

Community redevelopment. It's complex. **Let's chat.**





SPRUCE DR SW

SPRUCE CLIFF

WILDWOOD

BOW TR SW

8 AVE SW

WESTGATE

ROSSCARROCK

SHAGANAPPI

BOW TR SW

SCARBORO/
SUNALTA
WEST

17 AVE SW

GLENDALE

KILLARNEY/ GLENGARRY

26 AVE SW

GLENBROOK

RICHMOND

RICHMOND RD SW

45 ST SW

29 ST SW

37 ST SW

45 ST SW

Planning for the future together

We're working together to create a local area plan for the Westbrook Communities, which includes: **Wildwood, Spruce Cliff, Westgate, Rosscarrock, Shaganappi, Glendale, Killarney/ Glengarry, Glenbrook and the portions of Upper Scarboro/ Sunalta West and Richmond that are west of Crowchild Trail.**

A local area plan outlines a future vision for the area, provides guidance on what growth makes sense where, and includes development direction that residents, landowners, builders and developers, city planners and Councillors can commonly refer to as new development ideas are proposed by property owners and landowners in the area.

Why do we need a Local Area Plan?

The city, communities and streets we call home have changed, are changing, and will continue to change.

People renovate, rebuild, expand and modify spaces around them all the time. The City's job is to make sure there's flexibility for people looking to make changes, there's direction to help guide development when change is proposed, and there's certainty for residents to know how their community may change in the future.

We need your input to help guide future change, growth and redevelopment in the area and in your community.

STEP 1

Review the information in this engagement booklet.

STEP 2

Respond to the questions at the back of this engagement booklet.

