

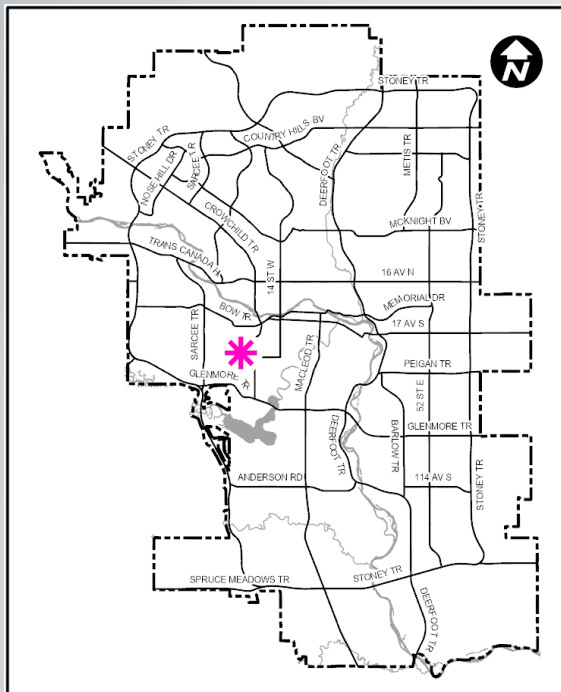
LOC2025-0060 / CPC2025-0629 Policy Amendment

July 3, 2025

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Refuse and abandon the proposed bylaw for the amendment to the Westbrook Communities Local Area Plan.



LEGEND

600m buffer from LRT station

LRT Stations

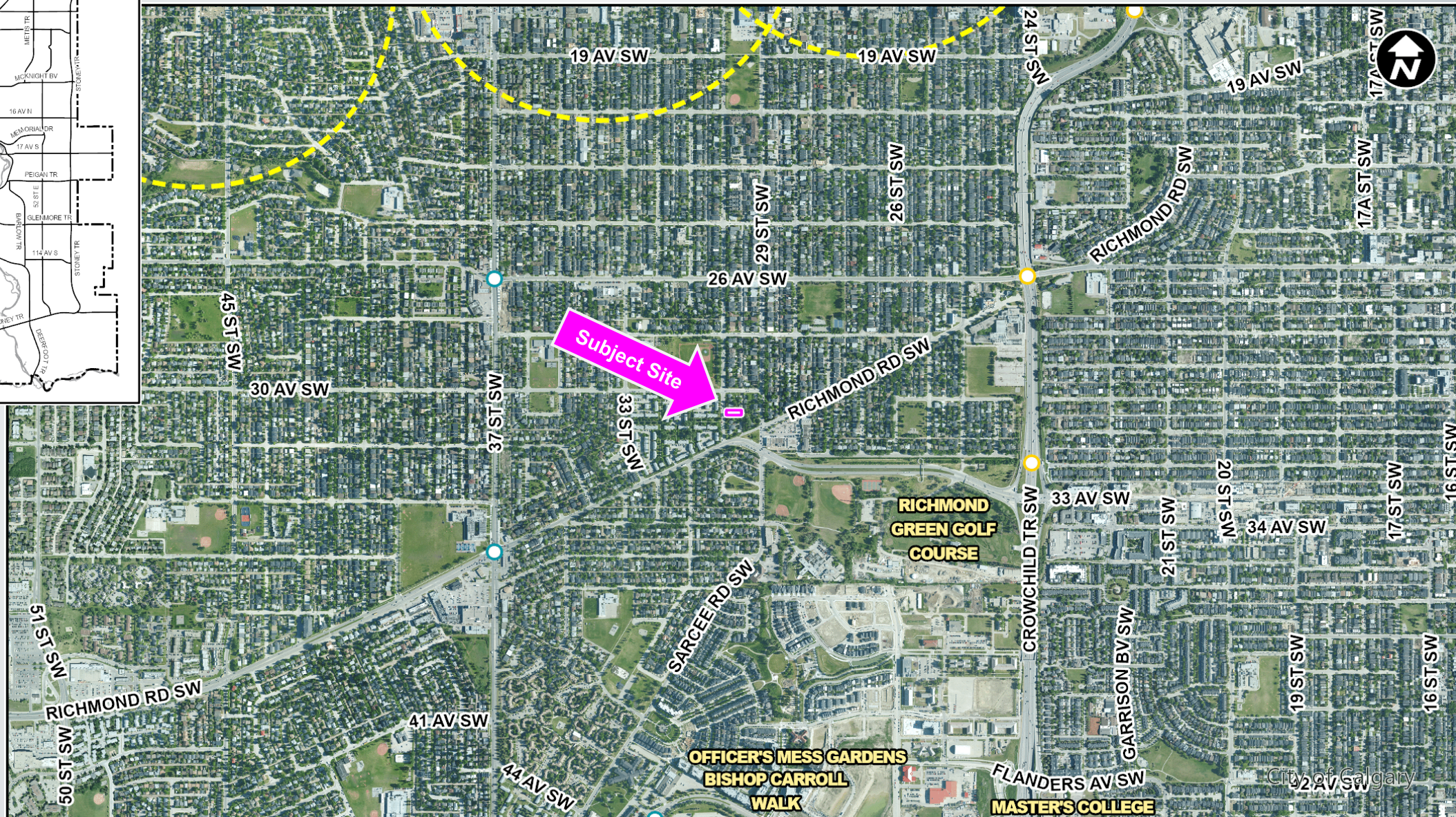
Blue
 Downtown
 Red
 Green (Future)

