

Background and Planning Evaluation

Background and Community Context

The Plan comprises 10 established and inner-city communities including Glenbrook, Glendale, Killarney/Glengarry, Richmond (west of Crowchild Trail SW and north of 33 Avenue SW), Rosscarrock, Shaganappi, Spruce Cliff, Westgate, Wildwood and Upper Scarboro/Sunalta West (west of Crowchild Trail SW). Located in the southwest quadrant of the city, these communities are collectively known as the Westbrook Communities. While each community has its own individual boundaries and community associations, the communities share common amenities, schools, neighbourhood Main Streets, Community Activity Centres, public infrastructure, transit, natural areas and regional and neighbourhood parks.

The Westbrook Communities are located to the south of the Bow River, west of Crowchild Trail SW, north of 33 Avenue SW and Richmond Road SW and east of Sarcee Trail SW.

The population of the Westbrook Communities peaked in 1968, with 37,619 people living in the communities. Today the population of the area is 36,058, representing a decrease of 1,561 people, or 4.1%. Over that same time, the number of dwellings has increased from 11,444 in 1968 to 18,517 in 2019 (occupied dwellings increased from 10,182 to 15,671).

This decrease in population despite an increase in the number of occupied dwellings is due to a decrease in the average number of people living in a dwelling from 3.65 in 1968 to 2.3 in 2019, this represents a decrease of 36.9%. Over the same time period the City of Calgary as a whole increased in population from 347,299 people to 1,303,457 people, an increase of 375%.

The Westbrook Communities Local Area Plan can help reverse the declines in population in these communities by enabling gradual population growth, while providing more certainty and direction for population growth and change for residents, developers, Administration and City Council.

Table 1: Westbrook Communities Local Area Plan Population

	Population*	Total Dwellings*	Occupied Dwellings*	Persons Per Unit
Peak:	37,619	18,517	15,671	3.65
Peak Year:	1968	2019	2019	1968
2019	36,058	18,517	15,671	2.30
Loss since Peak	-1,561	0	0	-1.34
% Change since Peak:	-4.1%	0.0%	0.0%	-36.9%

* Population and dwelling counts for the Richmond community adjusted to include only those portions within the Westbrook Communities area.

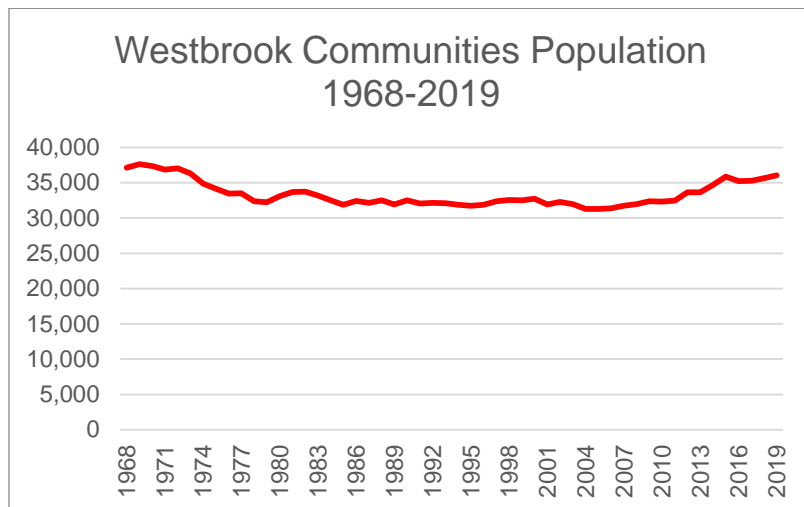


Table 2: Westbrook Communities Individual Communities Population Tables

Community	2019 Population	Peak Population	Peak Year	Loss Since Peak	% Change since Peak
Glenbrook	7,442	7,674	1982	-232	-3.0%
Glendale	2,765	3,950	1969	-1,185	-30.0%
Killarney	7,685	7,685	2019	*	-
Richmond**	1,886	1,930	1968	-45	-2.3%
Rosscarrock	3,625	3,868	1971	-243	-6.3%
Scarboro/Sunalta West	401	620	1968	-219	-35.3%
Shaganappi	1,626	2,132	1969	-506	-23.7%
Spruce Cliff***	4,673	4,749	2018	-76	-1.6%
Westgate	3,202	4,252	1969	-1,050	-24.7%
Wildwood	2,709	4,294	1968	-1,585	-36.9%

