

Calgary Planning Commission Review

A closed session with Calgary Planning Commission was held on 2022 June 02 for members to review the draft Westbrook Communities Local Area Plan (Plan) and provide feedback to the project team. This review corresponded with Phase 3 of public engagement, and topics for discussion with Calgary Planning Commission mirrored those with the general public: 1. The Urban Form and Scale Maps 2. Small-Scale Growth (i.e. limited scale policies) and 3. Supporting Growth. The questions posed to Calgary Planning Commission for discussion were:

- Do the urban form categories and scale modifiers in the Plan make sense? If not, where would you make changes and how?
- What are your thoughts on small-scale homes? To what degree should various types these be limited, or not? If so, what types should be limited and to what areas?
- Do you have any general comments on the implementation options? Have we missed anything?

A full version of the Plan was made available through the project website and members of commission were provided materials highlighting key topics. No materials were shared with Calgary Planning Commission that were not available to the general public.

The following is a summary of comments from the Calgary Planning Commission – 2022 June 02 Closed Session workshop and Administration’s follow up.

Comment	Edits	Administration Follow up
General		
Were demographics and stats shared during engagement?		Demographics were shared online and in virtual presentations to the public. More demographics and stats were shared in the “Increasing Housing Choice: Key Considerations for Limited Scale Policy Direction” document shared on the website in Phase 4.
Local area plans must be seen through Climate Emergency Lens	Several sections were added to the document to address the Climate Emergency. Section 2.4.2.6 includes design considerations for reducing GHG emissions and mitigating climate impacts. Section 3.2.8 outlines public and private investment to reduce GHG	Sections were added to the policy to address the Climate Emergency. Additionally, a GHG emissions profile was developed for the Plan Area, demonstrating that per capita emissions in the Plan are lower than the Calgary average and that they will

	emissions and mitigate climate impacts.	decrease over the next 50 years.
Did we take growth far enough?	Limited scale policies in section 2.2.1.6 support three+ unit development (rowhouses and townhouses) on corner lots, in transit station areas, adjacent to main streets and adjacent to parks greater than 0.4 hectares.	We struck a balanced approach to growth, considering both MDP goals and targets and public feedback. While we pulled back some areas that were first shown to support more intense growth, such as around parks, we maintained these areas for rowhouse and townhouse development.
Urban Form and Scale		
Encourage growth around parks, we don't want to lose that	Limited scale policies in section 2.2.1.6 support three+ unit development (rowhouses and townhouses) adjacent to parks greater than 0.4 hectares.	While we reduced the scale of development around parks, removing most four to six storey development around parks, we maintained these areas for rowhouse and townhouse development.
Growth should not be just pushed to main streets.	We have included higher intensity growth along several non-main street corridors, such as 26 Avenue SW and 45 Street SW, and select community parks.	We had to balance desires for greater intensities of growth throughout the Plan with public feedback that was more cautious regarding growth. We aimed to strike a balance between these perspectives.
Shaganappi Point LRT– could there be more intensity there?	The transition zone around the Shaganappi Point LRT was increased, allowing more rowhousing near the station.	The Shaganappi community lies entirely within a 600m radius of the Westbrook and Shaganappi Point LRT stations. We limited the station areas in this Community to preserve some areas for semi-detached development based on community feedback.
33 Street SW could be higher scale (was proposed as limited scale – 3 storeys)	33 Street SW is maintained as a neighbourhood connector, limited scale area. This will support the new H-GO district.	Public feedback was fairly negative regarding densities higher than three storeys along 33 Street SW (south of 17 Avenue SW). Instead, this area

		was maintained as neighbourhood connector.
Enclaves like Wildwood have prime access to parks and open space and could be more than just single-detached	The neighbourhood connector, limited scale policy was applied along Spruce Drive, and low-modified scale along portions of 45 Street SW and Wocester Drive SW, allowing for more housing options. Additionally, the limited scale policies allow for rowhouses on corner lots and across from parks throughout the community and semi-detached dwellings everywhere.	We sought out a balance between the existing single-detached zoning in the community, and public desires for gradual (or no) change, and desires for more rapid change. The Plan supports gradual growth throughout the community, with several areas identified for more intense development.
Comments about the golf course – is that the best use?	The Shangappi Point Golf Course remains identified as a City Civic and Recreation Urban Form Category.	Conversations with Recreation and Parks revealed that Shaganappi Point Golf Course is one of the few profitable courses in the city, and the most successful public golf course in Calgary. Additionally, the golf course has unique history- it was gifted to The City by the federal government and is the first public golf course in Calgary, and the second in Canada!
Agreement that we need to support density around Westbrook Station	The Plan includes the highest densities and activity around Westbrook Station. Urban Form Categories and Building Scales have been simplified and streamlined in the Station Area in order to provide flexibility of development in the area.	N/A
Commission stated it supported the decision not to include single-detached policy areas	No single-detached policy areas are proposed within the Plan.	We sought a balance between desires for Single-Detached Special Policy Areas and desires to support rowhouses throughout the Plan area. We developed a policy that supports semi-detached homes throughout the area, but limited

		rowhouses and townhouses to key areas of the Plan.
Why four storeys on 12 Ave SW and Bow?	12 Avenue SW along Bow Trail now allows up to six storeys (low scale).	This has been amended to support up to six storeys (low scale).
Why limit some areas to four storeys instead of going up to six?	Several corridors, such as 45 Street and 26 Avenue are limited to four storeys, but with nodes up to six storeys.	Public feedback indicated concerns for six storey development in certain areas, particularly non-main street corridors. The four storey scale was a balance between desires for greater intensity and community concerns about development being out of character with the area.
Should 37 Street SW, 45 Street SW and 17 Avenue SW have more commercial/commercial flex that discourages vehicle-oriented commercial?	37 Street SW, 45 Street SW and 17 Avenue SW use the neighbourhood have the neighbourhood commercial, flex or connector urban form categories applied. These all discourage vehicle-oriented commercial uses.	N/A
Investment Priorities		
Sidewalks should be a standard/minimum, not an investment priority		Several areas do not have sidewalks, and we wanted to highlight that as an area of improvement. However, more substantial public realm improvements are included in Appendix A to highlight areas for investment.
How are we investing in parks?	Parks improvements and upgrades have been highlighted in 3.2.4 of the Plan. Several key parks improvements are highlighted in this section. Appendix A includes specific options for investment.	Chapter 3 of the Plan details goals, objectives and implementation options for public investment support for the Plan, and Appendix A has been added to detail specific implementation options that meet these goals and objectives.