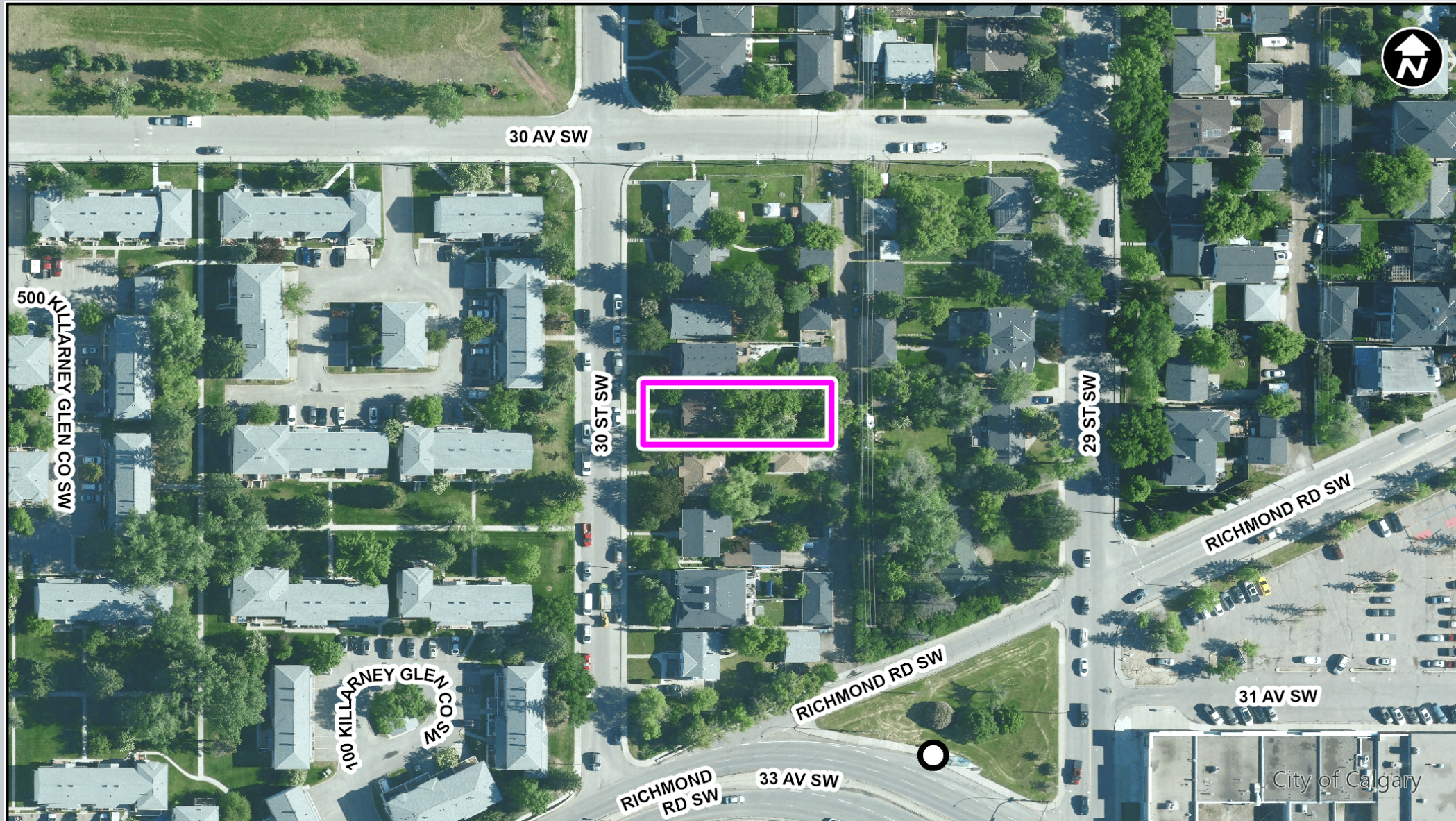
LRT Line

Blue
 Blue/Red
 Red

Max BRT Stops

Orange
 Purple
 Teal
 Yellow



**LEGEND**

600m buffer
from LRT station

LRT Stations

- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow
- Bus Stop

Parcel Size:

