

Your input **today** will shape  
your community's **tomorrow**.  
**Let's chat.**



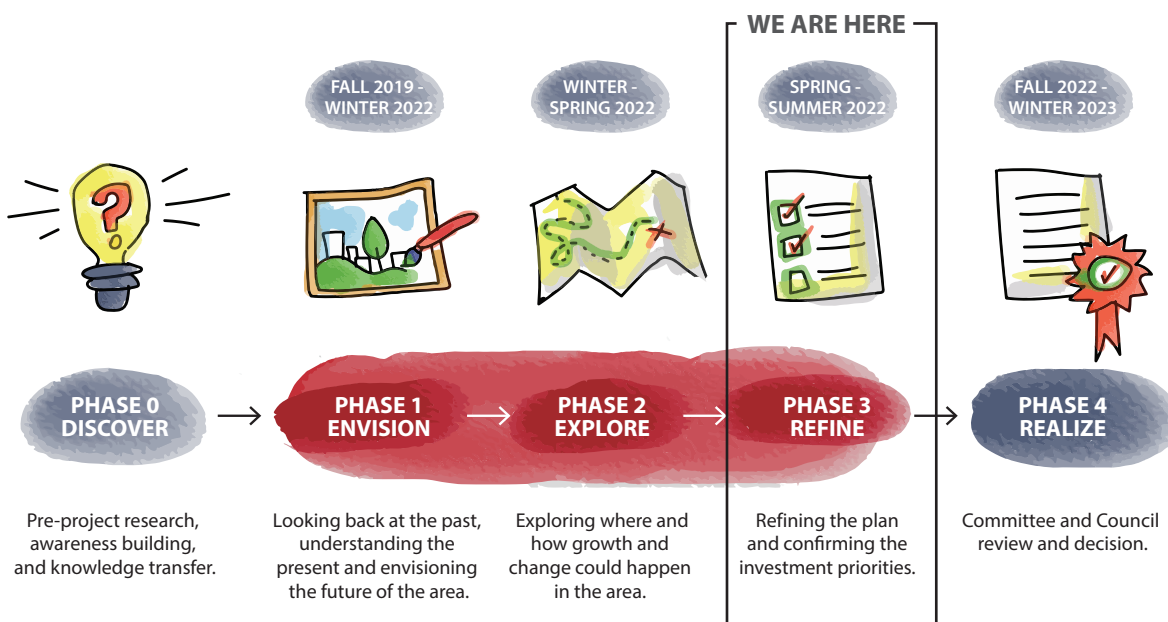
# Help Plan Your Community's Future

We are continuing to work together to discuss and refine the Westbrook Communities Local Area Plan, which includes the communities of **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.**

Your feedback today will help shape how your community evolves over the next 30 years.

We are currently in Phase 3 – REFINE. We are looking to further discuss and refine how growth, change and redevelopment could happen in your community and looking for input on local investment priorities.

In Phase 2 – EXPLORE, we shared an initial draft concept (outlining where moderate-to-large-scale growth could occur) for consideration and discussion. Feedback provided was considered and updated draft maps are included in this engagement booklet and online for your review and further input.



## WE NEED YOUR INPUT

Nothing has been finalized. We are still working together to refine the Local Area Plan and encourage you to participate in this key phase of engagement.

Please read this engagement booklet carefully, provide your feedback on the form on the last page, tear it out and drop it in the mail by June 30, 2022. Alternatively, you can provide your feedback online at [calgary.ca/Westbrook](https://calgary.ca/Westbrook) or via an engagement/Q&A session (check out the schedule online).

- **Topic 1: Small-Scale Homes** – pages 3-7
- **Topic 2: Urban Form & Building Scale Maps** – pages 8-13
- **Topic 3: Investment Priorities** – pages 14-16
- **Feedback Form** – page 19



# Topic 1

## Small-Scale Homes

We've heard from the community that small-scale homes are an important topic. Information on small-scale homes is included on the following pages to support this conversation.

### What is it?

A small-scale home is any home that is three storeys or less containing one or more units with individual exterior entrances. Small-scale homes include single-detached homes, semi-detached homes, duplexes, rowhouses, triplexes, fourplexes, and other forms that share those same characteristics. Basement or backyard suites could be included in all small-scale housing forms except triplexes and fourplexes.

#### Single-detached homes (based on the Land Use Bylaw Rules)

- Contain one primary residence and may include a backyard or basement suite.
- Can be different scales including one storey (bungalow), two or three storeys.
- The general lot coverage is 45% and the maximum height is 10 metres.



