



WESTBROOK COMMUNITIES

LOCAL AREA PLANNING PROJECT

Phase 3 - REFINE: What We Did Report

October 24, 2022



Westbrook Communities Local Growth Planning Project

Phase Three: REFINE What We Did Report

Report Back – Fall 2022

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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Plan (LAP) will fill gaps in communities where no local plan currently exists and replace other plans that are largely outdated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 refine the plan presented to the public for Phase 4: REALIZE. This is the What We Did report which demonstrates how your feedback in Phase 3 was used to inform the draft plan in Phase 4.

We encourage you to review the Phase 3 - REFINE 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 3 helped to inform the draft local area plan in Phase 4 that The City is presenting to the public, and where you will be able to connect with the team to have any questions answered.

What We Heard / What We Did

Below you will see the questions we sought input on, the themes that emerged from our public engagement, and the responses from the team as to how that feedback will be used to refine the plan.

Topic 1: Small-Scale Homes

Where could small-scale 3+ unit homes be welcomed? Explain why you chose the options you did and why you didn't choose the others.

What We Heard	What We Did
Citizens expressed concern in regards to safety and traffic and the proposed small-scale 3+ unit homes	We have heard concerns about traffic volume and safety in the Westbrook Communities area and have added objectives and implementation options in Chapter 3 of the Westbrook Communities Local Area Plan that prioritize investment in pedestrian, cycling and vehicular safety.
Citizens shared that small-scale 3+ unit homes would be welcome on main streets only	We have added policies to the Plan to support small scale 3+ unit homes in areas that are on Main Streets or separated by a lane from a Main Street. These policies can be found in Section 2.2.1.6 of the Plan.
Citizens expressed that they wanted to see small-scale 3+ unit homes near transit/ LRT only	We have added policies to the Plan to support small scale 3+ unit homes within transit station areas. These policies can be found in Section 2.2.1.6 of the Plan.
Citizens expressed concerns over small-scale 3+ unit homes related to privacy and shading	Based on feedback received, we have updated policies in the Plan to support small scale 3+ unit homes that are designed to complement the surrounding context and that consider the impacts of the building envelope on access to sunlight and shade and the protection of existing, healthy trees or landscaping. These policies can be found in Section 2.2.1.6 of the Plan.
Citizens expressed concerns about having small-scale 3+ unit homes around parks and open spaces	Based on feedback received, we have updated policies in the Plan to support small scale 3+ unit homes in areas that are adjacent to parks and open spaces greater than 1.0 acres in size only. These policies can be found in Section 2.2.1.6 of the Plan.
Citizens shared positive sentiments around small-scale 3+ unit homes	We have added policies to the Plan to support housing choice and small scale 3+ unit homes throughout the Westbrook Communities. These policies can be found in Section 2.2.1.6 of the Plan.
Citizens expressed concerns around changes in RC-1 communities with small-scale 3+ unit homes	Growth and change are already happening in the Westbrook Communities area and will continue with or without a plan, but the Plan provides more certainty of where and how growth can happen. The policies in the Plan were developed to balance existing conditions with allowing for future growth in locations that make the most sense to encourage housing diversity throughout the Westbrook Communities. These policies can be found in Section 2.2.1.6 of the Plan.

	<p>Allowing for a diverse range of housing 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 and be developed throughout the Westbrook Communities area, as each owner chooses what type of housing works best for them.</p>
<p>Citizens shared negative sentiments around small-scale 3+ unit homes</p>	<p>Encouraging housing diversity is a core value of the Westbrook Communities Local Area. We've heard from the public that this is one of the most significant issues for them, whether they want to see more housing choice in their community, or whether they are concerned with change in their neighbourhood and want to limit that change to certain housing forms, or something in between.</p> <p>When developing policies for small-scale 3+ unit homes, we had three main considerations: existing city wide policies such as our Municipal Development Plan, changing demographics and population trends, and public feedback from engagement on this topic. We had to strike a balance between these considerations, and the policy we developed in Section 2.2.1.6 of the Plan is a reflection of that balance.</p>

Topic 2: Draft Urban Map and Draft Building Scale Map

Topic 2: Q1 - Did we get the Draft Urban Form Map right? If no, what additional changes should be considered, and why?

What We Heard	What We Did
<p>Citizens feel that additional changes related to congestion, traffic, safety, parking, and crime need to be considered</p>	<p>To respond to concerns about safety, parking, traffic volume and congestion in the Westbrook Communities area, we have added objectives and implementation options in Chapter 3 of the Westbrook Communities Local Area Plan that prioritize investment in pedestrian, cycling and vehicular mobility and safety.</p>
<p>Citizens feel that proposed growth should be equally balanced through all communities</p>	<p>We have strived to apply a balanced approach to growth and change in communities throughout the Westbrook area. While some communities may allow for more growth (for example 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.</p>
<p>Citizens feel that commercial development should be limited</p>	<p>We heard that while some locally-focused commercial spaces are desirable, there were concerns about certain corridors where the Neighbourhood Connector Urban Form Category was applied. As such, on Map 3: Urban Form, we have removed this category from some corridors while other corridors, such as 26</p>

