populations continue to decrease, as they are in Wildwood, Westgate and Glendale, more schools could be considered for closure, which is not an outcome we wish to see happen.</li> <li>• Providing more options for small scale housing, such as semi-detached dwellings, rowhouses and townhouses can help stabilize and gradually increase existing populations, specifically school-aged children, as we have seen in Killarney and Richmond. As part of our Phase 3 engagement, we are having conversations with stakeholders about where those different types of small-scale housing are appropriate and how they can contribute to population stabilization and support of local amenities.</li> </ul>
<b>Citizens value revitalization and the need to adhere to appropriate and balanced growth in the entire plan area</b>	<ul style="list-style-type: none"> <li>• We have strived to apply a balanced approach to growth and change in the communities in the Westbrook Plan. While some communities may allow for more growth (for example the Westbrook Station in Rosscarrock), we tried to allow various forms of growth in all communities. Characteristics such as transit service, adjacency to main streets, activity centres and corridors helped shape the approach to growth. However, we know that we don't always get it right, and are looking for further feedback</li> </ul>



	on the proposed urban form category and scale maps presenting in this phase, to ensure we achieve that balance.
<b>Citizens identified on investment opportunities within plan area</b>	<ul style="list-style-type: none"> <li>As part of Phase 3 of engagement, we are asking stakeholders for feedback on public investment priorities and options. We know that supporting growth through public improvements is key to successful development and growth. We have organized goals and options for investment around our core values, which include improved mobility, a focus on open space, improved community facilities and urban forest. We are looking for your ideas on how to improve your community as growth and development occur..</li> </ul>

## Project next steps

We will be back in the community from June 6-30, 2022, for Phase 3: REFINE. This phase will include multiple engagement opportunities including in-person, mail-in and online engagement, to review and further refine the concepts in the draft local area plan for the Westbrook Communities. Please pick up the engagement booklet to review and provide feedback, participate in and online Q&A session with the team, or attend the public open house on June 21, 2022, at the Westgate Community Association from 6-8:30 p.m. All details for these events. how to register, and information about where and how engagement booklets can be found (landing in your mail boxes, available to be picked up at Idea Stations, and a downloadable version) are available online through out project website.

To stay up-to-date on project details and future engagement opportunities please visit [calgary.ca/westbrook](https://calgary.ca/westbrook) and sign-up for email updates.