One storey (bungalow)



Two storeys



Three storeys

"Those long time residents of Glendale who are now retired and maybe finding all the yard work hard to keep up with, but don't want to leave the community that they love. What options does Glendale currently have for them?"

— CITIZEN



### Semi-detached and duplexes homes

(based on the Land Use Bylaw Rules)

- Contain two primary residences in one building and may include a basement suite or backyard suite for each primary residence.
- Residences in semi-detached dwellings are separated from each other side to side, and duplexes are separated above and below.
- Can be different scales including one storey (bungalow), two or three storeys.
- The general lot coverage is 45% and the maximum height is 10 metres. This makes the massing generally similar to a single-detached home.



Two storeys



Two storeys



Three storeys

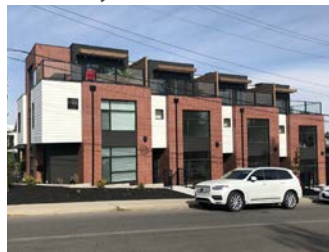
### Rowhouses

(based on the Land Use Bylaw Rules)

- Contain three or more residences on a property and may include a basement suite or backyard suite for each primary residence.
- Typically have up to 60% lot coverage and up to three storeys in height (11 metres).
- Rowhouses require that units face the street.



Two storeys



Three storeys



Two storeys

### Triplexes and fourplexes

(based on the Land Use Bylaw Rules)

- Contain three or more primary residences (suites are not permitted).
- Residences not required to have front entrance facing the street.
- Typically have up to 60% lot coverage and can be up to three storeys in height (11 metres).
- Residences are separated from each other side to side and/or top to bottom.



Two storeys



Two storeys



Two storeys



# Having A Variety Of Small-Scale Homes Has Many Benefits For A Community

## Population stabilization and growth

Communities that have more housing choices have seen their populations stabilize or gradually increase which supports local businesses, schools, recreation facilities and community reinvestment.

## Housing choice

One size doesn't fit all. Having a variety of homes to choose from attracts people of different ages and family compositions, creating vibrant communities.

## Supporting changing life needs

Having more housing options provides the opportunity to live and remain in the same community close to friends, family and the things we know and enjoy, as our housing needs change over our lifetime.

Today, a single-detached home can be built up to three storeys in any residential area without the need to change the zoning. Rather than only having the option to rebuild a single-detached home (which is and always will be a choice), people may want, need or prefer something different.



"We pride ourselves that we have a spacious yard where our kids can actually run around outside and play hide and go seek however, we would welcome greater density. We appreciate that our homes look different from each other, and we have socio-economic diversity."

— CITIZEN

# How A Street Could Evolve Over The Next 30+ Years

There is a stage in each community's life cycle when the choice to rebuild or redevelop homes and buildings becomes more and more frequent (generally as homes and buildings reach 50+ years). Let's take a look at what the evolution of a residential street could look like as people choose to build or move to new homes in established communities where homes have been rebuilt.

It's important to discuss, consider and plan for the changing needs of the people who live here today and who want to live here in the future – including your future self and the next generation. Change is slow and driven by the wants and needs of people and the market, but our discussions today will help plan for and guide change over the next 30 years.

**Established community street (built in 1960)**



**Established community street (partially redeveloped 50 to 70 years later with only single-detached homes)**



**Established community street (partially redeveloped 50 to 70 years later with a variety of small-scale homes)**



# Let's Talk About Small-Scale Homes

## Direction for single-detached and semi-detached homes



To start the discussion, below is the draft direction for small-scale homes in the Westbrook Communities:

Single-detached homes (up to three storeys) are already allowed throughout residential areas in Calgary. As duplexes and semi-detached homes have similar height and lot coverage to single-detached homes, we are proposing that these are supported throughout the Westbrook Communities.

## We're looking for your input to inform the direction on small-scale homes with 3 or more units



Homes with 3 or more units, such as rowhouses, triplexes and fourplexes permit a greater lot coverage and unit number than single-detached, semi-detached and duplex homes. As all small-scale homes have a similar maximum potential height (up to three storeys), all small-scale housing types are seen as being compatible.

Where do you think small-scale 3+ unit homes could be welcomed? A few potential areas for consideration are outlined below.

