



Westbrook Communities
Working Group

WELCOME

Get a name tag. Get some food. Break the ice and get to know each other!





Westbrook Communities
Working Group

Working Group Session 1: PLANNING 101



hello

In 30 seconds or less... What's your name?

What's your connection to this project?

community member - community association rep. – development rep.

What's a fun fact about you?

AGENDA

WHY WE'RE HERE

1. Understanding the lifecycle and evolution of communities
2. Outcomes we're striving for – creating great communities
3. What is a local area plan?

YOUR INVOLVEMENT

4. Engagement process
5. Online activity overview



#1

THE LIFECYCLE AND EVOLUTION OF COMMUNITIES





LOOKING AHEAD...

Calgary's population and land area growth 1981–2015

Since 1985, Calgary's population and land area have roughly doubled.

Each new community requires new schools, roads, fire stations, and other city services.



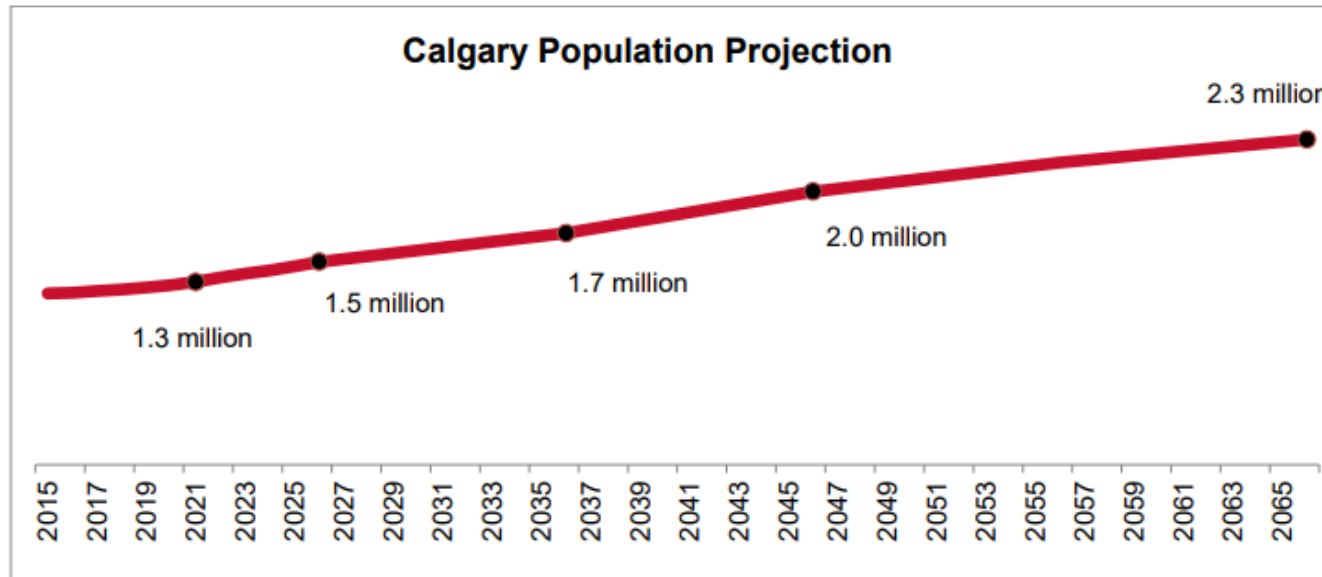
1981
592,000 residents
273 km² of developed land



2001
875,000 residents
400 km² of developed land



2015
1.23 million residents
496 km² of developed land



Source: City of Calgary 2016.

GROWTH & CHANGE

In 2019, Calgary had

1,285,711 people



+195,711 since 2013
+294,711 since 2006

521,257 dwelling units

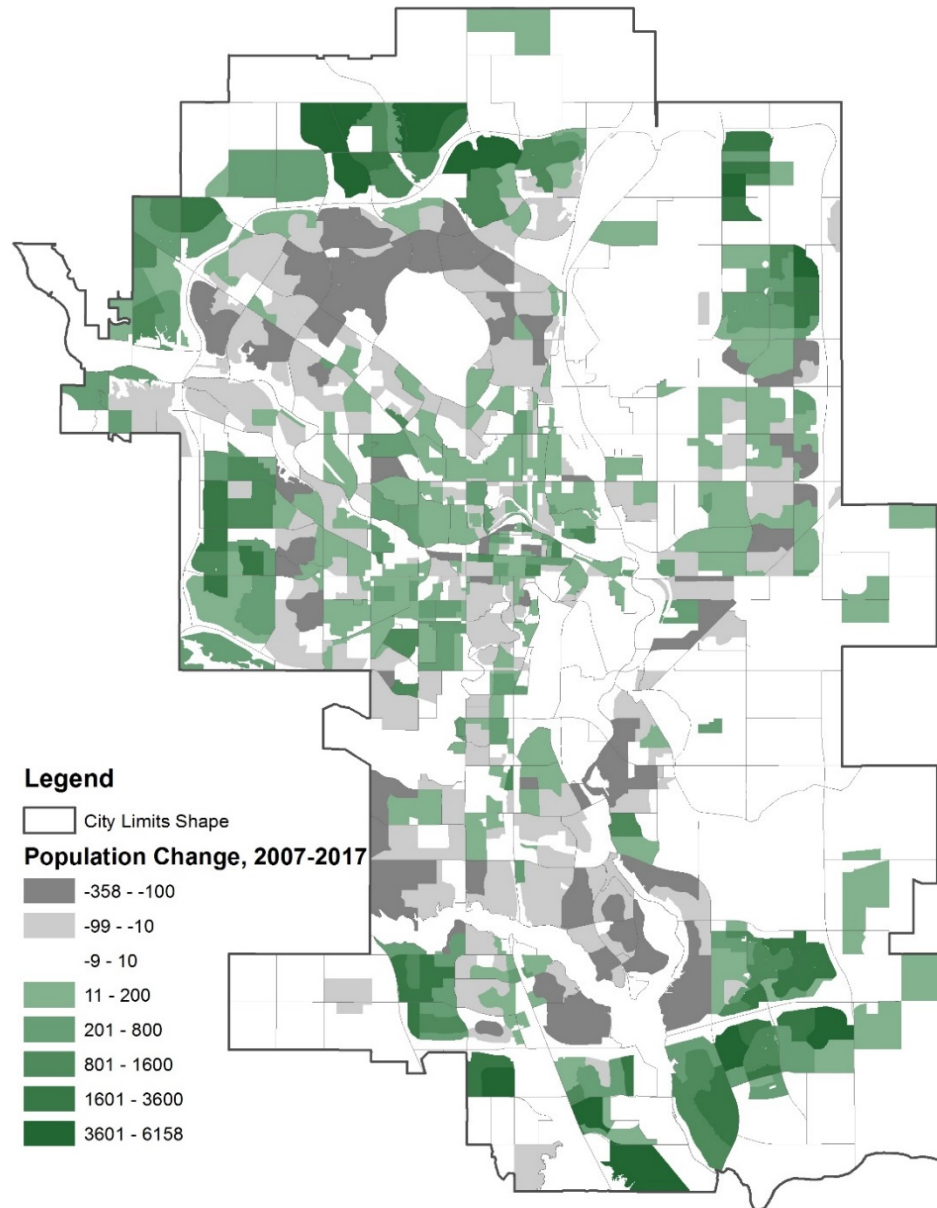


+53,257 since 2013
+113,257 since 2006

We've added **294,711** people,
over **113,257** dwelling units
since 2006.

WHERE IS GROWTH HAPPENING?

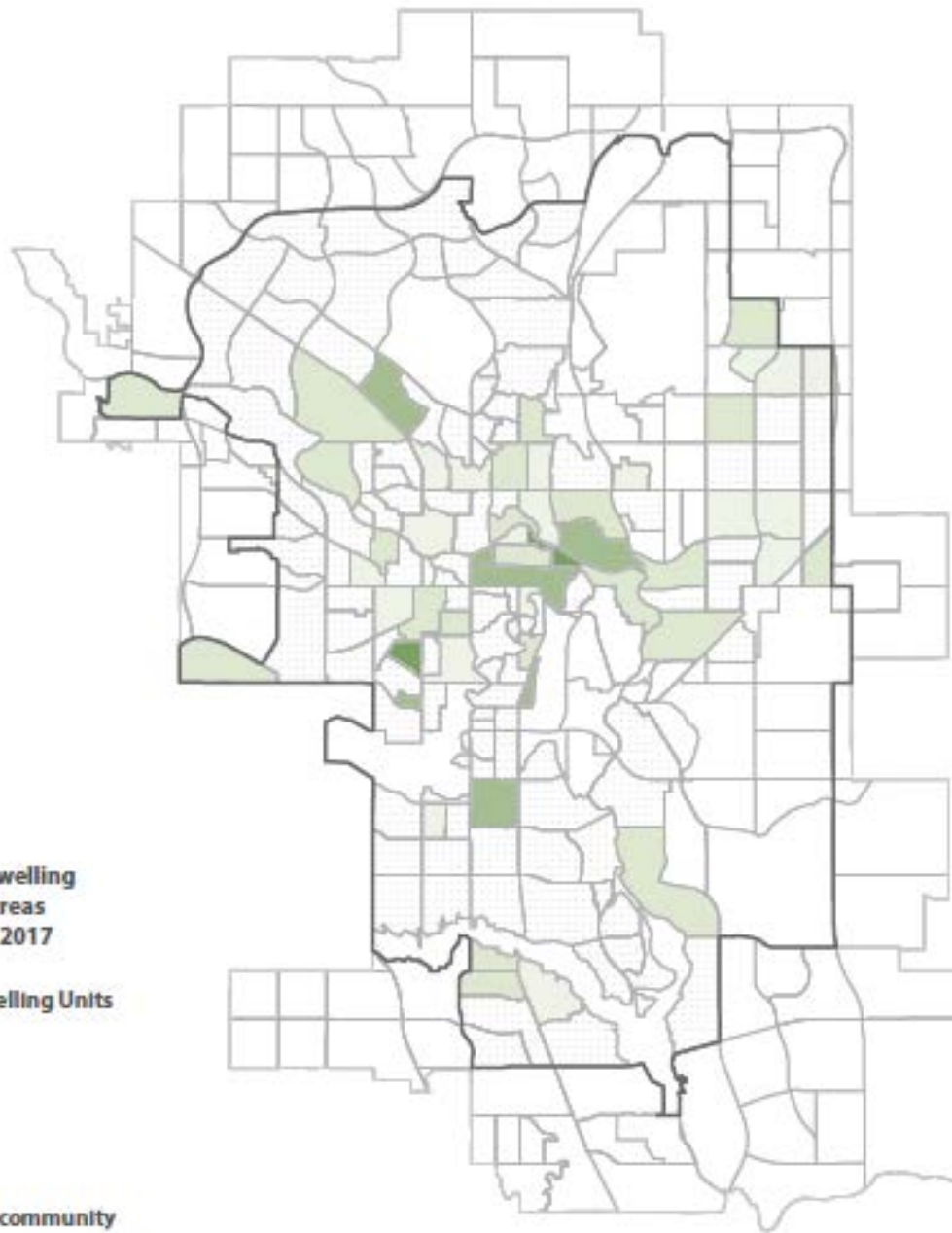
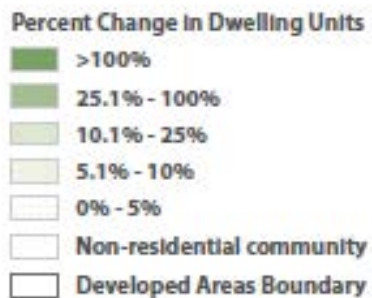
Percent Change in Population, 2007 – 2017



WHERE IS GROWTH HAPPENING?

Percent Change in Dwelling Units, 2007 – 2017

Per cent Change in Dwelling Units in Developed Areas Communities, 2006 - 2017



WHERE IS GROWTH HAPPENING?