0.07 ha
15m x 45m

3216 30 Street SW



Existing single-detached dwelling

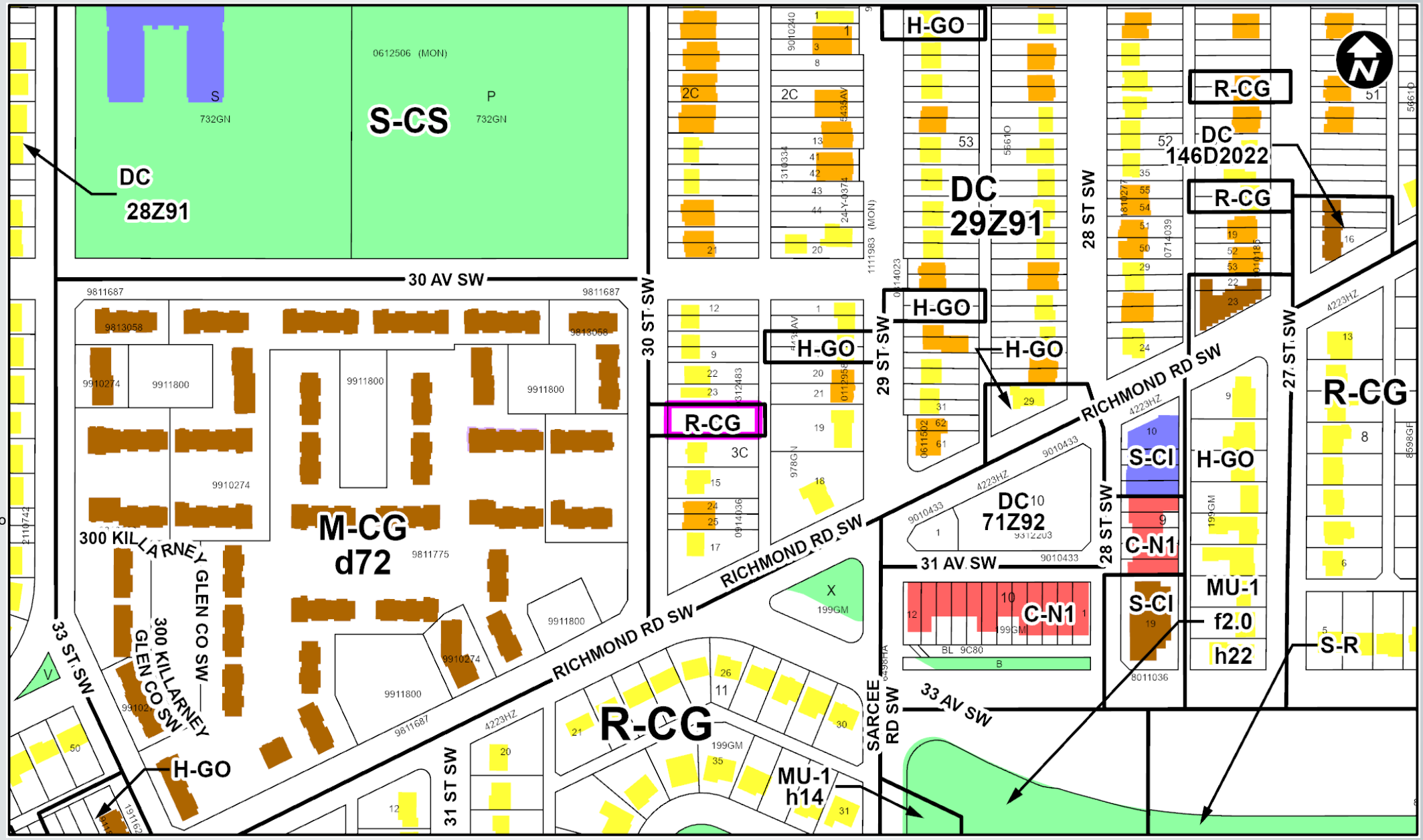


Existing carport