Properties with a lane that are:

- within or near Main Street and transit station areas
- on collector streets
- on corner lots
- on mid-block lots
- adjacent to parks, recreational and civic facilities
- near small-scale commercial shops (e.g. local corner stores)



## WE NEED YOUR INPUT

Where could small-scale 3+ unit homes be welcomed?

Let us know on page 19.



# Topic 2

## Urban Form and Building Scale Maps

We started the conversation about where buildings four storeys or greater could potentially integrate into the area in the last phase of engagement. Themes we explored were: surrounding parks, along corridors, and around transit stations and Activity Centres.

We received lots of great feedback. For example, we heard:

- Development four storeys or greater adjacent to parks wasn't strongly supported by stakeholders, especially around schools or parks such as Turtle Hill.
- Development four storeys or greater was more strongly supported along key corridors and adjacent to transit stations.
- However, certain corridors, such as Spruce Drive, were not seen as appropriate for development four storeys or greater.

To see the full What We Heard report, visit [calgary.ca/Westbrook](https://calgary.ca/Westbrook).

You will see that we've made changes or confirmed we were on the right track in response to the feedback received in Phase 2 (see maps inside fold). For example:

- Only a few select areas that surround parks have remained as areas for future four storey development.
- Development of up to four storeys remains along corridors such as Bow Trail S.W., 29th Street S.W., 26th Avenue S.W. and 33rd Avenue S.W.
- Development along Spruce Drive S.W. was scaled back to up to three storeys only.

"Please do not develop along green spaces. I do not want to go to the park and see a large building looming over the space"

—CITIZEN

"Density along the corridors makes sense, it's close to public transit and amenities. Some concern to the final heights allowed next to neighbouring single family homes."

—CITIZEN



# Growth And Development Will Happen With Or Without A Local Area Plan

All property/landowners have the right to propose changes to their land. New homes and buildings are proposed in response to people's changing wants and needs. When development is proposed, a Local Area Plan provides direction on what makes sense where and provides property/landowners, residents, City planners and Council with direction to inform development decisions.

A Local Area Plan aims to balance the need to provide flexibility for people looking to make changes, certainty for existing residents and direction when development proposals are brought forward.



## Local Area Plan Maps

There are two maps in a Local Area Plan that outline what type and scale of development makes sense where:

### Map 1: Draft Urban Form Map

The Draft Urban Form Map details the types of uses proposed for different areas. These can include primarily commercial areas, primarily residential areas and parks and open space.

### Map 2: Draft Building Scale Map

The Draft Building Scale Map details the allowable height and building mass for different areas. The various scale categories contain policies that outline both building heights and also other design considerations such as step backs (where higher floors are set back from lower floors).