Community Categories by Age of First Development

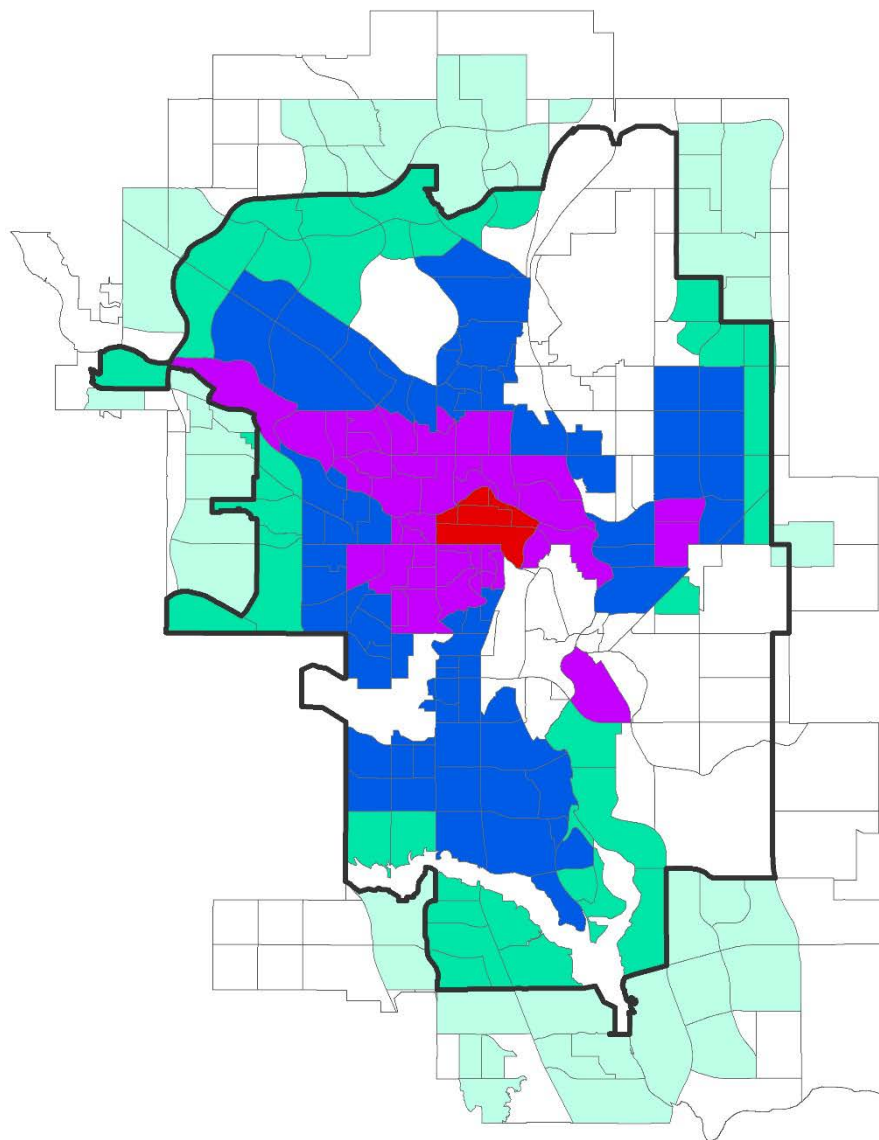
Centre City: pre 1910s

Inner Ring: 1910s – 1950s

Middle Ring: 1950s – 1980s

Third Ring: 1980s – 2000s

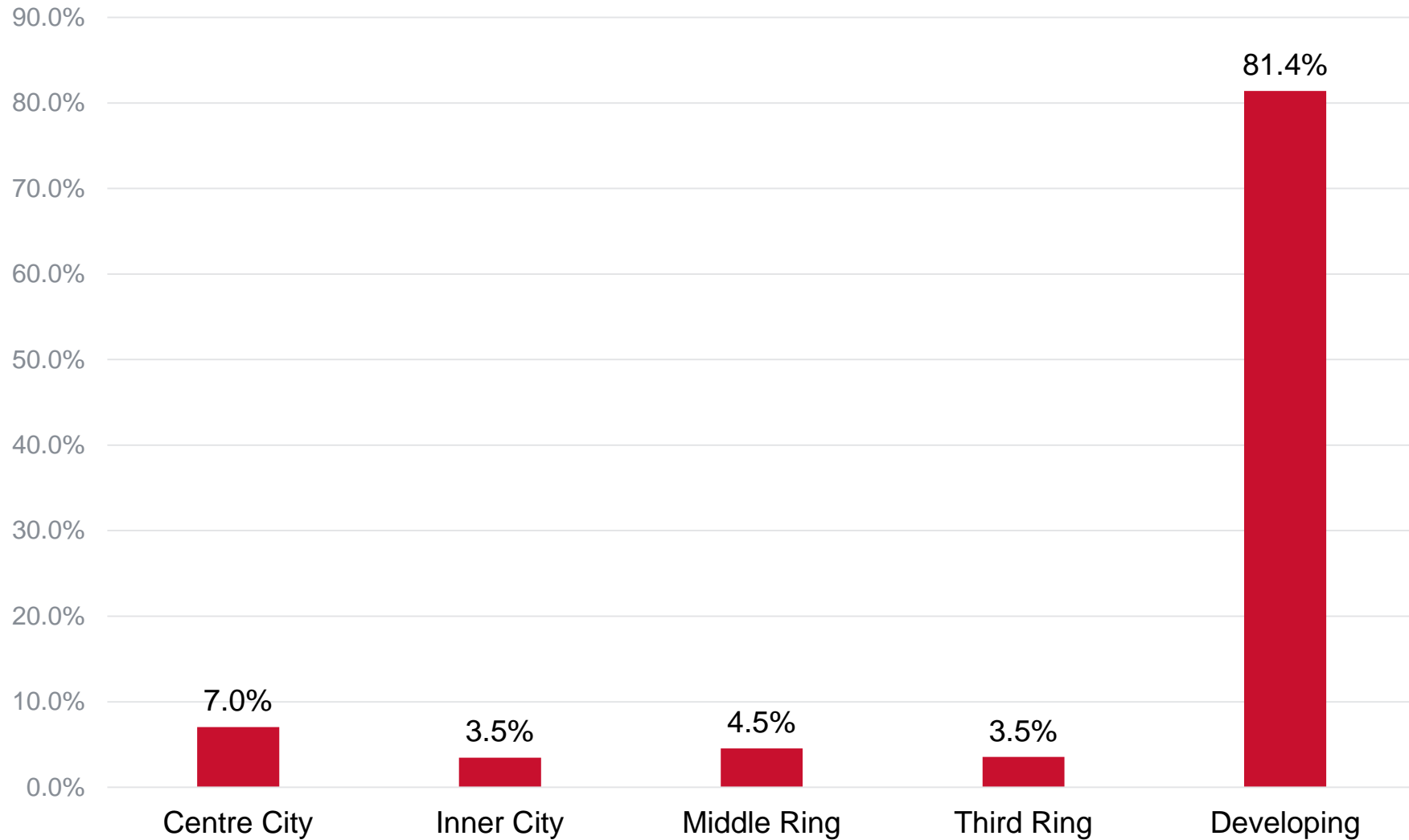
Developing: 2000s +





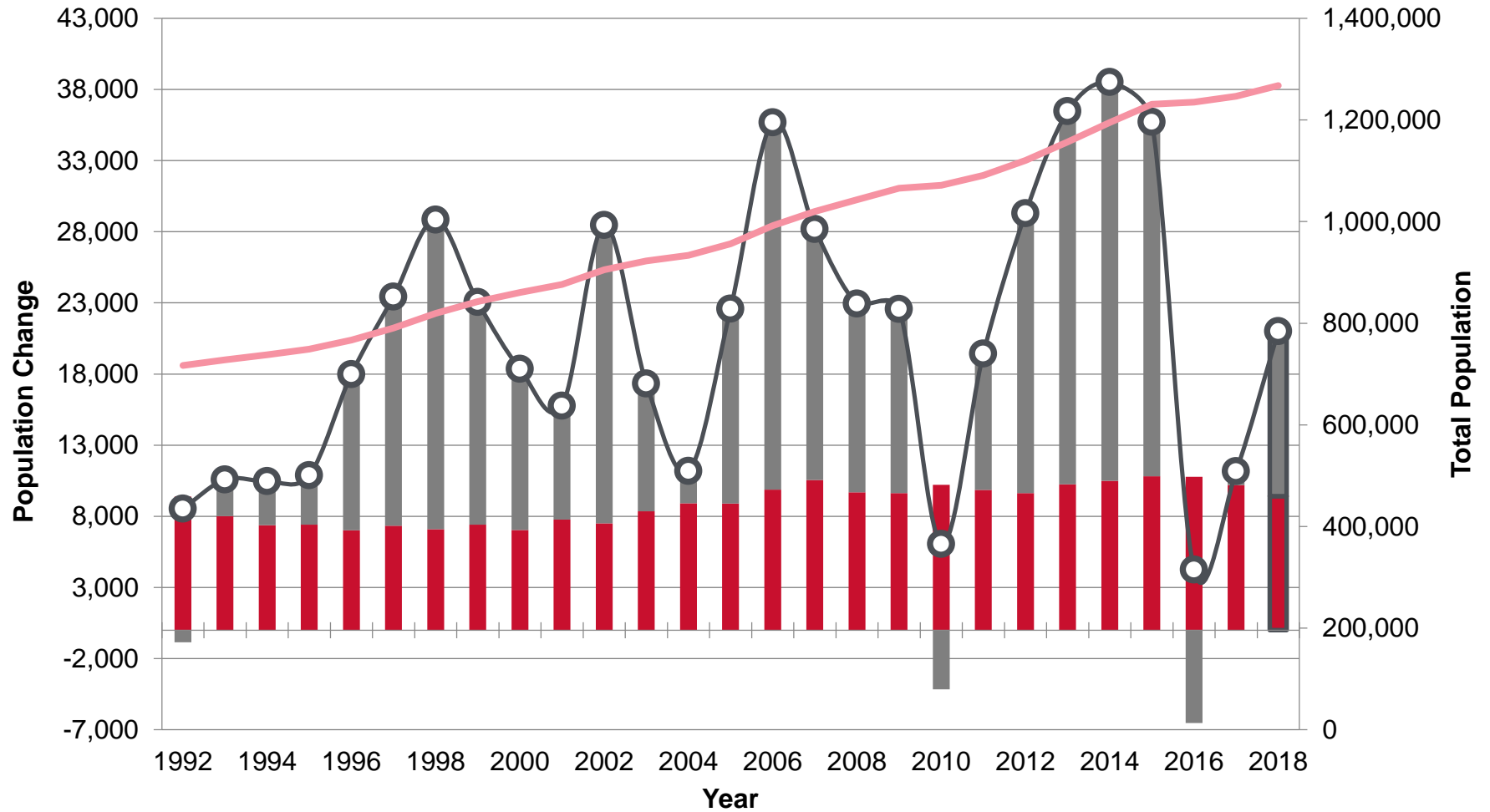
WHERE IS GROWTH HAPPENING?

Net Increase in Dwelling Units, 2007-2017





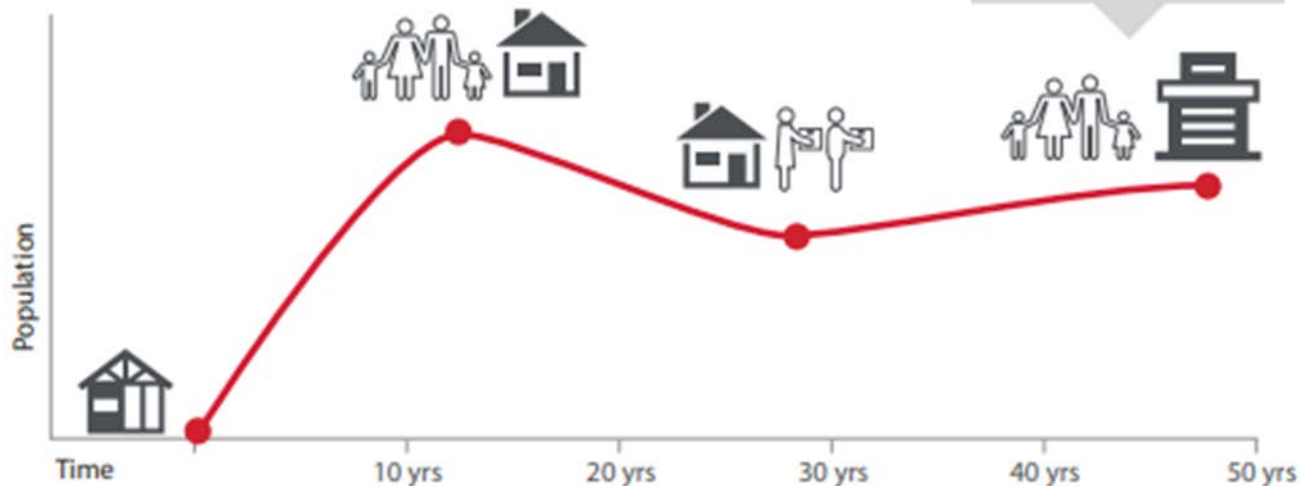
Calgary's Population Growth, Total and by Component





