

Calgary



WESTBROOK COMMUNITIES LOCAL AREA PLANNING



Land Acknowledgement





RESPECTFUL WORKPLACE POLICY

- **The City is committed to ensuring that everyone will be treated with respect, honesty and dignity.**
- **It is our objective to create and sustain environments that are healthy, productive, efficient and make all feel welcomed and included.**
- **Behaviour and/or situations that run contrary to such treatment will not be tolerated. The City recognizes that disagreements may occur. We expect these issues to be resolved in a manner that contributes to a healthy and positive workplace and service delivery environment.**
- **The City is required by the Human Rights & Citizenship Commission to ensure that there is no discrimination or harassment on any one of the prohibited grounds of discrimination covered by this law.**
- **The City is committed to responding quickly to issues alleging inappropriate consideration for privacy and confidentiality.**

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WHAT IS A LOCAL AREA PLAN?



Westbrook Communities

Local Area Plan

A Local Area Plan CAN:

- ✓ Help **guide** future development.
- ✓ Convey a long-term vision for the area.
- ✓ Propose a concept for how land **could** be used or rezoned in the future.
- ✓ Apply Calgary's long-term development goals and targets on a local level.
- ✓ Provide guidance and direction at a site or block-level, based on unique conditions or circumstances in the area.
- ✓ **Be updated**: it is a living, dynamic document that is meant to be updated as local conditions and circumstances change.

Westbrook Communities

Local Area Plan

A Local Area Plan CANNOT:

- X Make development happen.
- X Stop development applications from proceeding while the plan is being created.
- X Regulate on a site-by-site basis.
- X Allocate budget.
- X Be considered a set-in-stone contract

A Local Area Plan MAY:

- Include information about future capital improvements or services necessary to support future development (streets, sewers, public transit, parks, fire halls, schools and community centres).

LOCAL AREA PLAN STRUCTURE

1

VISUALIZING GROWTH – What is the history of the area, what is important to know about the area currently, and what is the vision for the future of the area?

2

ENABLING GROWTH – What type of growth makes sense where and what local/custom direction is needed to realize great development in this area?

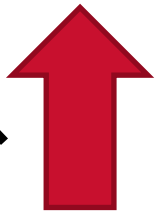
3

SUPPORTING GROWTH – What implementation options are needed to support growth?



CHANGES WITHIN THE WESTBROOK COMMUNITIES

PAST 50 YEARS
1969 - 2019



5,410
more
homes

1969

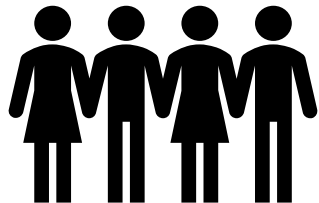


10,531

2019



15,941



1,562 less
people



37,782



36,220



3.6
people/
home



2.3
people/
home

CHANGES WITHIN THE WESTBROOK COMMUNITIES

PAST 20 YEARS 1999 - 2019



Population increase over the last 20 years

- Over the last 20 years, there has been some moderate growth in the Westbrook Communities.
- Much of the growth has occurred with new duplex, townhouse and apartment buildings, especially Killarney, Spruce Cliff and Richmond



Youth population increase over the last 20 years

Dwelling Type	Single Detached Home	Semi Detached Home	Rowhouse/ Townhouse	Apartment
Number of Children / Home	0.54	0.58	0.61	0.21

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PAST

The area's rich history

PRESENT

The area as it exists today

FUTURE

The vision for the future

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PHASE 2: WHAT TYPES OF GROWTH SHOULD BE ALLOWED WHERE?