accessed from rear lane



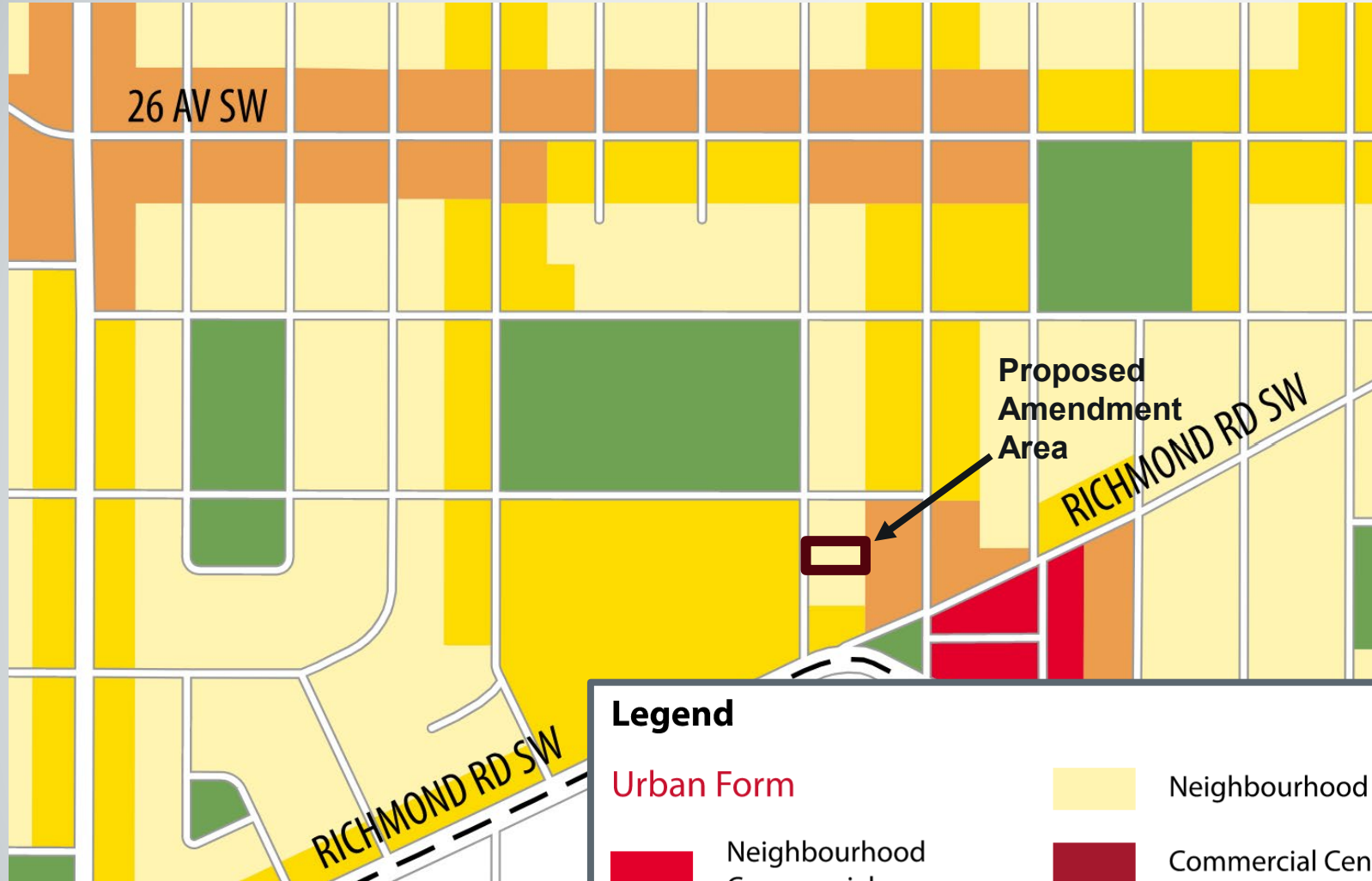
Existing rowhouse/townhouse development
across the street on 30 Street SW