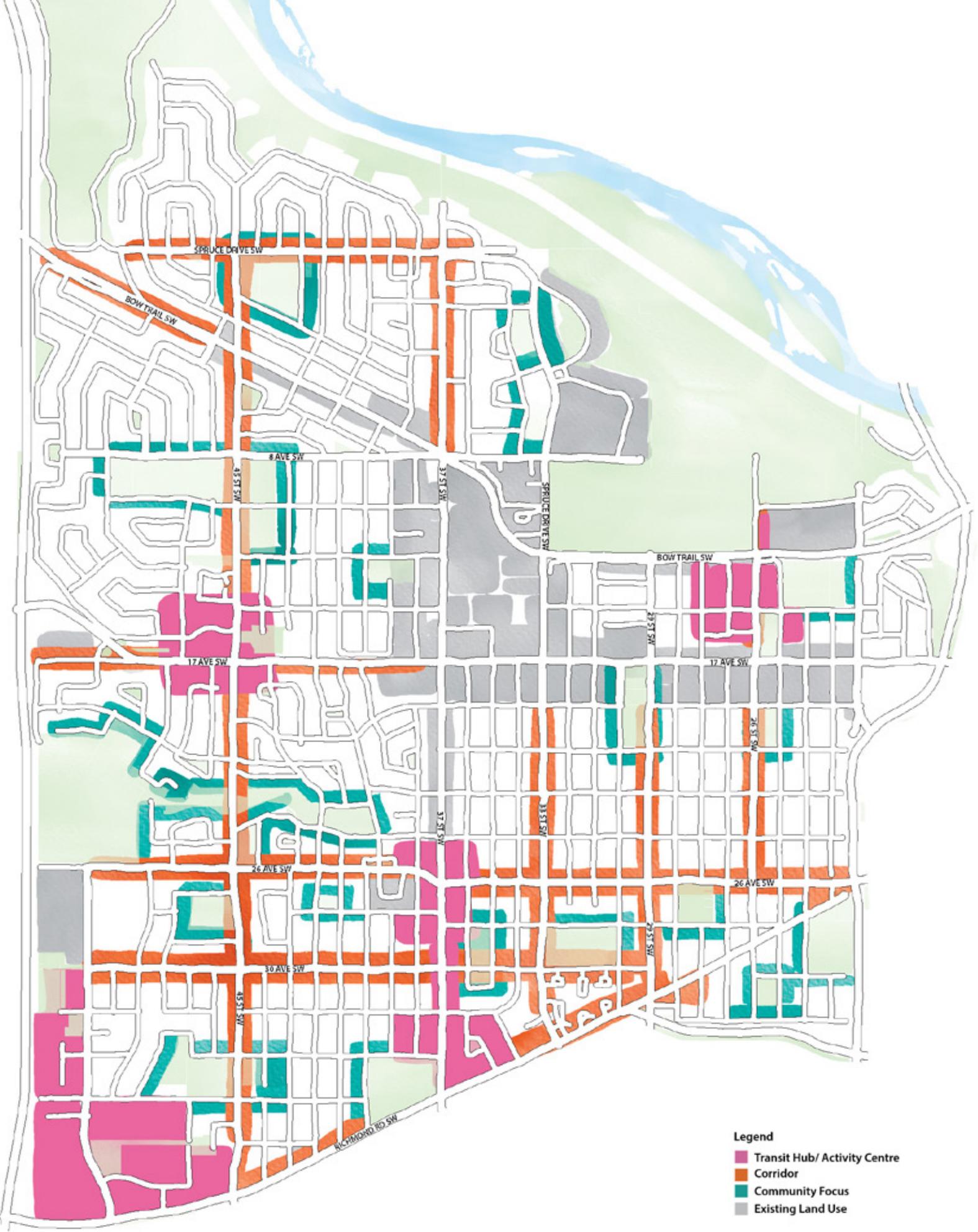
STEP 3

Tear out the comment page, and drop it in the **mail** or at a **My Idea Station** (see map on page 13) by April 3, 2022.



"If lots are getting smaller, the value of community green spaces goes way up as individual residents don't necessarily have their own yards."

— CITIZEN COMMENT



- Legend**
- Transit Hub/ Activity Centre
 - Corridor
 - Community Focus
 - Existing Land Use

Topic 1: Focus areas for growth



What do you think?
Provide your input on page 15

A local area plan provides guidance on where different types of growth and change should be focused. Let's start by exploring opportunities where new moderate to large-scale homes and businesses (4+ storeys) might be appropriate in the area.

New moderate to large-scale buildings for homes and businesses gives more people the option of living near local amenities, shops, and restaurants and provides all locals with increased access to a greater variety of amenities and services nearby.

Three growth focus areas – where moderate to large-scale growth (4+ storeys) could be focused include:

Around Transit Station Areas and Activity Centres

Additional growth of 4+ storey homes and businesses around Transit Hubs and Activity Centres would mean that more people could be within walking distance of transit and may not need to own a vehicle to get around. This could help reduce emissions, reduce road congestion and support transit ridership and efficiency. Additional homes, businesses and people around Transit Stations could help make these areas destinations to visit and spend time versus places to travel through, improving vibrancy and safety.

Along Corridors

Allowing for additional growth of this type along key corridors would mean that more people could live near local amenities, schools, shops and restaurants. Many corridors are supported by transit and cycling routes and allowing more homes along these corridors means more people could choose to use transit, cycling or walking to get around. Additional homes and businesses along corridors support street vibrancy and creates new local destinations to visit. Imagine more people walking down sidewalks, sitting at café tables or park benches and riding by on buses or bicycles.

Around Parks and Open Spaces

Allowing for additional growth of this type around parks and open spaces would mean that more people have easy access to parks and green space. With more people living around parks, they would be used more and may also draw businesses like coffee shops, daycares, or art studios to open there.

Examples of 4+ storey buildings applied within communities like yours.



Wondering how the three focus areas for growth were determined?

Input shared through previous engagement, Westbrook Communities' Core Values, and existing policy and land use (zoning) in the area were key considerations as proposed focus area for growth were determined. Keep in mind that these potential focus areas for growth are an initial starting point for discussion. For example, many areas may only be appropriate for 4 storey buildings, or maybe less. Many areas are already zoned or have existing policy direction for large buildings. These areas will be refined based on input collected in this phase and a revised and more detailed map will be shared in the next phase, with additional opportunities for input.



"Encourage cycling/walking - I hope that any redevelopment will strongly favour alternative forms of transportation, and not be 'car-centric' like we see in many new developments."

— CITIZEN COMMENT

"I hope in the long term for the area in and around Westbrook Mall to be developed to create a hub for the surrounding communities that is vibrant and features a greater diversity of amenities.

Allow this to be an area that attracts people, including small business opportunities akin to areas like Inglewood."

— CITIZEN COMMENT



Want more information to inform your input?