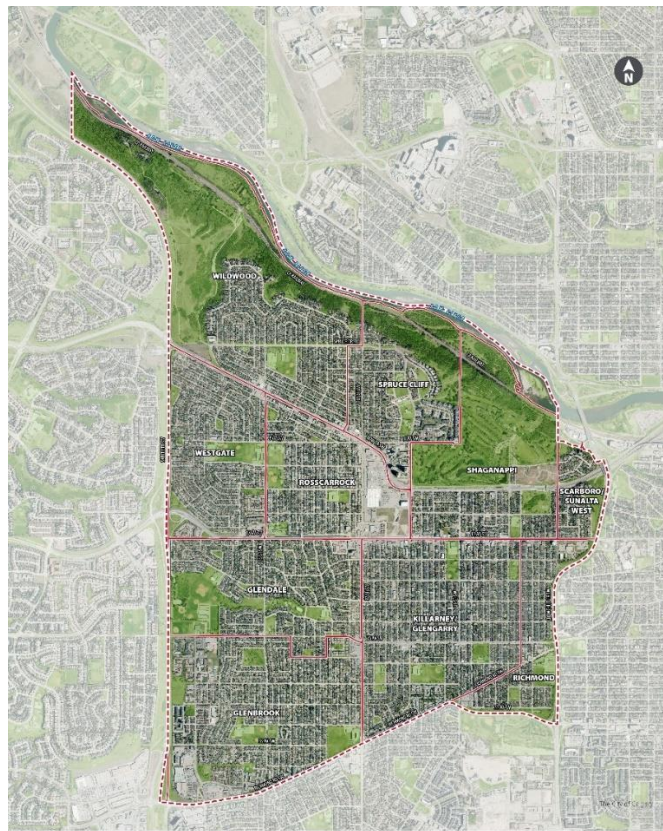
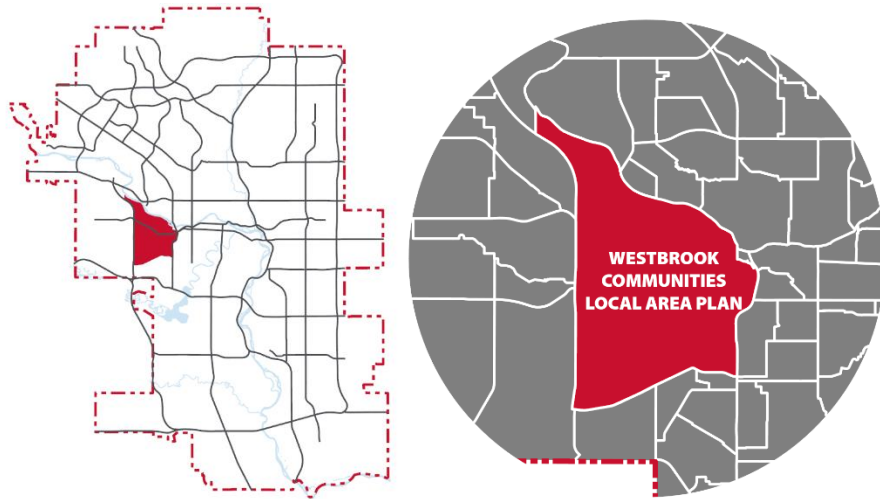
* Killarney's 2019 population is 14 people more than the previous peak of 7,671 in 1968

** Richmond population is adjusted to reflect the portion within the Westbrook Communities Local Area Plan

*** Spruce Cliff's 2019 population is 746 people more than the previous peak in 1972

Additional demographic and socio-economic information for each community may be obtained online through [Community Profiles \(calgary.ca\)](http://Community Profiles (calgary.ca)).

Location Maps



Planning Evaluation

The Plan provides long-term direction for growth and change in ten inner-city and established area communities in Calgary, delivering greater certainty for residents, developers, administration, Council and other interested parties by outlining policies for new development and public improvements in the area. The Plan provides a shared vision and understanding of how growth and change may occur, addressing population declines in the area, supporting local services and amenities, facilitating growth adjacent to key transit infrastructure, providing more housing choice, and addressing the climate emergency.

Development of the Plan considered public input gathered through an extensive engagement and communications plan and review and audit of existing statutory and non-statutory plans in the area. A comprehensive summary of the communications and engage strategy, and how public input shaped the plan is found in Attachment 4.