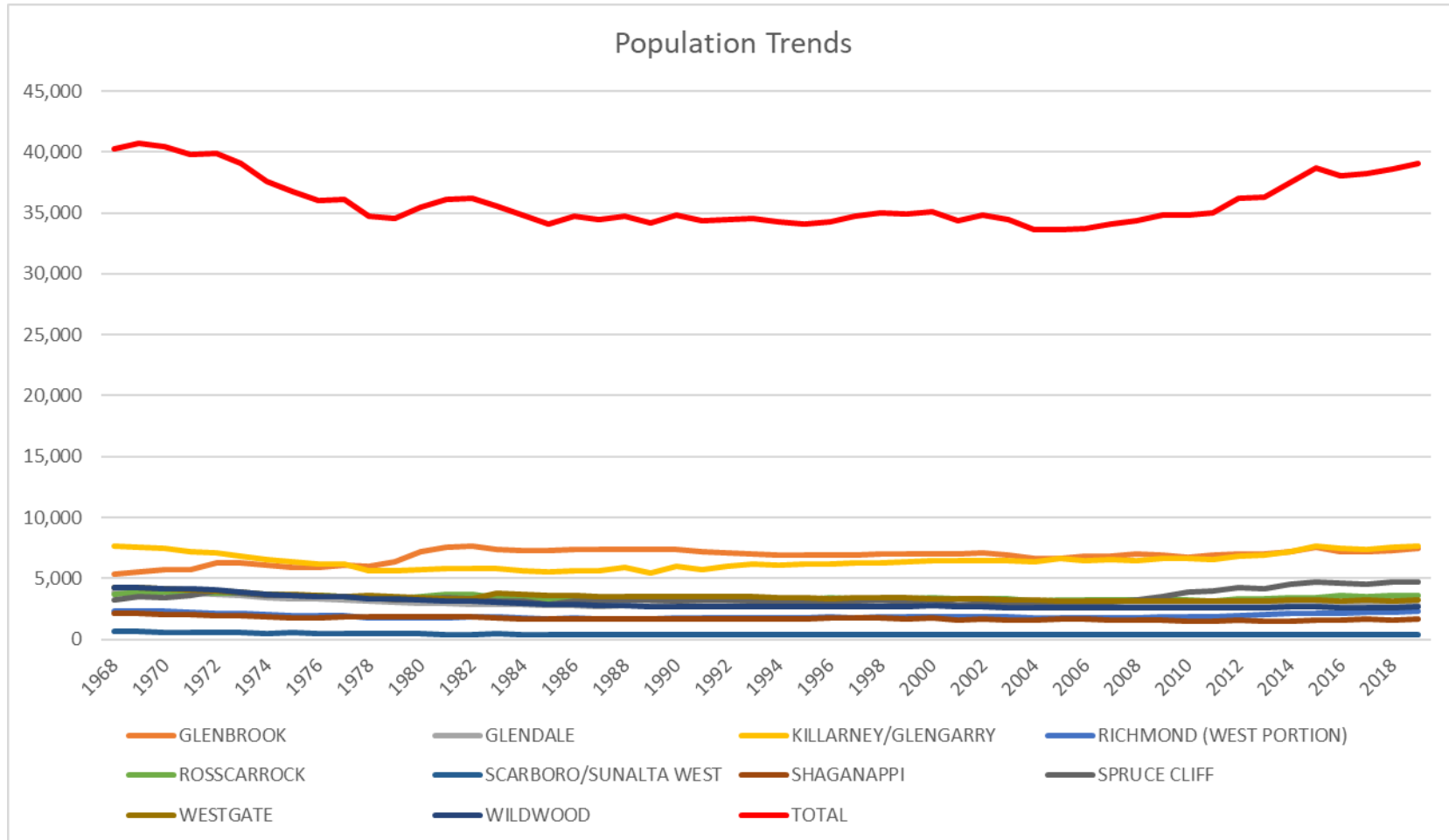
COMMUNITY LIFECYCLE

<p>1 New community development:</p> <ul style="list-style-type: none"> • greenfield land subdivided • houses constructed • single-family homes built first <hr/> <p>Auburn Bay, Evanston, Skyview Ranch</p>	<p>2 Residents move in:</p> <ul style="list-style-type: none"> • 15 to 20 year build-out • mainly new or growing families • peak population <hr/> <p>Bridlewood, Chaparral, Taradale, Tuscany</p>	<p>3 Adult children move out:</p> <ul style="list-style-type: none"> • 20 to 30 years later • maturing families, population decreases <hr/> <p>Oakridge, Queenland, Ranchlands, Wildwood</p>	<p>4 Area gets redeveloped:</p> <ul style="list-style-type: none"> • additional 20 to 30 years • redevelopment of area to suit contemporary homebuyers • population stabilizes to support existing infrastructure <hr/> <p>Bridgeland, Hillhurst, Killarney, Inglewood</p>
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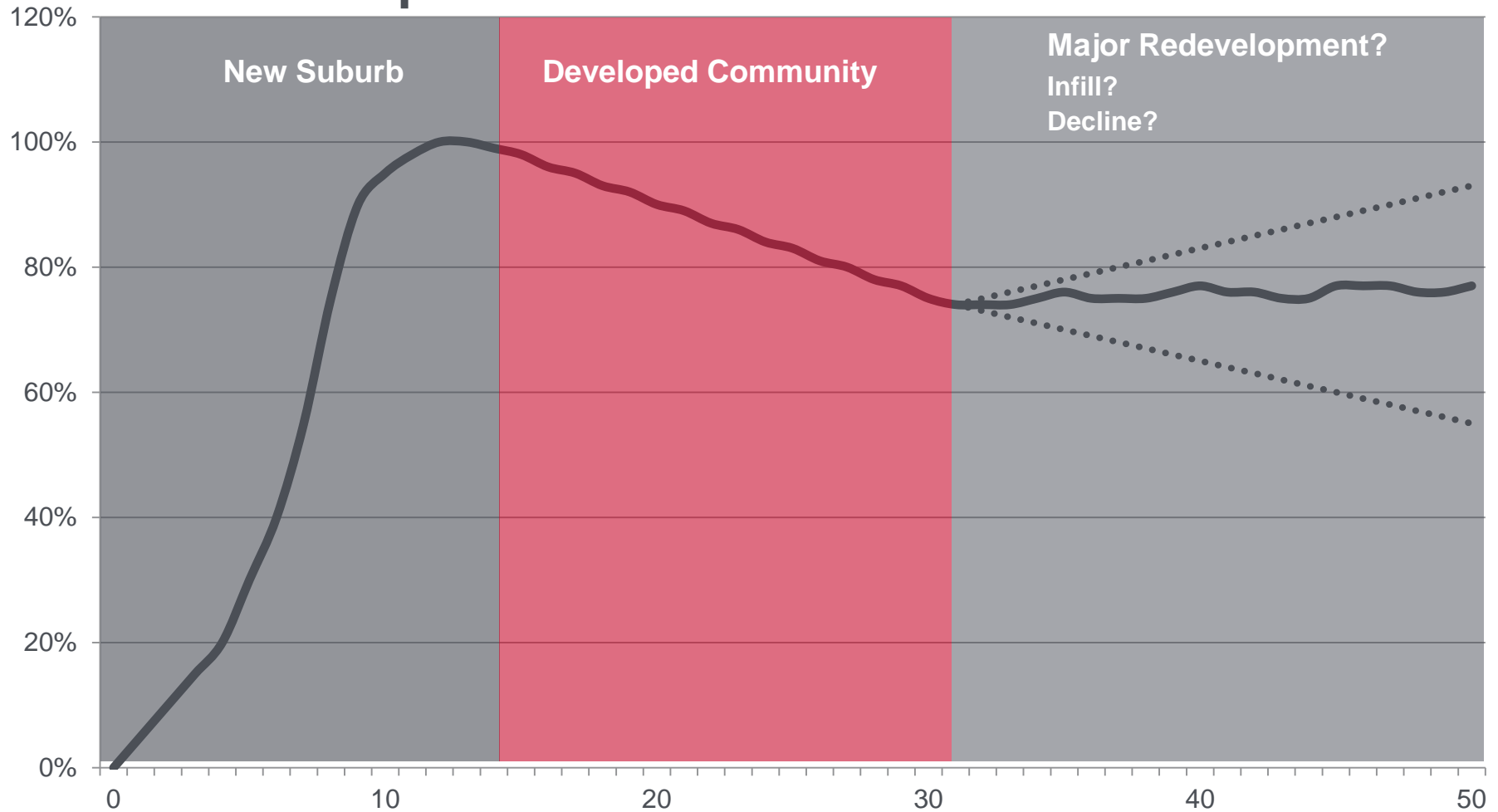
WESTBROOK COMMUNITIES TRENDS





COMMUNITY LIFECYCLE

Population Over Time





HOUSEHOLD TYPES

**Average Number of Children
per Census Family with
Children:**

1.8

Calgary Household Type, 2011 and 2016					
Household type	2011		2016		Change 2011-2016
	Number	% of Total	Number	% of Total	
Total private households	423,415	100%	466,725	100%	10%
Couple census family households without children	95,625	23%	107,655	23%	12%
Couple census family households with children	124,995	30%	140,260	30%	12%
Lone parent family households	31,630	8%	34,765	7%	9%
Multigenerational households	11,840	3%	15,050	3%	27%
Other census family households	21,330	5%	25,470	5%	19%
Non-census family households (two or more persons)	27,465	6%	29,335	6%	7%
One-person households	110,000	26%	114,185	24%	4%

Source: Statistics Canada 2017c.

Definition: Economic family refers to two or more household members who are related to each other by blood, marriage, common-law, adoption or a foster relationship. Lone-parent families have one male or female parent. Couple families can be composed of a same- or opposite-sex couples who are married or living common-law. The category of "persons not in economic families" includes all persons who do not belong to an economic family, including persons living alone.



HOUSEHOLD TYPES

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Source: Statistics Canada 2017c.

47% one & two person households

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1924

1 Edworthy Park



WHAT WAS HAPPENING

1928

Former airstrip in what is now Wildwood

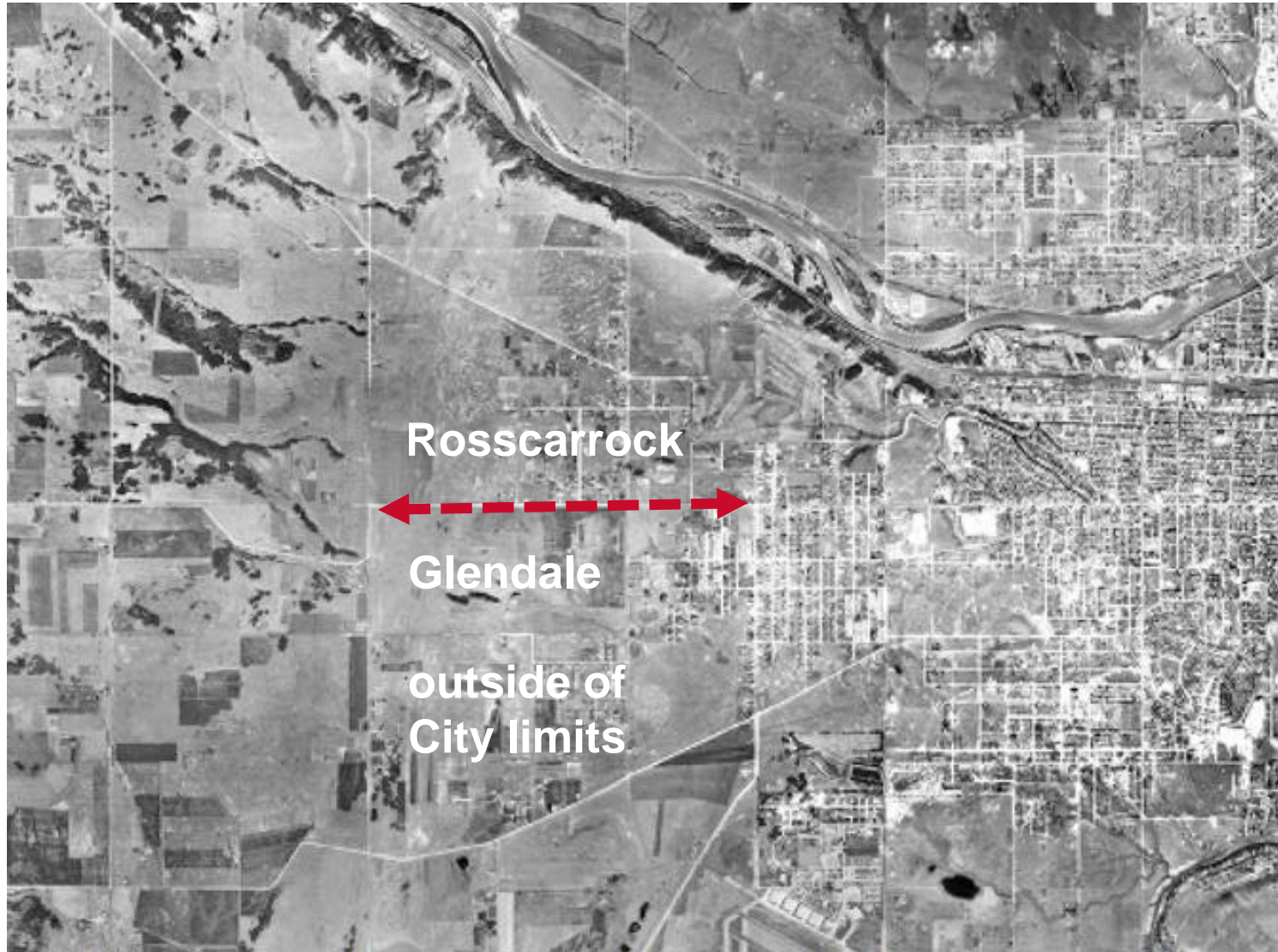


Glenbow Archives NA-4129-11

1948

Stretch of
17 Ave:

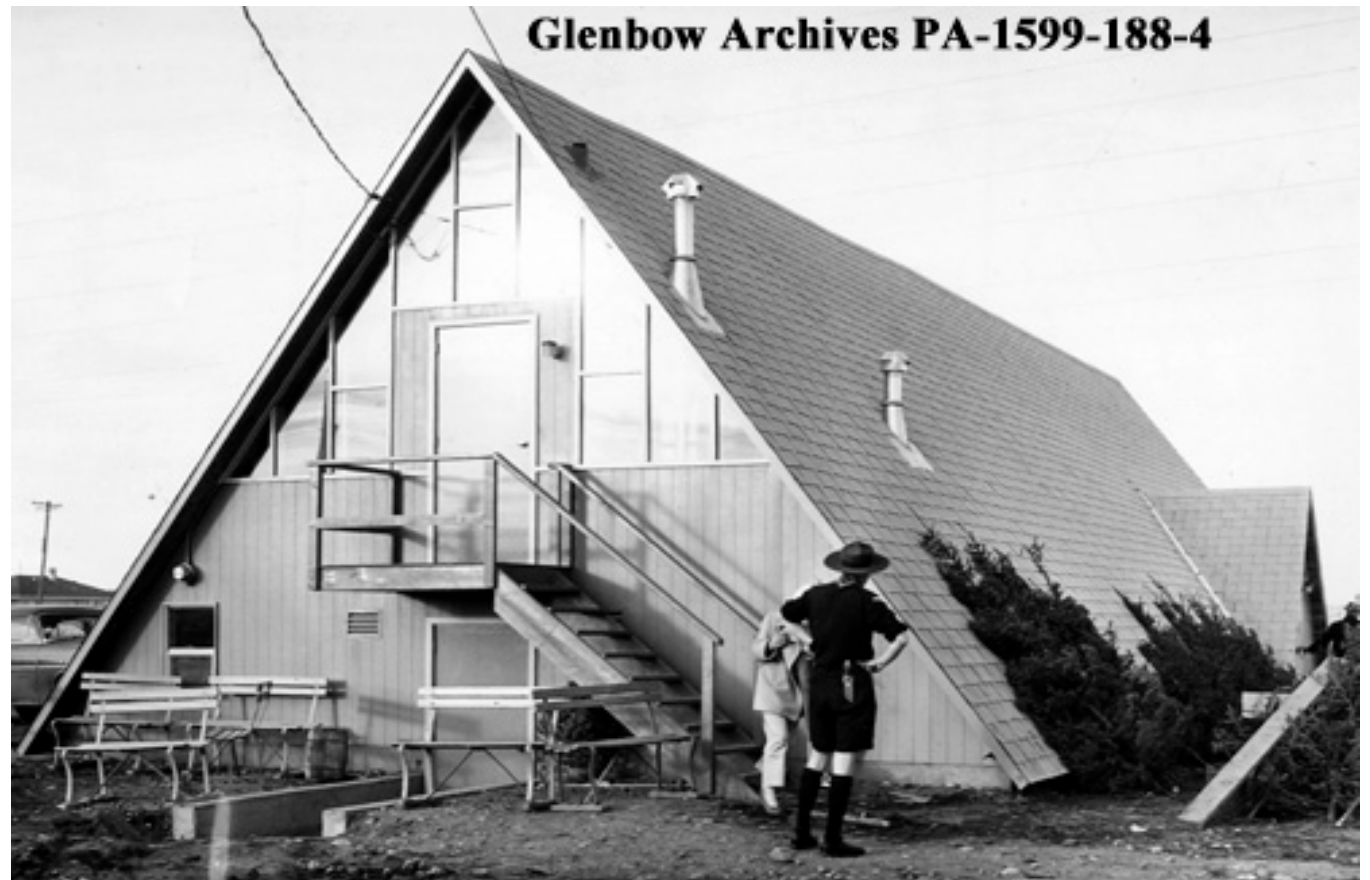
- Section road
- Highway to Calgary



WHAT WAS HAPPENING?

1958

Wildwood Community Association was built



1962

**Plan Area
Population:
35,139 (1968)**

Peak population
year: 1969

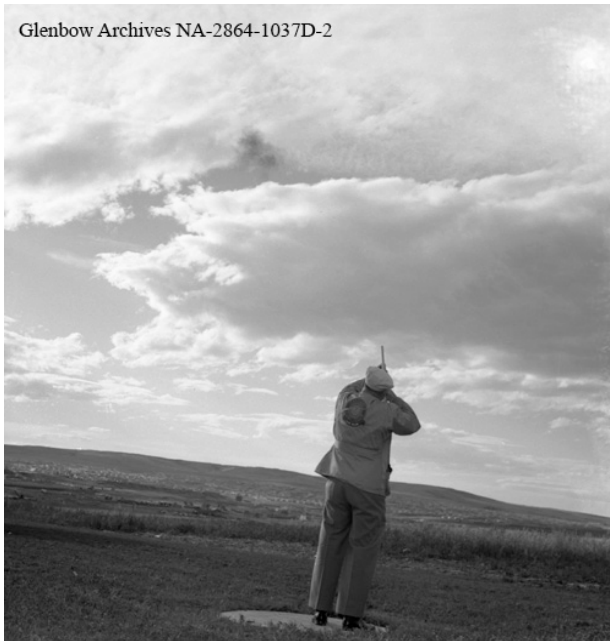


WHAT WAS HAPPENING?