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



8





Urban Form Category & Building Scale Modifier:

- Designated 'Neighbourhood Local' with 'Limited' building scale modifier (up to 3 storeys)

Legend

Urban Form



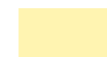
Neighbourhood Commercial



Neighbourhood Flex



Neighbourhood Connector



Neighbourhood Local



Commercial Centre



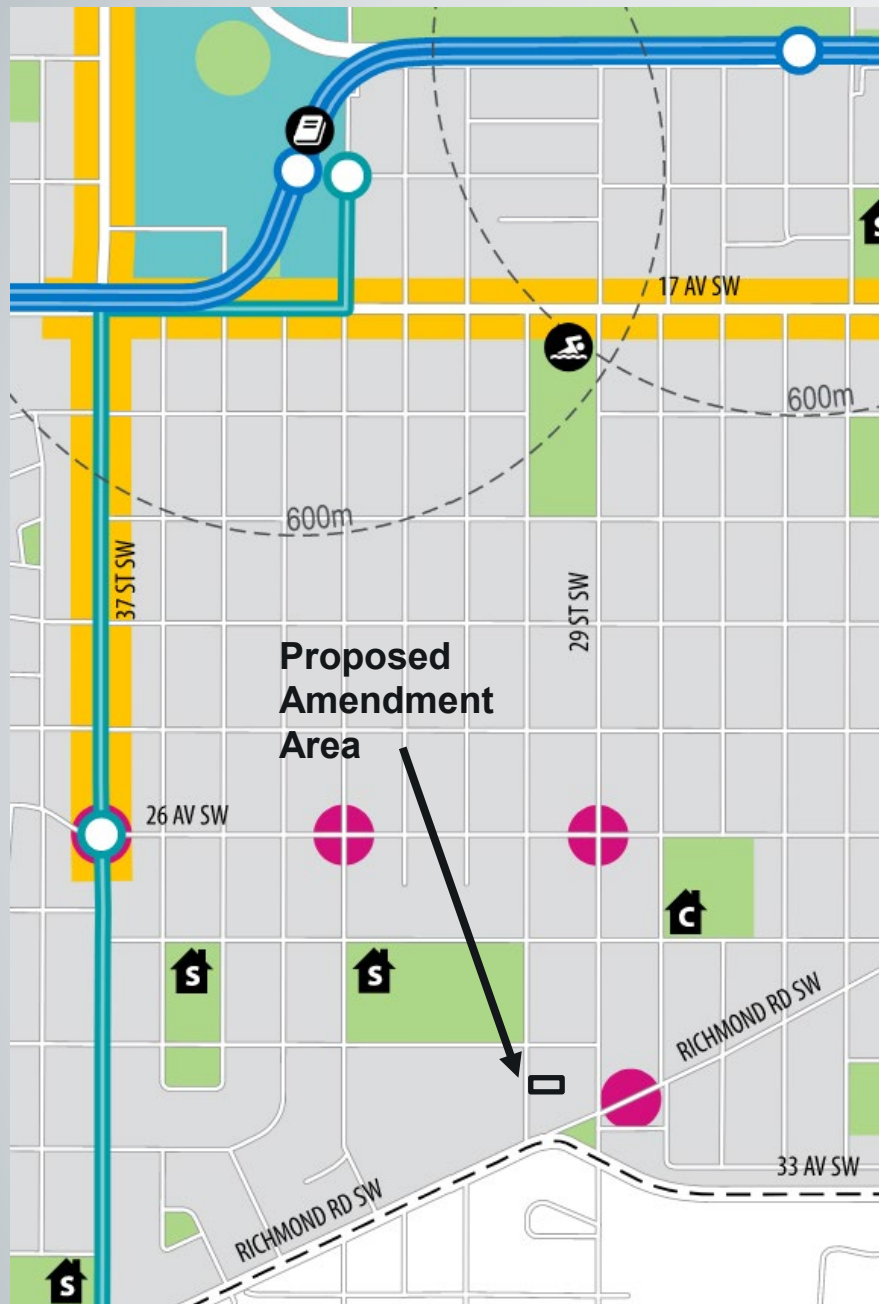
Commercial Corridor



Natural Areas

Existing Policy 'c' of 2.2.1.6 Neighbourhood Local:

- c. Building forms that contain three or more residential units should be supported on parcels with rear lanes in the following areas:
- within transit station area Core Zones and Transition Zones;
 - along a street identified as a Main Street or separated by a lane from a parcel along a Main Street;
 - on corner parcels; or,
 - adjacent to or separated by a road or lane from a school, park or open space greater than 0.4 hectares.