Building upon the goals and principles of MDP and Guide for Local Area Planning, the Plan's vision and future growth concept implement the urban form classification system and common development policies set out in the Guide for Local Area Planning. In addition, The Plan's future growth concept aligns with direction from the MDP by identifying policy areas and locally specific development policies for the area's Main Streets, transit station areas, and Activity Centres. The Plan also supports continued incremental evolution and change within primarily residential areas including the potential for increased development intensities along important corridors outside of the Main Streets, 26 Avenue SW, 29 Street SW, and 45 Street SW. The Plan includes limited scale policies within the Neighbourhood Local Urban Form Category, which provide additional direction for low-density residential development within residential communities.

Policy Areas

Main Streets

There are three Neighbourhood Main Streets within the Plan Area: 17 Avenue SW (from Crowchild Trail SW to 37 Street SW), 37 Street SW (from Bow Trail SW to 26 Avenue SW) and Richmond Road SW (from 37 Street SW to Sarcee Trail SW) and are identified in the Municipal Development Plan.

The Plan encourages the creation of high-quality public realm and buildings on these Main Streets that enhance the pedestrian experience, support commercial businesses and accommodate medium to high levels of pedestrian activity. Specifically, the Plan applies Urban Form Categories of Neighbourhood Commercial, Neighbourhood Flex and Neighbourhood Connector and policy modifiers such as active frontage to support these Main Streets and facilitate their continued development as shared commercial and mixed-use areas in these communities. The Plan provides varying building scales along these Main Streets with the low (six storeys or less) and mid (12 storeys or less) building scales applied along each Main Street, with higher building scales focused around activity centres, transit stations and key nodes.

The MDP includes policies that establish minimum intensity thresholds for Neighbourhood Main Streets. An analysis of future population projections within the Plan shows that implementation of the Plan will achieve and exceed these minimum intensity thresholds. The policy for minimum intensities in the MDP are listed below:

3.4.3(c). Local Area Plans for a Neighbourhood Main Street should provide a land use framework to achieve a minimum intensity threshold of 100 jobs and population per

gross developable hectare. Individual Neighbourhood Main Street densities and the appropriate job and population distributions will be established through a local area plan or within an Implementation Guidebook.

Table 3: Main Street Minimum Intensities

	MDP Minimum Intensities (people and jobs per gross developable hectare)	Projected intensity (people and jobs per gross developable hectare)
Neighbourhood Main Streets (Combined)	100	222

Transit Station Areas

There are a total of eight transit station areas within the Plan area, three Blue Line LRT stations: Shaganappi Point LRT Station, Westbrook LRT Station and 45 Street W LRT Station, two MAX Teal BRT Stations: 26 Avenue Station and Richmond Road Station and 3 MAX Yellow BRT stations: 17 Avenue Station, 26 Avenue Station and Marda Loop Station.

The Plan provides policies that encourage the creation of high-quality public realm and buildings in these transit stations that enhance the pedestrian experience, support commercial businesses, and accommodate medium to high levels of pedestrian activity. Policies that encourage parking relaxations and location of parking structures underground or behind buildings in Core Zones facilitate more mobility options, while reducing conflicts between pedestrians and vehicles in high traffic areas.

The Plan applies Urban Form Categories of Neighbourhood Commercial, Neighbourhood Flex, Neighbourhood Connector and Neighbourhood Local to facilitate transit stations' continued development as commercial, mixed-use and residential areas in these communities. City Civic and Recreation and Regional Campus districts are applied to the Police and Fire Station at 45 Street Station and the HMCS Tecumseh site (Naval Museum) at the 17 Avenue MAX Yellow BRT station. Urban Form Categories with more commercial options are concentrated within immediate vicinity of station areas, transitioning to more residential Urban Form Categories further from stations and into existing residential neighbourhoods.

The Plan provides varying building scales within transit station areas, with Westbrook Station having the highest buildings scales (up to 26 stories or less), 45 Street Station allowing up to 12 storeys or less, and all other stations allowing areas up to 6 storeys or less. Transit station policies also allow three-or-more unit buildings (rowhouses and townhouses) within the Neighbourhood Local Urban Form Category with a limited scale (3 storeys or less) to focus this type of housing closer to transit stations.

The MDP describes minimum intensity thresholds of 100 people and jobs per hectare for transit stations in order to support transit frequencies of 10 minutes or less. An analysis of future population projections within the Plan shows that the Plan will achieve and exceed these minimum intensity thresholds in some station areas, but will fall short of achieving these targets in other station areas. The Westbrook and 45 Street W LRT stations will exceed the minimum intensity thresholds, while all other stations, including all BRT stations, fall under the minimum intensity threshold. The minimum intensity threshold is found in Section 2.2.2 of the MDP.