1964

Westbrook Mall opened
Calgary's 3rd regional mall

Glenbow Archives NA-2864-1037D-2



THE CALGARY HERALD, Tuesday, August 25, 1964

ADVERTISMENT

ANCHORS FOR MALL The two giants of the Westbrook Shopping Centre stand strikingly on the north and south ends of the mall. The Safeway store on the right is the largest in Canada, with 35,000 square feet, including a 20,000-foot sales area. The Woolco store has a total floor area of 150,000 square feet, 105,000 of this devoted to sales area. The Westbrook Mall, with parking space for more than 2,250 cars, opens in southwest Calgary Wednesday morning.

Westbrook Mall Retailers Offer Complete One-Stop Shop Service

Westbrook Mall, Calgary's newest one-stop shopping centre is much more than just a central location with a great variety of retail and service establishments selected to fill just about every need of every family. It does, of course, do these things, but it offers its services in a friendly, relaxing and comfortable atmosphere... in a centre designed for customer convenience and with an eye-catching beauty and distinction all its own.

INTERESTING FACTS ABOUT

THE DOORS STAY OPEN IN SHOPPERS' PARADISE

Retail stores in the Westbrook Shopping Centre will be open in the broad sense of the word. When they open in the morning, the mall glass front doors on each store will slide open and stay open. Customers won't have to open and shut the door each time they enter or leave a mall store because the automatic mall's continued open.

You can Bank and Shop in One Stop!

1979

Plan Area

**Population:
30,759**

**Beginning of
Development
West of
Sarcee Trail**



WHAT WAS HAPPENING?

1980:
Calgary
Flames arrived

1983:
Saddledome built

1980s:
Growth West of
Sarcee Trail:
athlete housing
For the 1988 Olympic Games



1988
Plan Area
Population:
31,089

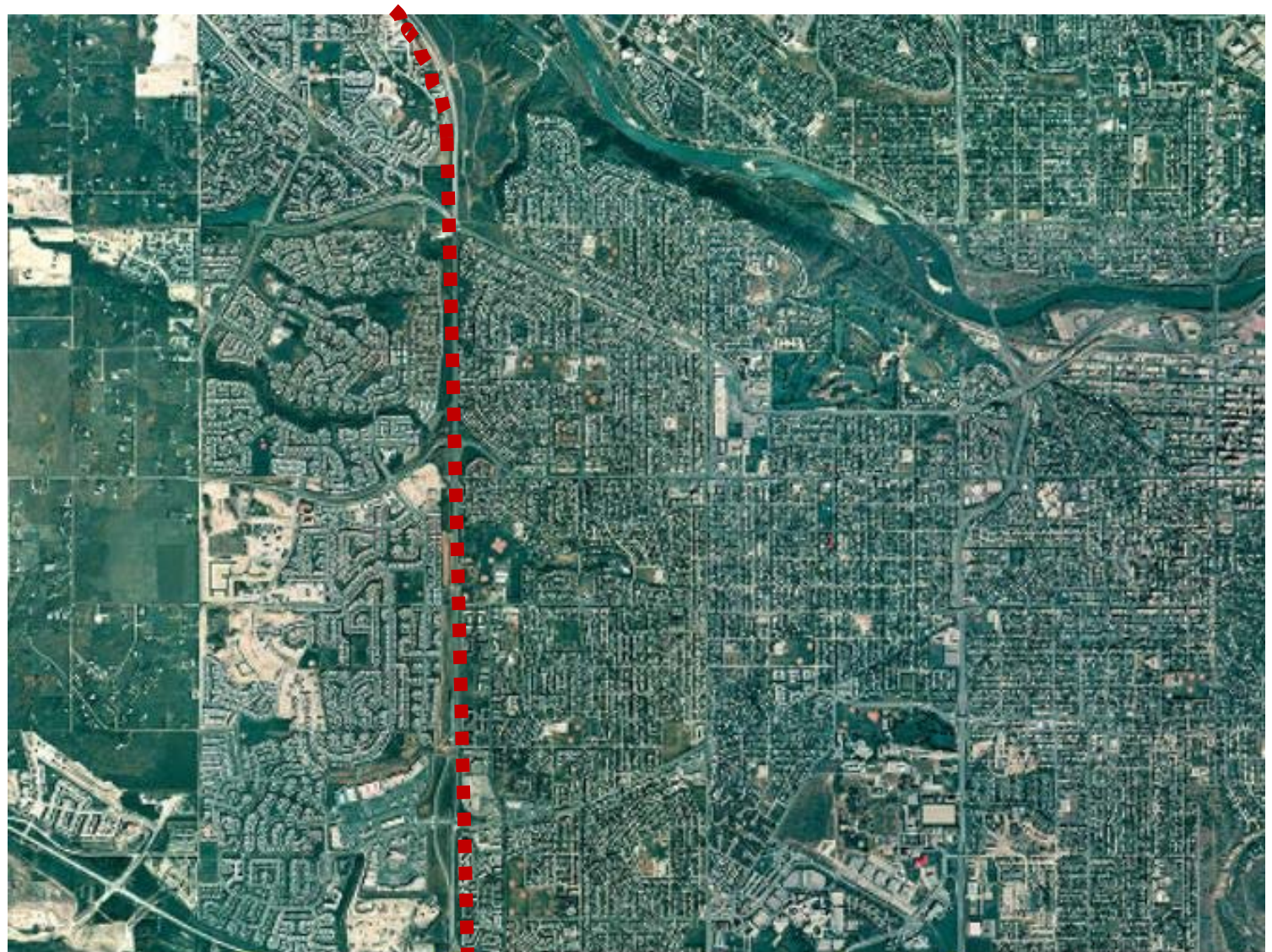
Development
West of
Sarcee Trail



1999

**Plan Area
Population:
30,960**

**Development
West of
Sarcee Trail**



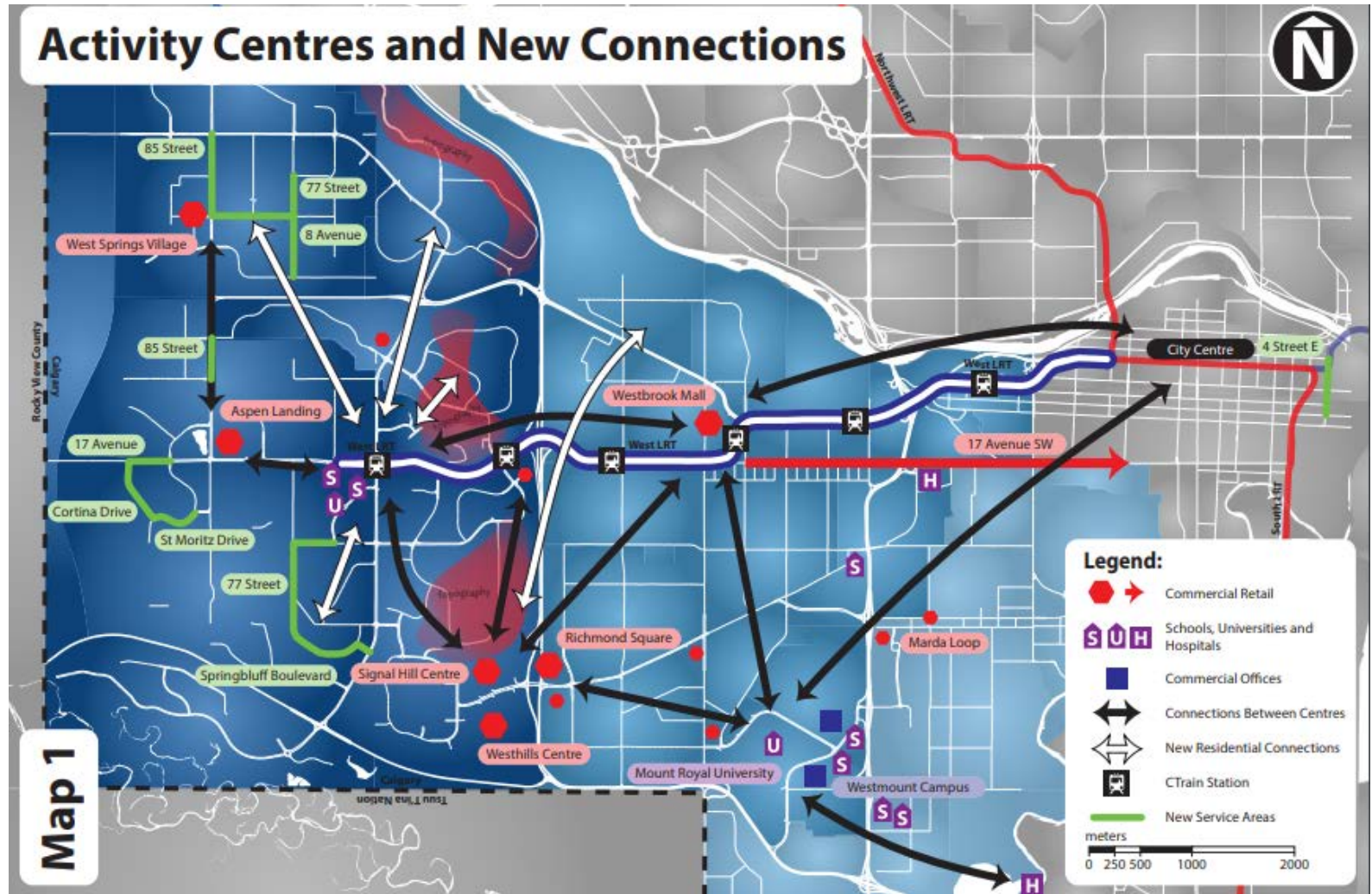
WHAT WAS HAPPENING?

2012

West LRT line opened

6 new stations

Biggest infrastructure project in city's history



Source: https://www.calgarytransit.com/sites/default/files/reports/west_lrt_one_year_review.pdf

WHAT WAS HAPPENING?

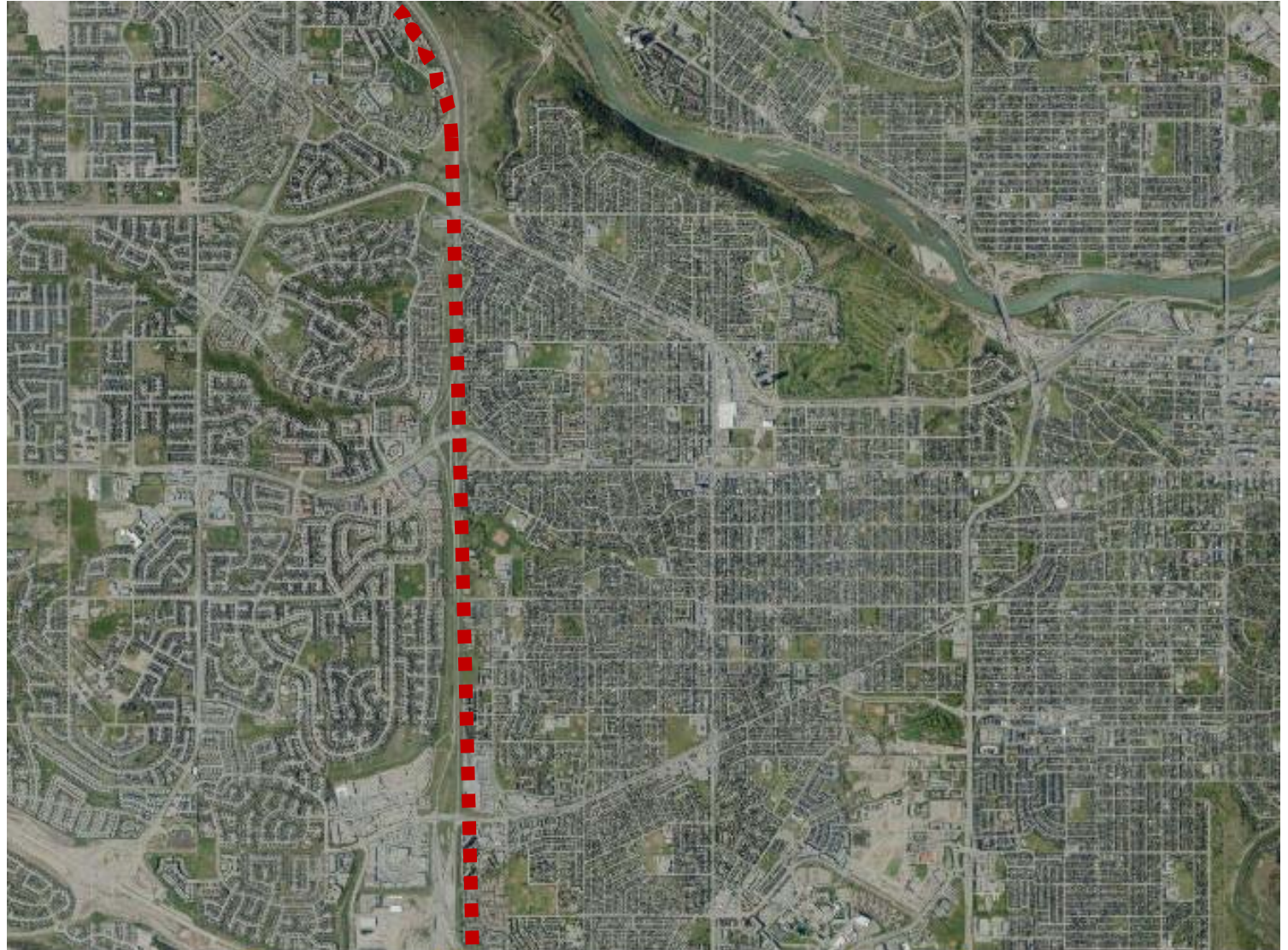
- 1 Pedestrian Bridge – Bow Trail
 - 2 Shaganappi LRT Station
- Important connection N and S of Bow Trail



2019

**Plan Area
Population:
34,112**

**Development
West of
Sarcee Trail**



QUESTIONS?