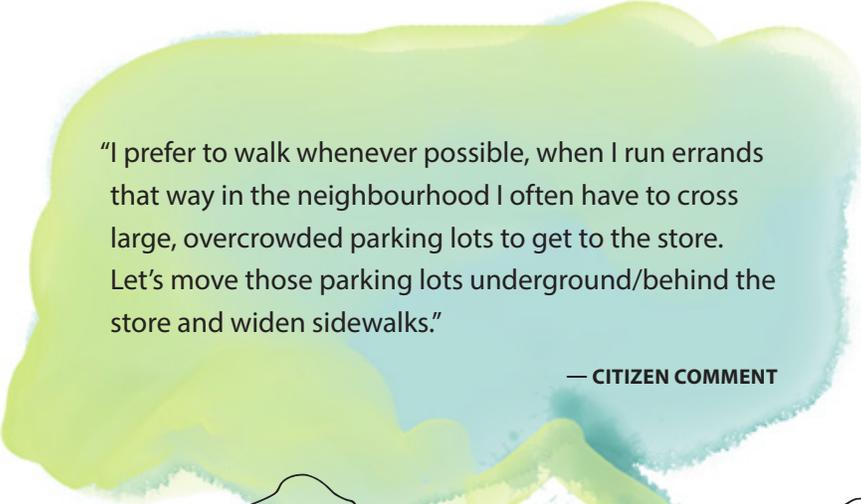
Additional information to consider when thinking of focusing development of this type around transit stations, along corridors and/or around parks is available online at [Calgary.ca/Westbrook](https://calgary.ca/Westbrook).

Topic 2: Direction for growth and development

As growth and development continue to occur, it's important new development is designed in a way that integrates well into the community and with its surroundings.

A local area plan includes guidance and direction (development polices) that are reviewed when new proposals to rezone or develop a new building are brought forward by property and landowners in the area.

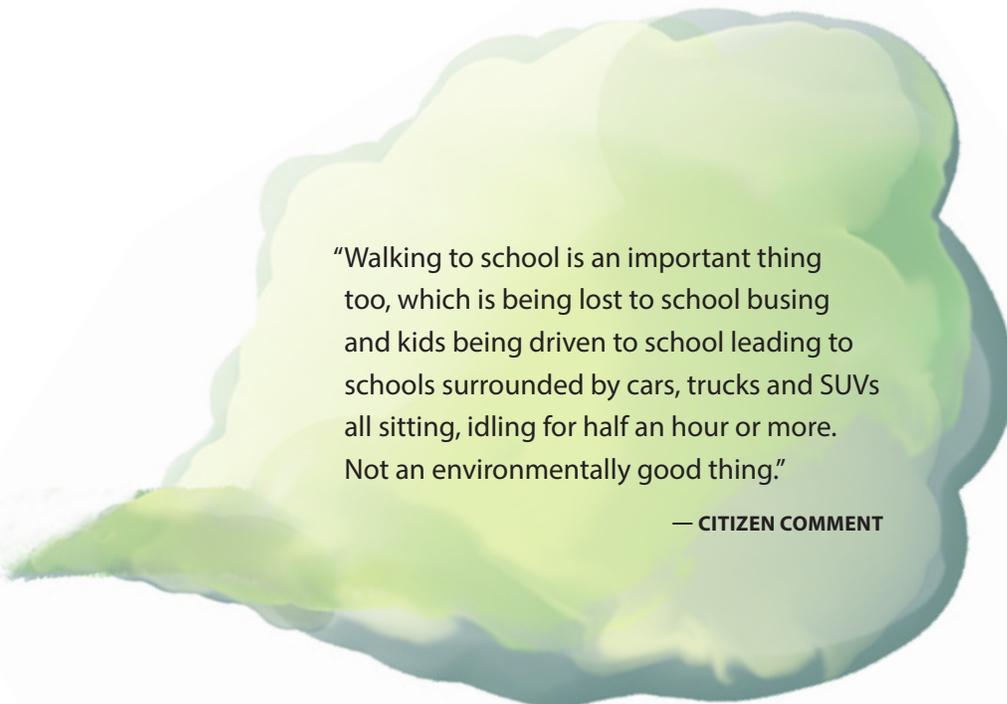
We want to ensure new growth and development integrates well into the community and aligns with the Vision & Core Values that have been established to help guide growth and change in the Westbrook Communities area.



"I prefer to walk whenever possible, when I run errands that way in the neighbourhood I often have to cross large, overcrowded parking lots to get to the store. Let's move those parking lots underground/behind the store and widen sidewalks."