Some stations, such as Shaganappi Station and the MAX Yellow 17 Avenue Station, have considerable parks and open space or civic uses adjacent to them (Shaganappi Golf Course,

HMCS Tecumseh/Naval Museum) making the minimum intensity difficult to achieve. In other station areas, such as the MAX Teal and MAX Yellow BRT stations, a balance between the minimum intensity policy and public feedback was sought, and higher density development was concentrated along key corridors, reducing the ability to achieve the minimum intensity.

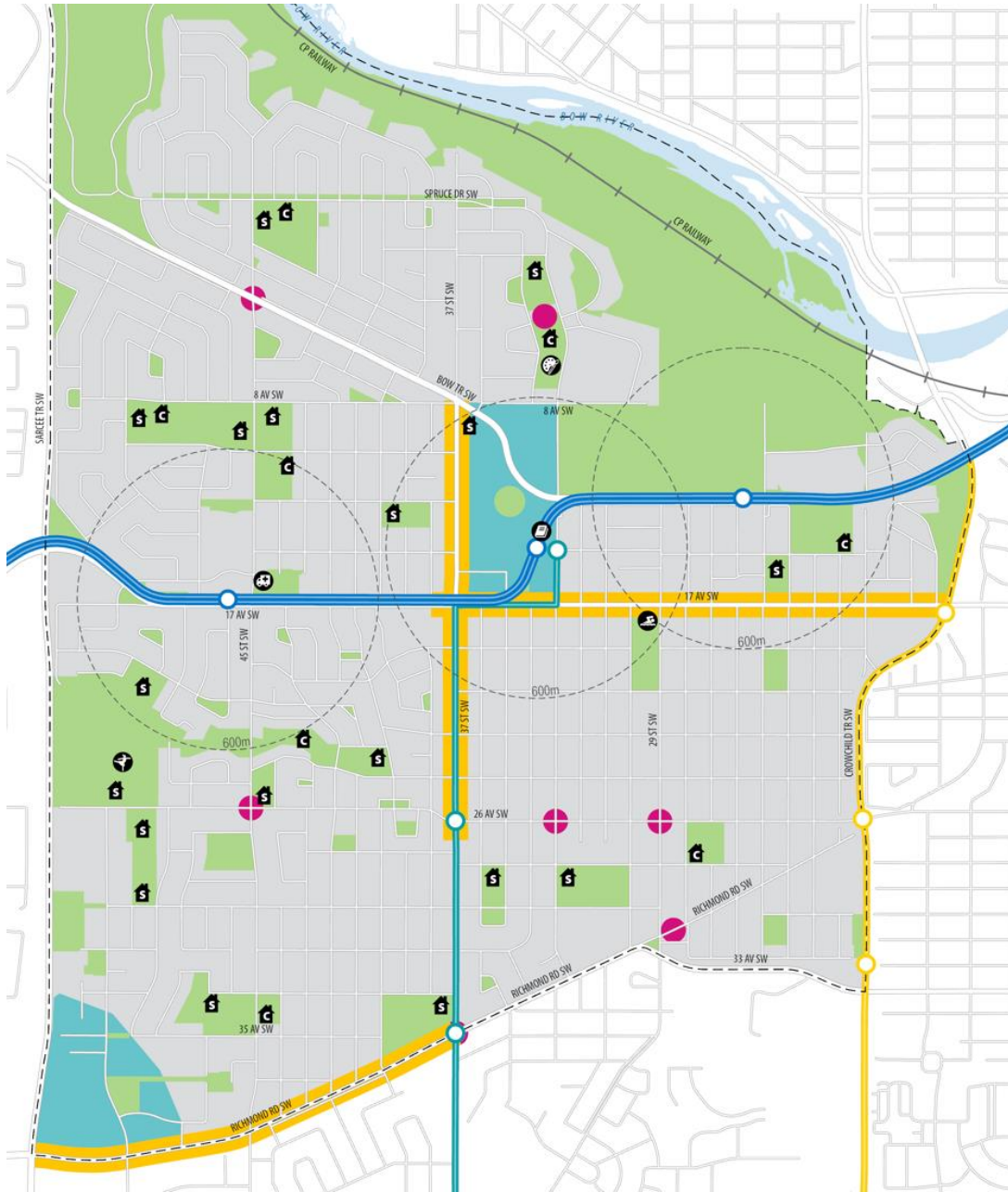
2.2.2 **Density** “Minimum thresholds of 100 people or jobs per gross developable hectare are needed within walking distance of a transit station or stop (approximately 400 metres) to support service levels of 10 minutes or less over extended periods of the day.”