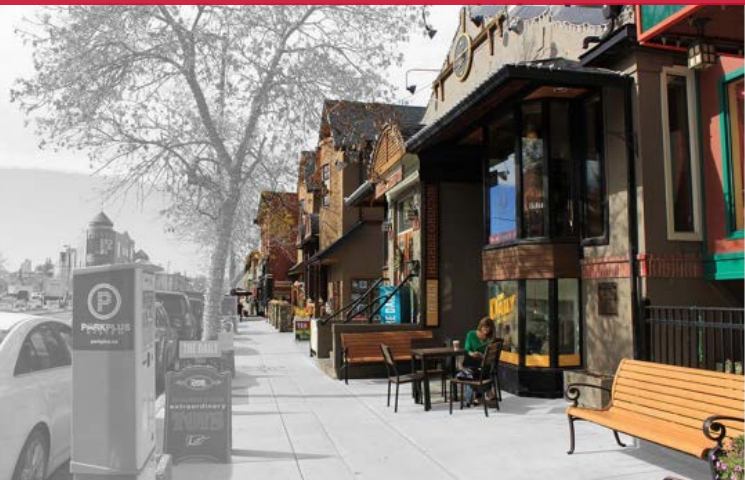
TABLE DISCUSSION

What kind of evolution and change have you started to notice in the Westbrook Communities?



#2

OUTCOMES WE'RE STRIVING FOR – CREATING GREAT COMMUNITIES







THE HIERARCHY

Plans & Regulation

Enabling Legislation

General



South Saskatchewan Regional Plan



Interim Growth Plan



Intermunicipal Development Plan



Municipal Development Plan



Local Area Plans



Land Use Bylaw

Specific



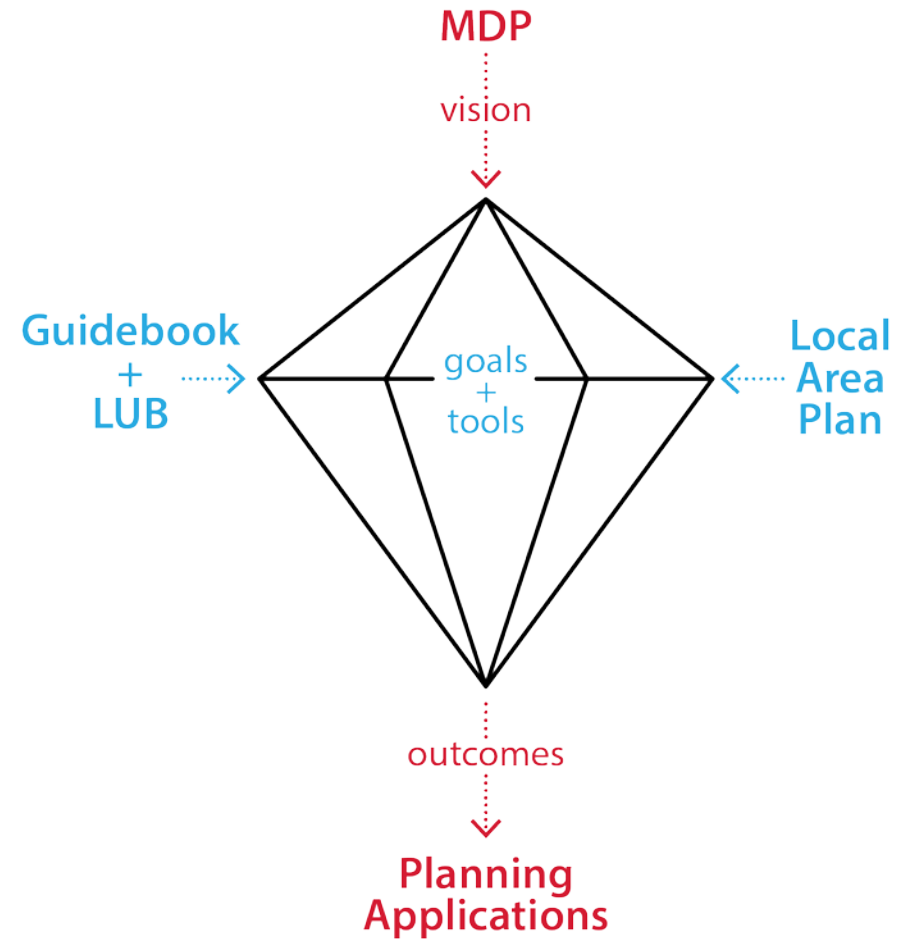
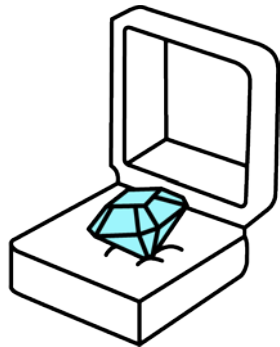
Alberta Land Stewardship Act (ALSA)



Municipal Government Act (MGA)

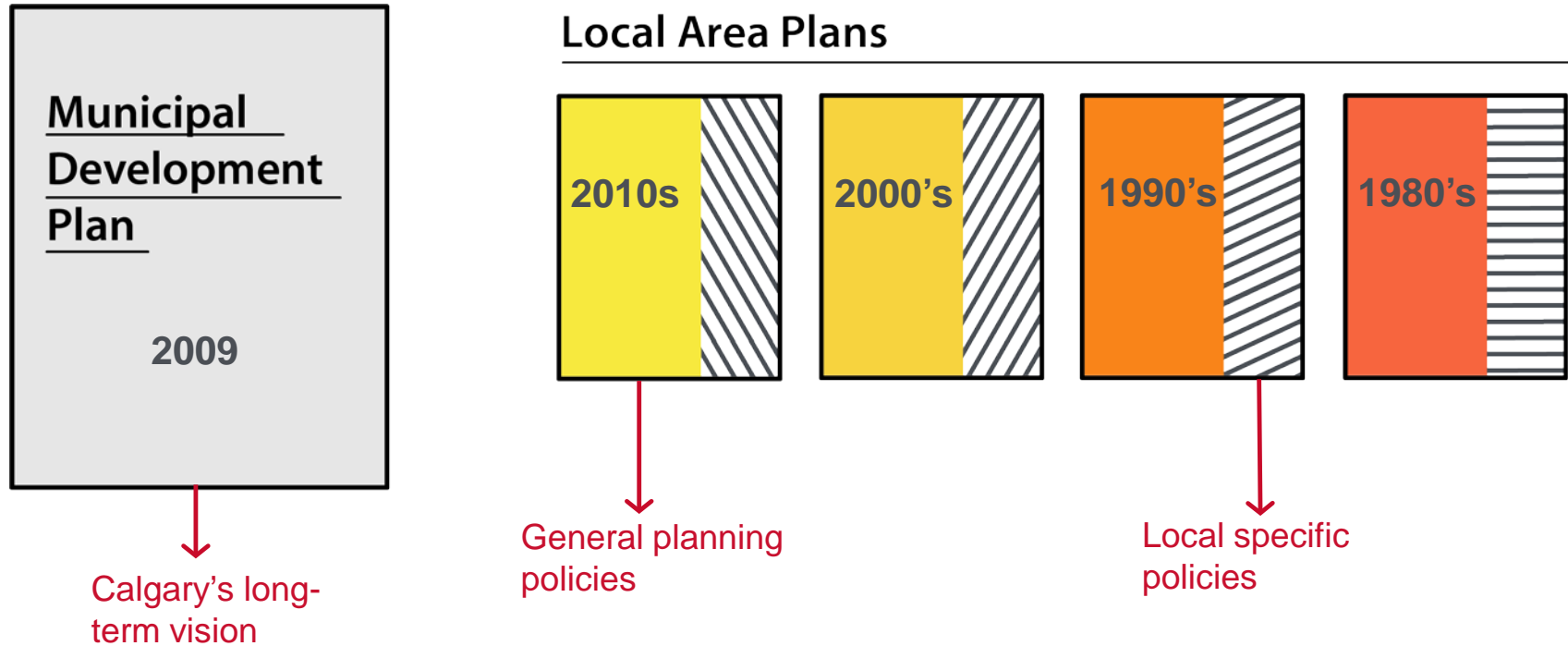


RELATIONSHIP BETWEEN PLANNING TOOLS



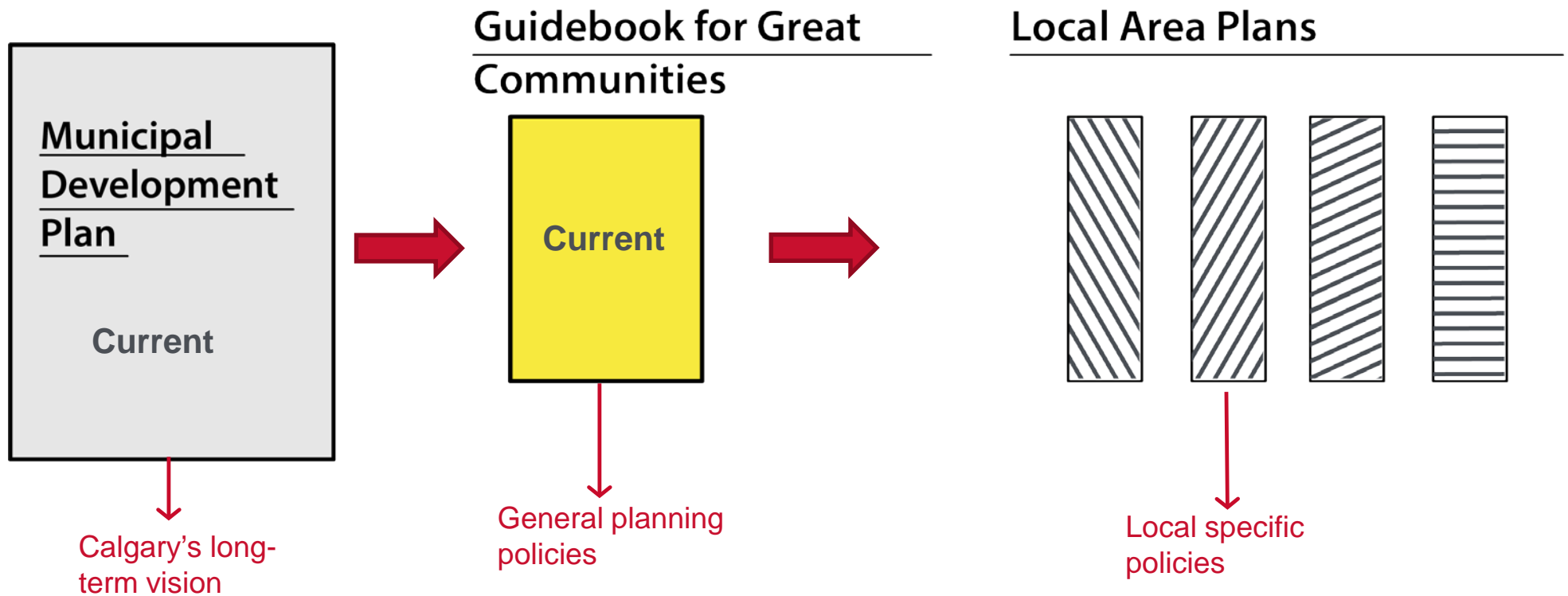
RELATIONSHIP BETWEEN PLANNING TOOLS

Old System:





New System:





PRINCIPLES FOR GREAT COMMUNITIES

Opportunity and Choice

Everyone has access to places to shop, learn, work, eat and play, and there are diverse housing and mobility options for many different people and household types.

Health and Wellness

Everyone has access to care, recreational opportunities and healthy food, and there are options to incorporate activity into how you get around.

Social Interaction

There are a variety of places to gather, celebrate and interact with all kinds of people.

The Natural Environment

Natural areas are protected, restored and valued, and are accessible to everyone.

Economic Vitality

Everyone has access to diverse employment options and an environment conducive to starting, operating and sustaining a business.

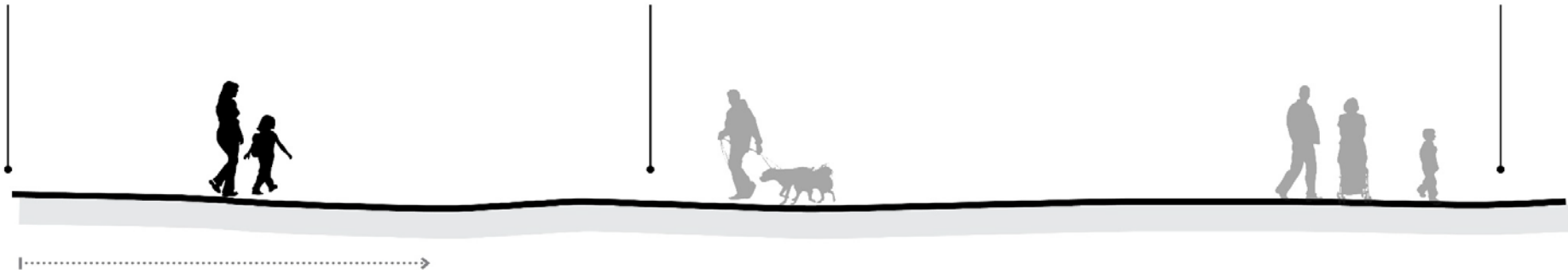
Identity and Place

Well-designed neighbourhoods create a sense of place that fosters identity and creates pride in the community.