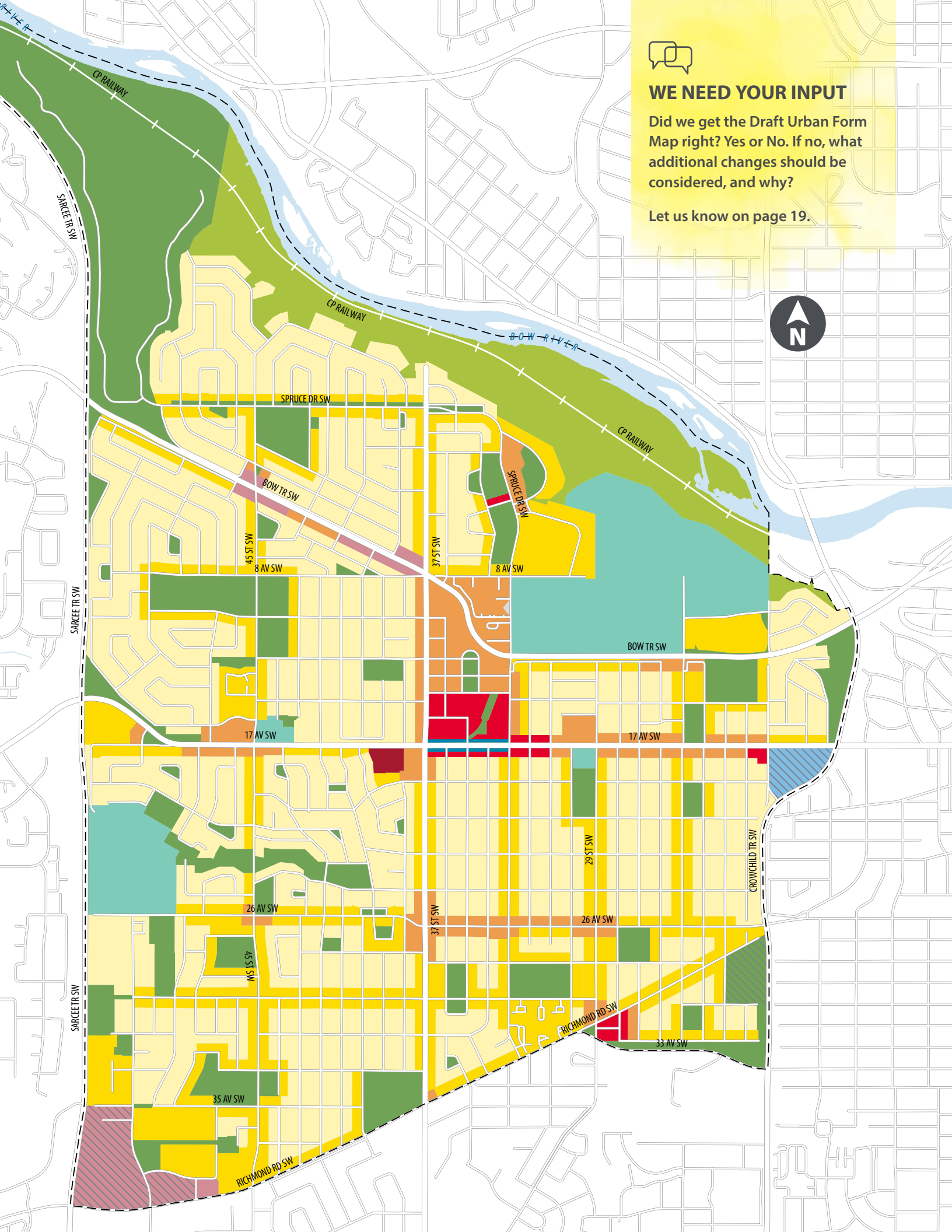
Take a look at the draft maps inside the fold. These draft maps have not been finalized and we are looking for your input.



## WE NEED YOUR INPUT

Did we get the Draft Urban Form Map right? Yes or No. If no, what additional changes should be considered, and why?

Let us know on page 19.





# Map 1: Draft Urban Form Map



**Neighbourhood Commercial** – characterized by a range of commercial uses on the ground floor of a building. This is primarily found in the area around the Westbrook LRT Station.



**Neighbourhood Flex** – areas characterized by a range of commercial and housing types with buildings oriented to the street. Areas include corridors such as 26th Avenue S.W.



**Neighbourhood Connector** – areas characterized by a broad range of housing types along higher activity streets. Supports limited opportunities for small, local-serving commercial in small buildings alongside primarily residential development. Areas include 26th Street S.W. and the eastern portion of 17th Avenue S.W.



**Neighbourhood Local** – areas characterized by a range of housing types and home-based businesses found throughout the Westbrook Communities.








**Commercial Centre** – areas characterized by hubs and corridors that support regional commercial activity, typically arranged in larger blocks in a non-grid pattern. In the Westbrook Communities this is limited to commercial development southwest of 17th Avenue S.W. and 37th Street S.W.



**Commercial Corridor** – areas characterized by a range of commercial uses, typically concentrated at key nodes or along key corridors. Found at Richmond Square and along Bow Trail S.W.

## Map 2: Draft Building Scale Map

-  **Natural Areas** – provide a range of ecological functions and benefits and may include a range of amenities related to ecological features.
-  **Parks and Open Space** – areas characterized by publicly accessible outdoor space, and may include amenities and civic uses (such as schools and community associations).
-  **City Civic and Recreation** – areas characterized by indoor and outdoor recreation facilities located on public land.
-  **Regional Campus** – areas characterized by large sites that are used for regional institutional or transportation functions regulated by the provincial or federal government including airports, railyards, hospitals and post-secondary institutions.
-  **Comprehensive Planning Sites** – identify additional planning or supplementary site design to support future planning applications.