Table 3: Transit Station Minimum Intensities

Station Name	Transit Station Type	Municipal Development Plan Minimum Intensities (people and jobs per hectare)	Projected intensity Population/Jobs (people and jobs per hectare)
Shaganappi Point	LRT	100	58
Westbrook	LRT	150 (Community Activity Centre)	243
45 Street Station W	LRT	100	118
26 Avenue MAX Teal & Richmond Road MAX Teal	BRT	100	91
17 Avenue MAX Yellow	BRT	100	65
26 Avenue MAX Yellow & Marda Loop MAX Yellow	BRT	100	87

Activity Centres

Figure1: Activity Centres



Legend

- | | | | |
|-------------------------------|--------------------|---------------------------|-------------------------------|
| Community Centre | Art Centre | MAX Yellow | Community Activity Centre |
| Library | Emergency Services | Distance From Station | Neighbourhood Activity Centre |
| School | Arena | Freight Rail Corridor | Parks, Civic and Recreation |
| Aquatic and Recreation Centre | LRT Blue Line | Neighbourhood Main Street | Plan Area Boundary |
| | MAX Teal | | |

There are two Community Activity Centres and six Neighbourhood Activity Centres within the Plan area. The Community Activity Centres are located at the Westbrook LRT Station, located centrally within the Plan area and at Richmond Centre, located in the southwest corner of the Plan. The six Neighbourhood Activity Centres are located at: Spruce Drive SW and Cedar Crescent SW, Bow Trail SW and 45 Street SW, 26 Avenue SW and 29 Street SW, 26 Avenue SW and 33 Street SW, 26 Avenue and 37 Street SW, 26 Avenue SW and 45 Street SW, Richmond Road and 37 Street SW and Richmond Road and 29 Street SW.

Community Activity Centres

The MDP contains several policies relating to Activity Centres in section 3.3.3. A minimum intensity of 150 people or jobs per hectare is outlined in Section 3.3.3(b) of the MDP, as shown below:

3.3.3(b) Local Area Plans for a CAC should provide a land use framework to achieve a minimum intensity threshold of 150 jobs and population per gross developable hectare. Individual CAC densities and the appropriate job and population distributions will be established through a local area plan or within an Implementation Guidebook.

Table 4: Activity Centre Minimum and Projected Intensities

	MDP Minimum Intensities (people and jobs per hectare)	Projected intensity (people and jobs per hectare)
Westbrook Station*	150	243
Richmond Centre	150	287

* The Westbrook Station calculations were taken from the transit station area calculations and do not reflect the exact boundaries of the Community Activity Centre.

The Westbrook Station Community Activity Centre has a mix of the Neighbourhood Commercial Urban Form Category on the southern portion of the area and the Neighbourhood Flex Urban Form Category in the norther portion of the area. Building scale throughout the Activity Centre is between mid (12 storey) and high (26 storey), with opportunities to exceed the building scale in return for public benefits as part of development, which are outlined in transit station area policies in the Plan (Section 2.5.2 of the Plan). These urban form categories and building scales provide the flexibility to develop a mixed-use centre for the plan area, while maintaining key built form and urban design objectives.

Recognizing the vehicle-oriented nature of Richmond Centre, the Commercial Corridor Urban Form Category has been applied to existing commercial uses in the area and the Neighbourhood Connector Urban Form Category has been applied to existing residential uses in the area. The Commercial Corridor Urban Form Category allows for vehicle-oriented development but emphasizes safe and convenient pedestrian connections to buildings. Building scales in the Activity Centre range from low (6 storey) to mid (12 storey) to facilitate additional density to help support nearby commercial amenities, create a pedestrian-focused area, as well as meet MDP minimum intensities.

Four separate Comprehensive Planning Sites are contained within the two Community Activity Centres: two within the Westbrook Station Community Activity Centre and two within the Richmond Centre Community Activity Centre. Comprehensive Planning Site policies provide additional policy guidance to these sites regarding scale transitions, pedestrian circulation, vehicular access and circulation, integration with transit stations and location of uses in addition to the standard policies for Comprehensive Planning Sites found in Section 2.2.5 of the Plan.