PEOPLE-CENTRED PLANNING

Maria & David





PERSONAL MAP

Maria & David

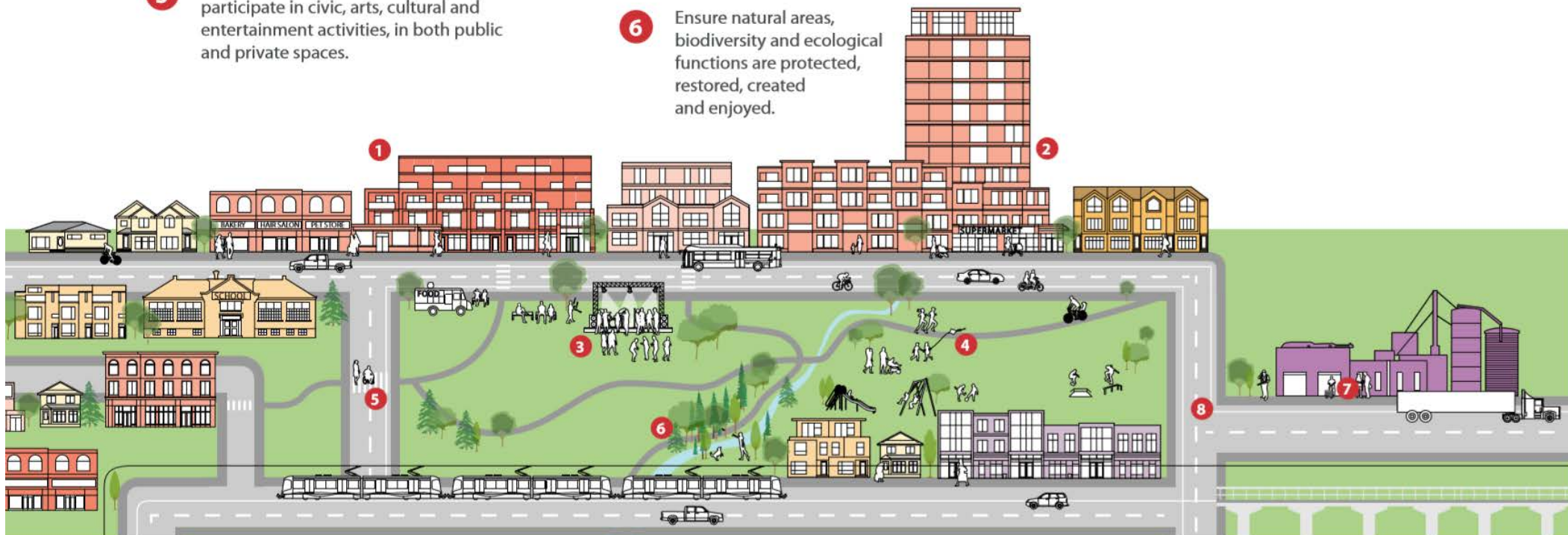
The central map shows an aerial view of a residential area in Killarney, Calgary. A blue dotted line traces a walking route starting from a red pin at 1939 30 Street Southwest, heading east to 26 Ave SW, then south to 17 Ave SW, west to Spruce Dr SW, and finally south to the Safeway Westbrook Shopping Centre. A white callout box indicates a walking time of 1 h 41 min for a distance of 8.2 km. Landmarks on the map include the Killarney Aquatic and Recreation Centre, Himalayan restaurant, McDonald's, E-Mart, and Dollarama. Three inset photos are placed around the map: a modern multi-story building at the top left, a brick building at the top center, and a building with a sign at the top right. A fourth photo at the bottom left shows a Safeway parking lot with red shopping carts, and a fifth photo at the bottom right shows the exterior of a Lukes restaurant.

GOALS FOR GREAT COMMUNITIES

- 1 Promote varied, inclusive and equitable housing options.
- 2 Provide opportunities to access goods, services and amenities close by.
- 3 Offer opportunities to gather and participate in civic, arts, cultural and entertainment activities, in both public and private spaces.

- 4 Provide varied and inclusive spaces and facilities for recreation, play and outdoor activities close by.
- 5 Ensure spaces are designed for everyone, foster a sense of place and are connected together—however a person moves.
- 6 Ensure natural areas, biodiversity and ecological functions are protected, restored, created and enjoyed.

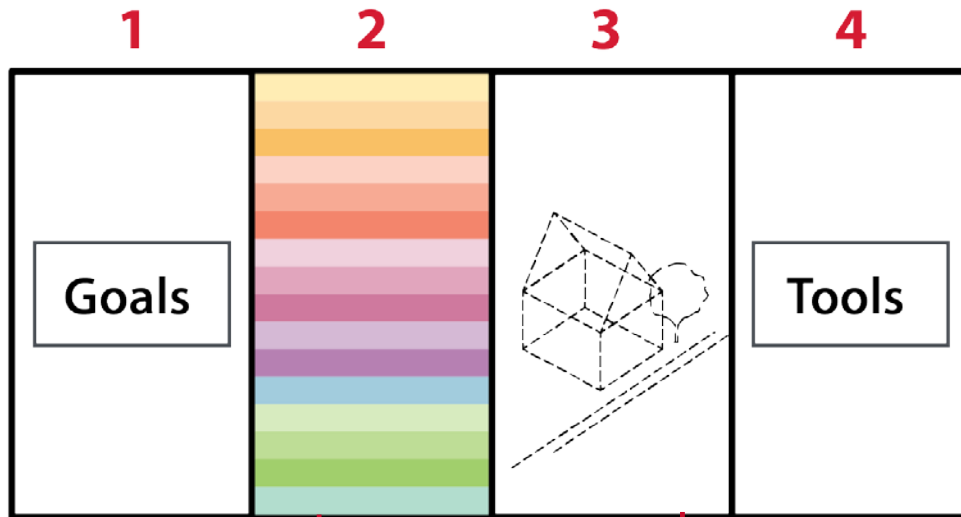
- 7 Enable and support prosperity through diverse economic opportunities at a variety of scales.
- 8 Support the use of existing streets, services and buildings to reduce the need for new infrastructure.



PROPOSED GUIDEBOOK FOR GREAT COMMUNITIES: HOW IT WORKS

Guidebook for Great Communities

Chapters:

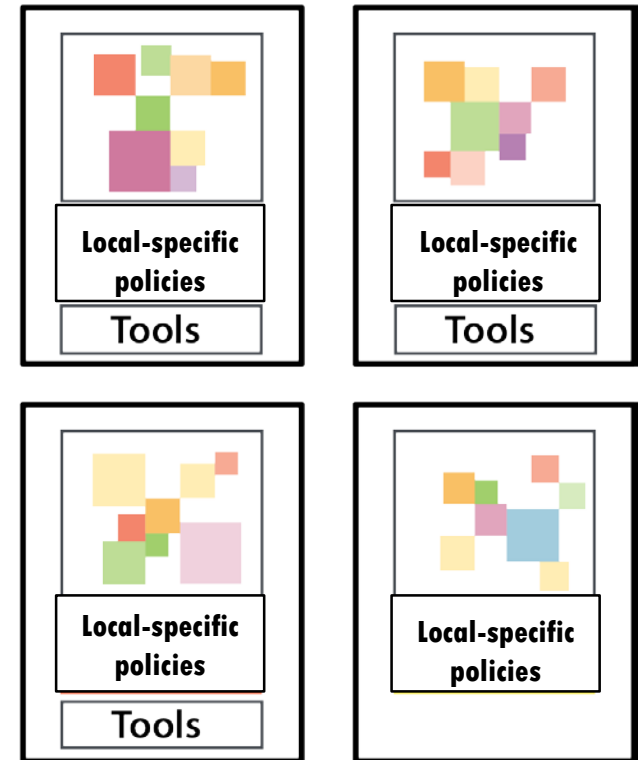


Common framework for community evolution

Shared policies:

- Built form
- Development
- General

Local Area Plans



Expectations of the Guidebook

Implement the Municipal Development Plan

Bridge higher level **Municipal Development Plan** policies with **local area plans** and site-specific planning applications.

make it easier to make city-wide goals a reality at the community level

Support and Guide Local Area Planning

Provide a consistent system that supports local area planning to enable future growth and change through the urban form classification system and related policies.

make it easier and quicker to complete local area plans

Provide Guidance to Planning Applications

Provide policies to guide planning applications and development outcomes.

have consistent and up-to-date planning policies across all the built-out areas

QUESTIONS?



TABLE DISCUSSION

What does a great community mean to you?

BREAK





Parks Civic and Recreation Minor



Neighbourhood Commercial Major

#3

WHAT IS A LOCAL AREA PLAN?

Neighbourhood Housing Local



Industrial Transtion Office



WHAT IS A LOCAL AREA PLAN?

PAST



PRESENT



FUTURE



WHY IS A LOCAL AREA PLAN NEEDED?



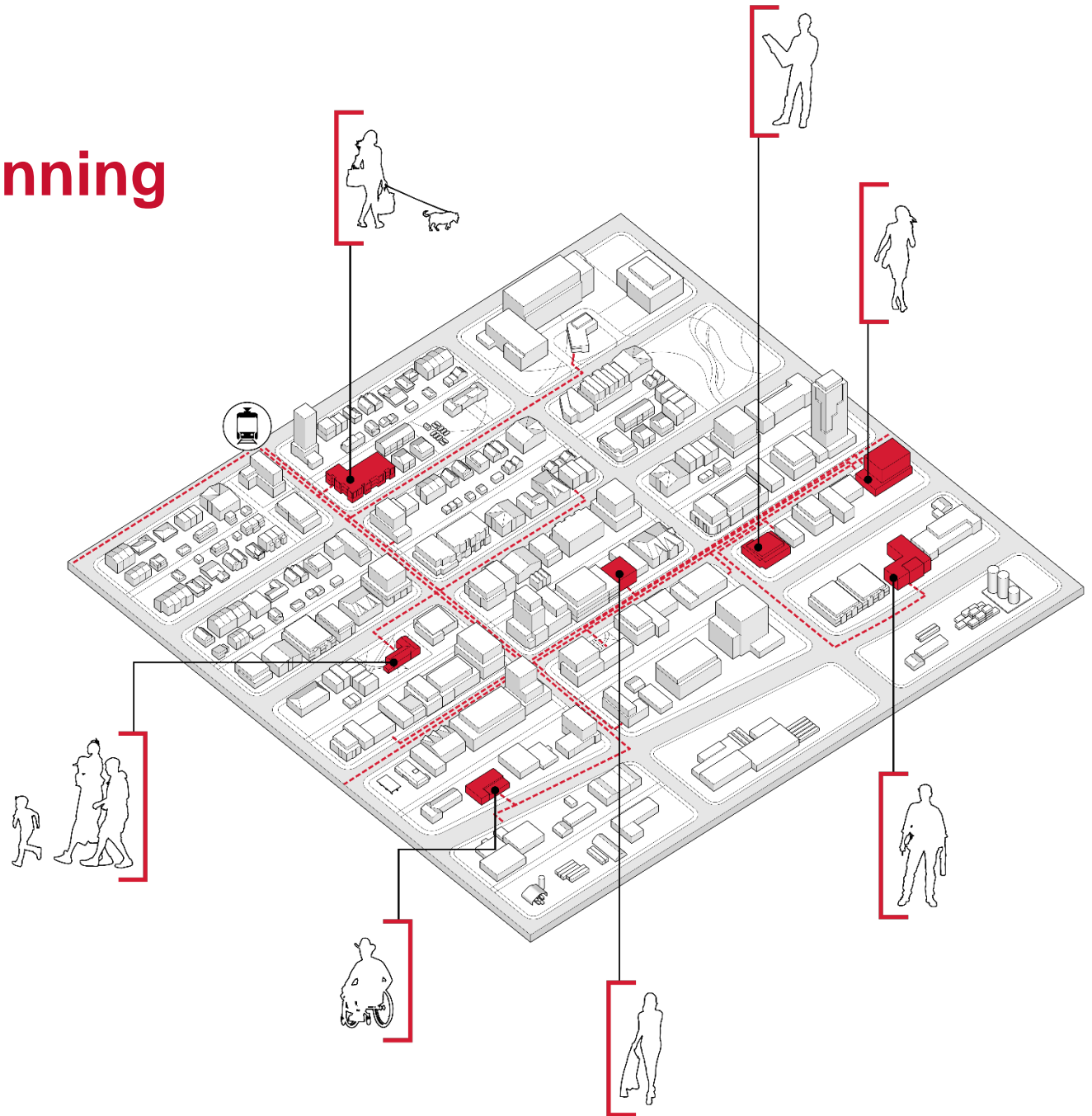
CAN A LOCAL AREA PLAN BE UPDATED?



HOW IS A LOCAL AREA PLAN CREATED?