— CITIZEN COMMENT





“Walking to school is an important thing too, which is being lost to school busing and kids being driven to school leading to schools surrounded by cars, trucks and SUVs all sitting, idling for half an hour or more. Not an environmentally good thing.”

— CITIZEN COMMENT



What can development policies provide direction on?

The Land Use bylaw contains rules about the design and use of buildings in general, but sometimes more detailed guidance or direction is needed for development. Development policies are created and included in local area plans to provide direction within a specific geographic area. Perhaps additional direction is needed to support the Core Values or in specific areas such as surrounding open spaces or transit stations.

Development policies may address building orientation (where building entrances and various functions are located), massing (whether upper floors should step back from lower floors), materials (using durable materials such as masonry, metal or brick on particular areas of a building), parking (the amount of parking provided and where it should be located) and landscaping (where landscaped areas should be located and any considerations for types of planting), among others.

Direction for growth and development

In this phase of engagement, we're looking to create and refine development direction (policies) to help ensure growth and development integrates well into the Westbrook Communities area. The development direction outlined below is linked to the Westbrook Communities' Core Values that were created with the public through the last phase of engagement.

The following guidance and direction is linked to each core value:



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

- New development around transit stations should incorporate public spaces that support gathering, cultural and recreation activities and provide comfortable transit waiting areas.
- New automobile-focused business, like gas stations, are strongly discouraged near transit stations.
- Parking near transit stations should be underground or in a parking structure.



Support the development of high quality and diverse housing types across the Westbrook Communities

- Allow for diverse housing types throughout the plan area to ensure a range of housing options are available to people in all life stages.
- Make transit a more viable option for more people by encouraging housing near transit stations.
- Improve ease and access to daily needs for more people by increasing housing near commercial amenities located along main community corridors and activity centres.
- Allow more residents to easily access and make greater use of outdoor public space by increasing housing adjacent to parks.



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

- Pedestrian and cycling routes should be wide, continuous, well-lit, and well maintained to ensure they are accessible in all seasons.
- Improve connections between the regional pathway network and the broader cycling network.
- Pedestrian and cycling connections to transit stations should be direct and convenient and transit stations should be comfortable, safe, and predictable.



Invest in parks, open spaces, recreational, cultural, art and community facilities, spaces and services

- Ensure residents have equitable access to a variety of public spaces and civic facilities where they can recreate and connect with their neighbours.
- Improve safety and comfort in existing parks and open spaces and support a range of uses that enhance the use of parks year-round.
- Encourage more housing options close to parks to help activate parks and improve safety.
- Development next to or across the lane from parks and open spaces and natural areas should face the park.



What do you think?

Provide your input on page 16



Protect open spaces and historic natural resources

- Development next to Edworthy Park and the Douglas Fir Trail should be complementary and minimize impacts to these open spaces.
- The tree canopy on public land should be protected, maintained and enhanced, including supporting the growth of new trees through to 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 ecological corridor and support the enhancement of secondary corridors connecting to it.



Promote a greater diversity of commercial amenities and support local businesses

- Create safe and welcoming spaces for pedestrians on main streets and in local commercial areas as development occurs.
- Lanes next to main streets could be reconfigured to maintain a continuous street frontage and reduce vehicle and pedestrian conflicts on main streets.
- Parking relaxations and relaxations to other standards should be supported for development on constrained sites to make development more feasible.



Achieve a strong sense of community identity by building upon the unique characteristics of individual communities

- Celebrate the uniqueness of the Westbrook communities through signage, wayfinding, and public art.
- Support equitable access to arts and cultural activities and celebrations by ensuring event spaces and facilities are accessible.
- Development next to engineered walkways should be designed with entrances, lighting and transparent windows that face the walkway.



Reduce emissions of greenhouse gases that contribute to climate change

- An assessment of the key climate risks and vulnerabilities in the community will inform local policies and investments.
- Applications for new developments in key locations should include a Climate Risk Assessment to inform climate-resilient building material and site design choices.