Legend

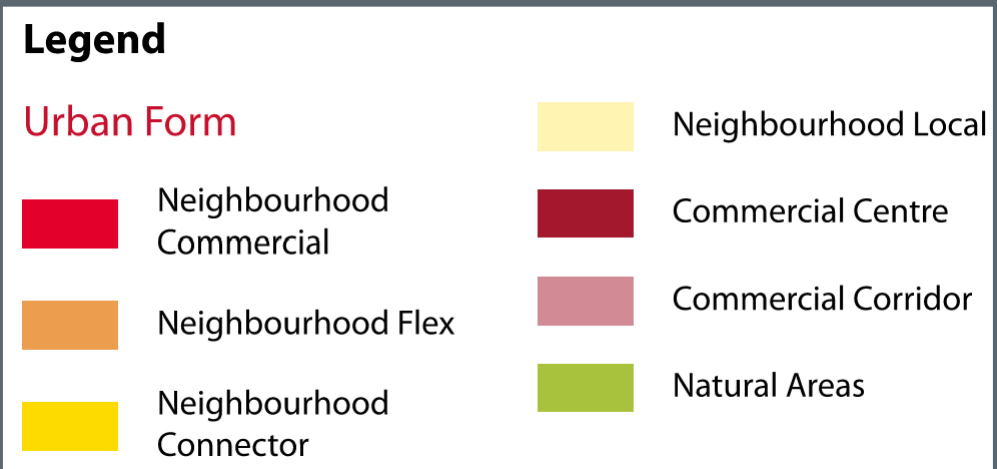
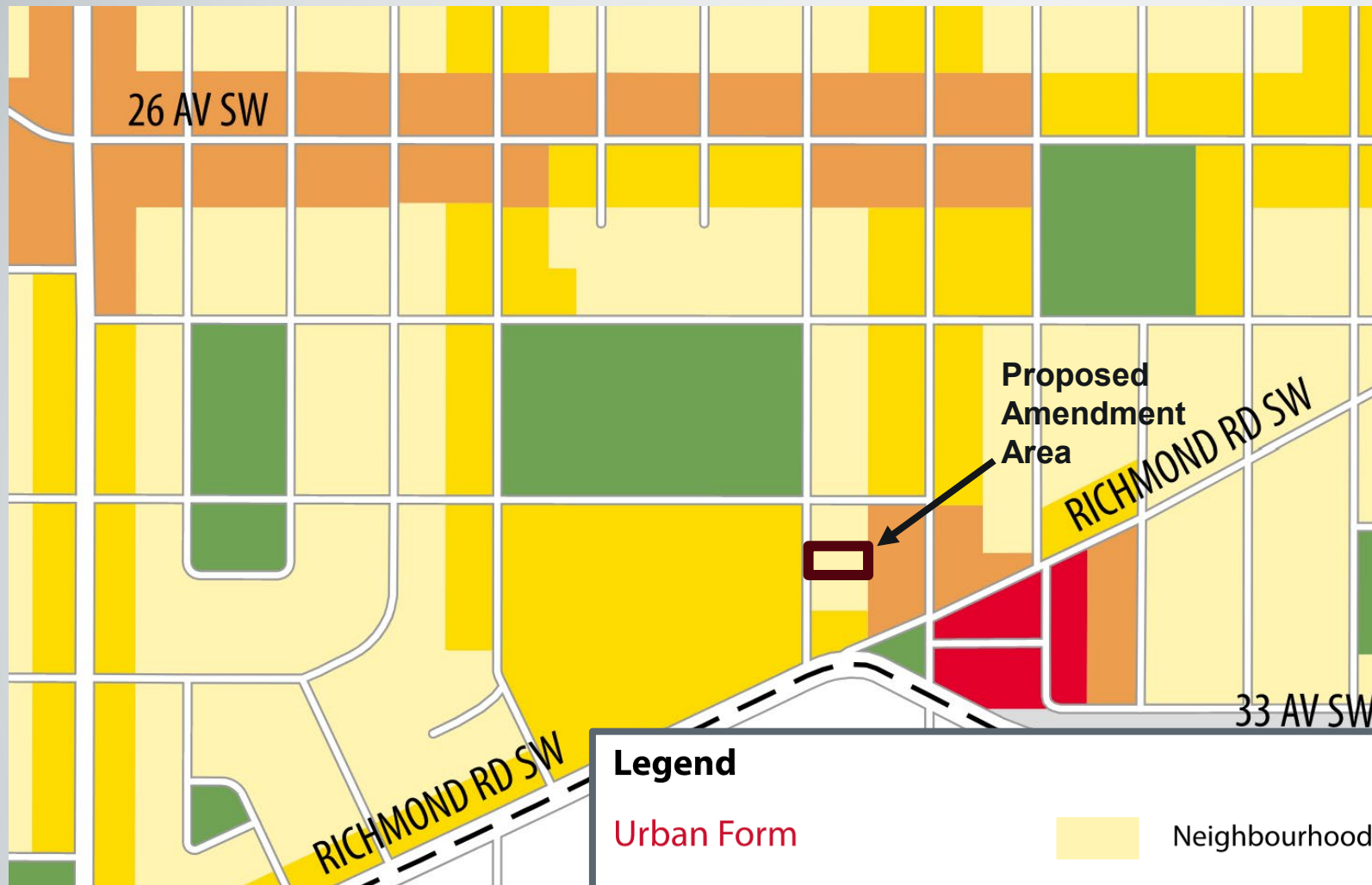
	MAX Yellow		Community Activity Centre
	Distance From Station		Neighbourhood Activity Centre
	Freight Rail Corridor		Parks, Civic and Recreation
	Neighbourhood Main Street		Plan Area Boundary