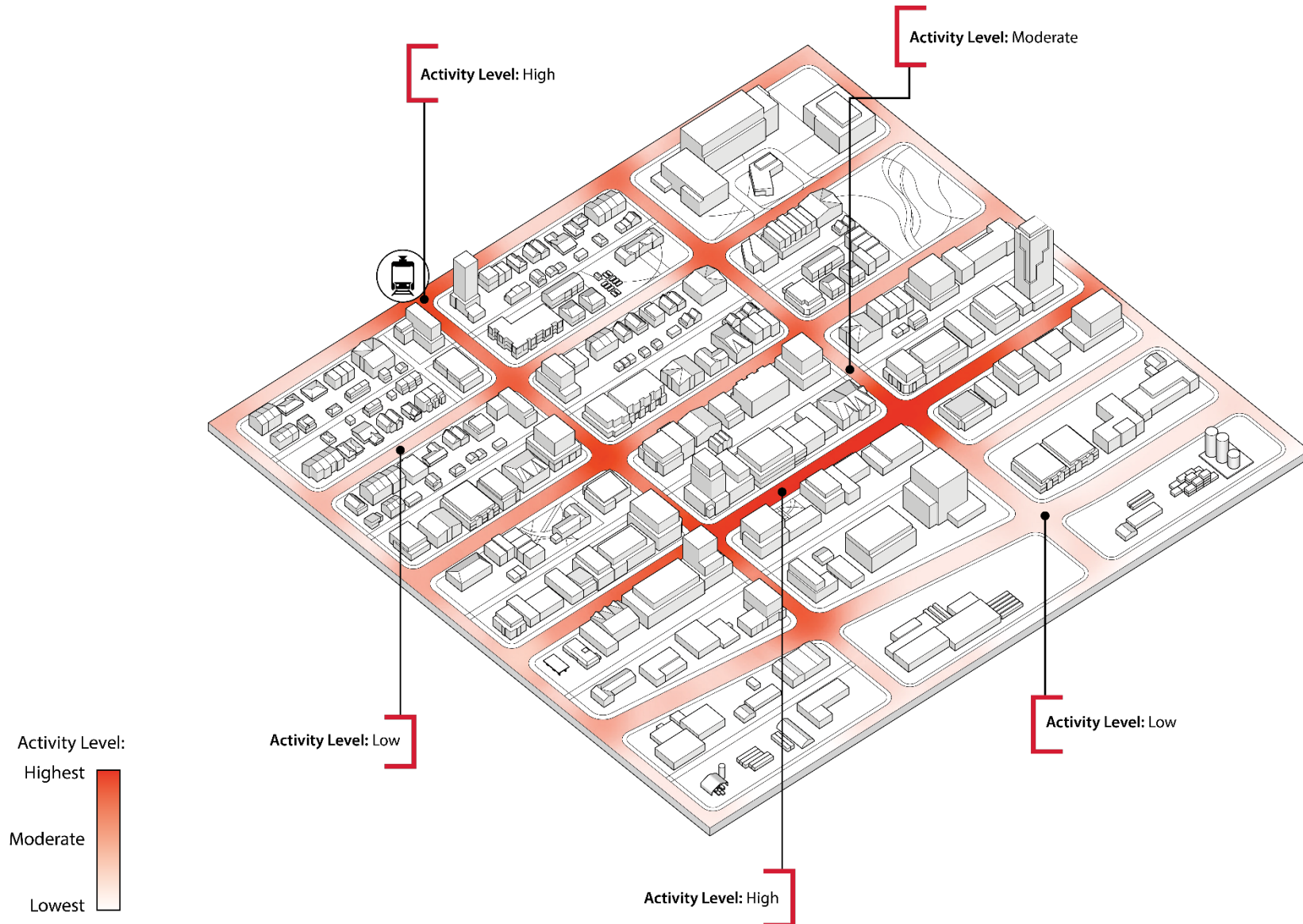


People-centered Planning





Community Activity



Purposes, Functions and Urban Form Categories

Neighbourhood Commercial Major



Neighbourhood Commercial Minor



Neighbourhood Commercial Local



Neighbourhood Housing Major



Neighbourhood Housing Minor

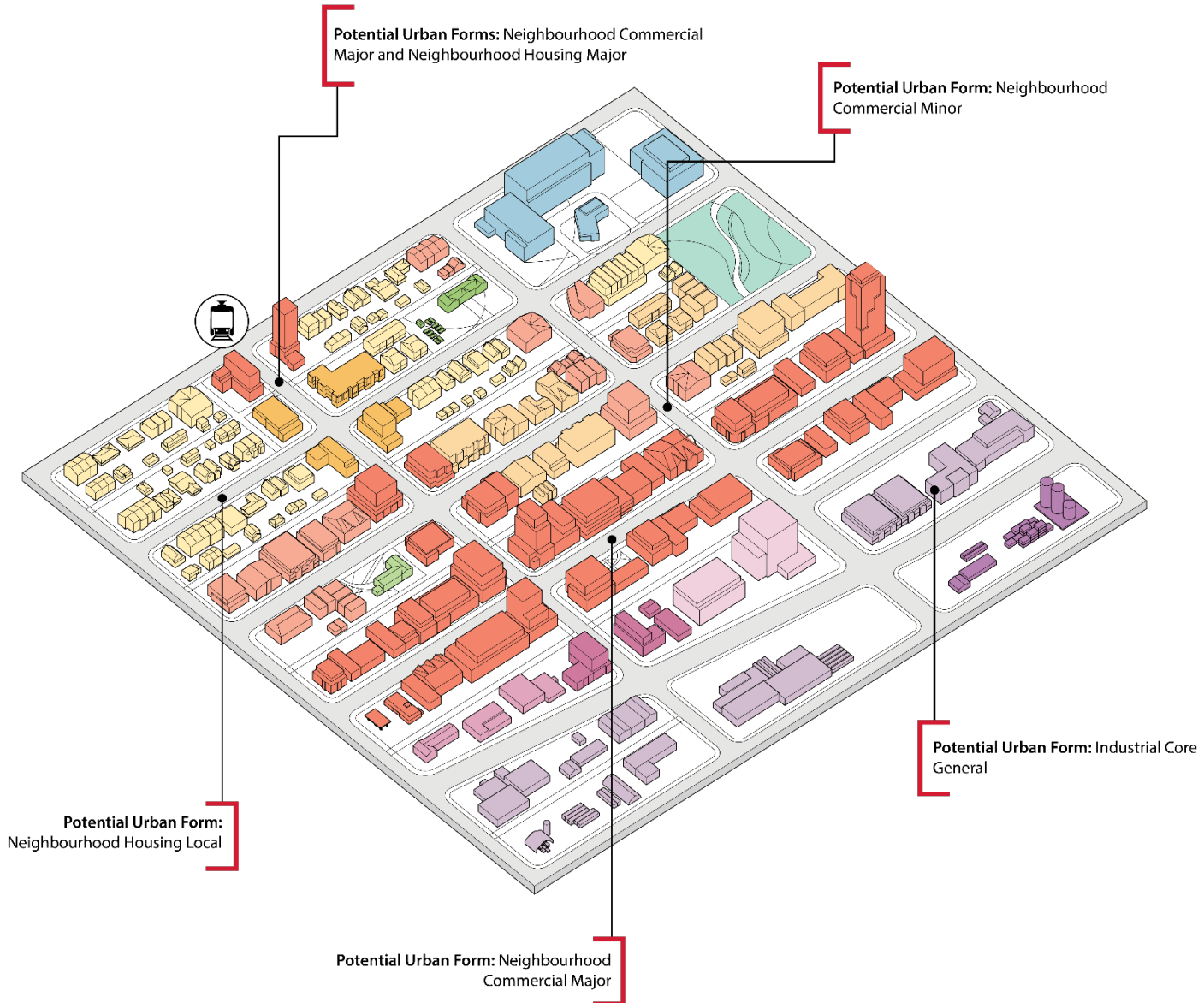


Neighbourhood Housing Local





Purposes, Functions and Urban Form Categories



1. **VISUALIZING GROWTH: The Vision & Maps [Land Use Concept]**

- Principles for Great Communities
- Where should growth happen?

2. **ENABLING GROWTH: Development Policies**

include development policies to enable the growth and change described in Chapter 1.

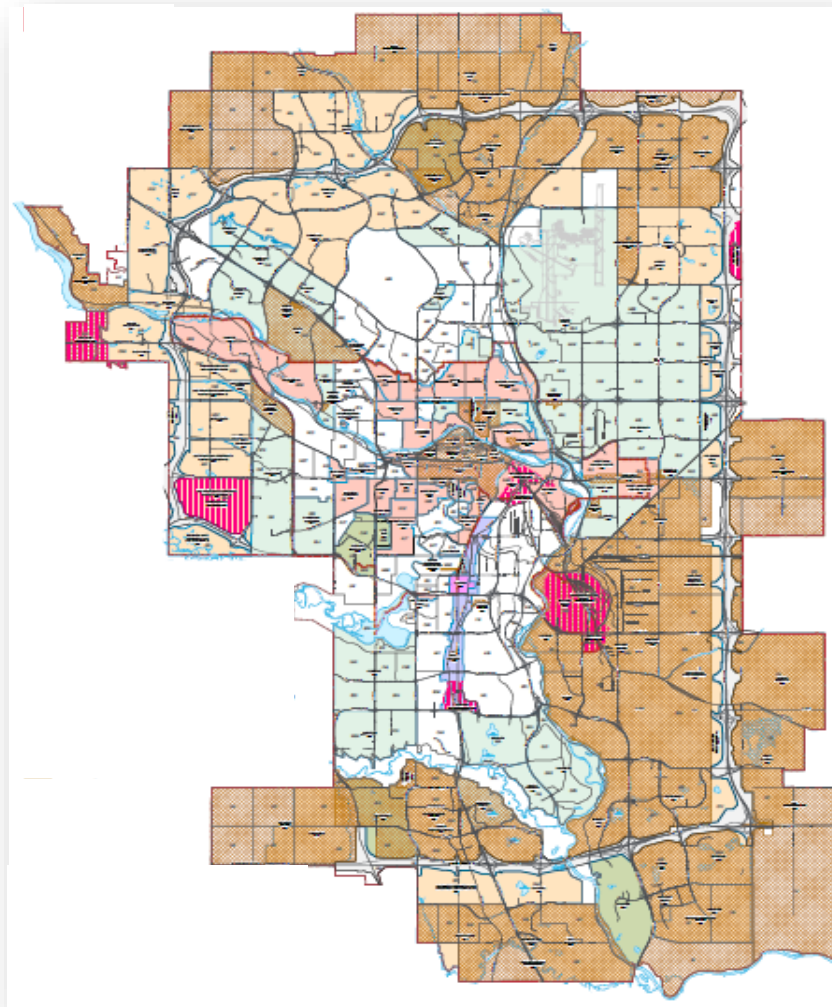
- Provide community-specific policy direction for Municipal Development Plan typologies (Main Streets and Activity Centres).
- Identify the impact of future anticipated growth on infrastructure capacity in the community.








3. **SUPPORTING GROWTH: Amenities & Infrastructure Policies**

include policies regarding current and future amenities and infrastructure.



LOCAL AREA PLANS TODAY

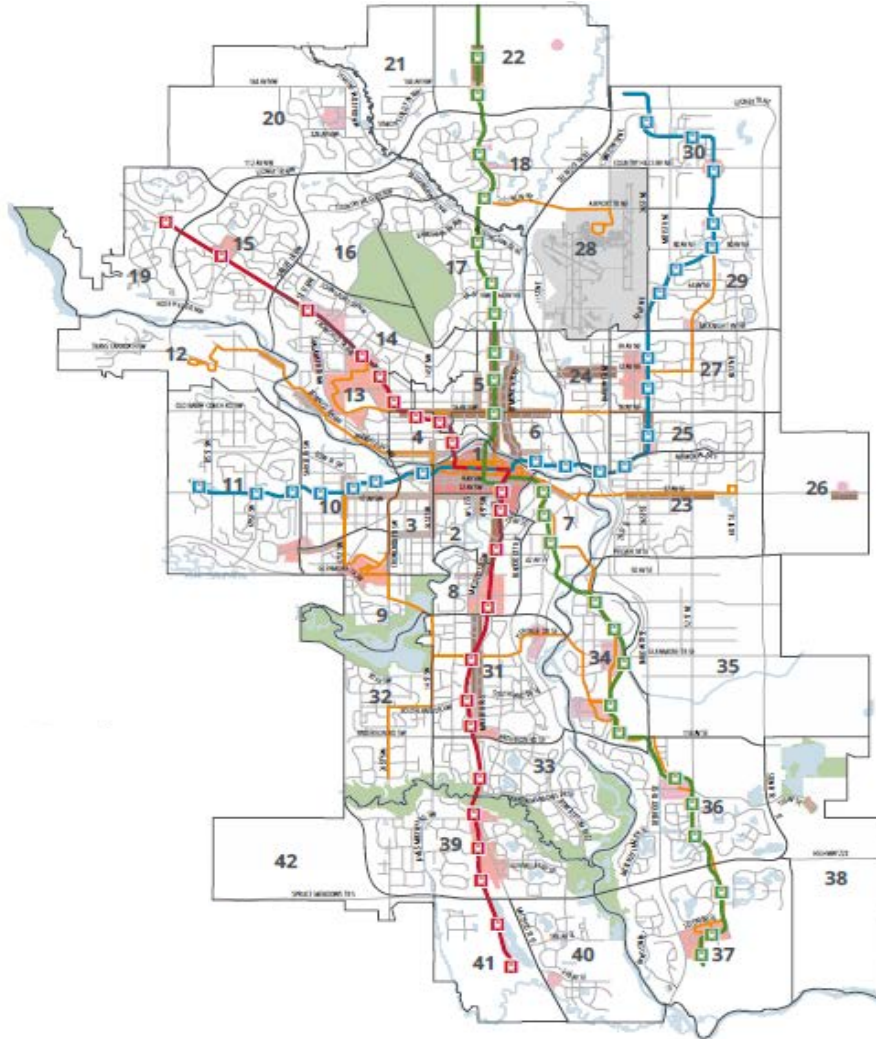


-  Area Structure Plan (Statutory)
-  Area Redevelopment Plan (Statutory)
-  Station Area Plan (Non Statutory)
-  Community Plan (Non Statutory)
-  Design Brief (Non Statutory)
-  L.R.T. Policy (Non Statutory)
-  Policy Plan/ Special Study (Non Statutory)

The Challenges

- ***260+ Local Area Plans***
- ***1 – 45 years old***
- ***7 Different Types of Plans***
- ***Single community, multi-community, TOD oriented plans***






THE NEW LOCAL AREA PLAN APPROACH



Shift to:

- 40-45 Local Planning Areas
- 10-15 Year Update Cycle

Focus plans around catchment areas for:



-  **Activity Centres / Main Streets**
-  **Red Line Stations**
-  **Blue Line Stations**
-  **Green Line Stations**
-  **Bus Rapid Transit Routes**

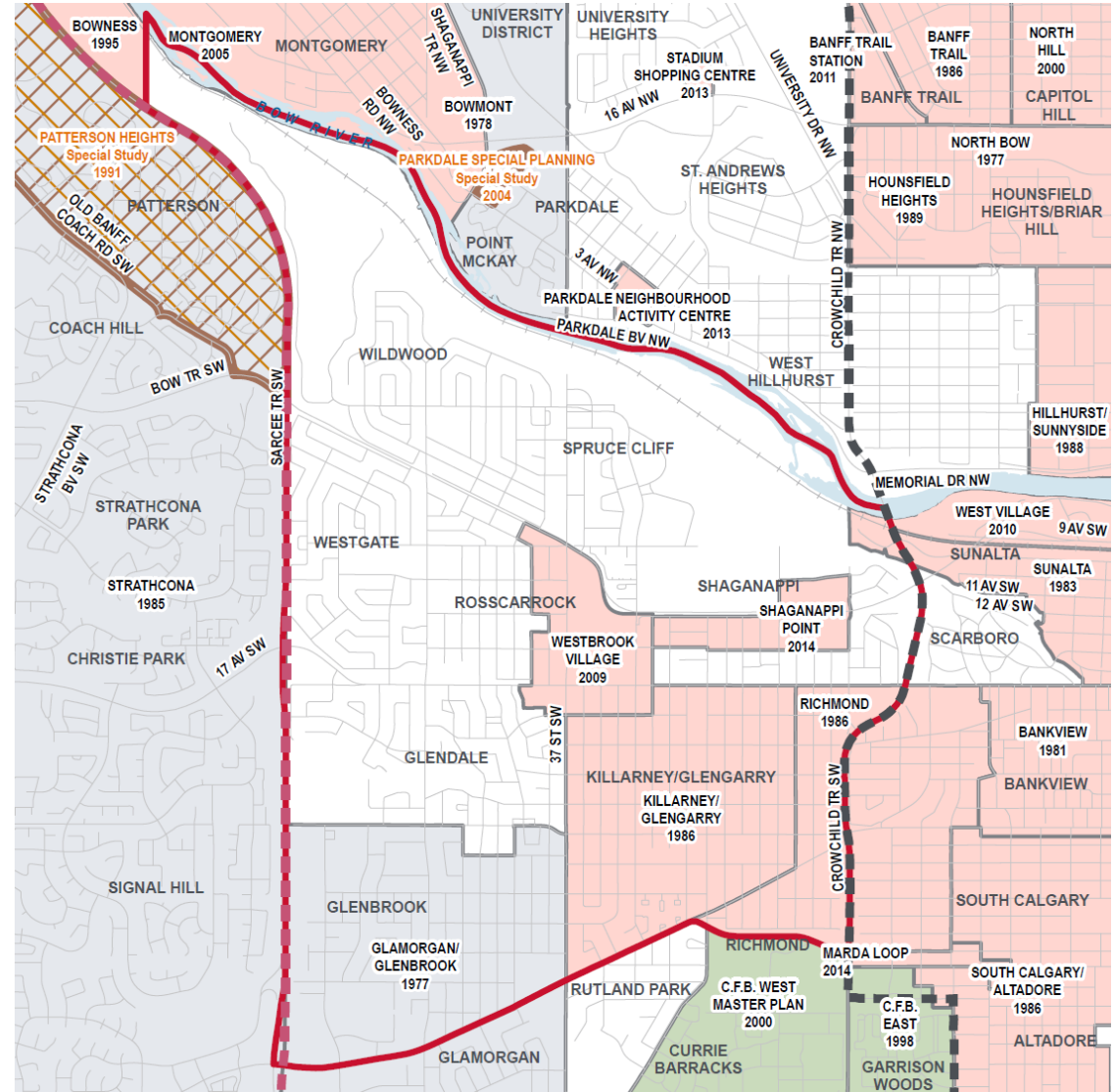


Westbrook Communities

Local Growth Planning

Existing Plans Impacting the Plan Area:

-  Area Redevelopment Plan (Statutory)
-  Community Plan (Non Statutory)
-  Design Brief (Non Statutory)
-  Established Communities Boundary
-  Inner City Boundary
-  Policy Plan/ Special Study (Non Statutory)
-  Plan Area Boundary
-  City Limits



A local area plan CAN:

- ✓ Help guide future development.
- ✓ Convey a medium to long-term vision for the area.
- ✓ Propose a concept for how land could be used or rezoned in the future.
- ✓ Apply Calgary's long-term vision for growth, development and great communities on a local level.
- ✓ Provide guidance and direction at a site or block-level, based on unique conditions or circumstances in the area.
- ✓ Be updated: it is a living, dynamic document that is meant to be updated as local conditions and circumstances change.