-  **Limited**
  - Buildings of three storeys or less
  - Examples consist of small-scale homes
  - Found throughout the Westbrook Communities
-  **Low-Modified**
  - Buildings of four storeys or less
  - Examples include small-scale homes, apartments, stacked townhouses or mixed-use buildings
  - Areas include 26th Avenue S.W., 29th Street S.W. and portions of 45th Street S.W. and 37th Street S.W.
-  **Low**
  - Buildings of six storeys or less
  - Examples include apartments, stacked townhouses or mixed-use buildings
  - Areas include 17th Avenue S.W., portions of 37th Street S.W. and adjacent to Richmond Square
-  **Mid**
  - Buildings of up to 12 storeys or less
  - Examples include apartments, offices and mixed-use buildings
  - Key locations including at the 45th Street LRT Station, Richmond Square, and Westbrook LRT Station
-  **High**
  - Buildings of 26 storeys or less
  - Limited to Westbrook Station area

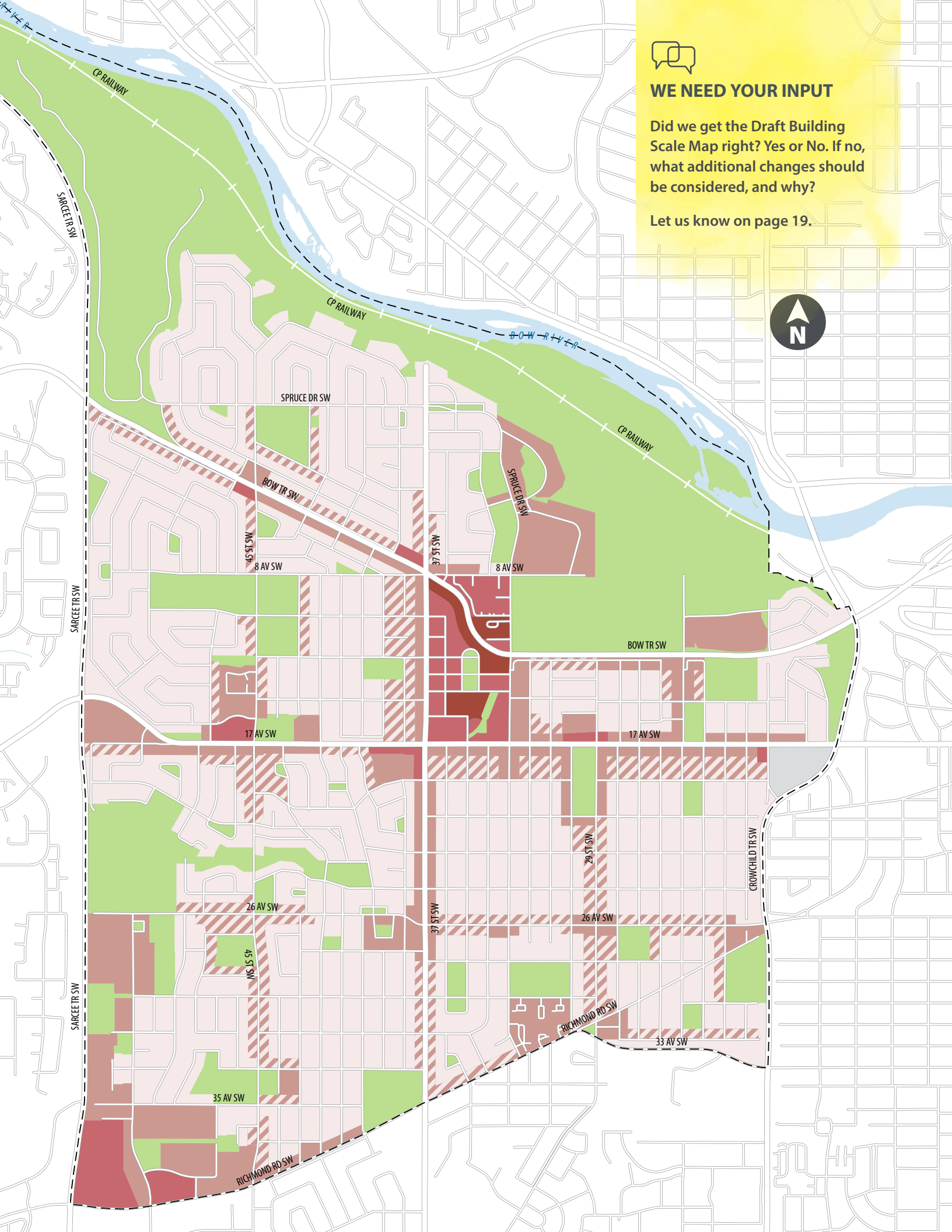




## WE NEED YOUR INPUT

Did we get the Draft Building Scale Map right? Yes or No. If no, what additional changes should be considered, and why?

