

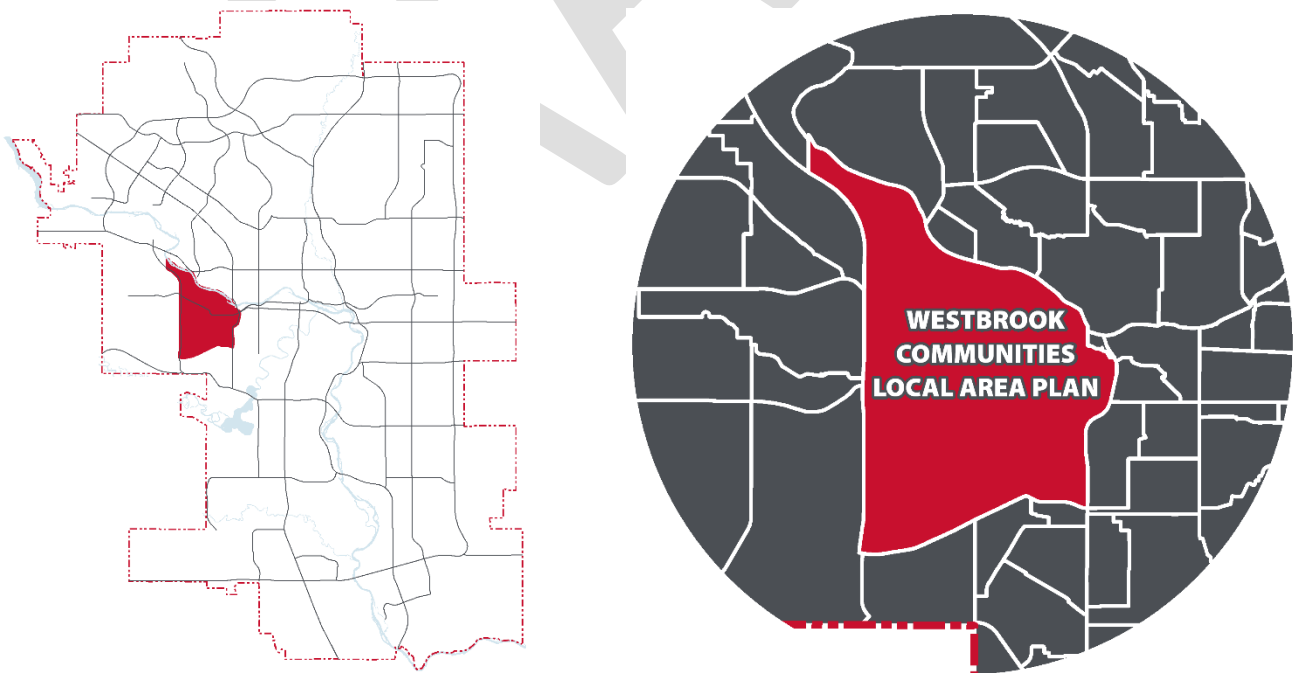
Chapter 1 – Visualizing Growth

1.1 Introduction

The Westbrook Communities Local Area Plan (Plan) is a statutory area redevelopment plan that guides growth and change in the communities of Glenbrook, Glendale, Killarney/Glengarry, Rosscarrock, Shaganappi, Spruce Cliff, Scarboro/Sunalta West, Westgate, Wildwood and portions of Richmond/Knob Hill (**Map 1: Community Context**). Located just south of the Bow River and west of Downtown, these communities are collectively known as the Westbrook Communities (**Figure 1: Plan Context**). The Plan takes a multi-community approach that recognizes and builds upon the shared assets and features that connect these inner-city and established communities including infrastructure, recreational cultural spaces and amenities, public parks and open spaces, **Main Streets**, corridors, **transit station areas** and **Activity Centres**. These ten communities have their own unique history and evolution which is detailed in Section 1.3.

Realizing the Plan's vision will depend on several factors such as population growth, economic considerations and development trends. The Plan is meant to be updated periodically as development and context changes occur.

Figure 1: Plan Context



MAP 1

Community Context



Legend

- Plan Area Boundary
- Community Boundary

1.2 Westbrook Communities Vision and Core Values

Vision

The Westbrook Communities will continue to thrive and grow into a walkable, bikeable, mixed-use area with high-quality public and open spaces that residents in and beyond the Westbrook Communities can enjoy, supported by the redevelopment of Westbrook Mall as a focal point for the Westbrook Communities.

Core Values

The following core values, developed through the engagement process for the *Westbrook Communities Local Area Plan*, support the Plan's vision. The core values shaped the policy and guidance in Chapters 2 and 3 of the Plan.

- Recognize and build upon the role of the Westbrook LRT station area as a focal point and a mobility hub for the communities in the plan area by supporting public and private development around the Westbrook LRT station.
- Support the development of high quality and diverse housing types in all communities to meet equitable socio-economic and demographic needs close to key services and amenities.
- Provide safe, connected and accessible year-round mobility options including improved pathways and cyclist and pedestrian infrastructure throughout the Plan Area, particularly within **Main Streets, Activity Centres** and **transit station areas**.
- Invest in parks, open spaces, recreational, cultural, art and community facilities and services to serve a diversity of activities for all ages, abilities and seasons.
- Protect open spaces and historic and natural resources such as Edworthy Park, the Douglas Fir Trail and the Shaganappi Golf Course.
- Promote a greater diversity of commercial amenities and support local businesses particularly within **Main Streets, Activity Centres** and **transit station areas**.
- Achieve a strong sense of community identity by building upon the unique characteristics of individual communities and highlighting the culture and history of the area.
- Reduce emissions of greenhouse gases that contribute to climate change and reduce vulnerability to climate-related hazards such as extreme heat and localized flooding to protect residents.