A local area plan **CANNOT**:

- X Make development happen.
- X Regulate on a site-by-site basis.
- X Allocate budget.
- X Include / duplicate policies that exist in other City bylaws, policies, etc.
- X Be considered a set-in-stone contract.

A local area plan **MAY**:

- Include information about future capital improvements or services necessary to support future development (streets, sewers, public transit, parks, fire halls, schools and community centres).

QUESTIONS?



TABLE DISCUSSION

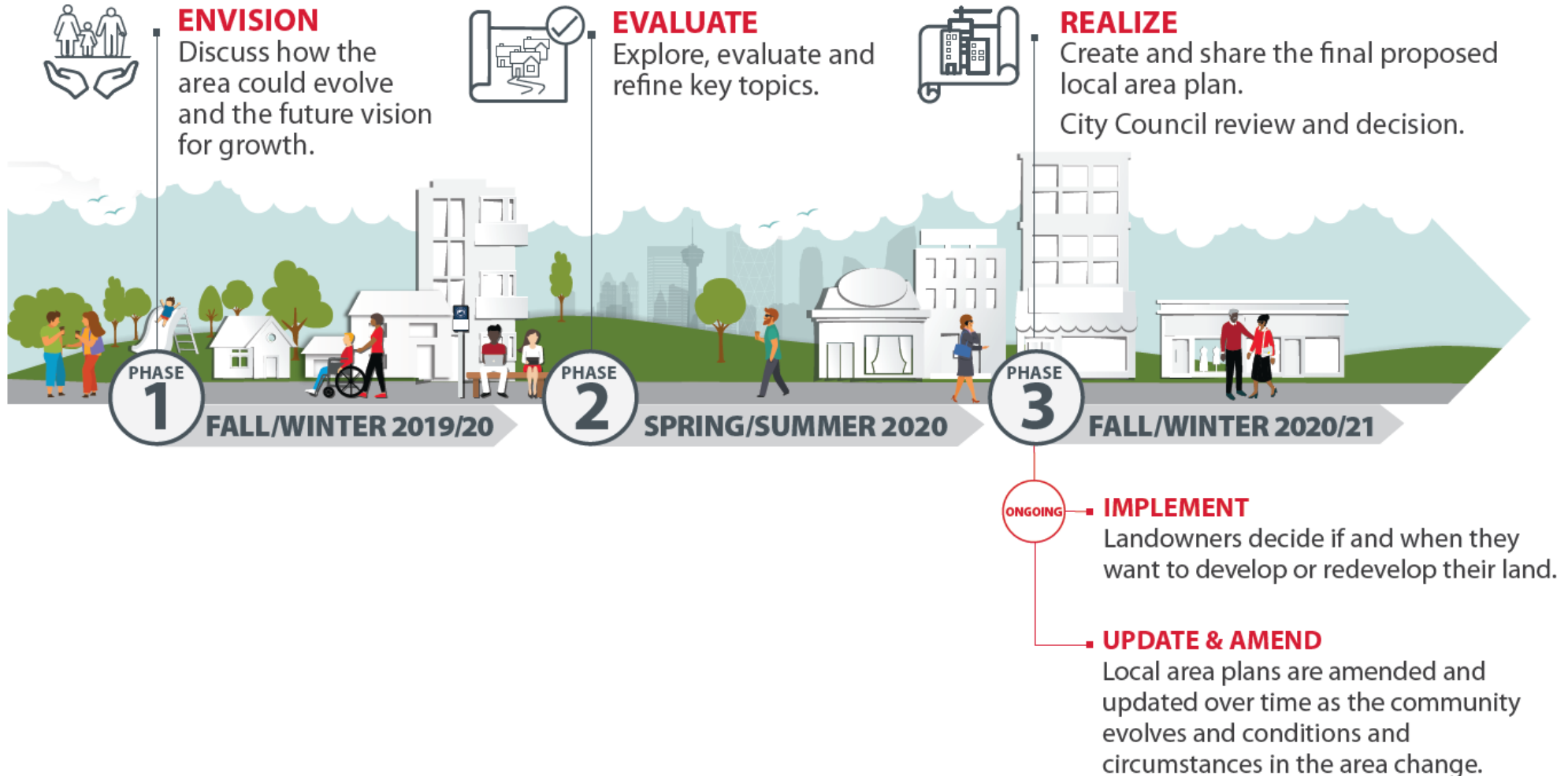
What are your hopes for the project?



#4

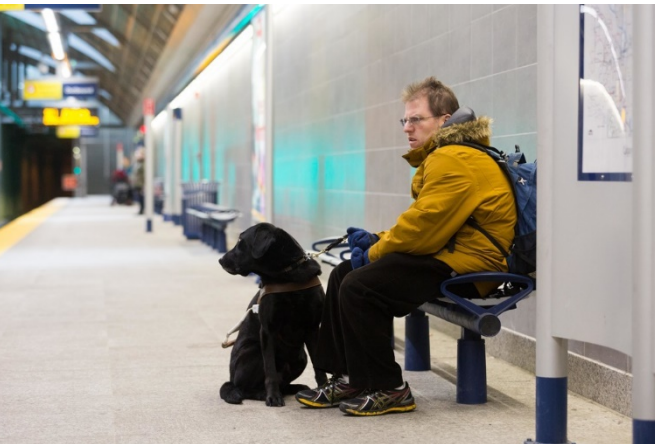
ENGAGEMENT PROCESS



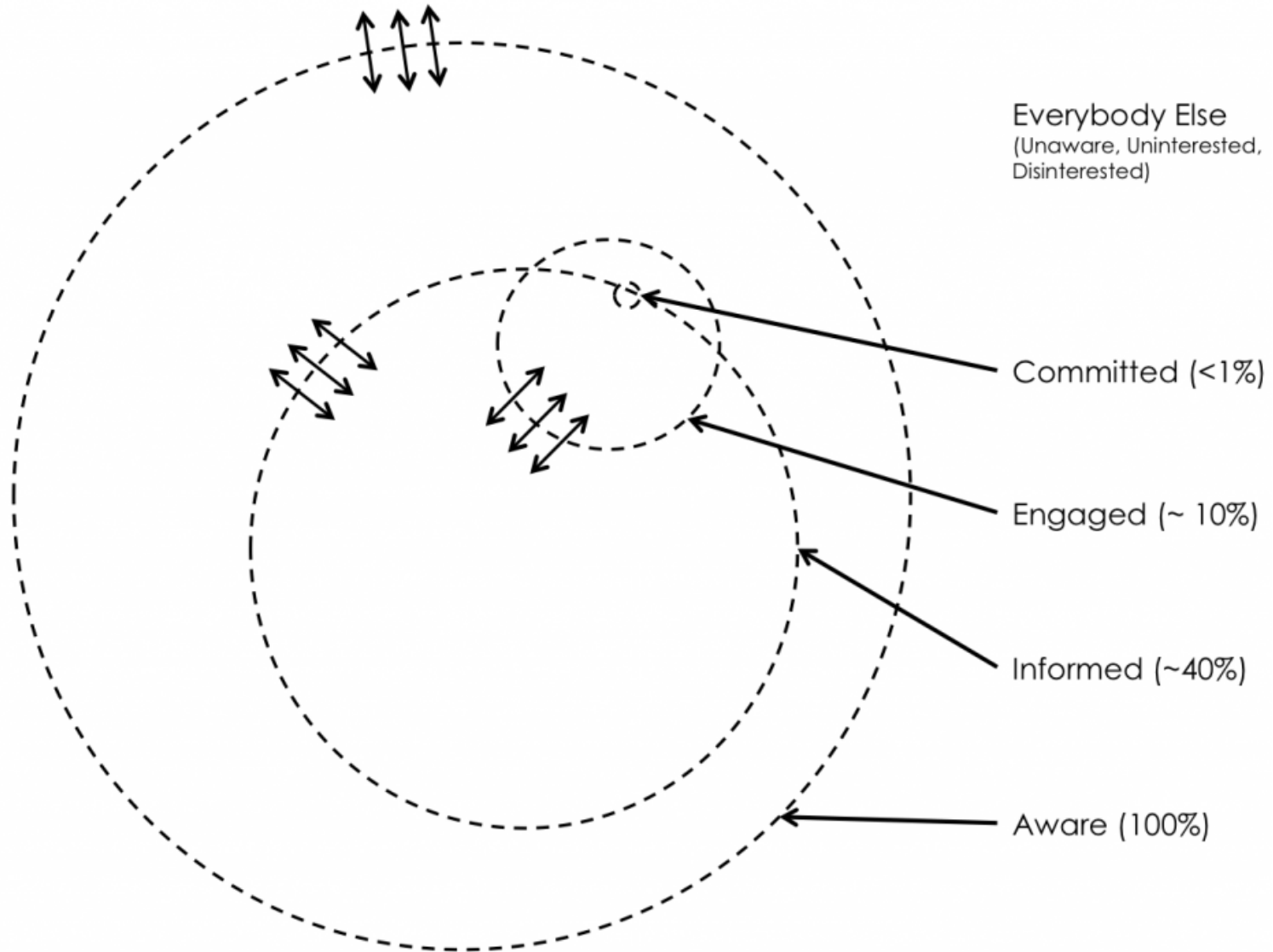




WHO CAN GET INVOLVED?



PARTICIPATION INTEREST



HOW WILL INPUT BE USED?



OTHER INPUTS CONSIDERED

Past projects in the area

- Main Streets
 - 37 Street & 17 Avenue
- Shaganappi Point Area Redevelopment Plan
- Westbrook Village Station Area Plan
- This is my neighbourhood
 - Spruce Cliff
 - Glenbrook
- Affordable Housing



#5

YOUR INVOLVEMENT





WESTBROOK COMMUNITIES WORKING GROUP

ENVISION

EVALUATE

REALIZE

**Session
1**

**Session
2**

**Session
3**

**Session
4**

**Session
5**

**Session
6**

**Session
7**

Nov 2019

Dec 2019

Jan 2020

Feb 2020

Mar 2020

June 2020

Sept 2020

**Planning
101 &
Guiding
Principles**

**Community
Assets &
Amenities**

**Street
Activity
Levels &
Attributes**

**Building
Scale &
Function**

**Deeper
Dive: Focus
Areas &
Supporting
Amenities**

**Review the
Draft Plan**

**Review the
Final Plan**

Working Group Online Space



HOW DOES THIS FIT TOGETHER?

Activity:

- ② Community Elements/ Features + future opportunities
- ② Mobility Network
- Urban Form Classification System**
- ③ Activity Level
- ④ Purpose & Function
- ④ Scale Modifiers
- ⑤ / ⑥ Policy Modifiers
- ⑤ / ⑥ Local Specific Policies
- ⑤ / ⑥ Supporting Policies for Amenities / Infrastructure

Local Context Profiles

Output:

- Community Vision
- Opportunities
- Considerations
- Mapping (Urban Form, Scale)
- Local Area Plan Policies

⑦ Local Area Plan

WESTBROOK COMMUNITIES WORKING GROUP

Online Space:

engage.calgary.ca/WestbrookWorkingGroup

User Name: Your Email Address

Password: WestbrookPlan19



OUR COMMITMENTS

The City of Calgary commits to:

Consult

- We will consult with stakeholders to obtain feedback and ensure their input is considered and incorporated to the maximum extent possible.
- We will report back on how consultation impacted the decisions and outcomes.

ROLES & RESPONSIBILITIES

Westbrook Communities Working Group

- Attend all meetings, review information provided by The City, provide timely feedback and input.
- If unable to attend a meeting, an alternate may be assigned to attend on a member's behalf. It is a member's responsibility to ensure their alternate is current on the information required to attend/provide input.
- Group membership is on a voluntary basis.
- Members must be prepared to work constructively to address areas of mutual interest.

ROLES & RESPONSIBILITIES

Westbrook Communities Working Group

- Members will provide input on future growth and redevelopment that includes their individual experience and values but that also reflect public good, which is a key factor in the ultimate decisions being made. Individual members' ability to learn about and consider the values and experiences of a wide range of city stakeholders is important.
- Group members will follow through on specific tasks as agreed to throughout the project timeframe.
- Where possible, members will act as a liaison to their respective stakeholder groups to communicate project information and processes and help collect input.

NEXT WORKING GROUP SESSION

Session two: Community Amenities

Date: Dec 10, 2019

Time: 6 to 9 p.m.

Location: Westgate Community Association

Activity: *Community Assets & Amenities*

Pre-work: Guiding Principles Homework

HOMEWORK

- Principles for Great Communities
 - What do these mean to you for the Westbrook Communities?
- Public Engagement Themes
 - Validation and prioritization

This input will inform the Guiding Principles developed for the project.

Homework is posted online. Please complete before November 27.



PUBLIC ENGAGEMENT SUMMARY





THANK YOU!

