

CITY OF CALGARY
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IP2022-1146
CITY CLERK'S DEPARTMENT

Westbrook Local Area Plan

Council January 17, 2023

ENGAGEMENT

- Goal: “Reaching a broad and diverse range of residents and stakeholders to ensure an inclusive and accessible engagement process” - not met
- Clear disconnect between Planner Team and Communities, criticized by all communities during IPC
- Successful planning is collaborative. Main stake holder, the residents, were excluded.
- WW was part of the LAP working group since day 1

Guide to Local Area Planning

“The Guide helps to maintain and enhances a community’s unique traits. We work **with** community members – **the experts on their respective communities** – through an inclusive engagement process called “[local area planning](#)”. Additional policy, such as [Heritage Guideline Area](#) or [Special Policy Areas](#) may also be applied during this process **to ensure a community’s unique sense of place is honoured.**”

“The Guide supports single-detached homes as an option in every community in Calgary outside the centre city. We expect and plan for this housing option to **continue to be a popular choice of home for citizens.”**

Single-Detached Special Policy Area

There may be areas within a community where residents wish to limit all future development to a single-detached housing form. This tool may be considered during the **local area plan** process and a portion of a community may be identified as a Single-Detached Special Policy Area in the **local area plan**. The extent of the Single-Detached Special Policy Area will be informed by City policies, the existing context and the future vision for the area. Secondary suites will continue to be allowed where they are currently permitted by the **Land Use Bylaw**.

Neighbourhood



ad

Appendix

Limited Scale Map

- 1 In communities such as Wildwood, due to longer blocks and different road patterns, there are few corner lots, and therefore fewer places that allow 3 or more unit developments.
- 2 Current zoning allows up to three storey buildings in all these communities. New semi-detached homes are allowed to be no larger than new single-detached homes.
- 3 The majority of areas with a neighbourhood local urban form and limited scale modifier allow for up to two dwellings on a parcel (plus secondary suites). These areas will see gradual growth of semi-detached dwellings, but also new single-detached dwellings.
- 4 Park spaces smaller than 0.4 hectares (1.0 acres) do not allow for 3 or more unit dwellings, but there may be corner parcels nearby that do.
- 5 Areas around transit stations allow for three or more unit homes on the ground level, such as rowhouses. Maps for each station can be found in section 2.5.2 of the Plan.
- 6 Streets backing onto a Main Street (such as 36 street between 19 avenue to 26 avenue) allow for 3 or more unit development.
- 7 Three or more unit homes are also allowed on corner lots. In communities like Killarney, where corner lots face the avenues, this creates streets with a consistent character of rowhouses.
- 8 Parks greater than 0.4 hectares (1.0 acres) also allow 3 or more unit homes.



Legend

- Areas that support development up to two ground-oriented homes (single-detached homes, semi-detached homes and secondary suites) (R-C2).
- Areas that support development of three or more ground-oriented homes. Buildings in the rear yard may be up to 2 storeys, but may not include secondary suites (single-detached homes, semi-detached homes, rowhouses, townhouses and secondary suites) (R-CG).
- Areas that support development of three or more ground-oriented homes. Buildings in the rear yards may be up to 3 storeys (single-detached homes, semi-detached homes, rowhouses, townhouses and secondary suites may be up to 3 storeys) (H-GO).
- Areas that support development that is four storeys or greater (see building scale map for allowable building heights).
- Natural Areas
- Parks and Open Space
- City Civic and Recreation Natural Areas

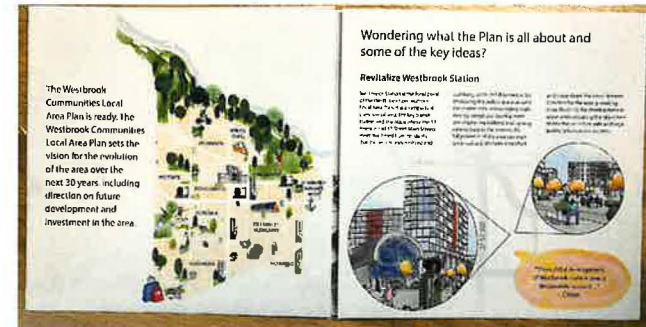
This map is intended to help visually explain the Limited-Scale Policy direction included within the Westbrook Communities Local Area Plan, but is not an official map included within the Plan itself.