Let us know on page 19.



# Topic 3

## Investment Priorities

Now that we have discussed the form and scale of where growth and change could happen in the Westbrook Communities, we want to discuss projects that, when implemented, can help support this growth. Examples could include projects such as playground enhancement, wider sidewalks and new bikeway/pathway connections.



### WE NEED YOUR INPUT

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

Let us know on page 19.

"We have big homes, small houses, affordable housing, shelters for people who are hurting and everything in between - we are the perfect complete community."

—KILLARNEY RESIDENT





# Core Values and Investment Priorities

What kinds of improvements and changes in these communities will help support new growth and improve neighbourhood amenities? To help frame this discussion, we will refer back to our core values.

## Core Values



**Westbrook LRT station as a focal point**



**Parks & Open Spaces**



**Safe, comfortable mobility options**



**Diverse housing types**

## Investment Priorities

- Improve the quality of the public spaces around the Westbrook LRT Station through wider sidewalks, enhanced pedestrian crossings, gathering areas and design for all abilities.
- Ensure the road network supports efficient transit and bus routing around Westbrook Station.
- Incorporate additional compatible uses in or adjacent to the Killarney Aquatic and Recreation Centre and improve the interface with 17 Avenue SW.
- Upgrade spaces facilities at Optimist Athletic Park and Arenas to allow for year-round activation and supportive uses.
- Improve the streetscape and public realm within the Blue Line LRT, MAX Teal & MAX Yellow Bus Rapid Transit station areas.
- Provide comprehensive and complete east-west and north-south pedestrian and cycling connections across Westbrook Communities.
- Implement traffic calming measures that support safe and comfortable pedestrian and cycling activity.

- Enable inclusion of affordable housing units in new residential and mixed-use developments.
- Co-locate affordable housing units within civic projects.

# Core Values and Investment Priorities Continued



## Community identity

- Optimize the network of facilities, spaces and programming to serve community needs.
- Enhance the functionality of community facilities and activation of outdoor spaces to encourage multi-purpose use that is accessible for all.



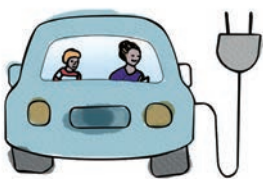
## Open spaces and historic natural resources

- Encourage recreational opportunities in Edworthy Park and Douglas Fir Trail, while protecting and restoring sensitive environmental areas and steep slopes.
- Provide opportunities for year-round gathering and diverse recreational activities to complement the primary use Shaganappi Point Golf Course.



## Commercial activities and local business

- Improve the quality of the public realm and accessibility of Main Streets through streetscape improvements.
- Improve the quality of the public realm around Activity Centres through wider sidewalks, enhanced pedestrian crossings, gathering areas and enhanced open space facilities.



## Climate change

- Urban forest protection and enhancement on public and private lands.
- Stormwater retention, mitigation and management strategies.

Priority investments and options are identified in the Local Area Plan, but do not have associated funding. Investment priorities may be implemented by various groups including The City, developers, communities, etc. in connection with redevelopment or if/when funding becomes available.



# Frequently Asked Questions

## **Will the Local Area Plan result in rezoning?**

No. The Local Area Plan itself does not rezone land. Property/landowners determine if and when to propose to rezone their land. If a land use rezoning (redesignation) were brought forward by a property/landowner, it would be reviewed for alignment with the Westbrook Communities Local Area Plan, if the Local Area Plan is approved by Council. The Local Area Plan provides direction that would inform and guide decisions about development in the area.

## **Who makes the decision on proposed land use amendment (rezoning) proposals?**

City Council makes the final decision on land use zoning applications. Administration must review all rezoning proposals and makes a recommendation to Council based on planning merits, supporting policy and comments received. Council refers to the Local Area Plan and other City policy and holds a public hearing prior to making a decision. Council can make a decision based on their own interpretation of policies, site characteristics and the merits of the application.

## **How does the Local Area Plan apply and how does it relate to the Land Use Bylaw and other City policies?**

The Local Area Plan provides high-level policy guidance and a framework for how growth and change could be accommodated in the plan area. The Local Area Plan identifies the urban form categories and scale modifiers to identify where the different scales of growth and change should occur.

The current Land Use Bylaw outlines the rules and regulations for development of land in Calgary for each district (zone). It also outlines the process for making decisions for development permit applications. The Land Use Districts provide specific rules and requirements such as parking, lot coverage, allowable uses, setbacks and landscaping.