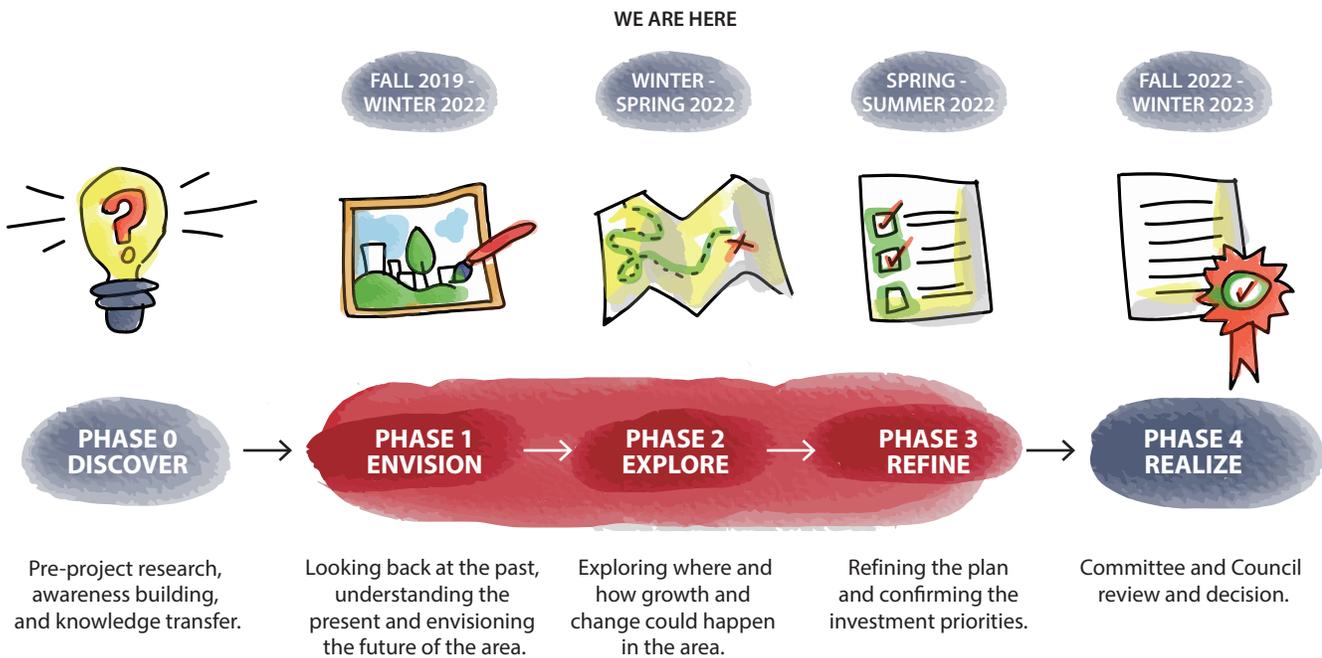
All draft development policies can be found in the initial draft of Chapter 2 available online at [Calgary.ca/Westbrook](https://calgary.ca/Westbrook).

What's next?

The next opportunity to get involved is anticipated for June 2022.

In the next phase of engagement we will:

- Report back on what we heard in this current phase.
- Share refined local area plan content including future growth concepts (maps) and potential options for future local investment and revitalization.



Learn More

Visit the project page or your local My Idea Station (map on page 13).