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

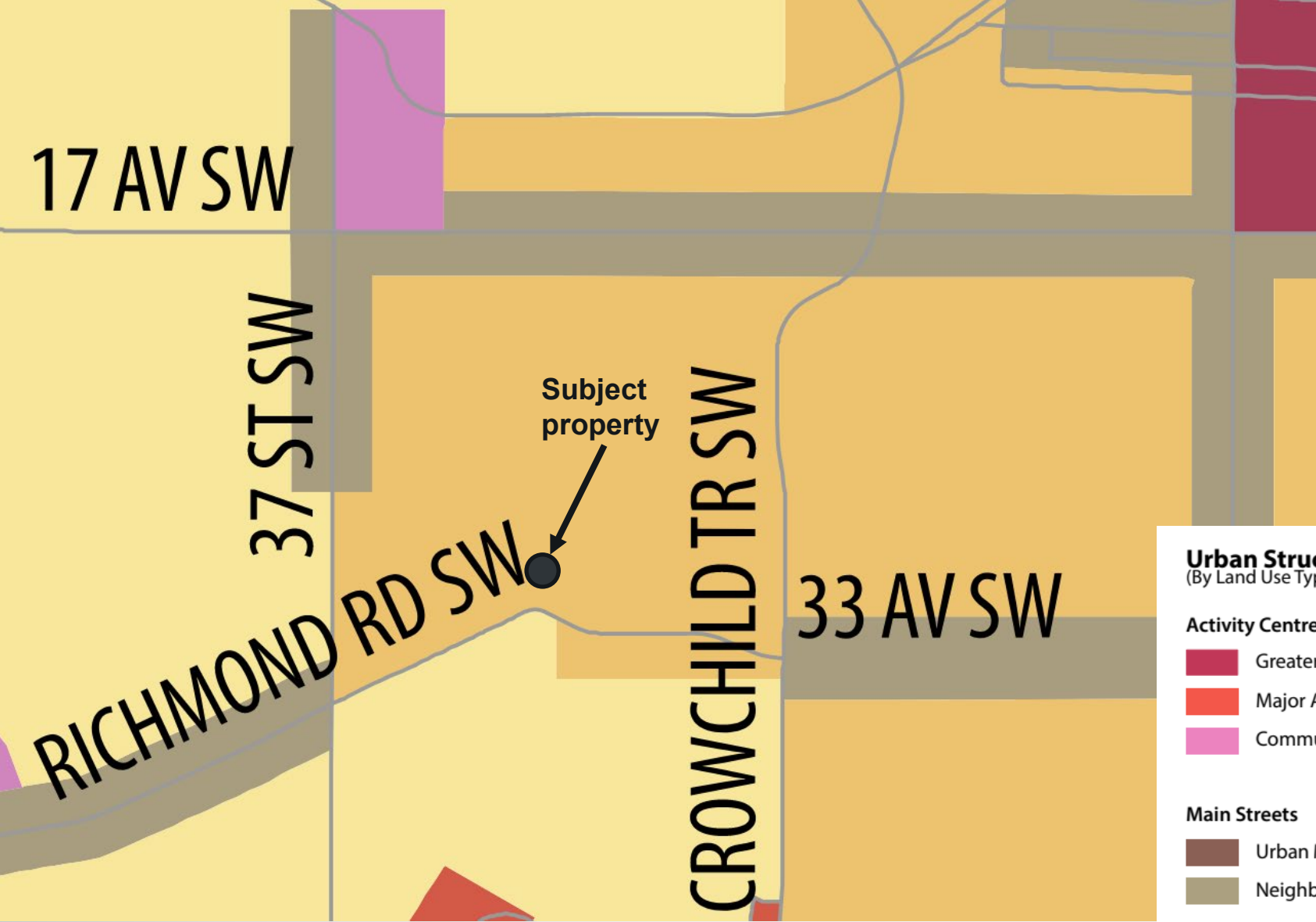
Refuse and abandon the proposed bylaw for the amendment to the Westbrook Communities Local Area Plan.

Supplementary Slides



Proposed Amendment:

- In Section 2.2.1.6 Neighbourhood Local, after policy c, add a new policy d as follows:
- Building forms that contain three or more units are supported at the following sites:
3216 – 30 Street SW



Land Use Typology:

Developed Residential – Inner City

Urban Structure
(By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Developed Residential

- Inner City
- Established

Developing Residential

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