Other policies, guidelines and implementation tools provide further guidance for growth and change in a community.

## **I am concerned that homes other than single-detached homes won't attract families with children. Are other small-scale homes used by families?**

Absolutely. All types of homes are used by all types of households. Just as you can find households with children living in semi-detached, duplex, rowhouse, townhouse and apartment homes, you can also find singles and couples without children in single-detached homes. In fact, in the Westbrook Communities, rowhouses and townhouses are more likely to attract households with children. The average number of children living in a typical rowhouse or townhouse in the Westbrook Communities is 0.6, while it is only 0.56 in single-detached homes.

## **Can large three-storey houses be built in my community? Can someone tear down a bungalow and build a much larger and taller home?**

Large homes are already allowed to be built in every community. As long as a home is within the allowable height and lot coverage allowed, it can be approved by The City. Some communities are already seeing older bungalows being torn down and replaced with larger homes, and this is allowed throughout the city. Over 500 new single-detached homes have been built in the Westbrook Communities in the last 20 years, often replacing smaller bungalows with larger new homes.

## **I don't like the materials and design of some newer homes. Will the Local Area Plan address this?**

No. Neither the Land Use Bylaw nor the Local Area Plan regulate the materials or architectural design of homes. The Bylaw does regulate built form, which includes things such as lot coverage, building height and landscaping requirements, but the architectural style of a home is up to each individual homebuilder and owner.

## **If duplexes are supported in my community, would that mean a larger home could be built beside me?**

No. Semi-detached homes and duplexes generally have similar height and lot coverage as single-detached homes. Allowing semi-detached homes and duplexes doesn't increase the allowable size of new homes, but it does allow two homes (plus suites) in a single building instead of one (plus suites).

## **How does the Local Area Plan provide for life-long living in a community? Aging in place, transitional housing due to major life changes (divorce, death of a spouse, children moving out, or mobility changes)?**

One of the benefits of housing diversity and choice in a community is that it supports lifelong living as people's needs change through their lifetime. Housing diversity offers different forms of homes that support the different needs of different people at different stages of their life.

## **We have concerns on parking, design, waste and privacy connected to new small-scale homes, is that something the local area plan can address?**

Those details are not in the scope of the Local Area Plan; however, at the development permit stage details such as building design, site constraints, landscaping, parking, utilities and waste and recycling staging areas are discussed and carefully looked at. Privacy is also discussed as part of the design of the new development. For example, glass blocks or frosted glass can be placed when side windows are proposed. All development permits include the opportunity for the public to provide comments during the review of the proposal as well as to appeal the decision about the proposed development.

## **Is there a way to ensure that new small-scale homes blend with existing one storey bungalows?**

Currently, the Land Use Bylaw permits small-scale homes including single-detached homes to be built up to three storeys; however, specific design details are looked at during the development permit stage. The proposed development should align with the contextual rules set in the Land Use Bylaw. In addition, during the development permit application review, the file manager reviews comments from the public and discusses options with the applicant to better integrate the new proposed development into the existing context.



### Topic 1: Small-Scale Homes

Where could small-scale 3+ unit homes be welcomed? Check all that apply. Properties with a lane that are: ☐ Within or near Main Street and transit station areas

- ☐ On collector streets ☐ On corner lots ☐ On mid-block lots ☐ Adjacent to parks, recreational and civic facilities ☐ Near small-scale commercial shops (e.g. local corner stores) ☐ Other locations. Explain why you chose the options you did and why you didn't choose the others?

### Topic 2: Draft Urban Form Map and Draft Building Scale Map

Did we get the Draft Urban Form Map on page 11 right? ☐ Yes or ☐ No. If no, what additional changes should be considered, and why?

Did we get the Draft Building Scale Map on page 12 right? ☐ Yes or ☐ No. If no, what additional changes should be considered, and why?

### Topic 3: Investment Priorities

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



**WE NEED YOUR INPUT**





Westbrook Communities Local Area Planning  
Phase 3 Engagement: REFINE

WE NEED YOUR INPUT

STEP 1

Review the information  
in this engagement booklet.

STEP 2

Respond to the questions  
on page 19 on the back of  
this page.

STEP 3

Tear out the comment page,  
and drop it in the **mail** by  
June 30, 2022.

Any feedback received after  
July 14, 2022 may not be  
captured in the What We  
Heard Report.



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