Neighbourhood Activity Centres

The MDP contains several policies relating to the six Neighbourhood Activity Centres within the Plan. These policies encourage a range of ground oriented and low-density apartment housing, a mix of uses, including retail services, creating public gathering spaces in the Neighbourhood Activity Centre, and discouraging auto-oriented uses. While each Neighbourhood Activity Centre has a unique mix of urban form categories and building scales, a combination of Neighbourhood Commercial, Neighbourhood Flex, Neighbourhood Connector and Commercial Corridor have been applied to Neighbourhood Activity Centres to support local commercial uses in these areas to cater to local residents. Building scales vary in each Neighbourhood Activity Centre, however low (6 storey) scale is applied to a portion of all Neighbourhood Activity Centres with the exception of the Neighbourhood Activity Centre at 26 Avenue SW and 45 Street SW.

Comprehensive Planning Sites

There are six Comprehensive Planning Sites within the Plan area as shown on Map 3: Urban Form:

- the affordable housing complex along Spruce Drive SW and 8 Avenue SW,
- Westbrook Mall,
- the former Viscount Bennett/Chinook Learning site,
- the commercial complex on the southwest corner of 17 Avenue SW and 37 Street SW,
- Richmond Centre, and
- the Richmond Co-op.

The first two sites are within the Westbrook Station Community Activity Centre (detailed above) and the final two are within the Richmond Centre Community Activity Centre (also detailed above).

The former Viscount Bennett/Chinook Learning site is given a Comprehensive Planning Site modifier to provide policy guidance to the site regarding scale transitions, interfaces, future park space, vehicle access and circulation and integration with the MAX Yellow BRT. This site has been deemed excess by the school board and is currently for sale. No urban form categories or scale modifiers have been applied to this site as development plans, constraints and viability are still to be determined. Removing these categories and modifiers is intended to clearly communicate to the public that the site will be redeveloped in the future, but the form and scale

of that development is not yet determined. Any development proposal for the site would require an amendment to the Plan to assign urban form categories and building scale modifiers.

The final Comprehensive Planning Site is the commercial site located to the west of 37 Street and south of 17 Avenue SW. This site has been given the Commercial Centre Urban Form Category, recognizing the vehicle-oriented nature of the site and constraints to having street-oriented retail at this location (lack of street parking, one-sided commercial street due to the West LRT trench to the north). Additional policies regarding vehicle circulation, pedestrian circulation and scale transition have been applied in the Comprehensive Planning Site to provide additional site planning policy to the site.

Heritage Guidelines Area

One Heritage Guideline Area has been identified in the Plan Area within a portion of community of Shaganappi where a concentration of heritage assets warrants additional study and planning. This area is bounded by 24 Street SW to the east, 15 Avenue SW to the north, 25a Street SW to the west and 17 Avenue SW to the south. Policies for this area are contained in Section 2.6.2, which discourage land use redesignations for higher density until heritage guidelines have been established and encourage applicants to contact The City to determine development considerations prior to submitting planning applications. Further work to determine heritage design guidelines are outlined in the Plan.

Limited Scale Policies (Low-Density Residential Policies)

Proposed Policy

The issue of limited scale policies, or policies for low-density residential development, are the most important issue for most residents and industry members and the issue that has the greatest divergence of perspectives. The Plan takes a balanced approach to Limited Scale policies, finding a middle ground between supporting all types of limited scale development throughout all communities and protecting certain areas as Single-Detached Special Policy Areas. This balanced responded to policies in the Municipal Development Plan, demographic trends and public feedback.

Limited scale policies, contained in section 2.2.1.6, apply to areas that identified as the Neighbourhood Local Urban Form Category on Map 3: Urban Form, and as Limited Scale on Map 4: Building Scale. These areas make up the majority of the Westbrook Communities and are thought of by many as the residential core of communities. These policies outline that one- and two-unit forms (i.e. single-detached, semi-detached and duplex homes) are supported throughout the Plan area, and provide additional criteria to where three or more unit forms (i.e. rowhouses, townhouses, etc.) are supported. These criteria are parcels with rear lanes that are either within transit station Core and Transition Zones, on or adjacent to Main Streets, on corner lots or adjacent to parks greater than 0.4 hectares in size. A policy that supported three or more unit forms where they had a similar building envelope as one- and two-unit forms was initially proposed, but was removed as it was felt it could cause confusion among the public. An

illustrative map showing how these policies would apply to the Westbrook Communities is found in Attachment 9.

