

# UPDATE ON THE WESTBROOK LOCAL AREA PLAN (LAP)

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

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CITY CLERK'S DEPARTMENT

## What you need to know

Wildwood, will cease to have RC-1 (single-detached family homes) zoning and will move toward the City supporting the approval and construction of R-2 (semi-detached homes/duplex plus secondary suites).

Corners, next to laneways (i.e., alleys) will now be supported by City Planners for R-CG/H-GO rowhouse/townhouse style housing containing at least 3 units (up to 3-stories high) on one single-detached family lot.



The map highlights increased density of 4 stories or greater across from Wildwood School along 45 Street and other locations within Wildwood.

Despite advocacy efforts over the past three years and City Planner assurance they would listen to residents who voiced their opposition to increasing density community-wide, they have done the opposite.

Through meetings and review of the comments received to date by the City, as well as conversations with neighbours, the Advocacy team is aware that more people have expressed opposition to an increase in density within Wildwood than support it.

## Did you know?

The City of Calgary is sharing the final edition of the Westbrook Local Area Plan (LAP) which identifies areas of new density and growth. This includes Wildwood. **This is the final document that will be reviewed at the Infrastructure and Planning Committee on December 8 and will go to City Council for approval in January 2023.**

At the last Open House, the City shared a map not included in the LAP document but on page 11 of another document buried in the information provided at <https://calgary.ca/Westbrook/ENGAGE> found under the tab within the section "Increasing Housing Choice". This map had never been shown before.

## Limited Scale Map



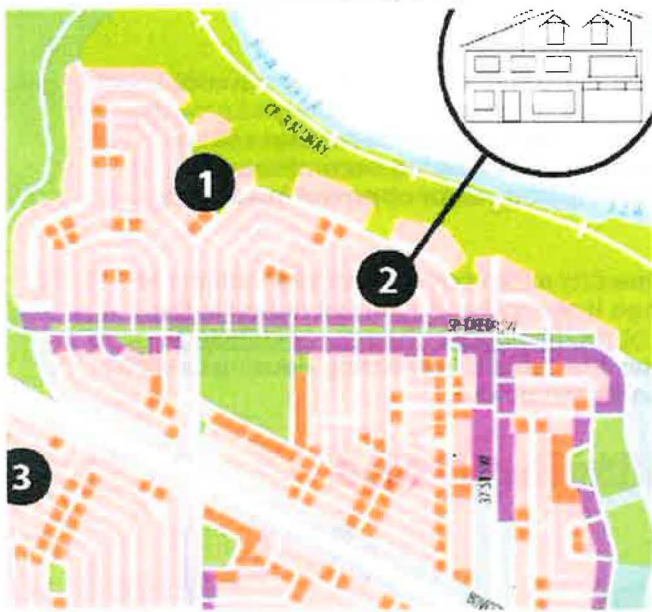
## What can you do?

Voice your opinion on increased density within Wildwood:

- **Submit comments to the Infrastructure and Planning Committee meeting taking place on December 8, 2022 and City Council in January 2023 at**  
<https://forms.calgary.ca/content/forms/at/public/public/public-submission-to-city-clerks.html> or email the City Clerk's office at [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca) to register to speak.
- **EMAIL THE MAYOR, CITY COUNCILLORS & THE WESTBROOK PLANNING COMMITTEE** [themayor@calgary.ca](mailto:themayor@calgary.ca); [Westbrook.plan@calgary.ca](mailto:Westbrook.plan@calgary.ca) or contact a Councillor: <https://www.calgary.ca/council/dyncrm-councillors-contact.html>
- **Engage with your community association** ([advocacy@mywildwood.ca](mailto:advocacy@mywildwood.ca)), neighbours and friends in person or on social media



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## Potential Impacts to Wildwood

Residents adjacent to Spruce Drive, the west side of 38th Street, the entire length of Worchester Drive, 45th Street south of Spruce Drive, most of the corner lots throughout Wildwood including some lots siding onto alley ways and the neighbors to these areas should understand how potential development of these lots could impact them. Additionally, all of Wildwood will be predestinated to R-C2, allowing up to two homes per lot plus secondary suites for each unit. More detailed information can be accessed at [calgary.ca/Westbrook](http://calgary.ca/Westbrook).

## Densification Concerns

Densification within our community brings with it potential benefits and challenges. Below are some of the key concerns we have been hearing from the community - please let the City and community association know what you think about the LAP and their current approach to densification.

- Building heights could be increasing to 4+ stories and lot coverage by buildings could increase thereby reducing the size of yards and tree canopy, loss of sunlight and backyard privacy
- Parking will become problematic as more homes can lead to more vehicles which could lead to more on-street parking
- Wildwood could see an increase in traffic leading to more pressure on the communities limited access & egress points
- Property values could decrease depending on the neighboring structures
- A potential increase to vehicle traffic increases safety risks particularly at school crossings and makes access to parks and green spaces riskier
- Emergency evacuation of Wildwood is compounded by densification
- Increasing the population of Wildwood puts additional pressure on its green spaces and parks, particularly Edworthy Park and the Douglas Fir Trail which is already experiencing overuse that leads to wildlife conflicts as wildlife corridors are interrupted