Visit our webpage:
Calgary.ca/Westbrook

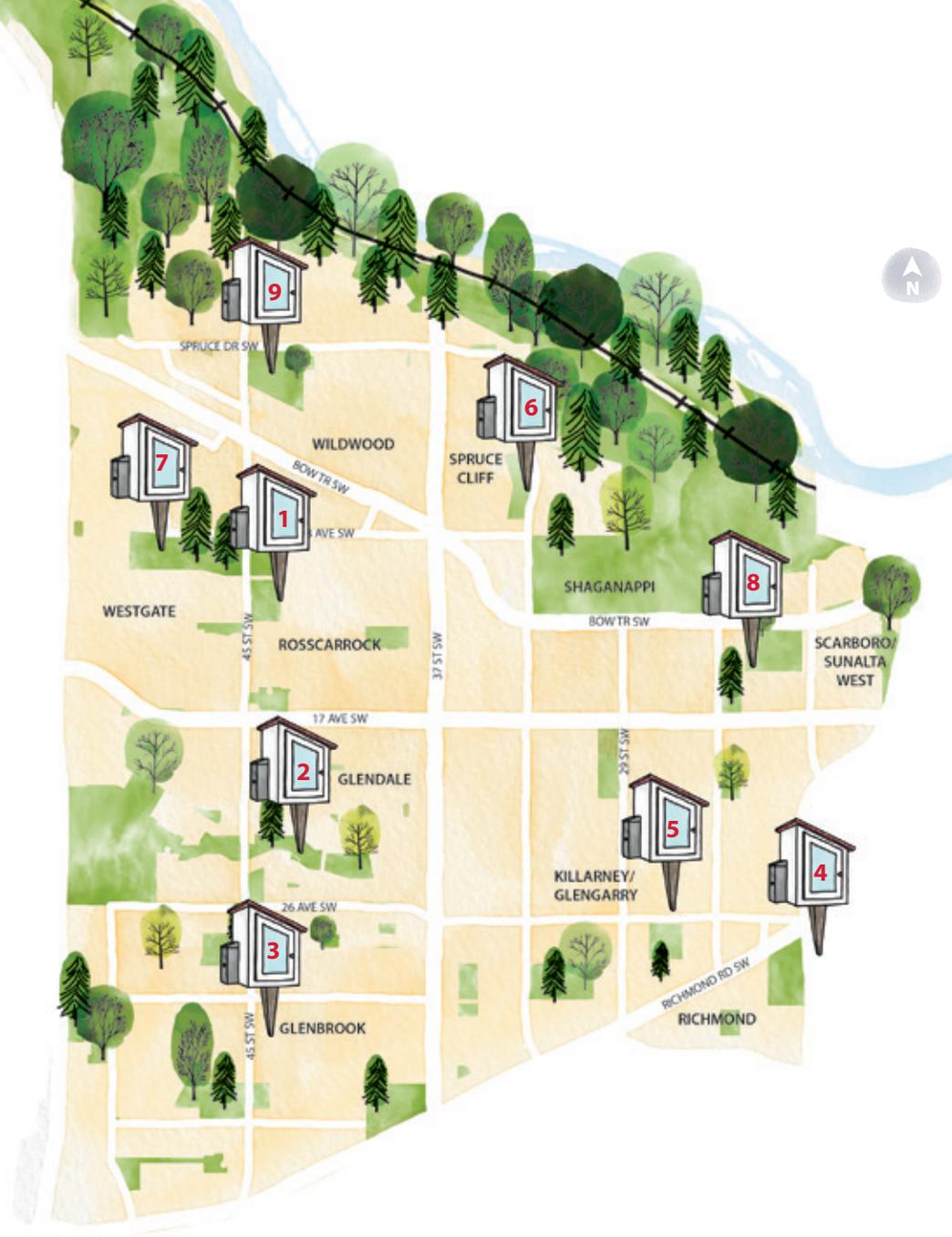


Stay Connected

Subscribe to project updates to learn about upcoming opportunities to get involved and stay up-to-date.

Join our email list:
eepurl.com/gC7q9b





My Idea Station

Pick up information and drop feedback at any of these locations through the project:

1. Rosscarrock Community Hall
4411 - 10 Avenue S.W.
2. Glendale Community Association
4500 25 Ave S.W.
3. Glenbrook Community Association
3524 45 St S.W.
4. Richmond Knob Hill Community Association
2433 - 26 Avenue S.W.
5. Killarney/Glengarry Community Association
2828 - 28 Street S.W.
6. Wildflower Arts Centre
3363 Spruce Drive S.W.
7. Westgate Community Association
4943 8 Ave S.W.
8. Shaganappi Park Playground on the corner
of 14 Ave and 25A Street S.W.
9. Wildwood Community Association
4411 Spruce Dr S.W.

"In Core Values, I believe you have included important needs such as protecting open spaces, recreational, cultural, art and community activity areas as well as local businesses in Main Street and other areas."

— CITIZEN COMMENT



"We have lived in Alberta less than a month but like how Calgary is developing. Vision, etc. all seem good."

— CITIZEN COMMENT



"I love the neighbourhood and mostly my street because my neighbours are wonderful."

— CITIZEN COMMENT





WE NEED YOUR INPUT

Topic 1: Focus areas for growth

1. 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? Yes No Undecided

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.

2. 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? Yes No Undecided

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.

3. 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? Yes No Undecided

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.

Topic 2: Direction for growth and development

1. Do you think the direction outlined will help ensure growth and development integrates well into the community? Yes No Undecided

Please explain why and share any other ideas about how we can ensure growth and development integrates well into the Westbrook Communities area.



Westbrook Communities Local Area Planning Project

Share your thoughts!

STEP 1

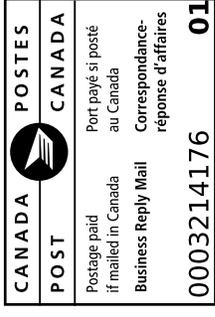
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