Considerations in Developing the Policy

Municipal Development Plan Policies

The Limited Scale policies are informed by policies in the MDP, demographic trends and feedback received through public engagement. The following policies in the MDP speak to encouraging redevelopment in low-density neighbourhoods that is similar in scale and form to the existing housing forms, provides a variety of housing forms to increase housing choice, and helps stabilize population declines.

2.2.5(a) Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground-oriented housing.

2.2.5(b) Support development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities.

2.3.1 (a) Provide a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:

(i) A mix of housing types and tenures, including single-detached, ground oriented (e.g. duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium- and higher-density and mixed-use residential developments; and

(b) A range of housing choices, in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups.

Addressing Population Declines

In addition to the policies in the MDP that support diverse low-density housing options, demographic trends indicate that allowing for more housing options will help reverse population declines in these communities, will attract more households with children and will facilitate gradual growth and population recovery in these communities. As mentioned in the background and community context section above, the Westbrook Communities have seen a population decline over the last fifty years, due to changing demographics. The average household in 1969 in Westbrook had 3.65 people living in it, while today that number is 2.30. Despite there being over 5,500 more homes in the area today than in 1969, the population of the area has in fact declined by nearly 1600 people.

This population decline is more pronounced in some communities than others: Wildwood has 1585 less people today than it did 50 years ago, a decline of 37%. Westgate has 1050 less people today than in 1969, a decline of nearly 25%. Glendale has 30% less people than 50 years ago. Scarboro/Sunalta West has seen a population decline of 35% These four

communities have the greatest declines in population, and they are also communities that predominantly do not allow low-density housing choices as they are mostly zoned R-C1.

However, in communities that have zoning that allows a growth of low-density housing options (i.e. R-C2 and R-CG zoning), such as Richmond, Rosscarrock, Spruce Cliff, Glenbrook and Killarney population declines are much less pronounced (-2.3%, -6.3%, -1.6%, -3.0% and 0% respectively). Data also indicates that this population growth has also resulted in an increase in youth population (aged 0-19) as well.

Responding to Public Feedback

Public feedback on Limited Scale policies, which was solicited during Phase 3 of engagement resulted in three main themes that helped shape the policies. First, there was a theme of finding balance between perspectives. Public feedback on the topic was varied from those who wanted to protect single-detached areas from other limited scale housing forms to those who wished to see all forms of limited scale housing everywhere. Many people expressed an understanding of the need to increase housing choice, but expressed a desire to do so incrementally and thoughtfully.

Second was the theme of equitable application of policy. Many members of the public raised concerns about equitable treatment across communities. Some people asked why some areas would be expected to accommodate significant growth and change by allowing all limited scale housing forms, while other areas would be limited to just one housing form. For many people, an approach to Limited Scale policies should reflect fairness and equitable application of policy across communities.

The third theme was about concerns of amenities and services. Many members of the public were concerned about the loss of local amenities, such as shops and services, but particularly schools. Understanding this concern (identified in Phase 1 of engagement), data on changes in youth population were analyzed to understand changes in youth population. Table 3 shows the change in youth population by community over the last 20 years (1999-2019) and Table 4 shows the average number of youth living within each housing type. Taken together, these tables demonstrate that providing additional housing choice, particularly in the form of semi-detached homes, rowhouses and townhouses, helps reverse declines in youth population, and helps schools stay open.

Table 4: Changes in youth population (0-19) by community

Community	Change in Youth Population (1999-2019)
Wildwood	-16
Westgate	-117
Spruce Cliff	207
Shaganappi	13
Shaganappi	8

Scarboro West	
Rosscarrock	36
Killarney	436
Glenbrook	-24
Glendale	-92
Richmond	171

Table 5: Average number of youth (0-19) by housing type in the Westbrook Communities (2019)

Housing Type	Average number of children (0-19 years old)
Single-detached home	0.54
Semi-detached home	0.58
Townhouse/Rowhouse	0.61
Secondary Suite	0.28
Apartment	0.21

Taking these themes of public feedback into account, and considering demographic changes and MDP policy, the Limited Scale policies in Section 2.2.1.6 reflect a balanced approach to limited scale development that allows moderate intensification throughout all communities in the form of semi-detached dwellings and supports greater housing choices in key locations (transit stations, main streets, corner lots and parks). This balance avoids an approach where some communities or portions of communities would support all forms of limited scale redevelopment, while others would not allow any opportunities for limited scale redevelopment (i.e. a Single Detached Special Policy Area), and would continue to stagnate. This balanced approach addresses the issues of equity, balance and concern about neighbourhood amenities, while also facilitating gradual growth in communities that have not experienced redevelopment to date.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The Plan and recommendations in this report have considered, and are aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Growth Plan (2012)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's Growth Plan (GP). The proposed land use amendment builds on the principles of the GP by

promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The Municipal Development Plan on Map 1: Land Use Typologies identifies four Land Use Typologies that apply to the Westbrook Communities: two Community Activity Centres, three Neighbourhood Main Streets, as well as Inner City and Established areas. A detailed description of each of these areas is provided in the Policy Areas section above.