Two Scales of Growth

Small Scale



Moderate to Large Scale



Three Themes of Growth (moderate to large scale)

**Transit Stations/
Activity Centres**



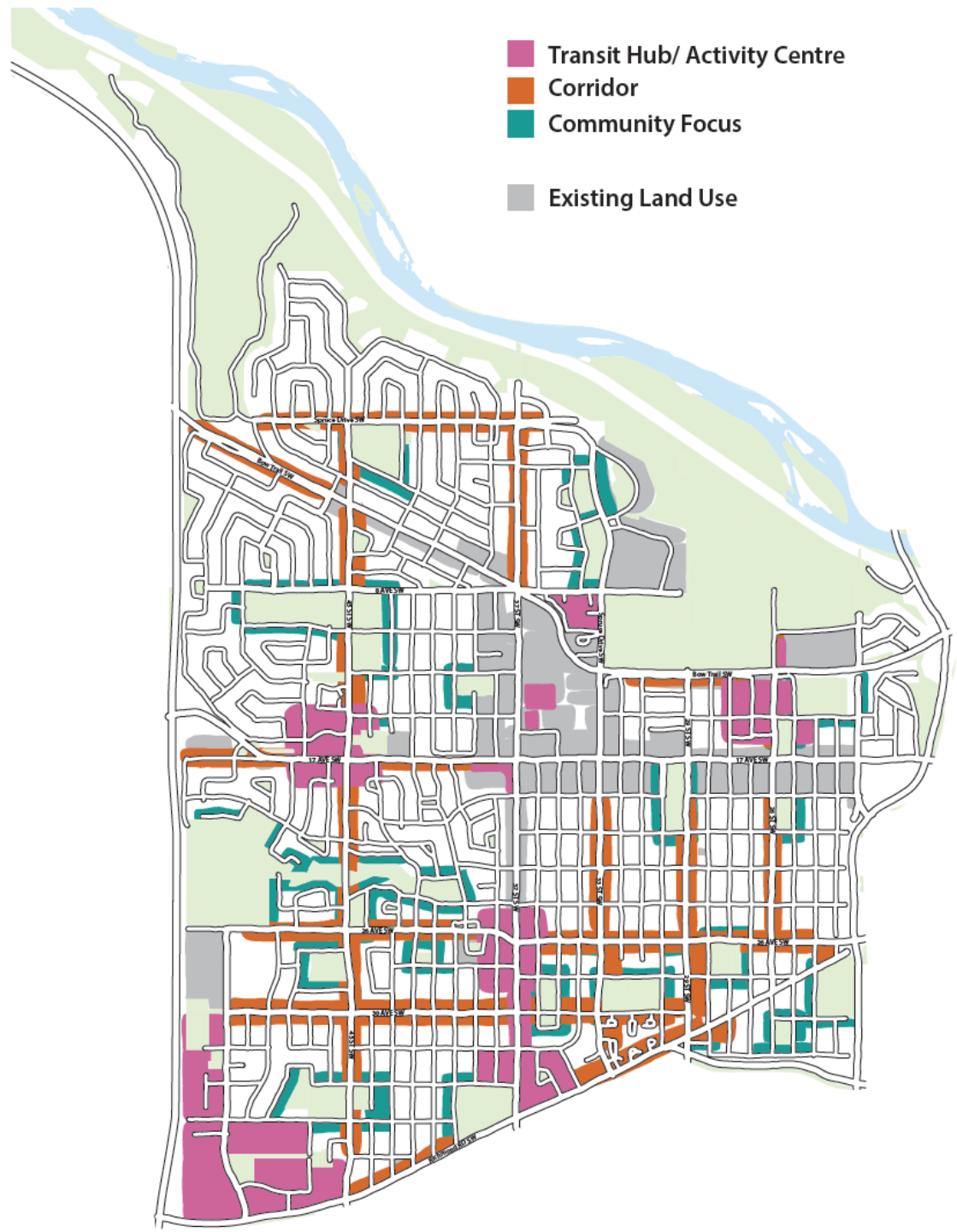
Corridors



Parks



Three Themes of Growth (moderate to large scale)





Would you add/remove any areas in these draft themes and what would make development successful in these areas?

What questions do you have about the Westbrook Plan?