	Street SW and 33 Street SW remain shown as Neighbourhood Connectors, as these corridors were more supported as allowing for local commercial spaces.
Citizens feel that development should not be adjacent to parks, recreational facilities, schools, and playgrounds	We heard that while some locally-focused commercial spaces are desirable, there were concerns about certain park areas where the Neighbourhood Connector Urban Form Category was applied. As such, on Map 3: Urban Form, we have removed this category from many neighbourhood parks and along the Douglas Fir Trail interface in Spruce Cliff.
Citizens shared location specific concerns	<p>We have simplified the urban form and scale categories around the Westbrook Station on Map 3: Urban Form and Map 4: Building Scale. Rather than dictating the location and orientation of roads and open spaces, we have removed these details and provided more outcome-focused policies in the document. We have also applied a comprehensive site planning modifier to the mall site to clarify that this site should go through a comprehensive site planning exercise.</p> <p>To clarify the intention around the Viscount Bennett site, which is a surplus school site for sale, urban form and scale categories have been removed from the site on Map 3: Urban Form and Map 4: Building Scale. This is to more clearly indicate that the site is to be redeveloped in the future, but the comprehensive planning site modifier still applies, and the urban form categories and scale modifiers will be determined through an application and plan amendment process.</p>

Topic 2: Q2 - Did we get the Draft Building Scale Map right? If no, what additional changes should be considered, and why?

What We Heard	What We Did
Citizens feel that there are congestion, traffic, parking, safety, and crime concerns	To respond to concerns about safety, crime, parking, traffic volume and congestion in the Westbrook Communities area, we have added objectives and implementation options in Chapter 3 of the Westbrook Communities Local Area Plan that prioritize investment in pedestrian, cycling and vehicular mobility and safety.
Citizens feel that there is sunlight, shading and privacy concerns	Based on feedback received, we have made changes to Map 4: Building Scale to allow for more gradual building scale transitions, along with reduced building scale in specific locations such as adjacent to many neighbourhood parks.
Citizens feel that proposed building scale near parks and open spaces is not appropriate	Further to the changes we made in previous phases, we have heard that some park areas with adjacent low-modified scale were still a concern to participants. This scale was pulled back from around the Wildwood Community Association site, Graham

	Park and the east side of St. Michaels School/Rosscarrock Community Association site on Map 4: Building Scale.
Citizens shared positive and balanced feedback about the proposed building scales in the in the plan area	We have strived to apply a balanced approach to growth and change in communities throughout the Westbrook area. While some communities may allow for more growth (for example Westbrook Station in Rosscarrock), we tried to allow various forms of growth in all communities.
Citizens shared negative sentiments around the proposed building scales in the in the plan area	Growth and change are already happening in the Westbrook Communities area and will continue with or without a plan, but the Plan provides additional guidance and clarity on where that growth is most appropriate and provides residents, developers, Council and other interested parties with more certainty on what can be expected where. The Plan was developed with a recognition of balancing future growth with existing conditions, allowing for future growth in locations that make the most sense, and support the core values of the plan.

Topic 3: Investment Opportunities

Do you have any additional ideas for investment priorities that would help support growth and change in the Westbrook Communities?

What We Heard	What We Did
Citizens would like to see investment in safety in the plan area such as train stations and traffic	To respond to concerns about safety, particularly in relation to transit stations and traffic, in the Westbrook Communities area, we have added objectives and implementation options in Chapter 3 of the Westbrook Communities Local Area Plan that prioritize investment in Westbrook Station (see Section 3.2.1) as well as safe and accessible year-round mobility options (see Section 3.2.3).
Citizens expressed that they would like to see preservation and protection of green spaces, parks, and urban forest	Two of the core values of the plan focus on investing in parks and open spaces and protecting environmentally significant areas. As such, we have added objectives and implementation options in Chapter 3 of the Westbrook Communities Local Area Plan that prioritize investment parks and open spaces such as Optimist Athletic Park and Killarney Aquatic and Recreation Centre as well as preserving and resorting environmentally significant areas such as Douglas Fir Trail and Edworthy Park.
Citizens shared positive sentiments about proposed investment priorities	<p>We know that supporting growth through public improvements is key to successful development and growth. We have organized goals and options for investment around the core values in the Plan, which include improved mobility, a focus on open space, improved community facilities and climate adaptation.</p> <p>Based on public feedback, technical advisory committee review and other feedback, an Implementation Options table, which</p>

	details potential future improvements, is included in Appendix A. These implementation options are also organized based on the core values of the Plan. Many improvements suggested by Community Associations have been included in the list.
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Project next steps

We will be back in the community from October 25-November 13, 2022, for Phase 4: REALIZE. This phase will include both in-person and virtual engagement opportunities to review and ask questions of the project team about the draft local area plan for the Westbrook Communities.

To review the plan itself, please download the plan online. Also, please pick up the engagement booklet to review, and participate in an online Q&A session with the team, or attend the public open house on November 7, 2022, at the Wildflower Arts Centre 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 mailboxes, available to be picked up at Idea Stations, and a downloadable version) are available online through our project website.

To stay up to date on project details, please visit calgary.ca/westbrook and sign-up for email updates.