In addition to the policy areas listed above, the Municipal Development Plan contains several other policies specific to Local Area Plans. These policies include:

2.3.2(d) Ensure that the preparation of local area plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods

2.6.3(n) Develop sub-watershed plans to ensure integration of principles and policies of relevant watershed management plans into local area plans and development decisions.

2.6.4(q) Identify the urban tree canopy target in local area plans.

c. Co-ordinate sustainable energy planning at all scales of development by:

ii. Ensuring that energy efficiency is part of the design considerations for local area plans and subdivisions.

Extensive community engagement was undertaken as part of the Plan, details of which can be found in Attachment 4. Community engagement was an instrumental component of the Plan, with public feedback helping to shape each Chapter of the plan through the engage process, resulting in a plan that reflects community hopes and needs.

An analysis of stormwater infrastructure was undertaken for the Plan once the urban form category and building scale map were determined. In addition to this analysis, the Plan contains several policies to address stormwater retention and mitigation, which are included in Sections 2.4.1.4 (Landscape Design), Section 2.4.2 (k) through (r) (Natural Infrastructure and Water) and 3.2.8 (i) through (m) (Stormwater Retention and Mitigation) of the plan.

The local area plan identifies a tree canopy target of 25% for the Westbrook Communities in the “Urban Forest and Vegetation” section of section 3.2.8. The citywide target in the Municipal Development Plan is 14%-20% by 2066. The current tree canopy coverage in the area is 22.78%.

Energy efficiency policies are included in sections 2.4.2 (a) through (j) (Net zero homes and buildings, Zero carbon energy transition and built infrastructure), 2.4.2.5 (Sustainable development) and 3.2.8 (a) through (c) (Zero Carbon Neighbourhoods).

Calgary Climate Strategy: Pathways to 2050 (2022)

With the Climate Emergency Declaration, The City of Calgary set the goal of becoming a net-zero greenhouse gas emissions city by 2050. Reducing greenhouse gas (GHG) emissions is critical to limiting the scale and intensity of future climate change. In order to have a general understanding the climate change impacts associated with the implementation of the Plan, a profile of current GHG emissions and a projection of future GHG emissions was developed. The analysis did not include fugitive emissions, waste management, public infrastructure such as streetlights or transportation emissions. The Westbrook Communities produce an estimated 186,000 tCO₂e (tonnes of carbon dioxide equivalent) annually. Of these, the largest contributor is the heating and electricity of residential homes, accounting for 72% of the communities' GHG emissions. With a population of 35,465, the per capita GHG emissions for the buildings in the community is 5.24 tCO₂e/person/year. This value is less than the city-wide average (7.47 tCO₂e/person/year). By 2076, the anticipated continued growth in the community accounts for rising residential GHG emissions, estimated to reach 139,427 tCO₂e/year. Commercial GHG emissions also rise, estimated to reach 134,790 tCO₂e/year. Total emissions by 2076 are projected to be approximately 274,000 tCO₂e/year. However, the increase in population outpaces the increase in emissions, and per capita emissions falls to 4.71 tCO₂e/person/year. By supporting growth in established and inner-city communities in Calgary, the Westbrook Plan will help reduce greenhouse gas emissions caused by buildings.

In addition to the analysis of greenhouse gas emissions, the Plan contains several policies aimed at reducing greenhouse gas emissions and mitigating the effects of climate change. Section 2.4.2, Design for Greenhouse Gas Reduction and Climate Mitigation includes policies on net zero homes and buildings, zero carbon energy transition, built infrastructure, natural infrastructure and water. Section 2.4.2.5, Sustainable Development includes additional policies on sustainable buildings, renewable energy and water consumption, among others. Finally section 3.2.8, located in Chapter 3 of the plan, outlines objectives for public and private investment to address climate change including actions centred around zero carbon neighbourhoods, climate adaptation, people, urban forest and vegetation and stormwater retention and mitigation. These objectives seek to reduce greenhouse gas emissions and reduce the community's vulnerability to climate-related hazards.