It is important to keep in mind that this visually represents the visionary direction outlined within the Plan. The current land use designation or zoning that exists will remain as it is today. The designation or zoning on a parcel (outlined within the Land Use Bylaw) can only be changed if a formal Land Use Redesignation (rezoning) or Land Use Bylaw amendment is proposed (by a landowner or The City) and approved by Council - both of which require public notification and opportunities for public involvement.

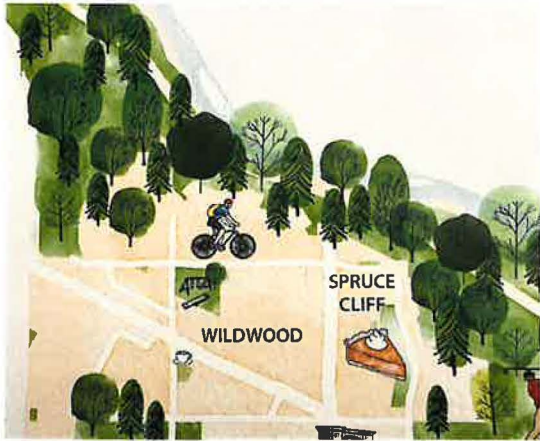
A Local Area Plan can be updated or amended over time as local conditions or circumstances change, in alignment with Council approved amendments or in alignment with future strategic policy updates.



- Map
- Revitalize Westbrook Station
- Enhance Mobility Options
- Increase Housing Choice
- Enhance Local Parks and Open Spaces
- Provide More Local Commercial Amenities



Map distributed to households



Maps in LAP document

Building Scale

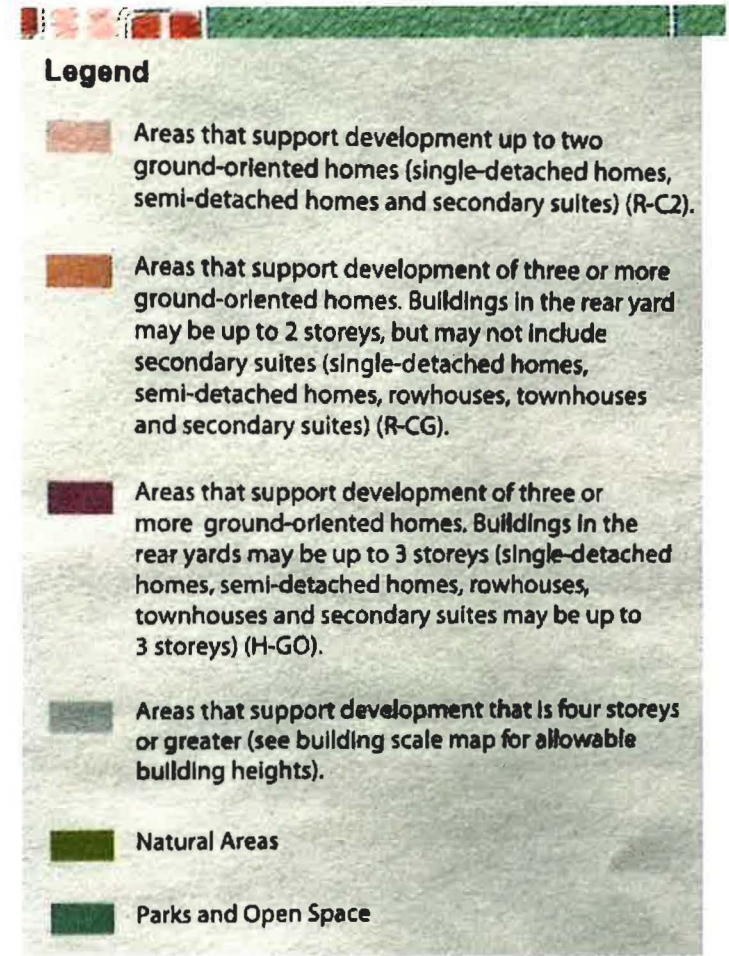


Urban Form



Limited scale map (Increased housing choice p.11)





2-storey



4-storey



3-storey



4-storey





Local Area Plan



Context & Trends
What is the current context of the area? What is changing when it comes to population demographics, needs and trends?



Equity
How do we plan for equity within our communities and city?



Participant Input
What ideas, insights, opportunities and concerns have been raised by the public and other participants?



Professional Expertise
What are the urban planning best practices, what is economically feasible and technically possible?



City Policies
How do we ensure alignment to the Municipal Development Plan, Climate Strategy and other City policies?