

Wondering what the Plan is all about and some of the key ideas?

Revitalize Westbrook Station

Westbrook Station is the focal point of the Westbrook Communities Local Area Plan. It is an important commercial area, the key transit station and the place where the 17 Avenue and 37 Street Main Streets meet. We heard from residents that the area is underutilized and

not living up to its full potential. By improving the public space around the station area, encouraging high-density mixed-use development and improving walking and cycling connections to the station, the full potential of the area can start to be realized. We have simplified

and streamlined the development direction for the area, providing more flexibility for development to occur while ensuring the objectives of creating an active, safe and high-quality urban centre are met.



“Thoughtful development of Westbrook station area is desperately needed...”
– Citizen

Learn More

Visit calgary.ca/westbrook to:

- Review the proposed Westbrook Communities Local Area Plan (the Plan).
- Learn how input informed the proposed Westbrook Communities Local Area Plan.
- Find out about upcoming Public Information Sessions (online and in person).
- Find information about the upcoming Committee and Council dates.



Westbrook Communities Local Area Planning
Phase 4: Realize

Your community plan is ready



The Westbrook Communities Local Area Plan is ready. The Westbrook Communities Local Area Plan sets the vision for the evolution of the area over the next 30 years, including direction on future development and investment in the area.





"I hope that this can be a neighbourhood to which young families can afford to move and in which seniors and differently abled people can access everything they need without cars."
 – Citizen

Enhance Mobility Options

We heard there was a desire to make cycling and walking safer and more convenient. Improving the way residents, workers and visitors get in and around the Westbrook Communities is a key focus for the Plan. Focusing cycling and walking improvements in and around transit stations, main streets and key corridors (such as 26 Avenue SW, Spruce Drive and 45 Street SW), as well as near schools and along regional pathways, will have the greatest impact on improving safety, connectivity and convenience for everyone.

We also heard that improving engineered walkways (sometimes called catwalks – which are found in the communities of Spruce Cliff, Wildwood, Westgate, Glendale and Glenbrook), will help community mobility, safety and beauty. Improving paving, lighting and pedestrian crossings around these walkways as well as improving the interface of new development with the walkways will make these connections safer and more convenient for neighbourhood residents.

"Aging in place through a variety of options is desirable in our communities."
 – Citizen



Increase Housing Choice

Population change is a key issue in the Westbrook Communities. People have different desires and needs when finding a home, whether it is the location, price, size, style, amenities or outdoor space. Increasing housing variety and choice is key to helping people stay in the area as they age or their needs change, as well as to help attract new families to the area. Housing variety and choice helps a community's population stabilize and grow, while restricting housing to only single-detached homes limits options for people and results in population declines – particularly among youth.

We heard a wide range of opinions on providing housing choice, from those who wish to see all types of small-scale housing throughout all communities, to those who want to protect neighbourhoods exactly as they are today. A balanced approach was taken – allowing single and semi-detached homes throughout the area, while focusing rowhouses and townhouses in key areas (such as transit stations, around larger parks and on corner lots).

Providing additional housing choices means that populations in the Westbrook Communities can stabilize and help support local schools, amenities and businesses. The Westbrook Communities Local Area Plan balances the need for more housing choice with concerns about change in neighbourhoods by focusing growth around transit stations, main streets and activity centres, while allowing for gradual change throughout communities.

Enhance Local Parks and Open Spaces

As the Westbrook Communities grow and change, parks and open spaces need to change with them. We heard that amenities such as skating rinks, playgrounds, splash parks, seating and public art, among others, are things that people want to see more of in their parks and open spaces. Improving amenities at parks and open spaces within the

area will provide activities that cater to a greater diversity of recreational, cultural and social needs for all seasons. New homes adjacent to parks and open spaces will enhance the interface with the park space, and development adjacent to key open spaces, such as Killarney Park, will

allow for people to grab a coffee or perhaps an ice cream, and enjoy it in the park. Improving access to and within parks is also a key component of the Plan. Better pathways, lighting and accessibility in parks means that more people can enjoy parks more frequently.



"Please increase/focus investment on parks and open spaces and historic natural resources. The many children in the neighborhood will benefit from this investment which will also help preserve the urban canopy/forest."
 – Citizen



"I believe that we need more shops, restaurants, and grocery stores that residents can walk to within 15 minutes from their homes."
 – Citizen

Provide More Local Commercial Amenities

We heard that local shops and businesses are important to residents and input on the best locations for new local businesses and commercial amenities was shared.

The Westbrook Communities Local Area Plan allows for a concentration of commercial amenities along key corridors such as 17 Avenue SW or in key nodes such as Westbrook

Station and Richmond Centre. The Plan also allows more flexibility in providing locally focused commercial amenities, such as corner stores and cafes along key corridors within neighbourhoods, such as 45 Street SW, 33 Street SW and 26 Avenue SW. Based on public feedback, local commercial options were removed from most local parks, as well as corridors such as 30 Avenue SW.

Having more commercial amenities in close proximity means that more people can meet their daily needs within a short walk, bike or drive. More commercial amenities nearby not only provides convenient access for residents, it also means less cars on the road, as people don't have to drive as far, or at all, to meet their daily needs.